

SITE PLAN REVIEW FINDINGS

App. No. 1102-09

Date: June 2, 2011

Pursuant to Chapter 21.25, Division V of the Long Beach municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project design is harmonious, internally consistent and well integrated into the project site. The project design includes colors, style and façade treatments that are complementary, provide variety and provide a contemporary architectural style that is compatible with the existing structures within the Douglas Park planned district.

- 2. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing the mixed-use components of the Douglas Park Master Plan with respect to the proposed hotel and commercial uses and commercial gateway elements. The project is consistent. The project is consistent with the Douglas Park Design Guideline requirements that apply to the specific hotel development standards in terms of scale and architectural design, materials and color, site orientation, parking access and landscaping.

- 3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;**

No mature trees exist on the site. The applicant will make significant landscaping improvements to the interior parking, pedestrian and corner gateway landscaping areas as well as street trees along the public rights-of-way.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The necessary nexus for the imposition of conditions requiring public improvements has been established through the previous approval of the Douglas Park Master Plan, which has required the Master Developer (The Boeing Company) to comply with several on and off-site improvements such as bicycle paths, roads, public right-of-way landscaping bus stops and parks, on a continual basis. The approval of the PD-32 Development Standards and the PD-32 Design Guidelines have ensured that project land uses, building design and massing, on-site parking provisions, landscaping and right-of-way improvements are consistent with Douglas Park approvals.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)

Conditions of approval will be incorporated that requires full compliance with all transportation demand management and trip reduction measures. The applicant will be required to establish a program informing tenants about public transit, rideshare programs, and bike facilities. Specific requirements of the Douglas Park Master CC&R's require full compliance with the requirements of the Transportation Demand Management Coordinator at Douglas Park.

SITE PLAN REVIEW CONDITIONS OF APPROVAL

3821 Bayer Street
Application No. 1102-09
Date: June 2, 2011

1. This approval allows for the construction of a 90,255 square foot hotel and two 5,000 square foot retail pads, with 175 on-site parking spaces. The hotel will be 4 stories and have 155 guest rooms. Site development shall conform to plans dated May 11, 2011 on file in the Department of Development Services.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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 Acknowledgement 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).
4. 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.
5. 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.
6. 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).
7. 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.
8. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be

made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.

9. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
10. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the requirements listed below.
11. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent (90%) of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90% requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
12. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. 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 plan must be submitted showing screening and must be approved by the Director of Long Beach Development Services prior to the issuance of a building permit.
13. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, roofed, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
14. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Long Beach

Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

15. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
16. Prior to the issuance of a building permit, the applicant shall submit detailed plans of the required aviation-themed public art sculpture.
17. A waste management plan shall be prepared and submitted to the City for approval in conjunction with the first phase of development in Sub Area 1. The program shall be implemented to divert 30 to 50 percent of the waste generated by the project's commercial uses. The precise percentage to be diverted will depend on the specific commercial use to be implemented and will be defined by the Environmental Services Bureau.
18. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with the PD-32 landscaping requirements and shall include landscaped pedestrian paths connecting parking areas and public rights of way to buildings. Safe pedestrian paths shall be clearly defined through the use of different paving materials or landscape design.
19. All landscape areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water shall be used for all landscaped areas.
20. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted. Provide canopy trees that provide shade on at least 40% of the total area dedicated to parking stalls and associated vehicular circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least twenty-nine (29) on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated circulation.
21. The landscaping plans shall incorporate on-site retention and percolation of storm water runoff to the satisfaction of the Director of Long Beach Development Services and Department of Public Works as feasible.
22. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working

properly and the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.

23. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy and the Commercial Development LEED Mandate for Douglas Park to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, prior to the issuance of any building permits.
24. To comply with the sustainability standards of Division V of the PD-32 North Standards, preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking. This preferential carpool/vanpool parking area shall be identified on the site plan.
25. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
26. Prior to the issuance of a building permit, the applicant shall be required to include more accent materials and articulation on the north elevation to the satisfaction of the Director of Development Services.
27. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
28. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Include pedestrian path lighting on the plan.
29. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Long Beach Development Services.
30. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the building architectural design.
31. Use glass with less than 25% reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65% subject to review and approval of the Director of Long Beach Development Services.
32. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.

33. Provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
34. To comply with Mitigation Measure V.C-8 of the Development Agreement, prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall provide an on-site interpretive program display or other photographic and textual representation shall be created and shall be available to the general public to assist the public in understanding the history of the Long Beach facility. Such interpretive programs may be in the form of commemorative signage and/or plaques; historical photographs; models; and/or published information accessible to the general public.
35. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities. Per the requirements of the Master CC&R, the applicant shall comply with the requirements of the Transportation Demand Management Coordinator at Douglas Park.
36. Prior to the issuance of a building permit, proper screening of the swimming pool shall be provided to allow privacy and separation from parking and retail areas. This screening shall be noted on plans.
37. Prior to issuance of a Site Plan Review approval, the applicant must submit plans, elevations and renderings of the proposed retail pad(s) to be developed. Plans shall include details regarding signage to be proposed on site.
38. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval. Please see attached Technical Advisory Committee's comments for specific project requirements.
39. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.