



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

August 18, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and a Tentative Parcel Map for the construction of four 2-story office buildings with a total of 96,448 square feet and 368 parking spaces, located at the northwest corner of Lakewood Boulevard and Conant Street in the Douglas Park Planned Development South District (PD-32). (District 5)

APPLICANT: Urbana Development
c/o Richard Lewis
425 E. 4th Street, Unit E
Long Beach, CA 90802
(Application No. 1606-05)

DISCUSSION

The project site is located on the north side of Conant Street, between Lakewood Boulevard and Bayer Avenue (Exhibit A – Location Map). It is within Subarea 7 of the PD-32 South District, and consists of three parcels to be merged into a single lot of 259,133 square feet (5.95 acres). The project will include a parcel map to allow for 40 commercial condominium units within four office buildings.

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed project is located within Subarea 7 of Douglas Park, which is intended to include office commercial and light industrial uses.

The applicant is proposing to construct four new 2-story office buildings, each with an area of 24,112 square feet and having two stories (Exhibit B – Plans & Photos). Each building will be constructed on a consolidated parcel, and have up to ten commercial condominium units for separate ownership. The project proposes a total of 368 parking spaces, including carpool and vanpool spaces. Current code standards require 274 on-site parking spaces, which results in a surplus of 94 stalls.

CHAIR AND PLANNING COMMISSIONERS

August 18, 2016

Page 4 of 4

Development within PD-32 must be consistent with the Douglas Park Development Standards and Design Guidelines. Elements such as façade articulation, use of different and appropriate accent materials, pedestrian, bicycle, and transit connectivity, proper screening, outdoor space and vehicular circulation are taken into consideration. The proposed office project is located directly north of Conant Street, between Lakewood Boulevard and Bayer Avenue. The project offers a variation from what has typically been approved in Douglas Park, with respect to theme and design. The building placement is meant to encourage synergy throughout the site with the use of proximity and a strong presence of outdoor spaces. The intent of this project is to offer a creative office environment that promotes collaboration and outdoor work areas to act as an extension of the interior work spaces.

Although each building is 24,112 square feet, the project features a series of smaller commercial tenant spaces that reduce the scale of the buildings and promote pedestrian activity. Site design encourages pedestrian activity between buildings, as well as throughout the overall site. The project incorporates several pedestrian paths that offer access to and from the site. The pedestrian paths consist of decorative paving to clearly identify areas of ingress and egress. Internally, the project features a larger, centrally located pedestrian path, connecting Buildings 1 and 2 to Buildings 3 and 4. This path also creates connectivity to the outdoor amenity areas, despite the challenges of building placement on the site.

PD-32 calls for building placement along Lakewood Boulevard to be located at the setback line. However, because the Fire Department requires building structures to have a 26-foot clearance around their perimeter for access, Buildings 1 and 2 are shifted westward at a greater distance from Lakewood Boulevard. Buildings 3 and 4 are also set back an extended distance from Lakewood Boulevard to accentuate the existing corner monument featuring public art pieces. Although the building placement is not located at the Lakewood Boulevard setback line, the building orientation maximizes with the use of outdoor spaces, building connectivity, and pedestrian circulation on the site.

The PD-32 Design Guidelines require that outdoor space is a significant portion of each new project, and this project adequately incorporates a system of outdoor elements. The proposed outdoor courtyard areas create outside work environments, to act as an extension of the small-scale indoor operations of the condominium units. The outdoor courtyard areas feature decorative elements such as seat benches, concrete paving, appropriate landscaping, fencing, outdoor furniture and game tables. These elements work together to create outdoor spaces that facilitate activity and vitality. While the site layout and open space areas are somewhat reminiscent of a small-scale campus environment, much consideration has been given to creating a project that is compatible with Douglas Park as a whole.

Typical of the existing architecture in Douglas Park is the use of high-quality primary and accent materials, façade articulation, asymmetrical design to promote visual interest, appropriate colors, glazing, and proper massing. One of the more interesting design elements incorporated into each building is the use of glass “roll-up” doors. Many of the condominium spaces feature a glass roll-up door fronting the outdoor courtyard area. These doors have the appearance of a standard window system, that when opened, will seamlessly connect indoor work spaces to the outdoor work spaces.

CHAIR AND PLANNING COMMISSIONERS

August 18, 2016

Page 3 of 4

The use of wood stain slats, wood stain siding for stairs, painted steel columns and beams, and metal sunshades also add visual interest to the project. As the project consists of two-story office buildings, the incorporation of pronounced offsets and high-quality materials is crucial to eliminate the appearance of an undesirable use with exterior stairs and walkways. The south elevation of Building 3 has been further enhanced and distinguished from the elevations of the other buildings. Building 3, which aligns directly to the vehicular site entrance along Conant Street, features a pronounced entrance with the use of canopies, significant pop-outs, color differentiation, and signage. The south elevation of Building 3 does a good job of inviting visitors onto the site from Conant Street.

The applicant is requesting approval of Tentative Parcel Map No. 74261 to create 10 commercial condominium units per building (40 total) to allow for individual ownership. The project site currently consist of three separate parcels. The proposed Parcel Map would create a single parcel of 259,133 square feet (5.95 acres). Tentative Maps can be approved by the Planning Commission when positive findings can be made, in reference to General Plan and Specific Plan compliance. The proposed development is consistent with the requirements of the General Plan and will help anchor the west side of Lakewood Boulevard, within PD-32 (Exhibit C – Findings & Conditions).

The proposed project offers a slight deviation from the site design typically seen in Douglas Park, while still respecting the development standards and design guidelines of PD-32. As one of the last projects to be entitled in Douglas Park, it contributes to the diversity of uses allowed within PD-32. It sets a precedent of promoting small-scale creative office environments that encourage collaboration and synergy between indoor and outdoor uses. The project incorporates elements such as pedestrian connectivity, enhanced outdoor space, landscaping, high quality architectural design and an innovative approach to creative office use. The applicant has worked with staff to improve upon the initial design. Staff will continue to work with the applicant to address elements such as bike parking and bike share programs to contribute to the citywide effort. Conditions of Approval are incorporated to foster this continued effort and ensure compliance with the requirements of the PD-32 Development Standards and Design Guidelines.

Staff recommends the Planning Commission approve the Site Plan Review and Tentative Parcel Map No. 74261 for the construction of four 2-story office buildings with 40 commercial condominiums, subject to the Conditions of Approval.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 1, 2016, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

ENVIRONMENTAL REVIEW

Projects within PD-32 have been previously assessed and are consistent with the Addendum to EIR No. 2001051048.

CHAIR AND PLANNING COMMISSIONERS

August 18, 2016

Page 4 of 4

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CJ

P:\Planning\PC Staff Reports (Pending)\2016-8-18\Staff Report – 3855 Lakewood Blvd (The Terminal)
– 1606-05

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions

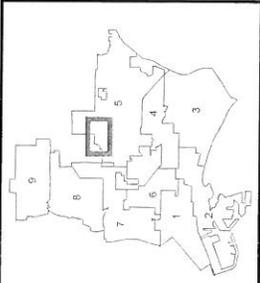
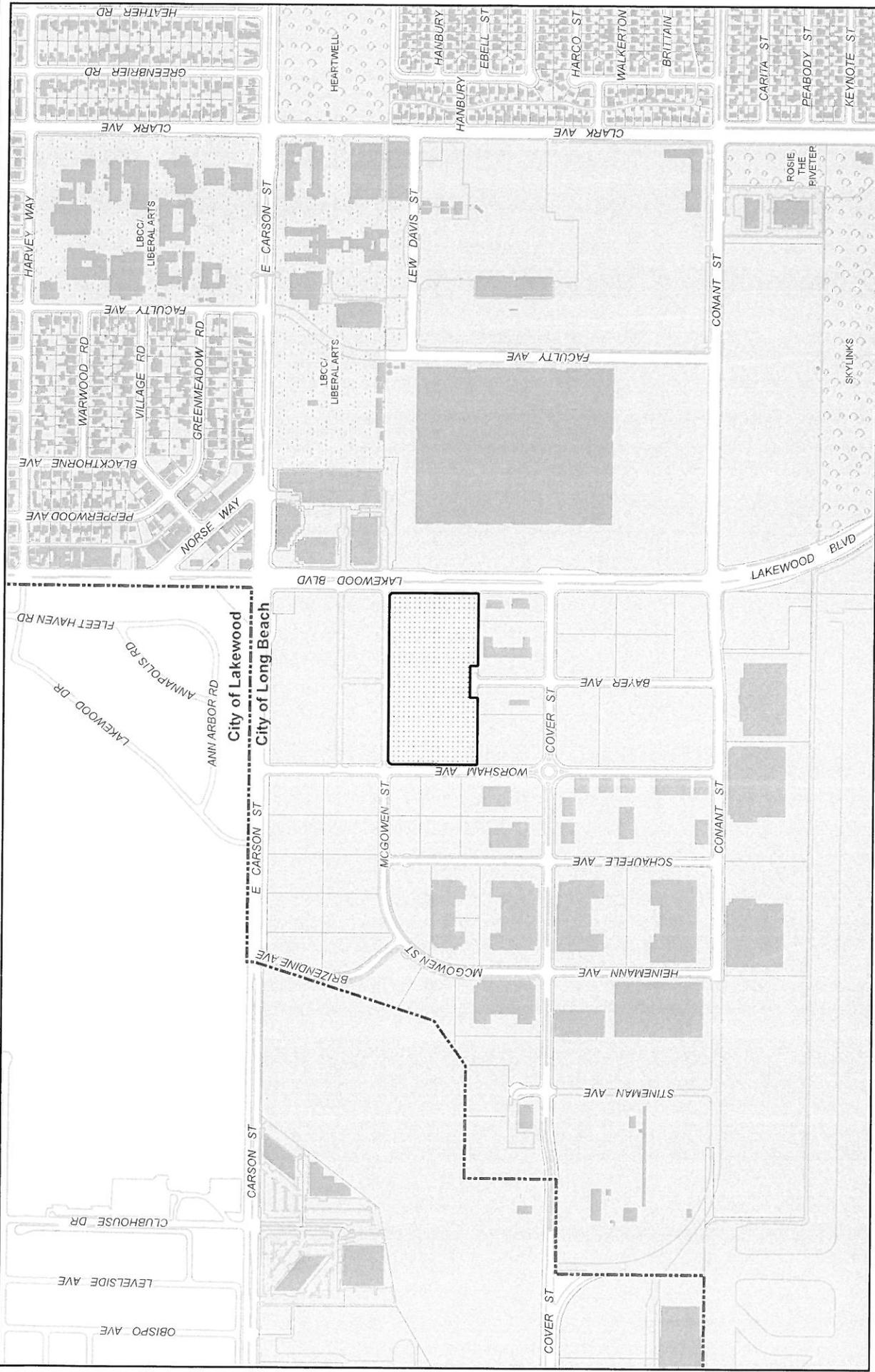
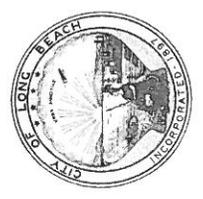


Exhibit A



Subject Property:
 3855 Lakewood Blvd
 Application No. 1606-05
 Council District 5
 Zoning Code : PD-32 SubArea: 1
 Overlay: Main St



SITE PLAN REVIEW FINDINGS

3855 Lakewood Boulevard

App. No. 1606-05

Date: August 18, 2016

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the 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.

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

The project design is harmonious, internally consistent and well integrated into the project site. The project design includes colors, materials, façade articulations, and site connectivity that are complementary, provide variety and provide a contemporary architectural style that is compatible within itself and the existing buildings within Douglas Park. The use of outdoor spaces that link to each other and the indoor spaces in which they are adjacent allows synergy and compatibility within the project as a whole. Furthermore, the project adheres to the Douglas Park Planned Development District (PD-32) Design Guidelines and Development Standards, to the extent feasible. As the subject site is located within a light industrial, business park district, the contemporary architectural style is compatible with adjacent uses in Douglas Park.

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

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing the mixed-use components of the Douglas Park Master Plan with respect to commercial office uses that anchor Subarea 7 of Douglas Park. The project is consistent with the Douglas Park Design Guideline requirements that apply to the specific office and commercial development standards in terms of massing, fenestration, façade articulation, materials and color, access, landscaping and decorative paving.

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

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

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

The applicant will make significant landscaping improvements to the interior parking and outdoor areas as well as street trees along the public rights-of-way, as needed. Conditions of approval require the public improvement of public right-of-way areas adjacent to the project site, including Bayer Avenue, in accordance with the requirements of PD-32.

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

Conditions of approval will be incorporated that require full compliance with all transportation demand management and trip reduction measures.

TENTATIVE TRACT MAP FINDINGS

3855 Lakewood Boulevard

Case No. 1606-05

Date: August 18, 2016

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it 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.

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

The subject site is currently located in an area of the General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Professional services and activity centers have become a focal point of the Douglas Park Planned Development District (PD-32). The proposed map is requested to allow the construction and incorporation of commercial office condominiums for individual ownership. The commercial condominiums will be used as creative office spaces.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan for residential development. The proposed condominium office development meets the requirements set forth in the Douglas Park Planned Development District (PD-32).

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The site is physically suitable for this type of development. The proposed Tract Map would consolidate the project site into a single parcel of 259,133 square feet (5.95 acres), while also recording 40 commercial condominium units. The site is located on the corner of two visible corridors within Douglas Park, just north of the Long Beach Airport. It is in close proximity to several existing light industrial, office, retail, and hotel uses with similar scale and architecture. In non-residential districts, size of development is generally governed by the amount of parking that can be provided for such development. The proposed project includes adequate parking that meets the requirements of the zoning ordinance.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

There are no density standards in subarea 7 of PD-32 because residential uses are not allowed within this planned development district. Floor area ratio is also not applicable in commercially zoned properties because the amount of square footage allowed is based on the amount of parking that can be provided on-site. The proposed project meets the parking requirements of the zoning ordinance.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The proposed subdivision is for the purpose of constructing four office buildings of 24,112 square feet each, respectively on a vacant lot. The proposed subdivision falls under Tentative Tract Map No. 61252, approved in 2004, for the establishment of PD-32. Under EIR No. 36-02 of this approval, it was determined that this improvement will not cause serious public health or safety problems. Conditions of Approval are incorporated to allow the periodic re-inspection of the site to ensure all compliance is maintained.

6. 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 proposed Tentative Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

**SITE PLAN REVIEW
TENTATIVE PARCEL MAP
CONDITIONS OF APPROVAL**

3855 Lakewood Boulevard

Application No. 1606-05

Date: August 18, 2016

1. This approval allows for the construction of four 2-story commercial office buildings of 24,112 square feet with 368 on-site parking spaces. Site development shall conform to revised plans dated 7/27/2016 and submitted to the Department of Development Services.
2. Prior to the issuance of a building permit, the applicant shall submit plans showing the final location of areas for bike racks and potential bike share stations, to the satisfaction of the Director of Development Services. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate the ability to comply with all standards of the City of Long Beach bike share vendor CycleHop, to the satisfaction of the Director of Development Services.
3. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the Conditions of Approval listed below.
4. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
5. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
6. 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.
7. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.

8. 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).
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
10. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
11. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
12. All required yards and setback areas not developed with building structures and walkways shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent (90%) of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90% requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
13. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. Screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Long Beach Development Services prior to the issuance of a building permit.
14. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures

require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.

15. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street, unless as otherwise required by other city departments. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Long Beach Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.
16. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
17. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with Chapter 21.42 Landscaping Standards and in accordance to plans approved by the Planning Commission on August 18, 2016.
18. All landscape areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water, if available, shall be used for all landscaped areas.
19. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
20. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, prior to the issuance of any building permits.
21. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.

22. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
23. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Include pedestrian path lighting on the plan.
24. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Long Beach Development Services.
25. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the building architectural design, in accordance to plans submitted and filed prior to entitlement approval.
26. Use glass with less than 25% reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65% subject to review and approval of the Director of Long Beach Development Services.
27. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots, or as allowed by CC&R's.
28. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities.
29. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval (see attachments for Police and Building comments).
30. 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.

31. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
32. 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.
33. The final map is to be prepared in accordance with the approved tentative map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Planning Commission's approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of the tentative map. If the final map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Long Beach Municipal Code.
34. Unless specifically waived by the Planning Commission, the final map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach. The content and form of the final map, including all proposed property lines, shall be based upon criteria established by the Director of Public Works.
35. Prior to approval of the final map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the final map through the Department of public works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
36. The applicant shall provide the following to the satisfaction of the **Director of Public Works**:

GENERAL REQUIREMENTS

- a. This development is within the PD-32 Development Agreement area of the Douglas Park Development and is subject to conditions imposed by the Development Agreement. With respect to this development site and the immediately adjoining existing or future public and/or private streets, the developer shall comply with the requirement of the Development Agreement or provide written waiver(s) for non-conforming development designs.
- b. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures,

construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- c. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements the right-of-way dedication way shall be provided.
- d. Lakewood Boulevard and Conant Street adjacent to this development site are completed public rights-of-way. All improvements required for this development within the completed rights-of-way shall be constructed to provide for full ADA accessibility compliance to the satisfaction of the Director of Public Works.

ENGINEERING BUREAU

- e. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities within the rights-of-way (ROW), along the truck route(s) and adjacent to the construction site shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- f. The Developer shall responsible for the completion of the Bayer Avenue adjacent to this development site. Right-of-way street improvements shall including, but not limited to, all required traffic signage, striping, the full width construction of the roadbed and structural cross-section, curbs, gutters, sidewalks, parkways, street lighting, and all public utility fixtures required to satisfy the public utility department holding interest. The Developer shall submit detailed construction plans per Public Works Standard Specification for review and approval by Public Works.
- g. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at

www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- h. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

GENERAL OFF-SITE CONSTRUCTION

- i. The Developer shall obtain a geotechnical report prepared by a licensed Geotechnical Engineer in the State of California to determine the pavement designs structural section based on a traffic index of 11 (T.I. =11) to the satisfaction of the Director of Public Works.
- j. The Developer shall be responsible for certified material testing for the street, landscaping, traffic signal, storm drain, sidewalks, striping any and all quality control drawings of the project. Upon construction developer shall provide the City with the certificate that all testing complies with green book standards. The certification shall be by a registered Civil Engineer in the State of California.
- k. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works. No manholes, pullboxes, meters, streetlight or traffic signal vaults shall be installed within ADA wheelchair ramps.
- l. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. Contractor shall have on file with the City Engineer a Certification of General Liability Insurance and an endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- m. On-site drainage improvements shall be completed in accordance with the requirements of the Los Angeles County Department of Public Works and shall be coordinated with Douglas Park PD-32 development requirements and on-site street improvements.
- n. The Developer shall provide for, high pressure sodium luminaries or approved alternate light standards and feed point(s) along the proposed public street adjacent to the project site to the satisfaction of the Director of Public Works and City Light and Power. Street lighting plans with necessary lighting calculations for the required street lighting system shall be submitted to City Light and Power and the Public Works Department for review and approval prior to issuance of construction permits. Lighting calculations shall be prepared in accordance with the latest edition of the

Illumination Engineering Society (IES) standards and certified by a California registered civil engineer or electrical engineer.

- o. The Developer shall landscape the parkway adjacent to the development site along Bayer Avenue with new ground cover and street trees, including necessary tree root barriers in accordance with Douglas Park Design Guidelines. All parkway planted areas shall be provided with water-conserving automatic irrigation systems designed to provide adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. Improvements shall be per plans reviewed and approved by Public Works.
- p. Electric meters that power irrigation control devices and provide irrigation to landscaped areas within public rights-of-way shall be dedicated to those devices.
- q. Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system adjacent to the project site. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

TRAFFIC & TRANSPORTATION

- r. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Proposed driveways greater than 30 feet requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- s. The Developer site plan proposes to construct a new driveway accessing Conant Street. Sidewalk and driveway improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- t. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- u. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- v. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

AIRPORT

- w. The Developer shall provide, to the satisfaction of the Director of Public Works, proof that a "No Determination" of hazard to air navigation has been received from the FAA prior to construction.
- x. Proposed building and parking lot lighting shall be shielded and pointing downward in such a manner as to avoid distractions to piloted aircraft.

LONG-TERM MAINTENANCE

- y. The Developer and successors shall be responsible current and future maintenance of the site drainage system, sidewalks, parkways, street trees and other landscaping, including irrigation, within and along the public and private streets.
37. The applicant shall execute and record Covenants, Conditions, and Restrictions (CC&R's) against the title of the property. A copy of the CC&R's shall be submitted for the review and approval of the Director of Development Services prior to approval of the Final Map by the Planning Bureau. The CC&R's shall include the following provisions:
- The condominium consists of 40 commercial units, with the prohibition of any units to be used for residential use or live/work configuration.
38. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.
39. Standards Variance approval is required for all curb cuts exceeding 30' in width.
40. 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.