



CITY OF LONG BEACH

H-2

DEPARTMENT OF PLANNING & BUILDING

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ZONING DIVISION

June 3, 2004

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Amendment to the Land Use Element of the General Plan, Amendment to The Alamitos Land Planned Development District (PD-17), Site Plan Review, and Approval of Vesting Tentative Tract Map No. 52702 to Allow a 106-Unit Single Family Residential Development (Council District 4)

LOCATION: 2080 Obispo Avenue

APPLICANT: Frawn Granados, Le Plastrier Management Company, Inc.
19800 Mac Arthur Boulevard, Suite 750
Irvine, CA 92612

RECOMMENDATION

1. Certify Environmental Impact Report EIR 35-01 and adopt overriding considerations;
2. Recommend City Council approve amendments to the Land Use Element and Alamitos Land Planned Development Plan (PD-17); and
3. Approve Tentative Tract Map No. 52702 and Site Plan Review, subject to conditions of approval.

REASONS FOR RECOMMENDATION

1. The amendments to the General Plan and Plan Development Plan will accommodate a major housing project that is appropriate for the location given the development pattern of the surrounding properties and future development of an elementary school on the adjacent property;
2. The vesting tract map is consistent with the General Plan and Zoning designation (as amended) and the requirements of the Subdivision Regulations; and

3. Positive findings were made in support of the Site Plan Review given the internal design of the neighborhood, large open space pocket, and variety of housing styles with rich building materials.

BACKGROUND

This item was continued from the hearing of May 20, 2004.

The site is bordered by Redondo Avenue on the east, 20th Street on the south, Orizaba Avenue on the west, and Hill Street on the north. The 24-acre parcel is currently vacant and is surrounded by various commercial to the east and west and light industrial uses to the north, as well as several large new housing developments on outlying areas. The proposed housing development is to be located on the southern 14 acres. Due to other new housing developments in the vicinity, both in Long Beach and Signal Hill, the proposal is well suited for the site.

The parcel is currently designated as Sub Area 2 of the Alamitos Land Planned Development District (PD-17). The area is currently comprised of 4 sub areas and initially allowed a mixture of uses and development intensities specified in each sub area. This particular sub area currently allows office, retail, and light industrial. Since adoption, the Planned Development Plan has been amended at the request of the property owners to allow two recently constructed residential developments. Those two single-family projects are located at Stearns and Redondo (sub area 3) and at the southwest corner of Hill Street and Obispo Avenue (sub area 4). The Hill/Obispo site is integrated into a much larger housing development located in the City of Signal Hill.

The proposal under consideration consists of 106 detached single-family homes as a gated, detached housing condominium community. Vehicle access is proposed at three locations, from Redondo Avenue, 20th Street, and Obispo Avenue. A large interior open space (approximately 1.4 acres) provides a grassy community recreation area. Design details, access/circulation patterns, and a conceptual landscape plan are included in the plan package attached to this report. The residential component is in an active oil extraction area. Although the total build-out includes 106 homes, 21 of the new lots are reserved for current oil field operations. As the wells are abandoned, the additional homes will be constructed in accordance with the approved plan.

Additionally, the plan package includes a graphic outline of the proposed Long Beach Unified School District facility (K-8) located to the north of the housing tract. Although the School District does not require the City's approval to develop their facility, Planning staff is recommending that we use this opportunity to amend the Planned Development Plan and General Plan to reflect their future development and uses.

The street improvements include widening and improvement of Redondo Avenue and new sidewalks and street trees around the perimeter of development. Detailed Public Works requirements are outlined in the Conditions of Approval.

ISSUE/ ENTITLEMENT SUMMARY

- **General Plan Amendment**

The site is currently located in LUD#7 - Mixed Use. To accommodate the housing development, it is recommended that the Land Use Element be amended to LUD#1 – Single Family.

As mentioned above, a secondary component of the General Plan amendment is to reclassify the northern portion of the site to LUD#10 – Institutional and Schools. Although it is School District property and does not require City approval, this amendment will provide land use consistency for the school site.

The Advanced Planning Division will provide a detailed report and required findings on the General Plan amendments.

- **Plan Development Plan Amendment(s)**

As outlined in the findings, positive findings can be made in support of the Planned Development Plan amendments to allow the residential use as well as an amendment to reflect the school use. Planning staff is recommending that the 24-acre site, currently designated sub area 2 within the framework of PD-17, be divided into sub area 2 for the residential development and sub area 2a for the future school site. Sub area 2a will be created exclusively for institutional/schools. Sub area 2 will be amended to include the residential use and contain a set of development standards tailored to the proposal.

- **Site Plan Review**

Site Plan Review is required to assure the highest quality of land planning and design is incorporated into the development and to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials. Positive findings were made in support of the development. The quality of the project is consistent with recent developments in the vicinity.

- **Tentative Tract Map**

As outlined in the findings, positive findings can be made in support of the subdivision. The map will be consistent with the zoning and General Plan, as amended. The site is well served by the existing public roadway facilities. The internal private road configuration is adequate in provide access to the individual homes.

Detrimental impacts upon the surrounding community are not anticipated nor identified in the environmental report (EIR 35-01).

The following characterizes the sites Zoning and General Plan designations of the area:

	ZONING	GENERAL PLAN	LAND USE
SITE	PD – 17	LUD #7 – MIXED USE	VACANT
NORTH	CITY	OF SIGNAL HILL	LIGHT INDUST.
SOUTH	CITY	OF SIGNAL HILL	LIGHT INDUST.
EAST	PD – 17	LUD #7 – MIXED USE	RESIDENTIAL
WEST	CITY	OF SIGNAL HILL	RESIDENTIAL

PLANNED DEVELOPMENT PLAN AMENDMENTS

As previously mentioned, Planning staff is recommending that Sub area 2 be amended for the residential development and that Sub area 2a be created to reflect the Long Beach Unified School District use. The current uses for Sub area 2 are commercial, office, and light industrial. See attached.

Planning staff is recommending the following amendments to PD-17:

Sub Area 2

- A. Use – Single Family Residential
- B. Development Standards – Site development standards and private roadway configuration shall substantially conform to Tentative Tract Map No. 52702 approved by the City Planning Commission May 20, 2004.
 - 1. Density – 7.5 du/acre – Maximum of 106 dwelling units
 - 2. Floor Area – 1,670 to 2,600 sq. ft.
 - 3. Floor Area Ratio – 67% maximum
 - 4. Building Height – 28 feet/2 stories
 - 5. Driveway Length – 18 Minimum behind 4'6" wide sidewalk
 - 6. Usable Open Space – 11% minimum
 - 7. Parking – 2 Car Garage
 - 8. Setbacks - Building setbacks shall conform to the approved Condominium Plan

- C. Unless otherwise specified above, all other development shall comply with Chapter 21.31 (Residential Development Standards) of the Zoning Regulations.

Sub Area 2a

- A. Use

The principal permitted uses shall be institutional/schools to be developed by the Long Beach Unified School District.

Development standards should comply with the Standards of Chapter 21.34 (Institutional) of the Zoning Regulations.

CURRENT ACTION REQUESTED

The current action requested is the approval of an amendment to the Land Use Element of the General Plan, an amendment to the Alamitos Land Planned Development (PD-17), Site Plan Review, and Vesting Tentative Tract Map No. 52702 to allow a 106-Unit single family house development.

Such requests may be granted only when favorable findings, as specified in Chapter 21.25, Divisions I, II, V, as well as Chapter 20, section 20.12.100 (Subdivision Regulations), are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

PLANNED DEVELOPMENT PLAN (PD-17) AMENDMENT FINDINGS

Pursuant to Chapter 21.25, Division I of the Long Beach Municipal Code, the City Council shall not approve a Zone Change or a Zoning Regulation Amendment unless positive findings are made consistent with the criteria set forth in the Zone Change regulations. Such permits may be granted only when favorable findings are made on all of the following criteria:

- A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

Positive findings can be made on this item.

The focus of the amendment is to allow a large residential development. The proposal is consistent with the majority of all the new developments in the general vicinity, both in the City of Long Beach and The City of Signal Hill. Moreover, the Alamitos Land Planned Development Plan (PD-17) has been amended several times in the past few years to allow similar residential developments, both in density and style. The proposed change will provide for uses that are more compatible with

recent residential developments than those uses currently permitted by PD-17. Land use conflicts and/or adverse impacts are not anticipated.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

A positive finding can be made on this item.

Amendments to the Land Use Element are also recommended. That analysis and recommendations are contained in a separate report authored by the Advance Planning Division. If adopted, the project will be consistent with the General Plan.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.

The proposed amendments do not involve areas of the city zoned for mobile home park use.

SITE PLAN REVIEW FINDINGS

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 forth in the Site Plan Review regulations.

A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED.

A positive finding can be made on this item.

The attractively designed single-family homes have been determined to be harmonious, consistent, and complete within themselves. The two-story stucco buildings are contemporary in design with a mixture of Spanish and California Bungalow design elements. The use of heavy timbers, window/trim details, stone columns, and tile roofing materials adds richness to the overall design. The housing styles are consistent with the other subdivisions recently constructed in the vicinity.

B. 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.

A positive finding can be made on this item.

The project will conform to the development standards tailored for this particular development and recommended for the planned development amendment. Once adopted, the project will conform to those standards.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS ALTERNATE DESIGN IS FEASIBLE.

The site is void of significant vegetation. It is a condition of approval to comply with all applicable landscape standards, including the provision of perimeter street trees in the public right-of-way.

This site is not located in the coastal zone.

TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if the map complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Regulations.

A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject site is currently located in an area with a General Plan designation of LUD #7 – Mixed Uses and in a sub area that only allows commercial and light industrial development. General Plan and zoning amendments are recommended to achieve consistency. Once adopted, the subdivision will be consistent with the Land Use Element designation.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLAN.

The design and improvement of the proposed subdivision has been determined to be consistent with the Use Element of the General Plan and underlying zone classification, as amended.

C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The site is currently vacant. Proper access for both pedestrians and vehicles can be provided off of the existing roadways.

D. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is physically suitable for the proposed development. No unique topographical characteristics exist that prevents safe access and full utilization of the property.

E. THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR HABITAT.

Refer to EIR 35-01 for a detailed environmental analysis. The EIR identifies view impacts from continuing oil operations adjacent to the proposed dwellings as a significant impact. However, as oil operations cease overtime, the well will be gradually abandoned and replaced by compatible residential uses.

F. THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.

The City Traffic Engineer has reviewed the circulation pattern of the existing development and does not foresee any traffic congestion problems being created by the residential subdivision. No safety issues have been identified. Substantial improvements (widening and signalization) will be made to Redondo Avenue to increase roadway capacity and accommodate vehicular access to the development.

G. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City departments have reviewed the tentative tract map. It has been determined that the design and improvement of the site will not conflict with any public access easements. All required easements and utility relocation would be provided for prior to the recordation of the final tract map.

PUBLIC HEARING NOTICE

In accordance with the Zoning Regulations (21.21.302C) a local newspaper notice was published within the legal time frame. Additionally, 460 Notices of Public Hearing were mailed on May 3, 2004, to those property owners within a 500 ft. mailing radius as well as to Fourth District Councilperson.

REDEVELOPMENT REVIEW

The site is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, Draft Environmental Impact Report (EIR 35-01/SCH #200102107) has been prepared and is forwarded to the City Planning Commission for concurrent consideration.


The School District proposal has undergone an independent environmental certification.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

1. Certify Environmental Impact Report EIR 35-01 and adopt overriding considerations;
2. Recommend City Council adopt a resolution amending the Land Use Element of the General Plan;
3. Recommend City Council adopt an ordinance amending the Alamos Land Planned Development (PD-17) District;
4. Approve Site Plan Review and Vesting Tract Map No. 52702 to allow a 106-unit residential subdivision.

Respectfully submitted,

FADY MATTAR,
ACTING DIRECTOR OF PLANNING AND BUILDING

By: 
HAROLD SIMKINS
SENIOR PLANNER

Approved: 
GREG CARPENTER
ZONING ADMINISTRATOR

SITE PLAN REVIEW
VESTING TRACT MAP No. 52702

CONDITIONS OF APPROVAL
Case No. 0208-18
Date: May 20, 2004

1. This permit and all development rights hereunder shall **three years (36 months)** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration provided in Section 21.12.190 of the Long Beach Municipal Code.
2. This permit shall be invalid if the owner(s) and 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 form 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). 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.
3. 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.
4. 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 which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
5. 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).

6. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
7. The applicant shall comply, as applicable, prior to issuance of any building permit, grading permit, final tract map, or prior to and during construction activities, with all mitigation measures of Environmental Impact Report EIR 35-01. These mitigation measures **must be printed** on all plans submitted for plan review. A written report shall be submitted outlining the methods and timing of compliance of all such mitigation measures prior to the issuance of any grading and/or building permits.
8. The Director of Planning and Building is authorized to make **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 and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
9. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
10. 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, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.
11. Prior to the issuance of a building permit, the applicant must submit **complete landscape and irrigation plans** for the discretionary approval of the Director of Planning and Building. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
12. Where feasible, all landscaped areas shall be planted with **drought tolerant plant materials**. All landscaped 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 irrigation system shall not cause water to spray or flow across a public sidewalk.

13. All landscaped 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 that 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 City Council.
14. Any graffiti found on site must be removed within 24 hours of its appearance.
15. 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.
16. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
17. 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.
18. 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.
19. A grading plan with hydrology and hydraulic calculations showing building elevations and drainage patterns and slopes shall be submitted for the review and approval to the Director of Planning and Building and the Director of Public Works prior to the issuance of a building permit.
20. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stock-piled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m.(Weekdays).

- f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
21. 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
22. The applicant/developer shall provide the following to the satisfaction of the Director of Public Works;
- a. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-way, shall be performed under Public Works permit. Contact the Public Works counter on the 4th floor of City Hall, at (562) 570-6651, for additional information regarding building permits;
 - b. Any off-site improvements found damaged shall be reconstructed or provided for by the Subdivider to the satisfaction of the Director of Public Works prior to approval of the map;
 - c. Any off-site improvements found damaged shall be reconstructed or provided for by the Subdivider prior to approval of the map;
 - d. The Subdivider shall be responsible for the maintenance of off-site improvements during construction of the on-site improvements. Any off-site improvements found damaged shall be reconstructed or provided for by the Subdivider;
 - e. The Subdivider shall construct or provide for missing sections of curb/sidewalk/gutter within East 20th Street and Redondo Avenue adjacent to the site. The minimum width of sidewalk constructed along the property limits shall be 10 feet;
 - f. All unused driveways shall be removed and replaced with full-height curb;
 - g. The size and configuration of all proposed driveways serving the site shall be subject to review and approval. The Redondo Avenue and Hathaway driveway is to be sufficiently wide and appropriately aligned with Hathaway Avenue as to minimize the potential for skewed crosswalks and vehicular conflicts;

- h. The Subdivider shall construct a wheelchair access ramp at the northwest corner of East 20th Street and Redondo Avenue. The Developer shall also construct wheelchair access ramps at the entrance to the new development at Redondo Avenue, at East 20th Street, and at Obispo Avenue, to the satisfaction of the Director of Public Works;
- i. The Subdivider shall plant or provide for street trees adjacent to the site, including necessary tree root barriers. The Subdivider and/or successors shall, privately maintain all required street trees, and any landscaping and sprinkler system required in connection with this project. Contact the Street Maintenance Division of the Department of Public Works, at (562) 570-2770, to request a "Permit To Plant Street Tree(s)" form;
- j. The Subdivider shall widen the existing roadway within Redondo Avenue, adjacent to the site, an additional 17 feet;
- k. The Subdivider shall obtain a licensed Traffic Engineer to develop traffic signal and traffic signal timing modification and upgrade plans, to the satisfaction of the City Traffic Engineer, for the Redondo Avenue and Hathaway Avenue intersection. All study, design, and construction costs associated with the modifications shall be the responsibility of the Subdivider;
- l. The Subdivider shall obtain a licensed Traffic Engineer to develop geometric and signage improvement plans for both Redondo Avenue and East 20th Street, to the satisfaction of the City Traffic Engineer. The Subdivider is to provide a new northbound left-turn pocket of at least 60 feet in length at East 20th Street and various traffic modifications to restrict eastbound left-turns at Redondo Avenue. There are to be no raised physical obstructions in the roadway to implement these circulation modifications. The Subdivider is also required to coordinate such traffic circulation modifications with the City of Signal Hill;
- m. The Subdivider shall remove the existing roadway pavement adjacent to the site from curb to centerline of East 20th Street, and reconstruct the street. All pavement markings on East 20th Street between and including the Redondo Avenue and Obispo Avenue intersections are to be renewed, to the satisfaction of the City Traffic Engineer;
- n. Any poles, hydrants, pipes or other obstructions within the proposed public street widening shall be moved by the Subdivider at this expense, or shall agree to have them removed when requested by the Director of Public Works;

- o. The Subdivider shall provide for undergrounding of the public utilities with the reconstruction of the west side of Redondo Avenue, adjacent to the project. Upon payment for and completion of all the Subdivider-side responsibilities (as opposed to public utility responsibilities), the Subdivider's project may be completed and occupied. If the timing of the completion of the project does not allow the Subdivider to fulfill all of their responsibilities with respect to the undergrounding of utilities prior to readiness of the project for occupancy, the Subdivider shall guarantee the fulfillment of his responsibilities by cash deposit or bond;
- p. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes and utility meters, in conjunction with the required sidewalk and roadway construction, to the satisfaction of the Director of Public Works;
- q. The Subdivider shall submit street plans for the construction of proposed roadway improvements in connection with this subdivision for review and approval prior to approval of the map;
- r. The Subdivider shall obtain the required permits and inspections from the State Division of Oil and Gas and the City Director of Planning and Building Services for the abandonment of existing oil wells on the site;
- s. The Subdivider 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 approval of the final map;
- t. The Subdivider is to provide an on-site turn around outside the gate at the Redondo Avenue and Hathaway entrance so that motorists not able to access the site because of a locked fence can safely turn-around on-site so that they will not be forced to back into Redondo Avenue to exit. The turn around is to be sufficiently sized and constructed to the satisfaction of the Director of Public Works;
- u. All required grading shall be provided for prior to approval of the final map to the satisfaction of the Directors of Public Works and Planning and Building;
- v. No cross-lot drainage will be permitted;
- w. The Subdivider shall be responsible for the maintenance of off-site improvements during construction of the on-site improvements. Any off-site improvements found damaged shall be constructed or provided for by the Subdivider;
- x. The Subdivider shall dedicate an additional 10 feet of right-of-way for street widening purposes along the Redondo avenue street frontage;

- y. The Subdivider shall provide a traffic signal detection access easement in the driveway section of the Redondo Avenue and Hathaway approach to provide for a minimum of two sets of traffic signal loop detectors;
 - z. The Subdivider shall dedicate a corner cut-off at the intersection of East 20th Street and Redondo Avenue, adjacent to the site, in order to provide at least the minimum ADA-required clearance;
 - aa. Prior to approving an engineering plan, the applicant must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit 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;
 - bb. The Subdivider shall construct, or provide for, high pressure sodium luminaries, light standards and feed point(s) on East 20th Street, abutting the proposed subdivision to the satisfaction of the Director of Public Works and City Light And Power prior to approval of the map; and
 - cc. Unless approved by the Director of Public Works, easements shall not be granted or recorded within areas proposed to be granted, dedicated or offered for dedication for public streets, highways access rights, building restriction rights or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval, and prior to map recordation, a subordination must be executed by the easement holder prior to the filing of the map.
23. The applicant/developer shall provide the following design elements/improvements to the satisfaction of the Director of Planning and Building:
- a. The final design details of the perimeter wall, gated entry features, and oil well test station screening shall be submitted for review and approval; and
 - b. The Site Plan Review shall required for the future home lots currently occupied with oil operations prior to the issuance of building permits.
24. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails

to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

**REQUIREMENTS AND EXCEPTIONS
VESTING TENTATIVE TRACT MAP NO. 52702**

25. The Final Parcel Map must be recorded with the Los Angeles County Recorder within thirty-six (36) months from the date of approval of the Planning Commission of the Tentative Map, unless prior to the expiration of the thirty-six (36) month period, the applicant requests an extension of time in writing and receives approval by the Zoning Administrator.
26. Unless specifically excepted by the Planning Commission, the proposed subdivision shall conform to all conditions and to all other requirements of the Subdivision Ordinance of the City of Long Beach.
27. The final Tract Map shall be based upon criteria established by the Director of Public Works. Such map shall be submitted to the satisfaction of the Director of Public Works prior to issuance of a final map.
28. Prior to issuance of the final Tract Map, all requirements as specified shall be complied with in full.
29. Prior to approval of the final tract map by the Director of Public Works, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the map through the Department of Public Works.
30. All required utility easements shall be provided for to the satisfaction of the concerned department or agency and shown on the final map.
31. Should any public entity or public utility hold an interest in the subdivision, the subdivider shall obtain utility clearance letters from such agency as required by Section 66436 c (1) of the Subdivision Map Act prior to approval of the final map.
32. All outstanding special assessments shall be paid in full prior to approval of the final map.
33. County property taxes shall be paid prior to approval of the final map.
34. All required off-site and on-site street improvements shall be provided for to the satisfaction of the Director of Public Works prior to approval of the final Tract Map or issuance of a building permit, whichever occurs first.
35. The applicant shall provide underground wiring for utility service to the project from the applicable pole and shall provide a vacant duct to the appropriate feed point for connection to future underground service to the satisfaction of the Director of

Planning and Building.

36. The subdivider shall provide areas for trash and recycling pickup with accessibility to the satisfaction of the Director of Public Works or shall provide for private trash pickup.
 37. The subdivider shall provide fire hydrants and necessary fire protection facilities to the satisfaction of the Fire Chief.
 38. The site development shall conform to plans approved and on file in the Department of Planning and Building.
 39. All encroachments over public rights-of-way shall be reviewed and approved by the Director of Public Works. If deemed necessary, such encroachments shall be noted on the final map.
 40. The applicant shall execute and record covenants, conditions and restrictions (C. C. & R's) against the title of the subdivision, which contain the following provisions. Prior to approval of the final map, a copy of the C. C. & R's shall be submitted to the satisfaction of the Director of Planning and Building. These provisions shall also be noted on the final map.
 - a. The residential complex shall consist of 106 lots.
 - b. The common areas and facilities for the subdivision shall be clearly described.
 - c. The Homeowners Association shall be responsible for the operation and maintenance of the private sewer system connected to the public sewer and site drainage system.
 - d. The Homeowners Association shall be responsible for the maintenance of the common areas, access easement, and facilities and the abutting street trees and parkways.
 - e. The property (condominium) owners shall obtain Homeowners Association approval, prior to the application for any building permits, for fences, pools/spas, and accessory structures, and the like.
 - f. Graffiti removal shall be the responsibility of the Homeowners' association and shall be removed within 24 hours.
-



PLAN 2 B

PLAN 1 C

PLAN 3 C

□ **ALAMITOS RIDGE** □
ALAMITOS RIDGE LLC

11-26-03

Rev. 12.19.03



Creating a neighborhood...

Alamitos Ridge



Garage Deep

Garage deep plan creates private family space as well as a varied street scene

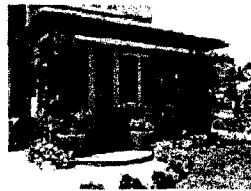


Porches

Porches add serene and charming space, much like the family neighborhoods of old Long Beach



Neighborhoods created at adjacent projects

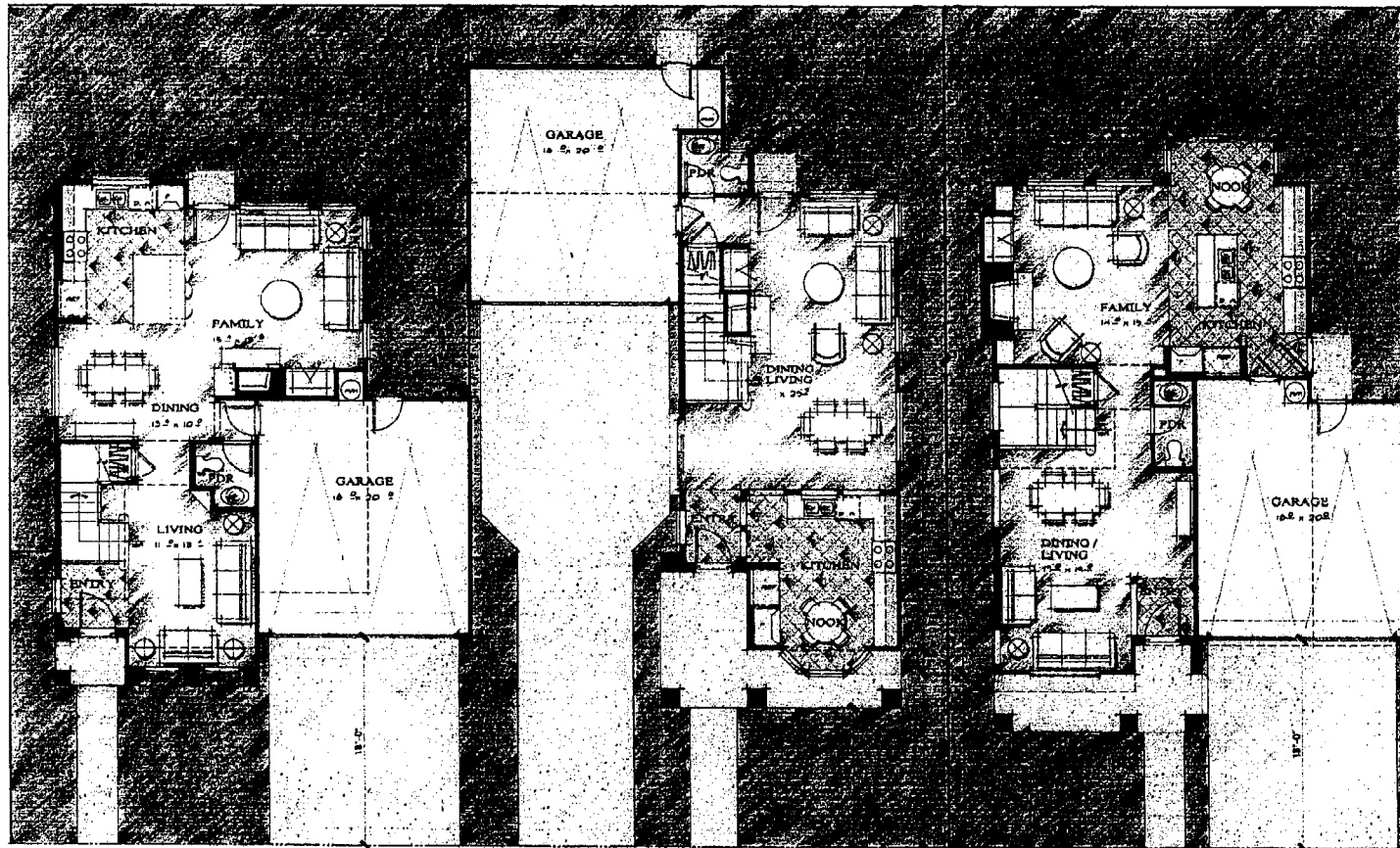


Bixby Ridge



Alamitos Greens





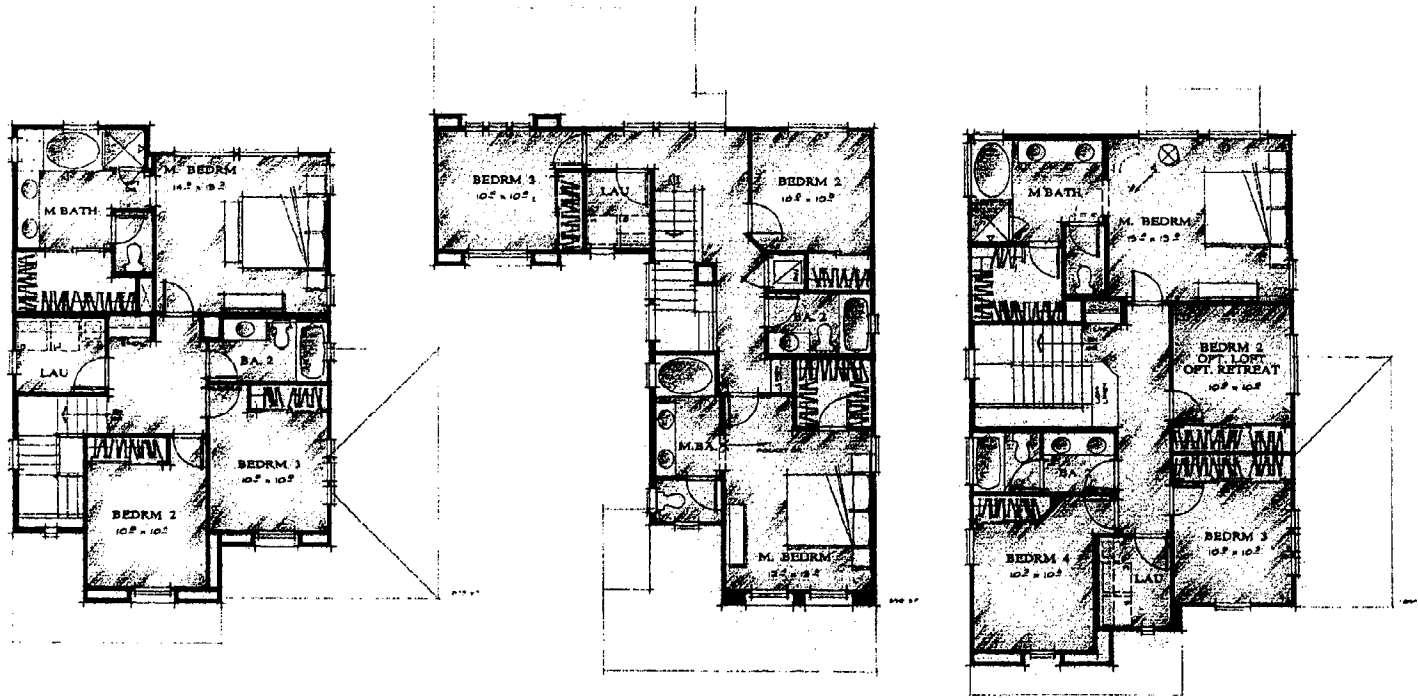
PLAN 2
1995 SQ. FT.

PLAN 1
1740 SQ. FT.

PLAN 3
2039 SQ. FT.

□ ALAMITOS RIDGE □
ALAMITOS RIDGE LLC

BASSENIAN
LACONI
Architectural and Land Planning
3001 Orchard Dr., Suite 200
Thousand Oaks, CA 91320-8751
Tel: 805/499-3131



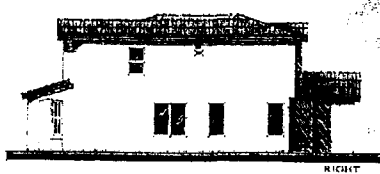
SECOND FLOOR
PLAN 2

SECOND FLOOR
PLAN 1

SECOND FLOOR
PLAN 3

□ **ALAMITOS RIDGE** □
ALAMITOS RIDGE LLC

BASSENIAN
 ARCHITECTS
LACONI
 ARCHITECTS
 ARCHITECTURE AND LAND PLANNING
 201 Orchard St., Suite 202
 Newport Beach, CA 92660-4711
 Telephone: 949-761-1100



RIGHT

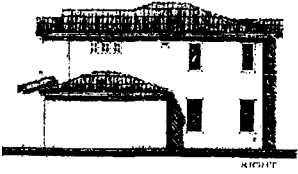


REAR

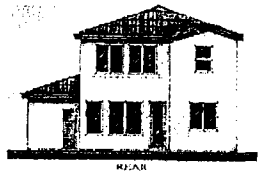


LEFT

PLAN 1-C



RIGHT



REAR

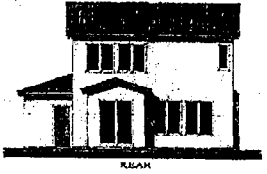


LEFT

PLAN 2-B



RIGHT



REAR



LEFT

PLAN 3-C

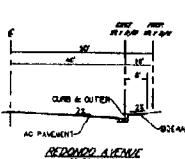
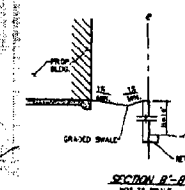
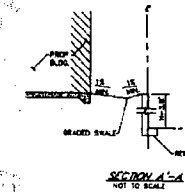
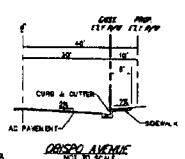
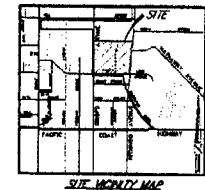
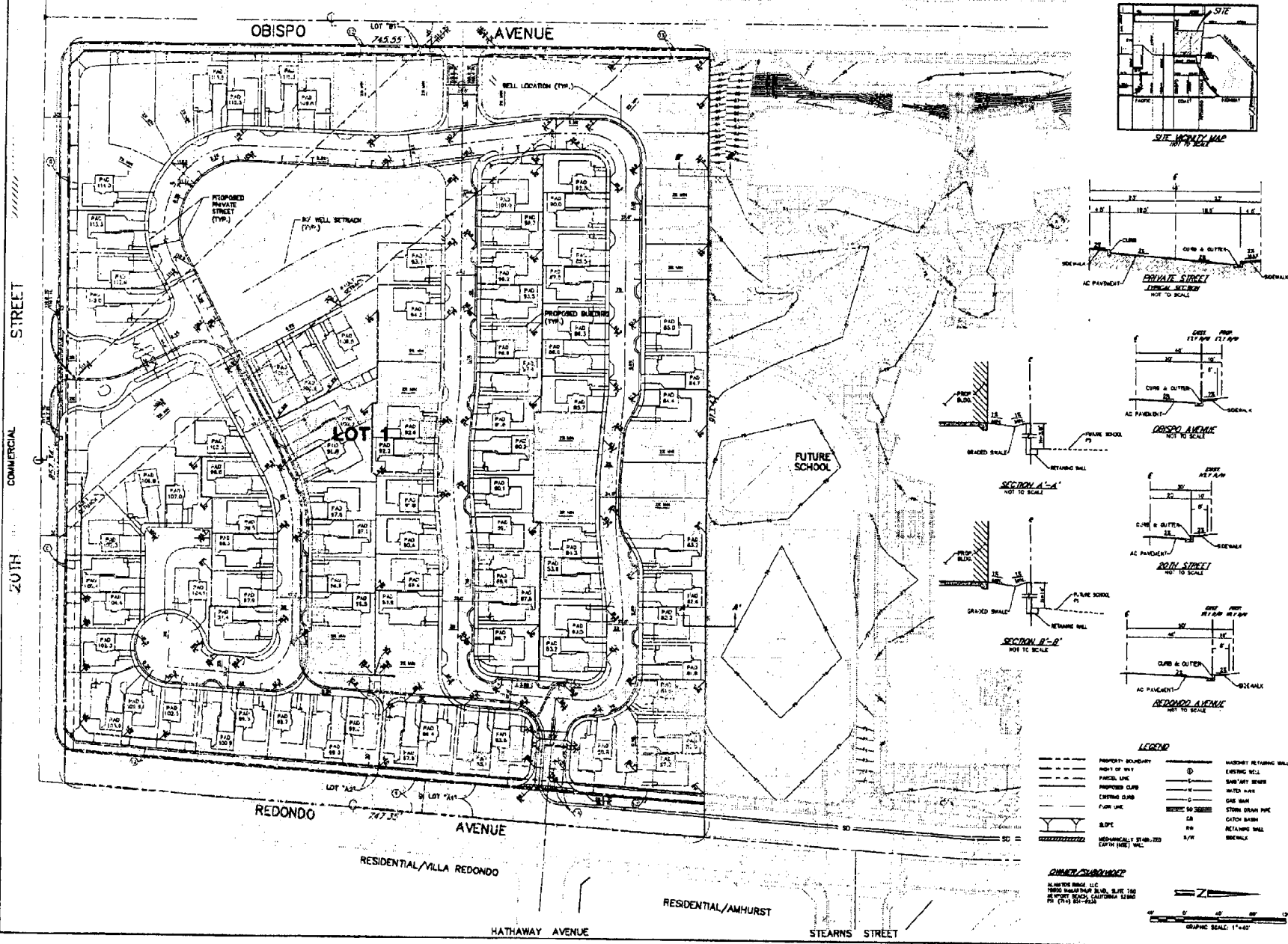
□ ALAMITOS RIDGE □
ALAMITOS RIDGE LLC

11-26-03



CONCEPTUAL GRADING PLAN

RESIDENTIAL/UNDER CONSTRUCTION



LEGEND

---	PROPERTY BOUNDARY	---	EXISTING RETAINING WALL
---	RIGHT OF WAY	---	EXISTING WELL
---	PARCEL LINE	---	SHAW-WAY BEWER
---	PROPOSED CURB	---	WATER MAIN
---	EXISTING CURB	---	GAS MAIN
---	FORM LINE	---	STEEL DRAIN PIPE
---	SLOPE	---	CATCH BASIN
---	MECHANICALLY STABILIZED	---	RETAINING WALL
---	GRAZE (HSE) WALL	---	BREAKAWAY

CURRENT SUBMITTALS

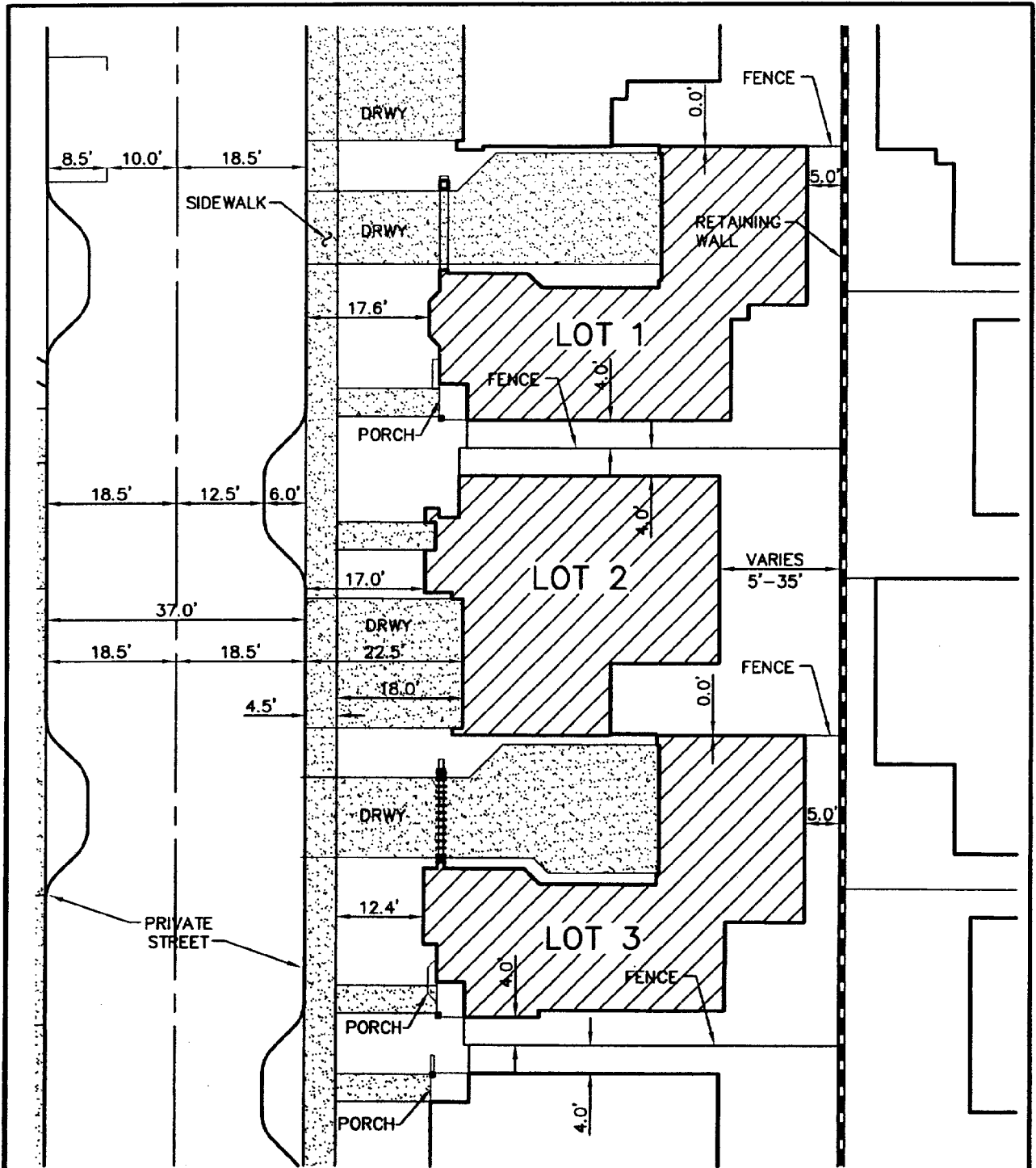
ALAMITOS RIDGE LLC
 1900 REDONDO BLVD., SUITE 100
 LONG BEACH, CALIFORNIA 90801
 PH: (562) 592-2444

DATE: 04/21/20
 CHECKED BY: [Signature]
 DRAWING NO.: 2020-0000
 PROJECT NO.: 20-000
 SHEET NUMBER: 1
 OF 1 SHEETS
 SCALE: P & A

Developed: **Alamitos Ridge**
 Prepared: **DRC**
 Checked: **[Signature]**
 Date: **04/21/20**

**ALAMITOS RIDGE
 REDONDO AVENUE & 20th STREET
 LONG BEACH, CALIFORNIA
 CONCEPTUAL GRADING PLAN**

PROJECT NO.: 20-000
 SHEET NO.: 1
 OF 1 SHEETS
 SCALE: P & A



ALAMITOS RIDGE

BUILDING SETBACK EXHIBIT

LONG BEACH, CALIFORNIA



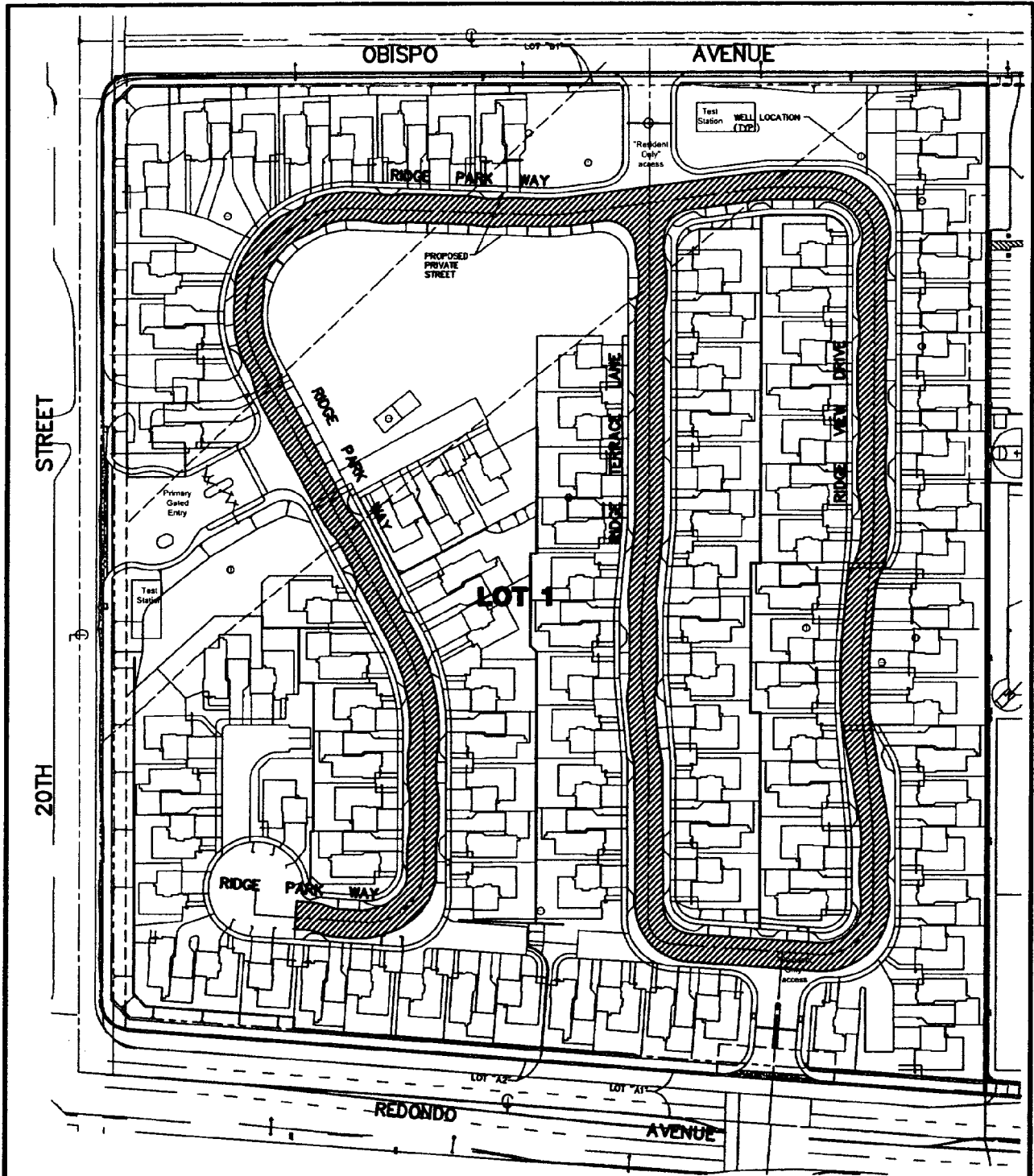
SCALE: 1"=20'

REVISED 04/27/04



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning
 8175 EAST KAISER BOULEVARD
 ANAHEIM HILLS, CA 92808 (714) 685-6860



KEY



24' TRAVEL WIDTH



SCALE: 1"=120'

ALAMITOS RIDGE
24' TRAVEL WIDTH EXHIBIT
 LONG BEACH, CALIFORNIA



Development Resource Consultants, Inc.
 Civil Engineering - Land Surveying - Land Planning
 8175 EAST KAISER BOULEVARD
 ANAHEIM HILLS, CA 92806 (714) 685-8800

RESOLUTION NO. R-1125

1
2
3 A RESOLUTION OF THE PLANNING COMMISSION
4 OF THE CITY OF LONG BEACH CERTIFYING THAT THE
5 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
6 ALAMITOS RIDGE RESIDENTIAL PROJECT
7 (SCH2001021047) HAS BEEN COMPLETED IN
8 ACCORDANCE WITH THE PROVISIONS OF THE
9 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE
10 AND LOCAL GUIDELINES, MAKING CERTAIN FINDINGS
11 AND DETERMINATIONS RELATIVE THERETO; ADOPTING
12 A STATEMENT OF OVERRIDING CONSIDERATIONS;
13 ADOPTING A MITIGATION MONITORING AND REPORTING
14 PROGRAM; RECOMMENDING APPROVAL TO THE CITY
15 COUNCIL OF A GENERAL PLAN AMENDMENT FROM LAND
16 USE DISTRICT 7 (MIXED USE) TO LAND USE DISTRICT 1
17 (SINGLE FAMILY RESIDENTIAL) AND AN AMENDMENT TO
18 PLANNED DEVELOPMENT PLAN PD 17 TO ALLOW
19 RESIDENTIAL DEVELOPMENT; APPROVING A SITE PLAN
20 REVIEW AND VESTING TENTATIVE TRACT MAP
21

22 The Planning Commission of the City of Long Beach does hereby find,
23 determine and resolve:

24 Section 1. LePlastrier Development Company ("Applicant") has submitted
25 a development application for the construction of a residential development on
26 approximately 14.1 net acres consisting of 106 single family residential units. The
27 proposed project site is located in the City of Long Beach ("City"), bordered on the east
28 by Redondo avenue, on the south by Twentieth Street, on the west by Obispo Avenue,

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1 and on the north by an undeveloped parcel of land. The location of the development
2 site is more particularly shown on figures 3.1 and 3.2 of Volume 1 of the Draft
3 Environmental Impact Report ("DEIR"), which was prepared in connection with the
4 proposed development project.

5 Sec. 2. On January 28, 2001, the City of Long Beach ("City"), as lead
6 agency, issued a Notice of Preparation which was sent to the State Clearinghouse in
7 the Office of Planning and Research for the State of California and to other interested
8 regional and Responsible Trustee and/or interested agencies and persons. Responses
9 to the Notice of Preparation received during the 30 day comment period ending on
10 February 27, 2001, were evaluated and considered in the development of the DEIR.

11 Sec. 3. The DEIR was prepared by LSA Associates Inc., 20 Executive
12 Park, Suite 200, Irvine, California 92614 (LSA Project No. LPL030) pursuant to a
13 contract with the City of Long Beach for the preparation of such environmental
14 documents.

15 Sec. 4. On April 28, 2003, the DEIR was initially completed and was
16 thereafter circulated to interested persons and agencies for a 45-day period. At the
17 conclusion of said circulation period, changes and modifications were proposed to the
18 project which required amendments to the DEIR and subsequent recirculation of the
19 DEIR in accordance with CEQA Guidelines.

20 Sec. 5. In February 2004, the modified DEIR was completed. Pursuant to
21 State CEQA Guidelines, Section 15085, the City prepared a Notice of Completion of the
22 DEIR which was filed by mail with the State Office of Planning and Research on
23 February 20, 2004. The DEIR was circulated to interested persons and agencies
24 between February 24, 2004 and April 9, 2004 for a 45-day comment period pursuant to
25 State CEQA Guidelines, Sections 15087 and 15105.

26 Sec. 6. The EIR is comprised of the DEIR and the Final Environmental
27 Impact Report ("FEIR") including the supplemental EIR project analysis and any exhibits
28 or appendixes thereto; the list of persons, organizations and public agencies which

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1 commented on the DEIR and FEIR; the comments which were received by the Planning
2 Commission regarding the DEIR and FEIR, the Planning Commission's written
3 responses to significant environmental comments raised in the public review and
4 comment process and the Mitigation Monitoring and Reporting Program, each of which
5 is incorporated herein and made a part hereof by this reference. The Planning
6 Commission held a duly noticed public hearing on the DEIR, FEIR, and the project on
7 June 3, 2004, at which time evidence, both written and oral, was presented to, and
8 considered by the Planning Commission. Notice of the time, place and purpose of the
9 Planning Commission's hearing was provided in accordance with applicable law.

10 Sec. 7. In response to the circulation of the DEIR, the Planning
11 Commission received written comments regarding the adequacy of the DEIR. Written
12 responses were prepared to all comments which raised significant environmental
13 issues. The comments, and the responses thereto, were incorporated into the FEIR
14 pursuant to State CEQA Guidelines, Section 15088.

15 Sec. 8. The findings made in this resolution are based upon the
16 information and evidence set forth in the DEIR and FEIR and upon other substantial
17 evidence (both oral and written) which has been presented in the record of this
18 proceeding. The DEIR and FEIR, staff reports, testimony, technical studies,
19 appendixes, plans, specifications, figures, exhibits, and other materials that constitute
20 the record of proceedings on which this resolution is based are on file and available for
21 public examination during normal business hours in the Department of Planning and
22 Building, Community and Environmental Planning Division, 333 West Ocean Boulevard,
23 Seventh Floor, Long Beach, California 90802. The custodian of said records is the
24 Director of Planning and Building of the City of Long Beach.

25 Sec. 9. The Planning Commission finds that the public and government
26 agencies have been afforded ample notice and opportunity to comment on the Notice of
27 Preparation, Initial Study, DEIR and FEIR.

28 Sec. 10. The Planning Commission finds pursuant to CEQA Guidelines,

1 Section 15084, that the EIR has been independently analyzed by the Planning
2 Commission and that the EIR represents the independent judgment and analysis of the
3 Planning Commission with respect to the project. The Planning Commission further
4 finds that the information provided in the various staff reports, the corrections and
5 modifications to the DEIR made in response to comments and the evidence presented
6 in written and oral testimony at the public hearing does not represent significant new
7 information so as to require recirculation of the EIR pursuant to the Public Resources
8 Code.

9 Sec. 11. The Planning Commission finds that the comments regarding the
10 DEIR and FEIR and the responses to those comments have been received by the
11 Planning Commission; that the Planning Commission has received and considered
12 public testimony regarding the adequacy of the DEIR and FEIR, and that the Planning
13 Commission has reviewed and considered all such documents and testimony prior to
14 acting on or approving the project or this resolution. Pursuant to State CEQA
15 Guidelines, Section 15090, the Planning Commission therefore certifies that the EIR
16 has been completed in compliance with CEQA.

17 Sec. 12. Based upon the Initial Study, the DEIR, Supplemental EIR
18 Project Analysis, and the FEIR, public comments, and the record before the Planning
19 Commission, the Planning Commission finds that the following environmental impact
20 area will have less than significant impacts and will not require mitigation: Population
21 and Housing, Biological Resources, Public Services and Utilities, and Recreation.

22 The Planning Commission further finds that the project may create
23 significant environmental impacts that can be mitigated to a level of insignificance in the
24 following areas: Land Use, Geotechnical, Water Resources, Archaeological and
25 Paleontological Resources, Noise, and Public Health and Safety.

26 The Planning Commission further finds that the following environmental
27 impacts may not be reduced to a level of insignificance even with adopted mitigation
28 measures: 1) **Aesthetics** due to the fact that view impacts from continuing oil

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1 operations adjacent to the proposed residential dwellings will occur, although project
2 design will partially reduce such impacts by incorporating 8 to 10 foot screen walls as
3 required by City regulations; 2) **Air Quality** due to the fact that the project will result in
4 short term and long term air quality impacts and cumulative impacts to the South Coast
5 Air Quality Management District (SCAQMD) air basin. Demolition, site preparation and
6 construction will generate dust and debris during the proposed construction period
7 which exceed the South Coast Air Quality Management District threshold of significance
8 during grading and soil importation. Project related impacts associated with air quality
9 are under the jurisdiction of the South Coast Air Quality Management District
10 ("SCAQMD"), the California Air Resources Board ("CARB"), and the United States
11 Environmental Protection Agency ("EPA"). SCAQMD is addressing district wide air
12 quality problems with a long range comprehensive regulatory scheme. CARB is
13 addressing mobile and other sources of air pollution, and EPA is addressing numerous
14 air quality issues. Any air quality impacts arising from the proposed project would be
15 regulated and partially mitigated by SCAQMD, CARB, and EPA rules and regulations
16 which are aimed at attaining national and state ambient air quality standards. Short
17 term construction related emissions will exceed the SCAQMD daily thresholds for the
18 criteria pollutants of NOX and PM10. Long term cumulative air quality impacts will
19 occur as a result of increased mobile source emissions and secondary source
20 emissions such as increased fossil fuel combustion. Such air quality impacts will remain
21 significant after all identified mitigation even though mitigation measures have been
22 provided for and will be incorporated into the requirements for project approval.
23 Furthermore, construction of the project, in conjunction with development of other
24 proposed projects within the South Coast Air Basin (SCAB), will exacerbate existing and
25 projected degraded regional air quality, and therefore, represents a significant
26 unavoidable cumulative impact in terms of regional air quality.

27 The Planning Commission further finds that although significant impacts
28 related to Traffic and Circulation will not occur, implementation of mitigation measures

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1 as set forth in the Mitigation Monitoring Program will reduce potentially significant traffic
2 and circulation related impacts.

3 Sec. 13. The Planning Commission finds that in response to each
4 significant impact identified in the DEIR and FEIR changes, alterations or mitigation
5 measures have been or will be required or incorporated into the project as part of the
6 Mitigation Monitoring and Reporting Program which will avoid, or substantially reduce to
7 a level of insignificance, the significant environmental impacts previously identified with
8 the exception of impacts to: **Aesthetics** and **Air Quality**, which impacts the Planning
9 Commission finds may not be mitigated to a level of insignificance, for the reasons set
10 forth elsewhere in this Resolution, even though feasible mitigation measures have been
11 required or imposed in an attempt to reduce or partially eliminate said significant
12 environmental impacts. Each such change, alteration or mitigation measure shall be a
13 condition of approval of the project. Said changes, alterations, or mitigation measures
14 are more fully detailed and described in the Mitigation Monitoring and Reporting
15 Program which is contained in Section 7 of Volume 1 of the DEIR at pages 7-1 through
16 7-15, inclusive.

17 Sec. 14. Section 5 of the DEIR describes, and the Planning Commission
18 has fully considered, a reasonable range of alternatives to the project. These
19 alternatives include: A) the "No Project" alternative; B) the "No Project-Implementation
20 of Existing General Plan" alternative; C) the "Lower Density " alternative; and D) the
21 "Delayed Development" alternative

22 The "no project" alternative would leave the site essentially in its present
23 undisturbed condition and the proposed project would not proceed. However, the
24 Planning Commission finds that the "No Project" alternative would not fulfill the project
25 goals or objectives as set forth and described in Volume 1, Section 3 of the DEIR and
26 that said alternative would realistically be seen as an interim use of the site at best, due
27 to the fact that the site is one of the last remaining vacant land parcels in the City, and it
28 is unlikely that said site will remain undeveloped. Although the "No Project" alternative

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1 is found by the Planning Commission to have the least environmental impact, this
2 alternative would also eliminate the beneficial impacts that are likely to result from the
3 proposed project, which beneficial impacts are discussed elsewhere in this Resolution.
4 Furthermore, it would be expected that the Applicant would continue to pursue
5 development proposals for the site, such as a similar use, but with different design or
6 intensity. Each of these other development proposals would have its own
7 environmental implications which would have to be evaluated. As a result, the "No
8 Project" alternative is seen as a means of deferring a development decision concerning
9 the project site, and not as an alternative with long term implications. Although the "No
10 Project" alternative is environmentally superior to the proposed project, or alternative
11 proposals, the Planning Commission finds that it is infeasible because it would not
12 sufficiently achieve the basic goals or objectives of the Proposed Project and that it
13 would eliminate many of the beneficial effects of the Project.

14 The "No Project-Implementation of Existing General Plan" alternative
15 would result in the development of the site pursuant to its existing General Plan land
16 use and zoning designations (i.e., Mixed Use, Land Use District No. 7, and PD-17
17 zoning). However, this Alternative would not fulfill many of the basic goals or objectives
18 of the project, and would likely result in incompatible land uses due to the fact that
19 existing or already approved residential projects adjacent to the proposed site, as well
20 as a proposed school site to the north, would be incompatible with the types of mixed
21 use developments that are permitted pursuant to existing zoning and land use
22 designations. It is therefore found by the Planning Commission that this alternative is
23 both undesirable and infeasible for the reasons specified above.

24 The "Lower Density" alternative would reduce the number of single family
25 units by 60 percent. This would result in approximately 63 single family units in this
26 planning area rather than 106 single family units, and would result in an overall project
27 density of approximately 4.2 units per acre rather than the 7.4 units per acre under the
28 proposed project. The Planning Commission finds that the "Lower Density" alternative

1 would have similar and/or reduced significant environmental impacts as would the
2 proposed project, as said impacts are set forth and described in Section 4 of the DEIR.
3 Because this alternative has similar or reduced impacts as those anticipated to occur
4 under the proposed project, the Planning Commission finds this alternative to be
5 environmentally superior to the proposed project. However, the Planning Commission
6 further finds that this alternative would fail to meet the primary objectives of the project
7 and the City to increase housing opportunities through the provision of a variety of
8 housing types and residential densities, and to promote well planned and integrated
9 urban infill development within the City of Long Beach. Therefore, based on the
10 foregoing, the Planning Commission finds this alternative to be infeasible.

11 The "Delayed Development" alternative would be exactly the same as the
12 proposed project, except that occupation of dwelling units would not occur until all
13 existing oil extraction operations on the site had ceased and all site remediation is
14 complete. The Planning Commission finds that the environmental impacts of this
15 alternative would be substantially the same as those identified for the proposed project
16 at "build out", however, occupancy of dwelling units after cessation of all oil operations
17 would reduce any impacts or risk of impact associated with residential development in
18 proximity to ongoing oil operations. The Planning Commission finds that this alternative
19 would jeopardize achievement of the project objectives, and would likewise hamper the
20 City's effort to meet current demand for moderately priced housing as expressed in the
21 most recent Regional Housing Needs Assessment and the 2001 Housing Element of
22 the General Plan for the City of Long Beach. Because this alternative has similar or
23 reduced impacts compared to those discussed for the proposed project in Section 4 of
24 the DEIR, the "Delayed Development" alternative is likewise considered to be
25 environmentally superior to the proposed project. However, this alternative is deemed
26 by the Planning Commission to be both inferior and undesirable when compared to the
27 proposed project because of its failure to meet the basic goals or objectives of the
28 Applicant or City with respect to the project. The Planning Commission finds, based

1 upon all of the information contained in the DEIR (specifically that information contained
2 in Section 5 of Volume 1 of the DEIR), together with the other evidence contained in
3 the record of this proceeding, that the project, as proposed is the environmentally
4 superior project.

5 Accordingly, and for any one of the reasons set forth herein, or in the
6 DEIR and FEIR, the Planning Commission finds that specific economic, social, or other
7 considerations make infeasible each of the project alternatives, including the "no
8 project" alternative identified in the EIR and each is hereby rejected. The Planning
9 Commission further finds that a good faith effort was made to incorporate alternatives
10 into the preparation of the EIR, and that all reasonable alternatives were considered in
11 the review process of the EIR.

12 Sec. 15. The Planning Commission hereby makes each of the findings
13 contained in this Resolution and further finds that each fact in support of a finding is true
14 and is based upon substantial evidence in the record, including the DEIR and FEIR.
15 For each environmental impact identified in the DEIR and FEIR as "significant and
16 unavoidable", the Planning Commission approves, recommends and adopts the
17 "Statement of Overriding Considerations" as set forth hereafter in this Resolution. The
18 Planning Commission further hereby adopts the Mitigation Monitoring and Reporting
19 Program which is set forth in the DEIR at Volume 1, Section 7, together with any
20 corrections or amendments thereto, as set forth in Volume 3 of the DEIR, which Volume
21 is entitled "Alamitos Ridge Supplemental EIR Project Analysis, EIR Errata and
22 Response to Comments", which was prepared in connection with the DEIR and FEIR.

23 Sec. 16. The Planning Commission finds that there are certain potentially
24 significant benefits which will result from the proposed development and operation of
25 the project as proposed, including and not limited to the following:

26 a. The project will result in the construction of residential development in
27 the City that is consistent with the Housing Element of the General Plan's goal of
28 increasing overall housing opportunities within the City of Long Beach.

1 b. The proposed project will promote a pedestrian scale and a superior
2 neighborhood ambience consistent with the City's character, through quality design and
3 streetscape standards.

4 c. The proposed project will provide a circulation system designed to
5 accommodate both automobile and pedestrian movement that is compatible with
6 residential uses.

7 d. The proposed development will promote a cohesive physical design
8 that will enhance the quality of the surrounding neighborhood and mixed-use district.

9 e. The proposed development will promote compatibility of proposed
10 development with existing oil facilities and operations, consistent with Chapter 12 of the
11 Long Beach Municipal Code, entitled "Oil Code."

12 f. The proposed project will enhance the economic vitality of the City
13 through redevelopment of an underutilized site.

14 The Planning Commission has balanced the economic, legal, social,
15 technological and other benefits of the proposed project against its unavoidable
16 environmental risks and impacts, and hereby finds and determines that the significant
17 economic, legal, social, technological and other benefits of the project as set forth in this
18 Resolution outweigh and override those potentially significant adverse environmental
19 impacts identified in this Resolution which are not capable of being mitigated to a level
20 of insignificance and that the unmitigated impacts are therefore acceptable.

21 Sec. 17. At the public hearing held by the Planning Commission on June
22 3, 2004, the Planning Commission gave full consideration to all pertinent facts,
23 information, proposals, environmental documentation, and recommendations respecting
24 all parts of a proposed amendment to the Land Use Element of the City's General Plan
25 from LUD 7 (Mixed-Use) to LUD 1 (Single Family Residential), as well as a proposal for
26 an amendment to Planned Development Plan, PD 17 to allow residential development,
27 a Vesting Tentative Map, a Site Plan Review for the proposed project, and afforded full
28 opportunity for public input and participation.

CITY PLANNING COMMISSION MINUTES

JUNE 3, 2004

DRAFT

The regular meeting of the City Planning Commission convened Thursday, June 3, 2004, at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Nick Sramek, Charles Winn, Matthew Jenkins

ABSENT: COMMISSIONERS: Lynn Moyer, Morton Stuhlberg

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Harold Simkins, Senior Planner

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Dave Roseman, City Traffic Engineer
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Winn led the pledge of allegiance.

M I N U T E S

The minutes of May 6, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Winn and passed 4-0. Commissioners Moyer and Stuhlberg were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

The Consent Calendar was approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Jenkins, and passed 4-0. Commissioners Moyer and Stuhlberg were absent.

1A. Case No. 0401-09, Standards Variance, CE 04-06

Applicant: Charles Belak-Berger
Subject Site: 56 La Linda Drive (Council District 8)

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Description: Standards Variance for construction of a two-story single-family residence with an attached two-car garage.

Approved the applicant's request for an extended continuation, not to exceed a six-month period (to be returned to the Commission no later than the December 2, 2004 meeting).

1B. Case No. 0310-07, CE 03-188

Applicant: William Kosin
Subject Site: 1470 Pine Avenue (Council District 1)
Description: Appeal of the Zoning Administrator's decision to conditionally approve a Standards Variance for fence height and carport setback.

Continued the item to the June 17, 2004 meeting.

1C. Expansion of Historic District

Applicant: City of Long Beach
Fady Mattar, Acting Director, Planning and Building
Subject Site: Drake Park/Willmore City Historic Dist. (Council District 1)
Description: Minor boundary expansion of the Drake Park/Willmore City Historic District.

Recommended that the Long Beach City Council adopt an ordinance expanding the boundary of the Drake Park/Willmore City Long Beach Historic Landmark District.

C O N T I N U E D I T E M S

2. Case No. 0208-18, Amendment to the Land Use Element of the General Plan; Amendments to the Alamitos Land Planned Development District (PD-17); Site Plan Review; Vesting Tentative Tract Map; EIR 35-01

Applicant: Frawn Granados, Le Plastrier Management Company, Inc.
Subject Site: 2080 Obispo Avenue (Council Dist. 4)
Description: Amendment to the Land Use Element of the General Plan, Amendment to the Alamitos Land Planned Development District (PD-17), Site Plan Review, and approval of Vesting Tentative Tract Map No. 52702 to allow a 106-unit single family residential development.

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Harold Simkins presented the staff report recommending approval of the request, since the proposed project would be appropriate for the location given the development pattern of the surrounding properties and future development of a school on the adjacent property; and because the tract map is consistent with the General Plan, Zoning designations and Subdivision Regulations, and since positive findings could be made in support of the Site Plan Review, given the internal design of the neighborhood, large common open space and variety of housing styles.

Commissioner Winn expressed concern that allowing a left turn onto 20th Street could create severe safety issues, when it had been disallowed in an earlier version of the project.

Chairman Greenberg asked if language on the ending time of required remediation could be changed from 'as soon as possible' to immediately.' Angela Reynolds said that the change would be made.

Mr. Greenberg also asked if future oil operations on the land would be bound by the stringent well maintenance conditions in the EIR, and suggested that closing a traffic lane during this maintenance would be unsafe. Mr. Greenberg also asked about the distinction between noise levels in oil pumps that would trigger requirements for a sound barrier and larger setbacks, which he thought were safety-based.

Robert Bailen, LSAS Associations, 20 Executive Park, Suite 200, Irvine, stated that smaller pumps made far less noise than larger ones.

Fady Mattar added that the Fire Department, not the Department of Planning, required larger setbacks based on the size of the well, restrictions on the size of the oil pool, and fire ratings based on the size of the walls and use of sprinklers.

In response to a query from Chairman Greenberg regarding idle wells, Mr. Mattar noted that idle wells did have to be capped, but since the State was slow to enforce this rule due to lack of personnel, the City would keep all mitigation measures in place until a well was safety capped and abandoned.

Dave Roseman, City Traffic Engineer, responded to Commissioner Winn's concern about the left turn onto 20th Street by noting that a left-turn pocket would be added there. Mr. Roseman noted

DRAFT

that there had been no left-turn accidents at the location, and that the decision to change the configuration at the intersection had to do with primary site access and the proposed widening of Redondo to add the left-turn pocket.

Jeff Le Plastrier, Le Plastrier Management Company, Inc. 19800 MacArthur Blvd., Irvine, acknowledged that this was the last piece of the Alamitos land grant to be disposed of by the Bixby family, and that his company had realized that residential would be the best use given the anomalies of the site. Mr. Le Plastrier said he thought the project reflected the City's housing needs while being compatible with adjacent uses and addressing the Inglewood fault running across a corner, and existing oil production on site.

Mr. Le Plastrier also asked that small changes be made to the language in conditions addressing the size of the sidewalk and the recording of well operation requirements to run with the land.

In response to a query from Chairman Greenberg, Mr. Le Plastrier stated that the site was a secondary recovery field with only one deep well, and that no further consolidation was possible, since many of the wells had already been abandoned.

Commissioner Winn said he thought this was a great project, and he was delighted to have more quality housing and another school.

Commissioner Winn then moved to certify Environmental Impact Report 35-01, to adopt the amended overriding considerations; and to recommend that the City Council approve amendments to the Land Use Element and Alamitos Land Planned Development Plan (PD-17), and to approve the Tentative Tract Map No. 52702 and Site Plan Review, subject to revised conditions of approval.

Commissioner Sramek echoed Mr. Winn's sentiments, and seconded the motion.

Commissioner Jenkins agreed this was a great addition to new developments in the area.

Chairman Greenberg expressed appreciation for the planning that had gone into this project, which he felt was one of the few housing opportunities left in the City.

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The question was called, and the motion passed 4-0.
Commissioners Moyer and Stuhlbarg were absent.

3. Historic District Designation

Applicant: Catherine Morley, Board of Directors,
Bluff Heights Neighborhood Association
Subject Site: The area generally bounded by Redondo
Avenue, Broadway, 4th Street and Junipero
Avenue (Council Dists. 2 & 3)
Description: Historic Landmark District Designation -
Bluff Heights Neighborhood Association.

Harold Simkins presented the staff report recommending approval of the request since the area possessed the required criteria for historical designation, including significant character, and the possibility to preserve distinctive architectural styles, and because the proposal seemed to enjoy a high level of support.

Catherine Morley, Board Member, Bluff Heights Neighborhood Association, applicant, outlined the history of the historical designation process, and their outreach efforts to the neighborhood, which included three years of hand-delivered quarterly newsletters and many Board meetings and community events to explain the idea.

Daphne Dodge, 2820 E. Colorado Street, area resident, said that she and many of her neighbors never received any notice about the process, and that she did not understand all the ramifications of living in such a district, including what kind of changes they could or couldn't do to their own home.

Gary Silva, 5312 E. Hanberry Street, property owner in the area, echoed Ms. Dodge's concerns about lack of notice, and said he was concerned about government control over the alteration of homes. Mr. Silva remarked that if more information on the impacts and costs of this designation was given to residents, most would be in favor of this.

Catherine Gregory, 56 Sicilian Walk, area property owner, said she hadn't received any information before the City notice went out, and that she didn't understand what kind of limitations would be put on homeowners.

Beverly Bickel, 265 Orizaba, area neighbor, said she had voted against the historical designation due to her concern about

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1 RESOLUTION NO. C-
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
5 HEARING, AMENDMENTS TO THE MAP OF THE LAND USE
6 ELEMENT OF THE GENERAL PLAN OF THE CITY OF LONG
7 BEACH FROM LUD-7 (MIXED USE) TO LUD-1 (SINGLE
8 FAMILY) AND LUD-10 (INSTITUTIONAL)
9

10 The City Council of the City of Long Beach resolves as follows:
11

12 Section 1. The City Council does hereby find, determine and declare:

13 A. The City Council of the City of Long Beach has adopted, pursuant
14 to Section 65302 of the California Government Code, a Land Use Element as part of the
15 City's General Plan;

16 B. The City Council desires to amend the Land Use Element of the
17 City of Long Beach as set forth in this Resolution;

18 C. The City Planning Commission held a public hearing on June 3,
19 2004, on an amendment to the text and map of the Land Use Element of the General Plan
20 of the City of Long Beach;

21 D. At that hearing, the Planning Commission gave full consideration
22 to all pertinent facts, information, views, proposals, environmental documentation and
23 recommendations respecting all parts of the amendment to the maps of the Land Use
24 Element of the General Plan and afforded full opportunity for public input and participation;

25 E. On June 3, 2004, following the public hearing, the Planning
26 Commission certified Environmental Impact Report (EIR) SCH 200102107 on the basis of
27 the initial study and any comments received regarding the draft EIR and found that there
28 is no substantial evidence that the project will have a significant effect on the environment;

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1 F. Following receipt of all appropriate environmental documentation,
2 full hearings and deliberation, the City Planning Commission recommended approval of the
3 amendment to the map of the Land Use Element of the General Plan and further directed
4 that said recommendation be forwarded to the City Council for consideration;

5 G. That on _____, 2004, the City Council conducted
6 a duly noticed public hearing at which it gave full consideration to all pertinent facts,
7 information, views, proposals, environmental documentation and recommendations
8 respecting all parts of the amendment to the maps of the Land Use Element of the General
9 Plan and afforded full opportunity for public input and participation.

10 H. Following receipt of all appropriate environmental documentation,
11 full hearings and deliberation, the City Council did concur with the recommendations of the
12 Planning Commission and did approve and adopt the environmental documentation and
13 the amendment to the maps of the Land Use Element of the General Plan relating to LUD
14 No. 7 (Mixed Use) to LUD-1 (Single Family) and LUD-10 (Institutional).

15 Sec. 2. The City Council of the City of Long Beach hereby formally approves
16 and adopts the amendment to the map of the Land Use Element of the General Plan of the
17 City of Long Beach, as certified and recommended by the Planning Commission of the City
18 of Long Beach. Such map amendments are depicted in Exhibit "A", which is attached
19 hereto and incorporated herein by this reference.

20 Sec. 3. This resolution shall take effect immediately upon its adoption by the
21 City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council
of the City of Long Beach at its meeting of _____, 2004, by the following vote:

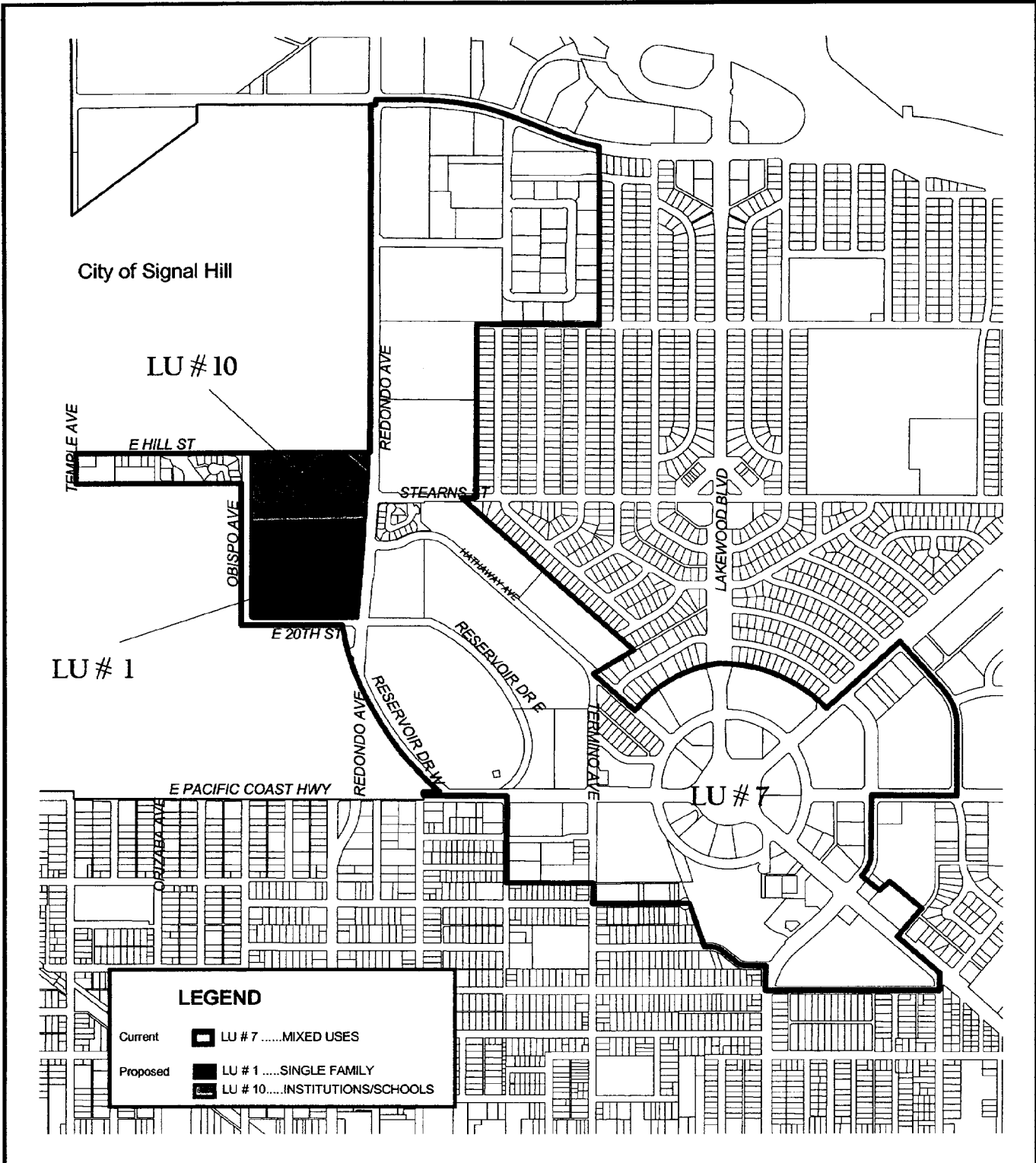
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

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PROPOSED

**AMENDMENT TO A PORTION OF PART 11
OF THE LAND USE DISTRICTS MAP**



REZONING CASE
RZ-0208-18

Exhibit "A"

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ORDINANCE NO. C-

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
LOS ALAMITOS LAND PLANNED DEVELOPMENT
DISTRICT (PD-17) IN ITS ENTIRETY

The City Council of the City of Long Beach ordains as follows:

Section 1. Ordinance No. C-7279, adopted November 1, 1994, as amended,
is amended in its entirety to read as follows:

Section 1. Use District Map Amendment

The official Use District Map of the City of Long Beach, as said map
has been heretofore established and amended, is further amended by
amending and changing Part 11 of said map.

That portion of Part 11 of said Use District Map which is changed and
amended by this ordinance is attached hereto as Exhibit "A" and by
reference made a part of this ordinance and a part of the official Use District
Map. Any reference in the Municipal Code of the City of Long Beach to Part
11 of said Use District Map shall hereafter relate and apply to said Part 11.

Sec. 2. Establishment of the Alamitos Land Planned
Development District (PD-17)

By this amendment to one Use District Map, the Alamitos Land
Planned Development District is hereby established in Part 11 as designated
on the attached amendment to Part 11. The following Development and Use
Standards are hereby adopted and by this reference made a part of the
official Use District Map:

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ALAMITOS LAND PLANNED DEVELOPMENT DISTRICT
PLANNED DEVELOPMENT PLAN (PD-17)

The intent of this Planned Development Plan is to establish guidelines for the use and development of the Alamitos Land Co. owned parcels of land. The site, fifty-five acres of land within the City of Long Beach, contains significant undeveloped and undeveloped property.

Thus, it provides unique opportunities for innovative development to create an integrated, well planned development. The location is well suited for a mix of residential, commercial and business park development. However, the site is also constrained by the Fault Hazard Zone and the limited capacities of the surrounding streets. Thus, this plan intends to assure that new developments will be a visually attractive complex with limited impacts on traffic and free from safety hazards engendered by the fault zone or industrial activities. Such development will be compatible with mixed uses within the site as well as with the established uses in the surrounding areas.

This Planned Development Plan shall consist of the attached Land Use Plan, and Use and Development Standards. All development proposals shall be reviewed by the Planning and Building Department Site Plan Review Committee to assure consistency with this Planned Development Plan and to assure high quality design and site planning. No deviation from these development standards shall be permitted unless it is found to be consistent with the intent of this plan.

DEVELOPMENT REVIEW PROCEDURES

A. Each property owner shall submit a Master Site Plan for Planning Commission approval prior to approval of the first phase or, for projects where the first phase of a new development has already begun, prior to the approval of the building permit for the next building. Such Master Site Plan

1 shall identify the location of each building to be built on the site, the area of
2 the building and the use of each building. The Master Site Plan shall also
3 indicate the overall design character of the site, including unifying
4 architectural and landscape design themes.

5 B. Each building shall be reviewed for Site Plan Review by the Site
6 Plan Review Committee. No building permit shall be issued for any building
7 on the site until a Site Plan Review has been approved, or conditionally
8 approved and all conditions satisfied. Site Plan Review shall review each
9 building project for consistency with the PD requirements and the Master Site
10 Plan, functionality of building layout, consistency with detailed zoning
11 standards and architectural and landscape architectural quality.

12 C. In addition to the required plot plan, floor plan, elevations and
13 landscape plan, the application for Site Plan Review shall contain an
14 estimate of the peak-hour trips to be generated by the proportion of the full
15 development requested with the application and identification of the
16 Transportation Demand Management (TDM) measures to be taken to reduce
17 the peak-hour trips.

18 D. In the submission of individual buildings, it is recognized that the
19 building sizes may be changed, building locations redistributed or the mix of
20 uses adjusted to meet changing user demands. However, the architectural,
21 landscaping and overall design character of the site shall be in substantial
22 conformance to the original Master Site Plan and the intensity of
23 development as measured in trips shall not be changed except by the
24 procedure described later in this PD. Substantial conformance shall be
25 determined by Site Plan Review.

26 General Use and Development Standards

27 A. Uses

28 1. A mixture of uses shall be permitted as specified in each subarea.

1 Each subarea is allocated a specific use intensity.

2 Further, development of the site shall be limited to an intensity of
3 development equal to no more than 1,520 vehicle trips to and from the site
4 in the P.M. peak-trip hour for the development between 4:00 p.m. and 6:00
5 p.m. The initial plan for the site that satisfies this trip limitation consists of
6 539 multifamily residential units, 624,000 square feet of office use space,
7 40,000 square feet of retail use space, and 372,000 square feet of
8 warehouse use space.

9 2. As used in this ordinance:

10 a. "Office use" means use of a building for administrative,
11 professional, or clerical tasks.

12 b. "Research and development use" means a mixed use of a
13 building containing not more than twenty-five percent of gross usable floor
14 area of office use and the remainder being laboratories or laboratories and
15 light manufacturing. If the area devoted to office use exceeds twenty-five
16 percent, then the office use portion is treated as an office building.

17 c. "Warehouse" means use of a building for storage of goods
18 or commodities with not more than ten percent of the floor area used for
19 office uses. If the area devoted to office use exceeds ten percent, then the
20 office use portion is treated as an office building.

21 d. "Light industrial" means use of a building for activities
22 necessary to convert natural resources into finished products, with limited
23 environmental impacts. Such activities include manufacturing of precision
24 and electrical products, assembling of products, and storage of non-
25 hazardous materials. If administrative offices for light industrial use exceeds
26 ten percent of the gross usable floor area, then the office use portion is
27 treated as an office building.

28 e. "Hotel" means use of property for rental of rooms, suites or

1 dwelling units for a period of thirty days or less. Includes as accessory uses,
2 retail sales, restaurants, taverns, meeting rooms, conference rooms and
3 banquet rooms and up to fifteen percent of the rooms rented for periods of
4 thirty-one days or more.

5 f. "Gross usable floor area" means gross floor area minus entry
6 lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms
7 and bathrooms.

8 3. The type and intensity of development indicated above is
9 determined by a specified number of trips per hour in the evening peak
10 period of 4:00 p.m. to 6:00 p.m. This number is calculated by multiplying the
11 area in each use by the traffic generation rates as established in the Trip
12 Generation Manual, Fourth Edition, of the Institute of Traffic Engineering.
13 The number of trips generated by this calculation shall then be reduced by
14 the Traffic Demand Management Plan's trip reduction. The resulting figure
15 is then compared to the permitted peak-hour trips.

16 4. Other combinations or amounts of the uses permitted in this PD,
17 which generate an equal or lesser number of trips per hour in the peak
18 hours, may be substituted for this use allocation, provided that a Master Site
19 Plan is approved by the Planning Commission. In calculating the number of
20 trips utilized, all new development within this PD after January 1, 1986, shall
21 be included.

22 5. Changes in the number of trips allocated may be accomplished in
23 the following ways:

24 a. Increased Development Intensity Through Transfer of Trips

25 Trips may be transferred between the Airport Area

26 Planned Development Plans:

27 PD-19: Douglas Aircraft;

28 PD-23: Douglas Center;

- 1 PD-12: Long Beach Airport Terminal Area;
- 2 PD-13: Atlantic Aviation;
- 3 PD-18: Kilroy Airport Center;
- 4 PD-9: Long Beach Airport Business Park;
- 5 PD-15: Redondo Avenue;
- 6 PD-17: Alamitos Land;
- 7 PD-7: Long Beach Business Center; and
- 8 PD-27: Willow Street Center;

9 provided that:

10 I. Not more than twenty percent of the originally
11 authorized trips are added to the receiving PD;

12 ii. The Director of Public Works finds that the transfer
13 will have no significant detrimental effect upon the level of service at any
14 intersection;

15 iii. The transfer is implemented by approval by the
16 Planning Commission of an amendment to both Master Site Plans to
17 reallocate and document the revised number of trips;

18 iv. Notice of the Planning Commission hearing for the
19 Amendment of the Master Site Plan is sent to all owners and lessees, with
20 an interest recorded on the Tax Assessor's rolls, in the Airport Area Planned
21 Developments; and,

22 v. All authorized transfer of trips shall not be effective
23 until the change is recorded against the property with the Los Angeles
24 County Recorder.

25 b. Increased Development Intensity Through Added Trips

26 Additional trips beyond the original allocation may be approved
27 provided that:

28 I. The increase will not exceed the original allocation by

1 more than twenty percent;

2 ii. The applicant shall pay a trip mitigation fee that is a
3 pro-rata fair share of the costs of the original Traffic Mitigation Program for
4 the additional trips;

5 iii. A new analysis of the traffic impacts on all
6 intersections in the Airport Area is undertaken at the expense of the
7 applicant, and such analysis shows no significant detrimental effect upon the
8 level of service at any intersection or the applicant agrees to pay an
9 additional trip mitigation fee equal to all costs of all additional improvements
10 at all intersections necessary to mitigate the degradation of the level of
11 service caused by the additional trips. Degradation of the level of service is
12 a reduction to level of service "E" or "F" unless that level of service was
13 accepted in the original improvement program;

14 iv. An amendment to the Master Site Plan shall be
15 required to authorize the additional trip allocation; and,

16 v. Notice of the Amendment of the Master Site Plan
17 hearing is sent to all owners and lessees, with an interest recorded on the
18 Tax Assessor's rolls, in the Airport Area Planned Developments.

19 6. The City will accept applications for modification of development
20 intensity at any time after the Traffic Mitigation Program is adopted through
21 the enactment of necessary ordinances and establishment of the First
22 Assessment District. However, an applicant does not receive first priority for
23 utilizing available trips by merely filing an application. Available trips shall be
24 reserved to an applicant only upon the payment of all necessary traffic
25 mitigation fees for the proposed modification. Because the modification
26 process can take many months to complete, the City may also set aside
27 during the modification process the trips which will be utilized if the
28 application is approved, providing that both the following conditions are met:

1 a. The traffic analysis has been completed and the Director of Public
2 Works has prepared an estimate of the necessary traffic mitigation fee; and,

3 b. The applicant has made a good-faith deposit with the City of cash
4 or letter of credit equal to ten percent of the estimated traffic mitigation fee,
5 which deposit will be forfeited if the applicant does not proceed with the
6 project or does not diligently pursue the application in accordance with a
7 reasonable schedule set forth by the Director of Planning and Building. If
8 this application is approved and the developer meets all traffic mitigation
9 conditions of approval, the deposit will be refunded or credited toward the
10 traffic mitigation fees, at the discretion of the applicant. If the application is
11 denied, the deposit will be refunded to the applicant.

12 7. If additional trips have been authorized for one developer in the
13 Airport area, and that authorization required intersection improvements
14 above those required by the Traffic Mitigation Program, and subsequently
15 another developer requests authorization for additional trips, and those
16 additional trips are found by the Director of Public Works to not degrade any
17 intersections due to the additional improvements paid for by the first
18 developer, then the Director of Public Works shall require the second
19 developer to reimburse the first developer for a pro-rata fair share of the
20 additional improvement costs. Such fees shall be collected from the second
21 developer according to the procedure established for developer fees in the
22 Traffic Mitigation Program. The Director of Public Works shall then notify the
23 first developer, or the successor-in-interest, of the receipt of the funds, and
24 shall authorize disbursement of such funds to the first developer, or
25 successor, upon receipt of documentation from the first developer, or
26 successor, that they had actually expended their share of the funds.

27 **B. Setbacks**

28 1. The minimum setback shall be provided as follows:

1	Termino Avenue	-	25'
2	Hathaway	-	25'
3	Stearns Street	-	25'
4	Redondo Avenue	-	25'
5	Hill Street	-	25'
6	Obispo Avenue (east side)	-	20'
7	Obispo Avenue (west side)	-	10'
8	20th Street	-	20'
9	Orizaba Avenue	-	20'
10	Interior streets (public or private)	-	10'

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2. This setback area shall be measured from the property line after the street dedication.

3. This setback area shall be clear of all structures from the ground to the sky (except for those items otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this ordinance.

4. The following uses and accessory structures shall be the only uses and structures permitted in the setback areas:

- a. Open parking, provided that a minimum of ten-foot landscaping strips along all abutting streets shall be provided;
- b. Driveways;
- c. On-premises signs as specified in the Zoning Regulations and this ordinance;
- d. A guard house not to exceed one hundred square feet in size and not to exceed ten feet in height; and,
- e. Masonry walls or wood fences not to exceed three feet in height. Wrought iron fences may exceed three feet in height subject to

1 approval by the Director of Planning and Building.

2 C. Building Height and Coverage

3 As specified by subarea.

4 D. Parking

5 1. Number of parking spaces. The number of parking spaces
6 shall conform to the standards of the zoning code according to the use
7 applicable at the time of construction, except projects to be developed as a
8 business park shall provide three spaces/one thousand square feet GFA
9 (Gross Floor Area).

10 2. Size and improvements. All parking space sizes and
11 improvements shall conform to the standards of the Long Beach Zoning
12 Regulations applicable at the time of construction.

13 E. Vehicular Access

14 1. Along Termino Avenue, Stearns Street, Hill Street and
15 Redondo Avenue, the access points shall be located at least 150 feet apart.
16 The primary access points shall be at least 100 feet from the nearest
17 intersection.

18 2. Access points shall be limited on Redondo Avenue as not
19 to interfere with the traffic flow on Redondo Avenue.

20 3. The locations of all access points to public streets shall be
21 approved by the Director of Public Works and the Director of Planning and
22 Building.

23 4. Pedestrian walkways shall be provided throughout the
24 development to encourage access from public transportation and to provide
25 access to employee services uses such as restaurants and the like.
26 Meandering sidewalks through the parkway or setback areas are
27 encouraged. Sidewalks shall be a minimum of 5'0" clear in width except
28 adjoining the curb where they shall be a minimum of 6'0" in width.

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F. Accessory and Temporary Structures

1. No portable buildings, trailers, or other like portable structures shall be permitted without prior written approval of the Department of Planning and Building. Such temporary structures as construction trailers and temporary offices may be approved by the Director of Planning and Building during construction only.

2. Trash enclosures and utility boxes shall not be located within the required setback areas between the building and the street.

G. Design, Treatment and Finish

1. The architecture shall be designed to be aesthetically pleasing. All buildings shall contain significant articulation to break up building mass and shall contain significant detailing as appropriate to the use.

2. The business park will contain buildings expected to house office, research and development uses as well as compatible industrial uses. The design of these multiple-use buildings must be sufficiently adaptable so that a unit formerly used for one purpose can automatically be converted to another use, and the architectural style must be such that the general public can identify it as the type expected to house a permitted use.

3. Buildings designed with reflective glass with a reflectivity of greater than 0.20 shall submit reflection studies showing sun and reflective glare patterns and their effect on ground transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review.

4. All open storage shall be screened by a solid wall not less than six feet in height. No material being stored shall be visible above such wall.

5. All parking lots facing a public street shall be screened by

1 a solid wall or compact evergreen hedge not less than three feet in height,
2 or by a landscaped berm not less than three feet in height or by a landscape
3 screening plan approved by the Director of Planning and Building.

4 6. All parking lots and garages shall be illuminated with lights
5 directed and shielded to prevent light intrusion to adjacent sites. The light
6 standards shall not exceed the height of the principal use structure, or one
7 foot for each two feet of the distance between the light standard and the
8 nearest property line (whichever is greater). No flood lightings shall be
9 permitted. Lighting for open garages shall be shielded from view from
10 outside the site.

11 7. Loading and service areas shall not be permitted within the
12 required setback areas and all such loading and service areas shall be
13 enclosed or screened so as not to be visible from the street.

14 8. Barbed wire or similar fencing with the protrusion of sharp
15 objects which could cut or puncture a person shall be prohibited.

16 9. All utility lines shall be placed underground and necessary
17 easement shall be provided as required by the applicable utility agency.

18 10. Should a multi-level parking structure be proposed on the
19 site, such structure shall be carefully designed to be visually attractive and
20 well integrated with the adjacent developments.

21 11. All mechanical appurtenances (other than rain gutters and
22 solar power collectors) shall be fully screened from public view, especially
23 roof-top mechanical equipment which shall be carefully designed to be
24 concealed by screening at least as high as the equipment. Such screening
25 shall be architecturally harmonious with the building design and shall be
26 shown on all Site Plan Review submittals.

27 12. All roof areas which provide concealment from the street
28 shall be secured.

1 13. Trash storage areas shall be enclosed with solid masonry
2 walls six feet in height and shall not be located within the required setback
3 area along the streets.

4 H. Landscaping

5 The landscaping guidelines are intended to provide the basis for an
6 overall unified treatment, and a high degree of landscaping quality
7 throughout the site.

8 Conceptual landscaping plans shall be submitted with Site Plan
9 Review requests. Detailed landscaping and irrigation plans, prepared by
10 a registered landscaping architect, shall be submitted to the Department
11 of Planning and Building for approval prior to issuance of a building
12 permit. Such plans shall be implemented prior to the issuance of a
13 Certificate of Use and Occupancy. Applicable landscape standards,
14 themes and concepts contained in the Alamitos Land Development
15 Specific Plan, Long Beach/Signal Hill, California, February 1985, are
16 hereby incorporated in this Planned Development Plan by reference and
17 are thus made a part hereof.

18 1. Where parking occurs between the right-of-way line and the
19 face of the building, a minimum of ten feet of landscaping shall be
20 provided abutting all streets. The landscaping shall be designed to screen
21 the parking areas from the access street. In addition to trees and shrubs,
22 the screening may be accomplished by earth berming (natural in
23 character).

24 2. Where no parking occurs between the right-of-way line and the
25 face of the building, this area shall be landscaped with trees, shrubs and
26 ground cover. Trees should be a minimum of fifteen gallons in size, equal
27 in number to one per twenty linear feet of street frontage.

28 3. All parking lots shall have trees not less than fifteen gallons in

1 size, equal in number to one per each four parking stalls with adequate
2 irrigation systems.

3 4. Side and rear yards shall have trees planted adjacent to all
4 structures.

5 5. The buffer slope planting edge shall be established along the
6 existing slopes with a grade exceeding twenty percent. The sloped area
7 shall be landscaped with a park-like setting and planting materials shall
8 provide natural erosion control. Not less than one tree shall be planted for
9 each one hundred square feet of slope area and sizes of trees shall
10 include 60% 1-gallon, 25% 5-gallon, and 15% 15-gallon trees.

11 I. Billboards and Signs

12 1. No billboards shall be constructed, installed or
13 maintained. Any existing billboards shall be removed. Any on-premises
14 signs, banners or like displays which may be placed in or upon any
15 building or structure in such manner as to be visible from the outside
16 thereof, except those approved by the Department of Planning and
17 Building according to the Zoning Regulations, shall be prohibited. No
18 free-standing sign shall exceed 8'0" in height. All other provisions of the
19 on-premise sign regulation, Section 21.45 of the Municipal Code shall
20 apply.

21 2. A master sign plan for commercial and industrial uses
22 shall be submitted with the Site Plan Review.

23 J. Public Facilities Improvements

24 1. Developers shall improve and dedicate to the City certain
25 streets and other public facilities necessary to serve the site or to increase
26 existing capacities due to systemic demand created by developments
27 proportionately to their increase in the systemic demand. These
28 improvements include, but are not limited to, street dedication and

1 improvements, drainage and sanitary sewer facilities, water systems, fire
2 hydrants and other fire prevention facilities.

3 2. The following street improvements shall be completed by the
4 developer according to the development plans.

5 <u>Street</u>	6 <u>Required R.O.W.</u>
7 Extension of Termino	72'
8 Extension of Hathaway between 9 Termino and Redondo	64'
10 Construction of Loma Avenue between 11 Hathaway and Stearns	60'
12 Widening of 20th Street	60'
13 Widening of Redondo Avenue	90'
14 Widening of Hill Street 15 (east of Obispo Avenue)	80'
16 Pacific Coast Highway	To be determined in 17 subsequent study
18 Traffic Circle	To be determined in 19 subsequent study

20 3. The following signalization shall be completed with the first
21 phase of development projects along Redondo Avenue:

- 22 a. Hathaway and Redondo (Actuate)
- 23 b. Hill and Redondo (Actuate)
- 24 c. Removal of the signal at Stearns and Redondo

25 4. The developer shall provide the prorated share cost for off-site
26 street improvements based on the result of the Airport - Traffic Circle
27 Traffic Assessment Study.

28 K. Mitigation Measures

All applicable certified mitigation measures of F-10-82 shall be a
part of this ordinance.

L. Road Improvements

1 1. Based upon detailed traffic studies and analyses of existing and
2 projected future growth in the Long Beach Airport Area, the City has
3 determined that existing development as of 1986 was adequately served
4 by the existing road system in the area, generally at level of service "D" or
5 better. The City has further determined that development since 1986, and
6 projected to full build-out of the area (hereinafter referred to as "new
7 development"), will generate traffic which cannot be accommodated on
8 the existing road system while maintaining level of service "D".

9 Consequently, the City has developed a list of recommended road
10 improvements (see Exhibit "B" attached hereto and incorporated herein by
11 reference) which are necessary to generally maintain level of service "D"
12 on all major roads in the area given the projected new development. As
13 these roadway improvements will specifically benefit new development,
14 site plan approval for all new development in the area shall be conditioned
15 upon payment of a fair, pro-rata share of the costs of the needed road
16 improvements through a road impact fee, a benefit assessment district,
17 other appropriate financing mechanisms, or combinations thereof. The
18 pro-rata share of improvement costs shall be based on the number of
19 vehicle trips generated per hour in the P.M. peak hours of 4:00 to 6:00
20 p.m., and their impact on specific intersections scheduled for
21 improvement.

22 2. A periodic re-evaluation of the traffic situation will be undertaken
23 to ensure all improvements continue to be necessary in the later phases
24 of development.

25 3. As the number of trips utilized in the analysis assumes a twenty
26 percent reduction in the standard number of trips per square foot of use, it
27 is mandatory that an effective trip demand reduction program be
28 incorporated in all development. Thus, each new development is

1 conditioned upon membership in the Long Beach Area Traffic Reduction
2 Association or similar organization, and submittal and implementation of a
3 Traffic Demand Management (TDM) program which is designed to reduce
4 exiting work vehicular traffic generation during the evening peak hour by
5 at least twenty percent. The TDM program must contain provisions that
6 mandate the implementation of the TDM program by all subsequent
7 owners and tenants of the improvements.

8 4. The TDM program must include specific measures which, in the
9 judgment of the Director of Public Works, are likely to meet the goals, and
10 a monitoring program with an annual report on the success of the program
11 which will be filed with the City by the developer or any successor-in-
12 interest.

13 5. As a further consideration of Site Plan Review approval, for
14 each building, prior to issuance of a building permit, each development
15 shall be required to provide for all on- and off-site improvements
16 necessary to access and serve that development, including repairing or
17 replacing damaged, deteriorating or missing curbs, gutters, sidewalks,
18 street trees, street lights and roadways, and providing all other
19 improvements necessary, as required through Site Plan Review, to
20 provide access to the site.

21 Specific Development and Use Standards

22 Subarea 1: This area is bounded by Termino Avenue, Hathaway
23 Avenue, Lomita Avenue and Reservoir Drive East.

24 A. Use

25 1. Principal Use: Residential

26 a. Density: 25 unit/net acre, but not to exceed a total of 440
27 dwelling units.

28 b. Housing type: Single-family detached, single family

1 attached, townhouse and garden stacked units.

2 2. Accessory Use.

3 a. Accessory uses shall be those which are customarily
4 incidental to the use of a building(s) or portion thereof as a dwelling.
5 These uses include, but are not limited to, storage of personal
6 possessions, recreational facilities, leisure-time activities, laundry facilities
7 and home occupations.

8 b. Building height: Building height shall be limited to thirty-
9 five feet and three stories.

10 c. Minimum lot size: 18,000 square feet with 100 feet of
11 street frontage for sites with more than one unit; 1,750 square feet, 25
12 feet for single-family or townhouse sites (in planned unit development,
13 planned residential development or condominium subdivisions only).

14 d. Minimum distance between buildings (dwelling units):
15 Detached single-family or two-family units - 10 feet (zero lot line
16 development is permitted). Attached unit buildings of three or more units -
17 20 feet (does not include units attached to each other).

18 e. Lot coverage: Lot coverage (including building footprint,
19 open parking and carport) shall be reviewed on a case-by-case basis
20 varying with housing type.

21 f. Usable open space: A minimum of 100 square feet of
22 usable open space per residential unit shall be provided. In addition, a
23 minimum of 40 square feet of private usable open space per unit shall be
24 provided. Such private open space shall abut the dwelling unit and shall
25 be directly accessible from the dwelling unit. No private open space shall
26 be less than 5 feet in width at any point.

27 g. Design:

28 1. Construction of hillside adaptive units should be

1 encouraged to take advantage of the site's slope conditions and to
2 provide views and open space orientation.

3 2. Careful attention shall be given to development of
4 these parcels relative to adjacent water tanks to insure stability of the
5 tanks.

6 3. A buffer landscaping strip shall be provided
7 between the site and the adjacent National Guard Facilities.

8 4. Fault Hazard Zone Building Restricted Area. This
9 area shall be attractively landscaped to create a park-like setting.
10 Swimming pool and nonstructural types of recreational facilities are
11 encouraged to be located in this area.

12 h. Site Improvement:

13 1. A geological report in conformance with the
14 Alquist-Priolo Act shall be submitted by the developer before certification
15 by the State of California prior to approval of a site plan.

16 2. Hydraulic calculations and analysis, with
17 considerations of potential rupture of water tanks and leakage of
18 underground water mains shall be submitted by the developer. Every
19 feasible precautionary measure to stabilize the site shall be incorporated
20 into the grading plan.

21 I. Walls and Fences: The maximum fence height shall be
22 6'6" unless a higher fence is required by the City through Site Plan
23 Review.

24 B. Limitations

25 Notwithstanding any provision of Paragraph A, above, the use of
26 Subarea 1 shall be limited to residential use at not more than twenty-five
27 dwelling units per acre. Further, new development of the site shall be
28 limited to such intensity that it will not generate more than 239 vehicle

1 trips to and from the Subarea during the evening peak hour between 4:00
2 p.m. to 6:00 p.m. for all building permits issued after January 1, 1986.

3 The new development planned to utilize these trips consist of 501
4 multifamily residential units.

5 Subarea 1a: This area is bounded by Hathaway Avenue, Redondo
6 Avenue, Twentieth Street and Subarea 1 of this Planned Development
7 District. The specific use and development standards of this Subarea
8 shall be the same as Subarea 1, except the following shall apply:

9 A. Design

10 1. Building massing: No building shall be greater than 120 feet in
11 length. Where buildings are greater than 90 feet in length, a 4'0" or
12 greater horizontal offset shall be provided at approximately the mid-length
13 of the building (depending on unit separation locations).

14 2. Privacy: All privacy standards of the Zoning Regulations shall
15 apply.

16 3. Parking: No parking shall be within the 25-foot street yard
17 setbacks. No open parking shall front on street yard areas. All parking
18 and circulation shall be internal for all units fronting on streets. Carports
19 and parking under buildings (non-garage) are prohibited.

20 Subarea 2: This area is bounded on the west by Obispo Avenue,
21 on the east by Redondo Avenue, on the south by Twentieth Street and on
22 the north by subarea 2a as is depicted on Exhibit A attached hereto and
23 incorporated by this reference.

24 A. Use

25 The principal permitted use in this subarea shall be single family
26 residential.

27 B. Development Standards

28 Site development standards and private roadway configuration

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1 shall substantially conform to Tentative Tract Map No. 52702 approved by
2 the City Planning Commission May 20, 2004.

- | | | | |
|----|----------------------|---|--|
| 3 | 1. Density | - | 7.5 du/acre - Maximum of 106 dwelling units |
| 4 | 2. Floor Area | - | 1,670 to 2,600 sq. ft. |
| 5 | 3. Floor Area Ratio | - | 67% maximum |
| 6 | 4. Building Height | - | 28 feet/2 stories |
| 7 | 5. Driveway Length | - | 18 Minimum behind 4'6" wide sidewalk |
| 8 | 6. Usable Open Space | - | 11% minimum |
| 9 | 7. Parking | - | 2 Car Garage |
| 10 | 8. Setbacks | - | Building setbacks shall conform to the approved Condominium Plan |

11
12 C. Unless otherwise specified above, all other development shall
13 comply with Chapter 21.31 (Residential Development Standards) of the
14 Zoning Regulations.

15 Subarea 2a: This area is bounded on the west by Obispo Avenue,
16 on the east by Redondo Avenue, on the north by Hill Street and on the
17 south by subarea 2 as is depicted on Exhibit A attached hereto and
18 incorporated by this reference.

19 Use.

20 The principal permitted uses shall be Institutional/schools to be
21 developed by the Long Beach Unified School District.

22 Development standards should comply with the Standards of
23 Chapter 21.34 (Institutional) of the Zoning Regulations.

24 Subarea 3: This area is bounded on the west by Redondo Avenue,
25 on the south by Hathaway Avenue and the north by Stearns Street.

26 A. Use

27 1. Principal Use: Residential

28 a. Density: 18 units/net acre

1 b. Housing Type: Single-family detached, single-family
2 attached and townhouse units.

3 2. Notwithstanding any provision of paragraph 1, above, the use of
4 Subarea 3 shall be limited to such intensity that it will not generate more
5 than 19 vehicle trips to and from the Subarea during the evening peak
6 hours between 4:00 p.m. and 6:00 p.m. The new development to utilize
7 these trips consists of a maximum of 38 multi-family residential units.

8 B. Building Height

9 Building height shall be limited to 28 feet and 2-1/2 stories. This
10 regulation is intended to allow a maximum of two levels of residential
11 development above semi-subterranean parking.

12 C. Minimum Lot Size

13 The minimum lot size for new subdivisions shall be 18,000 square
14 feet with a minimum required street frontage of 100 feet. For townhouse
15 developments (in planned unit development, planned residential
16 development or condominium subdivisions) the minimum lot size is 2,000
17 square feet with a minimum width of 25 feet.

18 D. Minimum Distance Between Buildings (Dwelling Units)

19 Detached single-family or two-family units	- 10'
	(zero lot line development 20 is permitted)
21 Attached unit buildings of 3 or more units	- 20'
	(does not include units 22 attached to each other)

23 E. Lot Coverage

24 Lot coverage shall be reviewed on a case-by-case basis varying
25 with housing type.

26 F. Usable Open Space/Amenities

27 A minimum of 250 square feet of usable open space per residential
28 unit shall be provided in accordance with the requirements of the Usable

1 Open Space provisions of the Zoning Regulations. Developments shall
2 provide recreational amenities in accordance with the Usable Open Space
3 requirements of the Zoning Regulations.

4 G. Privacy

5 All privacy standards of Section 21.31.240 of the Zoning
6 Regulations shall apply.

7 H. Specific Design Requirements

8 1. A buffer landscaping strip shall be provided between the
9 Redondo Avenue site and the adjacent National Guard facility.

10 2. The buildings must be designed in a manner which provides the
11 appearance that each dwelling is an individual residence. Building
12 articulation, the use of alternating exterior materials and building elements
13 and varied building location are encouraged.

14 3. The developer shall provide for the undergrounding of all
15 utilities.

16 4. A geological report in conformance with the Alquist-Priolo Act
17 shall be submitted by the developer to the Department of Planning and
18 Building prior to approval of a site plan.

19 5. Hydraulic calculations and analysis, with considerations of
20 potential rupture of water tanks and leakage of underground water mains
21 shall be submitted by the developer of the Redondo Avenue site to the
22 Department of Planning and Building. Every feasible precautionary
23 measure to stabilize the site shall be incorporated into the grading plan.

24 I. Walls and Fences

25 The maximum fence height shall be 6 feet - 6 inches unless a
26 higher fence is required by the City through Site Plan Review. Fences
27 above 3 feet in height shall not be permitted within street setback areas
28 without prior Site Plan Review approval.

1 J. Vehicular Access

2 Access points shall be approved through Site Plan Review process
3 based upon the recommendations of the City Traffic Engineer.

4 K. Mitigation Measures

5 The following mitigation measures of Negative Declaration
6 ND 31-93 shall apply to any development projects proposed within
7 Subarea 3:

8 1. All demolition and construction activities are subject to the Noise
9 Control Ordinance (Section 8.80.202 of Municipal Code). In noise
10 sensitive areas, particularly in residential areas, applicant shall consult
11 with the Noise Control Officer prior to initiation of construction and shall
12 conform to the permitted hours of operation which are: (1) Weekdays and
13 federal holidays, 7:00 a.m. to 7:00 p.m.; (2) Saturdays, 9:00 a.m. to 7:00
14 p.m.; and (3) Sundays, emergency work authorized by a building official or
15 by permit from the Long Beach Health Department.

16 2. Commercial operations are subject to the Noise Control
17 Ordinance. Applicant shall advise all operators/lessees that consultation
18 with the Noise Control Officer is required.

19 3. Rule 1403 of the South Coast Air Quality Management District
20 regulates all demolition and rehabilitation to control asbestos. Applicant
21 shall notify the AQMD, Office of Operations on the appropriate forms 10
22 days in advance of any work over 100 square feet.

23 4. If during excavation, hazardous, toxic, corrosive or flammable
24 materials are encountered, whether in tanks, pipelines or in the soil,
25 operations shall be immediately halted and the Hazardous Waste Section
26 of the Long Beach Health Department shall be immediately consulted.

27 5. Rule 403 of the South Coast Air Quality Management District
28 requires that all site preparation and construction activities be conducted

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in a manner which minimizes dust.

6. Applicant shall install street trees capable of achieving a significant canopy to the installation specifications of the Street Tree Division of the Bureau of Public Service. Applicant shall install root guards for all street trees to the specifications of the Director of Public Works.

7. Approval of a development project shall be expressly conditioned upon payment, prior to building permit issuance, or issuance of a certificate of occupancy, as City ordinance may provide, of all applicable impact fees, capacity charges, connecting 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, those for sewer, sewer treatment facilities, schools, recreation and transportation.

8. Detailed geologic reports (Alquist-Priolo) shall be submitted to the satisfaction of the Superintendent of Building and Safety and the state geologist.

9. All required setbacks, fill compaction and gradients shall be as set forth in applicable state law and the Uniform Building Code.

10. A dynamic foundation analysis shall be submitted to the satisfaction of the Superintendent of Building and Safety for dwelling units on the Hill Street property.

11. Applicant shall submit an erosion protection plan to the satisfaction of the Superintendent of Building and Safety.

12. All grading shall conform to the standards of the Long Beach Public Works Department.

13. Prior to any grading operations, a detailed site analysis shall be conducted and all contaminated soil either remediated or removed to

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the specifications of the Long Beach Health Department Environmental Section.

14. Prior to all grading operations, applicant shall determine the location of all active and abandoned wells on-site. All improperly abandoned and new wells shall be redone to the standards of the State of California.

15. Prior to any earthwork, an underground alert shall be declared.

16. Prior to grading operations, applicant shall conduct a methane study of the area to the satisfaction of the Superintendent of Building and Safety.

17. Applicant shall design and install a landscape buffer along the perimeter of the site to the satisfaction of the Director of Planning and Building.

Subarea 4: This subarea is that portion of land west of Obispo Avenue and south of Hill Street bordered on the west, south and north by the City of Signal Hill.

A. Use.

The principal permitted use in this subarea shall be single family residential.

B. Development Standards

Unless otherwise specified, all development standards shall comply with Chapter 21.31 (Residential Development Standards) of the Zoning Regulations.

Site development shall substantially conform to Tentative Tract Map No. 52453 approved by the Long Beach City Planning Commission March 19, 1998.

- 1. Density - 15 units maximum
- 2. Lot size - 3,240 sq. ft. minimum

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- 3. Open space - 675 per unit
- 4. Height - 28 ft./2-1/2 stories
- 5. Setbacks
 - a. Front setback - 10 ft.
 - b. Side setback - 5 ft.
 - c. Rear setback - 15 ft.

6. Parking

A two care garage shall be provided with each single family residence with a minimum driveway length of 18 ft.

7. Building design.

To be approved through Site Plan Review.

8. Private Roadway

Private roadway width and configuration shall substantially conform to Tentative Tract Map No. 52453.

Sec. 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

//
//

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City Attorney of Long Beach
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Long Beach, California 90802-4664
Telephone (562) 570-2200

1 I hereby certify that the foregoing ordinance was adopted by the City Council of
2 the City of Long Beach at its meeting of _____, 2004, by the
3 following vote:

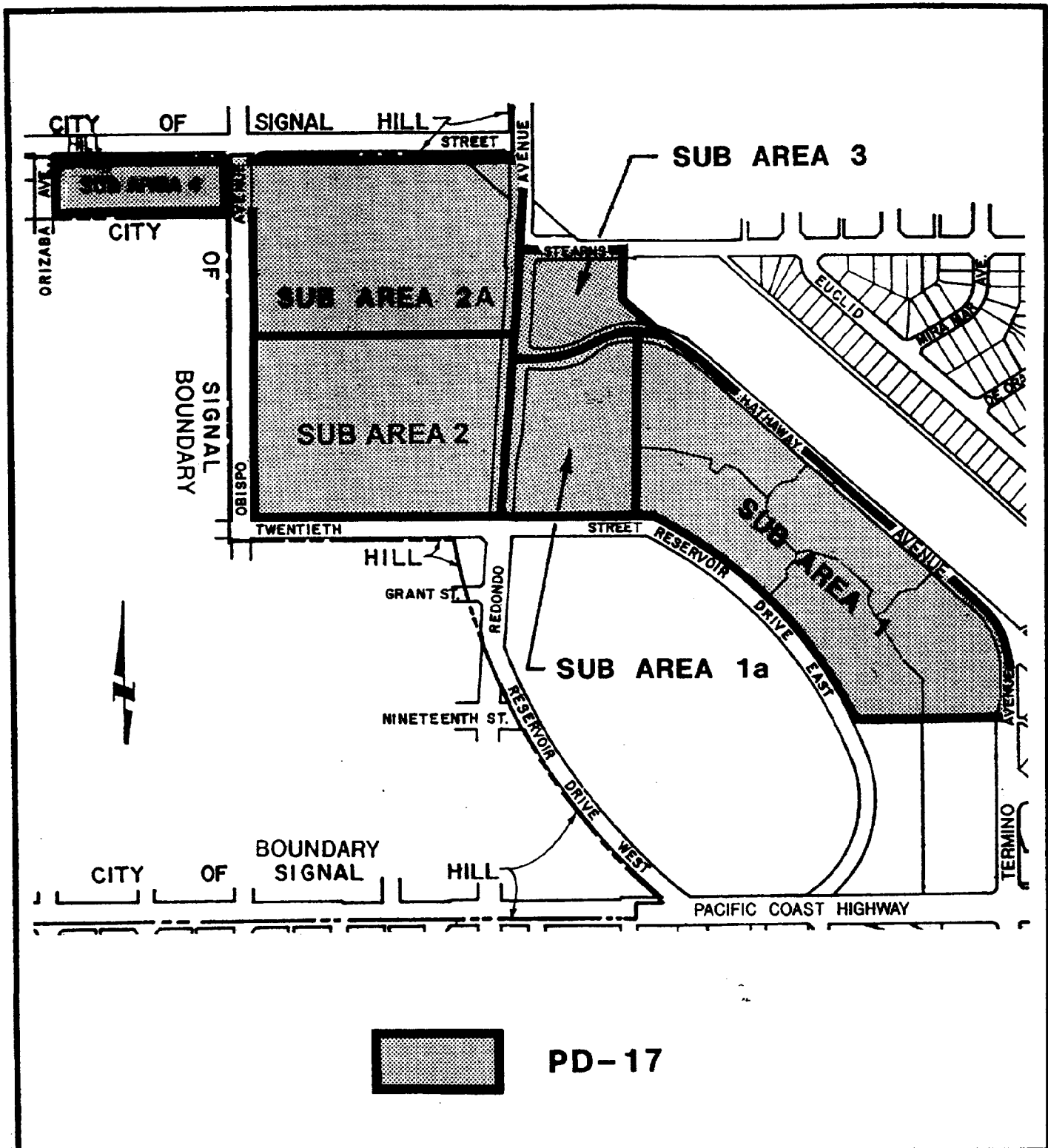
4 Ayes: Councilmembers: _____
5 _____
6 _____

7
8 Noes: Councilmembers: _____
9 _____

10 Absent: Councilmembers: _____
11 _____

12
13 _____
14 City Clerk

15
16 Approved: _____
17 _____
18 Mayor



PROPOSED
 AMENDMENT TO A PORTION OF PART 11
 OF THE USE DISTRICT MAP.

EXHIBIT "A"

REZONING CASE
RZ-0208-18

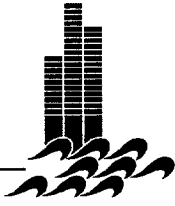
EXHIBIT B

CITY OF LONG BEACH PROPOSED INTERSECTION IMPROVEMENT PROJECTS CONSTRUCTION AND ENGINEERING COST ESTIMATE

<u>PROJECT NO.</u>	<u>DESCRIPTION</u>	<u>TOTAL AMOUNT</u>	<u>PHASE I AMOUNT</u>	<u>PHASE II AMOUNT</u>
1	CHERRY AVE & CARSON ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	742,000	742,000	
2	CHERRY AVE & 36st ST Adding thru lane and modifying traffic signals.	134,000	134,000	
3	CHERRY AVE & WARDLOW RD Widening intersection, adding thru and turn lanes and modifying traffic signals.	2,579,000	2,579,000	
4	CHERRY AVE & SPRING ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	731,000	731,000	
5	TEMPLE ST & SPRING ST Adding thru and turn lanes and modifying traffic signals.	105,000	105,000	
6	REDONDO ST & SPRING ST Adding thru lanes and modifying traffic signals.	219,000	219,000	

14	CLARK AVE & CONANT ST	46,000		46,000
	Adding thru and turn lanes and modifying traffic signals.			
15	CLARK AVE & WARDLOW RD	301,000		301,000
	Adding thru and turn lanes and modifying traffic signals.			
16	CLARK AVE & SPRING ST	1,039,000	1,039,000	
	Widening intersection, adding thru and turn lanes and modifying traffic signals.			
17	CLARK AVE & WILLOW ST	369,000		369,000
	Widening intersection, adding thru and turn lanes and modifying traffic signals.			
18	CARSON ST & PARAMOUNT BLVD	513,000		513,000
	Adding turn lane and modifying traffic signals.			
19	CHERRY AVE & BIXBY RD	105,000	105,000	
	Adding thru and turn lanes and modifying traffic signals.			
TOTAL CONSTRUCTION & ENGINEERING		23,269,000	12,004,000	11,265,000

- (1) Lakewood Blvd widening from Wardlow Rd to Conant Ave
- (2) Lakewood Blvd widening from Spring St to Wardlow Rd
- (3) Interim At-Grade improvement
- (4) Grade Separation



August 24, 2004

**FOR THE REMAINDER OF THE PAGES
FOR THIS AGENDA ITEM,
PLEASE CONTACT
THE LONG BEACH CITY CLERK DEPARTMENT AT

(562) 570-6101
(562) 570-6789 (FAX)
cityclerk@longbeach.gov**