

Site Plan Review
CONDITIONS OF APPROVAL
4832 Clark Avenue
Application No. 2002-05 (SPR20-003)
October 21, 2021

Special Conditions:

1. Site Plan Review for a Long-Range Development Plan (SPR20-003) to demolish existing buildings, fields, tracks and parking lot. Phase 1 includes building a new rubberized track and synthetic turf field for football, soccer and lacrosse; new 1,200 seat grandstand, press box, and new lighting; a new 1,600-square-foot restroom, concession and ticketing building; and a new 6,000-square-foot multi-purpose and locker room building with an outdoor fitness area. Phase 2 includes the renovation of the existing baseball field and addition of a softball field on the north end of the property within the Institutional (I) Zoning district
2. The athletic field shall be used for educational, recreational and extracurricular programming associated with St. Anthony High School, St. Cyprian School, the Catholic Archdiocese, and by community organizations, as permitted by and with the oversight of the property owner, as long said use is in compliance with the subject conditions
3. Noise levels generated by the proposed use shall conform to the requirements of Chapter 8.80 of the Long Beach Municipal Code, as applicable.
4. On-premises signs are permitted on accessory structures in the Institutional Zoning District, subject to the development standards contained in [Chapter 21.44](#) (On-Premises Signs). The applicant shall submit a separate application for the review and approval of any proposed on-site signs, in accordance with the Zoning Code section cited herein.
5. Any replacement of fencing along the flood control channel shall be coordinated with the Long Beach Water Department and Los Angeles County Flood Control District.
6. All lighting shall be installed with light shields and shall be directed to minimize light spill onto adjacent properties.
7. The applicant shall maintain a minimum of 276 available parking spaces: 1) 116 parking spaces (94 and 2 bus parking spaces equivalent to 22 parked cars) at 4832 Clark Avenue; and 2) 160 off-site parking spaces at 4714 Clark Avenue (St. Cyprian School and Church).
8. The 169 parking spaces available on the site of the St. Cyprian School and Church directly south of the subject site shall be available for use by attendees of all events at the subject athletic field complex requiring the additional off-site parking. The applicant shall record a deed restriction ensuring the availability of these

parking spaces for the subject use for the life of the development or until alternate parking is secured. Any change to the location of the off-site parking spaces shall require a modification to this site plan review approval .

9. The applicant shall install and maintain bike racks accommodating parking for not less 12 bicycles during Phase One of the project. The bike rack location shall be in a centralized location subject to review and approval of the Director of Development Services or designee. The bike parking shall be available to students and guests of the athletic field.
10. Fencing along Clark Avenue shall be replaced with wrought iron, tubular steel or other high-quality material fencing subject to the approval of the Director of Development Services or designee. Fencing shall not be constructed of a solid or nontransparent material.
11. Wayfinding and informational signage shall be provided to direct drivers and pedestrians to the overflow parking at St. Cyprian. The applicant shall include parking information such as maps on all event promotional materials regardless of medium.
12. Street trees shall be installed within the right-of-way adjacent to the project site. The applicant shall obtain approval for installation of trees from the Public Works department prior to installation. The street trees may be installed in phases; allowing street trees to be installed along the property frontage adjacent to that phase of work. Installation must be complete prior to the Certificate of Occupancy or a final building permit for each project phase.
13. Landscaping on the project site between the parking lot and side walk shall implement a three tier or "layered" planting system that includes a mix of: 1) grasses and ground cover, 2) shrubs, and 3) trees. The landscaping lowest in overall height shall generally be closest to the western property line and step up in height towards the parking lot. A low-hedge of sufficient height to shield vehicle lights shall be installed. As an alternative a berm or wall not greater than 3'-6" may be permitted in combination with landscaping, subject to the approval of the Director of Development Services.
14. The athletic field lighting shall be turned off after each game or event. Lighting shall not be on after 10:00 pm, unless a sporting event goes overtime. To ensure all attendees exit the site safely, a 15-minute grace period beyond the event shall be permitted.
15. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
16. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the

Conditions of Approval Acknowledgment Form supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Standard Conditions – Plans, Permits, and Construction:

17. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the subject conditions of approval, to the satisfaction of the Director of Development Services.
18. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
19. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
20. All active portions of the construction site shall be watered to prevent excessive amounts of dust;
 - On-site vehicles' speed shall be limited to 15 miles per hour (mph);
 - All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
 - If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and all material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
21. The applicant shall prevent the off-site tracking of loose construction and landscape materials by implementing street sweeping, vacuuming and rumble plates as appropriate.
22. Staging Plan - The contractor shall prepare and submit a Construction Management Plan (CMP) for review and approval by the Director of Development Services. The CMP shall include a description of all construction activities to occur

on the project site and all construction material transport, storage, and staging activities. A site plan with all detour signage and detour routes shall be included in the plan. The CMP shall include detours for vehicles, pedestrians, and bicyclists in the vicinity of the project site and all staging and storage areas.

- The work area shall maintain access to a walkway for the public.
 - The scope of work shall be completed in stages to ensure that access around the project area is maintained.
 - Detour signs shall be provided around work areas for pedestrians, bicyclists, and vehicles.
 - Throughout the duration of the staging, a sign shall be posted on the temporary fencing that includes the days and hours of construction and contact information for potential complaints.
23. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
24. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
25. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
26. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
27. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
28. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
29. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.

30. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
31. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
32. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
33. Energy conserving equipment, lighting, and construction features shall be utilized in this project
34. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

35. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.

36. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
37. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
38. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
39. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
40. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
41. Outdoor storage is strictly prohibited except for athletic field equipment necessary for training, maintenance, and gameplay.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
44. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
45. The Department of Public Works submits the following requirements for the proposed development. The Applicant must comply with all requirements noted below.

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,

- i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.
- b. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.
- c. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- d. The Applicant is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- e. The Applicant shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
- f. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**

OFF-SITE IMPROVEMENTS

- g. The Applicant shall remove all unused driveways and curb cuts, or portions thereof along Clark Avenue, and replace with full-height curb, curb gutter and sidewalk pavement. Sidewalk improvements shall be constructed with Portland cement concrete.
- h. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along Clark Avenue. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- i. The Applicant shall provide for new tree wells, street trees with root barriers, ground cover and irrigation system in the parkway along Clark Avenue adjacent to the project site. The Subdivider and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Applicant shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work Clark Avenue. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- j. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards.
- k. The Applicant proposes improvements that may impact and/ or conflict with existing above ground or underground utilities adjacent to and/ or within the project site. The Applicant is responsible for all design, applicable utility approval, permitting, relocation and/or undergrounding work, removal if abandoned in place, and/ or replacement or repair of any damaged utilities and commissioning as required by the interested agency and shall work with each utility directly.
- l. The Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Applicant to the most current City standards.
- m. The Applicant shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements.
- n. The Applicant shall submit a precise grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by Development Services and Public Works, prior to issuance of a building permit.

- o. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the Applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Applicant or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 576-6600 or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.
- p. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- q. The Applicant shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Applicant shall consult with the Department of Public Works to review and approve.

TRAFFIC AND TRANSPORTATION

- r. The Applicant shall provide a trip generation and trip distribution analysis. Based on these studies, a traffic impact analysis may be required. Any conditions generated by the analysis shall be made a part of these conditions.
- s. Crossing guards shall be provided during all event days. The main task of the crossing guard shall be to direct traffic and assist pedestrians who are crossing major roadways, subject to the approval of the City Traffic Engineer or designee. Each person serving in a crossing guard capacity must complete training not less than once each academic school year. The school shall maintain documentation on file for each crossing guard.
- t. The applicant shall provide for the painting and/or striping of all newly re-paved streets in connection with this development.
- u. The Applicant shall repaint and/or re-stripe all existing traffic markings obliterated or defaced by construction activities prior to certificate of occupancy.
- v. The Applicant shall submit a signing and striping plan for review and approval by the City Traffic Engineer prior to building permit issuance.
- w. The applicant shall increase the length of the north- and south-bound left turn pockets by 50' at the Clark Avenue/East Arbor Road intersection subject to review and approval by the City Traffic Engineer. The existing Two-Way Left-Turn (TWLT)

lanes shall be modified to increase the left turn pocket lengths to the satisfaction of the City Traffic Engineer.

- x. The Applicant shall re-install all crosswalks at the intersection of Clark Ave/Arbor Road. The existing crosswalks shall be updated to the new City Standard Continental Crosswalks per City Standard Plans. Installation shall be accomplished per the California Manual on Uniform Traffic Control Devices (CA MUTCD) requirements in yellow thermoplastic.
- y. The Applicant shall repaint all the all red curb markings adjacent to the project site on Clark Avenue.
- z. The size, configuration and location of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance.
- aa. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities, and install new signs as required.
- bb. All traffic control device installations, including pavement markings within the private parking area, shall be installed in accordance with the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).