

**LOCAL COASTAL DEVELOPMENT PERMIT  
CONDITIONS OF APPROVAL**

**Marina Drive Public Right-of-Way between 2nd Street and Studebaker Road  
Application No. 1810-12 (LCDP18-033)  
November 19, 2018**

**Special Conditions:**

1. The permit approved for this project is a Local Coastal Development Permit for the trimming and relocation of the street trees in the public right-of-way on the segment of Marina Drive between 2<sup>nd</sup> Street and Studebaker Road, in accordance with the requirements of the certified Local Coastal Program. The subject site is located in the City's Coastal Zone (Appealable Area), and not the State Permit Jurisdiction area.
2. All tree work (trimming and relocation, and replacement [if necessary]) shall be carried out in accordance with the City's Tree Trimming Policy adopted for the Tidelands Area in 2009, under Coastal Permit No. 5-08-187. The Tree Trimming Policy is incorporated into these conditions by this reference.
3. All special conditions of Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to, in order to conform the tree work activities of this project with the City's and the Coastal Commission's policy objectives for tree work in the Tidelands Area and State Permit Jurisdiction area of the Coastal Zone. However, the subject site is not located in the Tidelands Area or the State Permit Jurisdiction area of the Coastal Zone, and Coastal Permit No. 5-08-187 and its conditions are not legally binding upon the project that is the subject of this permit.
4. For all new trees to be installed as part of this project, the tree species shall be selected by the Director of Public Works from a list of trees that are suitable for nesting use by local coastal bird species. The Department of Public Works shall engage a qualified biologist to provide this list. The biologist shall consider which local coastal bird species are most appropriate to be targeted for provision of nesting habitat when determining which tree species to select for the list. This condition does not include trees relocated as part of this project.
5. All new palm trees shall be of the tree species *Washingtonia robusta*.
6. A monitoring program shall be submitted to the Department of Development Services prior to the commencement of tree trimming or relocation. The monitoring program shall be in place for a minimum of a five (5) year period to monitor the health of the trimmed and relocated trees. If relocated trees require replacement during the five (5) year period, all special conditions of Coastal Permit No. 5-08-187 that can feasibly be applied to the project that is the subject of this permit shall be adhered to.

**Standard Conditions:**

7. 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 request submitted prior to the expiration of the two-year period and approved by the Zoning Administrator, as provided in Section 21.21.406 of the Long Beach Municipal Code.
8. 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.
9. 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 conditions of approval to the satisfaction of the Zoning Administrator.
10. 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/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. 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.
12. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
13. 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
14. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
15. All unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.

16. 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.