

CONDITIONAL USE PERMIT FINDINGS

**739 E. Anaheim Street
App. No. 1806-23 (SPR18-034/CUP18-016)
Date: December 6, 2018**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site is located in Land Use District No. (LUD) 8A – Traditional Retail Strip Commercial and within the CCA (Community Auto-Oriented Commercial) Zone. The CCA Zone is a commercial use district that permits retail and service uses for an entire community including convenience and comparison shopping goods and associated services. Within the CCA Zone, the operation of a drive-thru lane in conjunction with retail/restaurant uses requires approval of a Conditional Use Permit (CUP). A CUP is consistent when it carries out the intent of the land use district in which it is located, and otherwise complies with the required findings of the Zoning Regulations. Approval of a Conditional Use Permit would allow for the enhancement of a commercial use, with conditions of approval required. Furthermore, all applicable regulations of the CCA Zone are satisfied, including parking.

The Land Use Element designation of LUD 8A – Traditional Retail Strip Commercial is established to recognize the continuing need to provide commercial uses along the frontages of certain streets for the service and convenience of persons traveling by car, and needing local services, rather than community/regional needs. The proposed drive-thru will be used in conjunction with a new 3,600 square-foot retail/restaurant commercial pad and is located on a 150,625 square-foot (3.46 acres) parcel with four existing buildings totaling 45,165 square-feet. The applicant proposes to demolish approximately 25,644 square-feet and construct 23,720 new square-feet of building area. The construction and operation of the drive-thru facility contributes to the subject site as a viable neighborhood-serving and auto-oriented commercial center that is located along a major thoroughfare in Anaheim Street.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

In accordance with the California Environment Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 18-155) was prepared for this

project and is attached for review. The project is exempt per Section 15302 – Replacement or Reconstruction.

The proposed use is not anticipated to be detrimental to the surrounding community as the project site located along two major arterial highways within the city of Long Beach where auto-oriented uses such as drive-throughs are appropriate. The proposed drive-through is designed in a way to be visually shielded from Anaheim Street and offers the least obtrusive option from a functional standpoint. Its location along the northern portion of the property (along 14th Street) allows optimal functionality in relation to the parking lot and pedestrian activity anticipated for this site. The minimum queuing distance of a drive-through lane is 150 feet from entrance to exit. The proposed distance of 171 feet far exceeds the requirement for the queuing/stacking of vehicles. Regarding its operation, drive-through lanes for restaurants follow a typical pattern in which peak hours of usage and functionality occur for a couple of hours in the morning and a couple hours in the afternoon, Monday through Friday. Further, Conditions of Approval regarding hours of operation have been included to minimize any impacts associated with the drive-through lane.

the drive-through lane is located along 14th street, adjacent to several single-family residential properties. Based on code requirements, the applicant has incorporated a 10-foot landscape strip with several trees to properly buffer the drive-through lane from 14th Street and the residential properties to the north. In conjunction with the demolition of existing building area and construction of new building area, the applicant proposes to reduce the number of parking spaces from 177 spaces to 165 spaces. The current parking rate for the retail center is 3.9 spaces per 1,000 square-feet of floor area and the applicant is proposing to maintain the same ratio. The reduction in parking is justified since the project will result in a net loss of 1,924 square-feet of total building floor area.

Morning peak hours are anticipated to occur before most other businesses open, which should eliminate congestion within the parking lot of the development. Another increase in traffic flow is anticipated during early afternoon hours with another subsequent decline afterwards, until closing time. The drive-through functionality is not expected to increase the number of trips in the area as it will service commuters and local businesses that are already established. In addition to the Condition of Approval for hours of operation, other conditions include explicit signage requirements, proper screening requirements, adherence to strict noise ordinance standards, and compliance with all applicable standards of the Health Department. Approval of such requested Conditional Use Permits enables the City to enforce these conditions and address potential nuisances that may arise in the future.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

Chapter 21.52 of the Zoning Regulations contains special conditions for fast-food restaurant uses. The following conditions shall apply to fast-food restaurants:

a. THE SITE SHALL NOT ADJOIN OR ABUT A RESIDENTIAL USE DISTRICT;

The project site is bounded by public rights of way on all sides, 14th Street to the north, Anaheim Street to the south, Martin Luther King Jr. Avenue to the east, and Lime Avenue to the west. Properties across 14th Street are located within a residential use district. However, public rights of way and on-site landscape buffering separates the residential uses from the project site and therefore do not adjoin or abut a residential use district as defined in Title 21 of the Long Beach Municipal Code.

b. THE PROPOSED SITE SHALL NOT INTERRUPT OR INTRUDE INTO A CONCENTRATION OF RETAIL USES AND SHALL NOT IMPEDE PEDESTRIAN CIRCULATION BETWEEN RETAIL USES;

The project's drive-through lanes will not interrupt or intrude into the adjacent retail uses or impede pedestrian circulation between retail uses. The building pad with the drive-through lane is incorporated as part of the overall shopping center/commercial development which is also being renovated. The pad will be accessed not only from the existing site which will maintain access from four public rights of way, but also the interior of the site, and the in-line buildings. The project incorporates an east/west pedestrian corridor and the proposed drive-through is not anticipated to interrupt the circulation of pedestrian on the project site.

c. THE USE SHALL NOT CONSTITUTE A NUISANCE TO THE AREA DUE TO NOISE, LITTER, LOITERING, SMOKE OR ODOR; AND

Conditions of approval addressing noise, loitering, and property maintenance are incorporated to limit any potential adverse effects caused by the proposed drive-through facilities.

d. ORDER BOARD SPEAKERS SHALL BE ORIENTED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES.

The proposed drive-through lane does not directly abut any residential use, however conditions of approval shall be included which require speaker systems to be placed as far from the north property line as feasible and speaker systems shall have decibel limitations. The nearest residential properties are approximately 70 feet away from the closest portion of the drive-through lane. Therefore, none of the nearby residential uses should be impacted by noise from order boards.

**SITE PLAN REVIEW
CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
739 E. Anaheim Street
Application No. 1806-23 (SPR18-034/CUP18-016)
Date: December 6, 2018**

1. The use permitted on the subject site, in addition to the other uses permitted in the Community Auto-Oriented (CCA) District, shall be a vehicular drive-through lane on an outlying pad for future restaurant/retail uses in a remodeled 43,241-square-foot commercial shopping center located at 739 E. Anaheim Street.
2. This permit and all development rights hereunder shall terminate two 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 two-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).

Special Conditions:

4. Drive-through speaker systems shall emit no more than 50 decibels four feet from the vehicle and the speaker, and shall not be audible above the daytime ambient noise levels beyond the property boundaries. The system shall be designed to compensate for ambient noise levels in the immediate area.
5. Drive-through lanes shall be restricted to the hours of operation between 4:00 a.m. to 12:00 a.m.
6. Any proposed outdoor patio/dining areas shall not exceed 250 s.f. otherwise additional parking requirements will be enforced prior to the issuance of any building permits or Certificate of Occupancy. Any expansion beyond 250 s.f. of outdoor patio/dining areas shall require additional parking as necessary, prior to the approval of such expansion.
7. Prior to the issuance for any building permits for the project, the Applicant shall submit a Master Sign Program for the shopping center.
8. Installation of any exterior newsstands, pay phones or vending machines shall be prohibited.
9. Video or coin operated games and the like shall be prohibited on site so as to discourage loitering on the premises.

10. The parking lot and building shall be significantly lit to reduce loitering. The lights shall be limited to 15-feet in height and contain glare shields. The lighting plan shall be approved to the satisfaction of the Director of Development Services.
11. Security cameras shall be installed along the exterior of both building to monitor the business and site on a 24-hour basis. The cameras should monitor all portions of the property, to the satisfaction of the Chief of Police.
12. Deliveries to restaurants shall be limited to non-peak hours, generally between 9:00 a.m. and 3:00 p.m. on no more than two occasions per week. The use of 18-wheel trucks for deliveries is prohibited.
13. A minimum of 165 parking spaces shall be maintained on-site at all times. Any deviation from plans submitted for this approval shall still comply with the 165 parking space threshold for the entire site.

Standard Conditions – Plans, Permits, and Construction:

14. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes, if any, impacting these conditions of approval, to the satisfaction of the Director of Development Services.
15. All conditions of approval must be printed verbatim on a page or pages within all sets of 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.
16. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
17. 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 prominent locations within 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.
18. 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.
19. Upon plan approval and building permit issuance, the applicant shall submit a reduced-size set of final construction plans for the project file.

20. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
21. Separate building permits are required for signs, fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
22. 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.
23. 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.
24. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
25. For new construction, all landscaped areas shall comply with the State of California's Model Landscape Ordinance. Landscaped areas shall be planted with primarily 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.
26. 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.
27. 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.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed) unless a modification is granted by the City's Noise Control Officer:
 - 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:

29. If, for any reason, there is a violation of any of the conditions of this permit or if the uses/operations are 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.
30. This approval is required to comply with these conditions of approval as long as the uses are 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 inspection costs.
31. 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 development conditions must be recorded with all title conveyance documents at time of closing escrow.
32. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
33. 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.
34. The operator of the approved uses shall prevent loitering at the project site. Furthermore, the operators must clean the project site parking lot 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 on-site lighting or private security guards.
35. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
36. Any graffiti found on site must be removed within 24 hours of its appearance.
37. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
38. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

39. 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.
40. The Department of Public Works submits the following requirements for the proposed development. For additional information regarding off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site demolition or construction, the Developer shall submit a construction plan for construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- b. The Developer shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.
- c. The Developer's site plan shows new and existing landscaped areas encroaching into public rights-of-way along Lime Avenue and East 14th Street. The Developer shall modify these landscaped areas as needed to provide for a 5-foot wide sidewalk pedestrian clear path adjacent to the project site.
- d. The Developer's site plan shows an encroachment into the public right-of-way consisting of a CMU wall, near the intersection of East 14th Street and the east-west alley adjacent to the project site. The Developer shall eliminate or correct all prohibited encroachments, to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all encroachments into the public right-of-way, to be reviewed for approval as to compliance with California Building Code Chapter 32 and City standards.
- e. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- f. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- g. The Developer shall dedicate and improve 2.5 feet for sidewalk purposes along East Anaheim Street adjacent to the development site, resulting in a 10-foot wide public sidewalk to the satisfaction of the Director of Public Works.
- h. The Developer shall dedicate and improve an additional 2 feet for sidewalk purposes in the vicinity of the bus stop on East Anaheim Street adjacent to the development site, near Martin Luther King Jr Avenue, resulting in a total sidewalk width of 12 feet to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed of Portland cement concrete.
- i. The Developer shall dedicate and improve 3 feet for right-of-way purposes along East 14th Street adjacent to the development site, per the Mobility Element of the City's General Plan and to the satisfaction of the Director of Public Works. The Developer shall relocate all existing facilities as necessary to accommodate the right-of-way widening.
- j. The Developer shall dedicate a corner cut-off as needed to bring the existing sidewalk and ADA curb ramp entirely within the public right-of-way adjacent to the development site, at the corner of Martin Luther King Jr Avenue and East Anaheim Street, to the satisfaction of the Director of Public Works. Based on a preliminary review of the area, a 10-foot by 10-foot corner cut-off of the development site would be needed for right-of-way purposes.
- k. The Developer's site plan proposes construction within the vicinity of existing easements, underground/overhead utility lines, monitoring wells, franchise pipelines and gas lines. The Developer shall be responsible for resolving all matters of easement and/or utility line encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

Note: The Developer shall be responsible for the relocation of utility lines, quitclaim of easements, and/or any new utility easements required in connection with this development; as structures cannot be built within an easement or dedicated area.

- l. The Developer 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. At this stage in the entitlement process the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the Developer shall dedicate additional right-of-way necessary to satisfy unfulfilled ADA requirements.

OFF-SITE IMPROVEMENTS

- m. The Developer shall reconstruct the full width of the east-west alley adjacent to the project site, to the satisfaction of the Director of Public Works. Alley improvements shall be constructed with Portland cement concrete. The Developer shall check with the Long Beach Water Department, at (562) 570-2300, and the Energy Resources Department, at (562) 570-2000, for scheduled main replacement work prior to

submitting alley improvement plans to the Department of Public Works. Approved plans for relocation shall be submitted to Public Works along with the on-site grading plans.

- n. The Developer shall provide for public street lamps or install on-site alley lighting to the improved alley adjacent to the project site, to the satisfaction of the Director of Public Works.
- o. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- p. Subject to the improvement limits of the proposed driveways along Lime Avenue and East Anaheim Street, the Developer shall provide for the relocation of the existing facilities in conflict with the new points of access, to the satisfaction of the Director of Public Works. The Developer shall contact the interested agency or City Department to schedule the relocation work prior to submitting on-site grading plans.
- q. The Developer shall reconstruct the sidewalk pavement along East Anaheim Street and improve the sidewalk dedicated areas, resulting in a 10-foot wide public sidewalk (excluding the existing curb extension) and a 12-foot wide public sidewalk in the vicinity of the easternmost bus stop. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of curb and curb gutter adjacent to the project site along East Anaheim Street, to the satisfaction of the Director of Public Works. 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). All existing facilities or obstructions shall be relocated to the satisfaction of the agency or City Department with interest.
- r. The Developer shall reconstruct the sidewalk pavement along East 14th Street and improve the right-of-way dedicated area, resulting in an 8-foot wide public sidewalk. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of curb and curb gutter adjacent to the project site along East 14th Street, to the satisfaction of the Director of Public Works. 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). All existing facilities or obstructions shall be relocated to the satisfaction of the agency or City Department with interest.

Note: There are existing pad-mounted transformers that appear to be servicing the property along East 14th Street. The Developer shall be responsible for relocating these facilities outside of the dedicated area, behind the future right-of-way line.

- s. The Developer shall install truncated domes at the existing curb ramp located on the corner of Lime Avenue and East 14th Street adjacent to the project site, to the satisfaction of the Director of Public Works.

- t. The Developer shall demolish the existing sidewalk and curb ramps adjacent to the project site, located on the corners of Myrtle Avenue/East 14th Street and Lime Avenue/East Anaheim Street, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- u. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along Lime Avenue and Martin Luther King Jr Avenue, to the satisfaction of the Director of Public Works. 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).
- v. The Developer shall provide for new tree wells and street trees with root barriers along Lime Avenue, East Anaheim Street and Martin Luther King Jr Avenue adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Developer 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. 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.
- w. The Developer 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, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Developer shall consult with the Department of Public Works to review and approve.
- x. The Developer shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.
- y. 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 Developer 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.

TRAFFIC AND TRANSPORTATION

- z. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required), and submitted for review to the City Traffic Engineer prior to issuance of a building permit. The Developer shall submit a scoping letter to the City prior to proceeding with the traffic impact analysis. Any conditions generated by the analysis shall be made a part of these conditions.
- aa. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are deemed to be significantly impacted by the Developer's project, based on the results of the traffic impact analysis. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the Developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The Developer may be asked to update the traffic signal controller located in the traffic signal cabinet. The existing traffic signal controller may not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the Developer will be asked to install a new traffic signal controller based on the most current City Standard, McCain 2070 Controllers.
- bb. New crosswalks in the vicinity of the project shall be added by the Developer to the satisfaction of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- cc. The Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage block along Martin Luther King Jr Avenue, or contribute a fair share fee to the City for future implementation.

- dd. The Developer shall be responsible to replace the existing decorative bicycle racks along East Anaheim Street, and provide new bicycle parking and related facilities to the satisfaction of the City Traffic Engineer.
- ee. There are two high volume Long Beach Transit bus stops on East Anaheim Street adjacent to the development site. The Developer shall incorporate enhancements to improve the bus stops into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project for the easternmost bus stop. Enhanced 12-foot wide sidewalk paving should be provided per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- ff. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stops on East Anaheim Street. Contact the Manager of Service Development Planning, Shirley Hsiao, at (562) 591-8753.
- gg. The size and configuration 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; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- hh. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- ii. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- kk. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).