

Area to be modified from 1 to 11

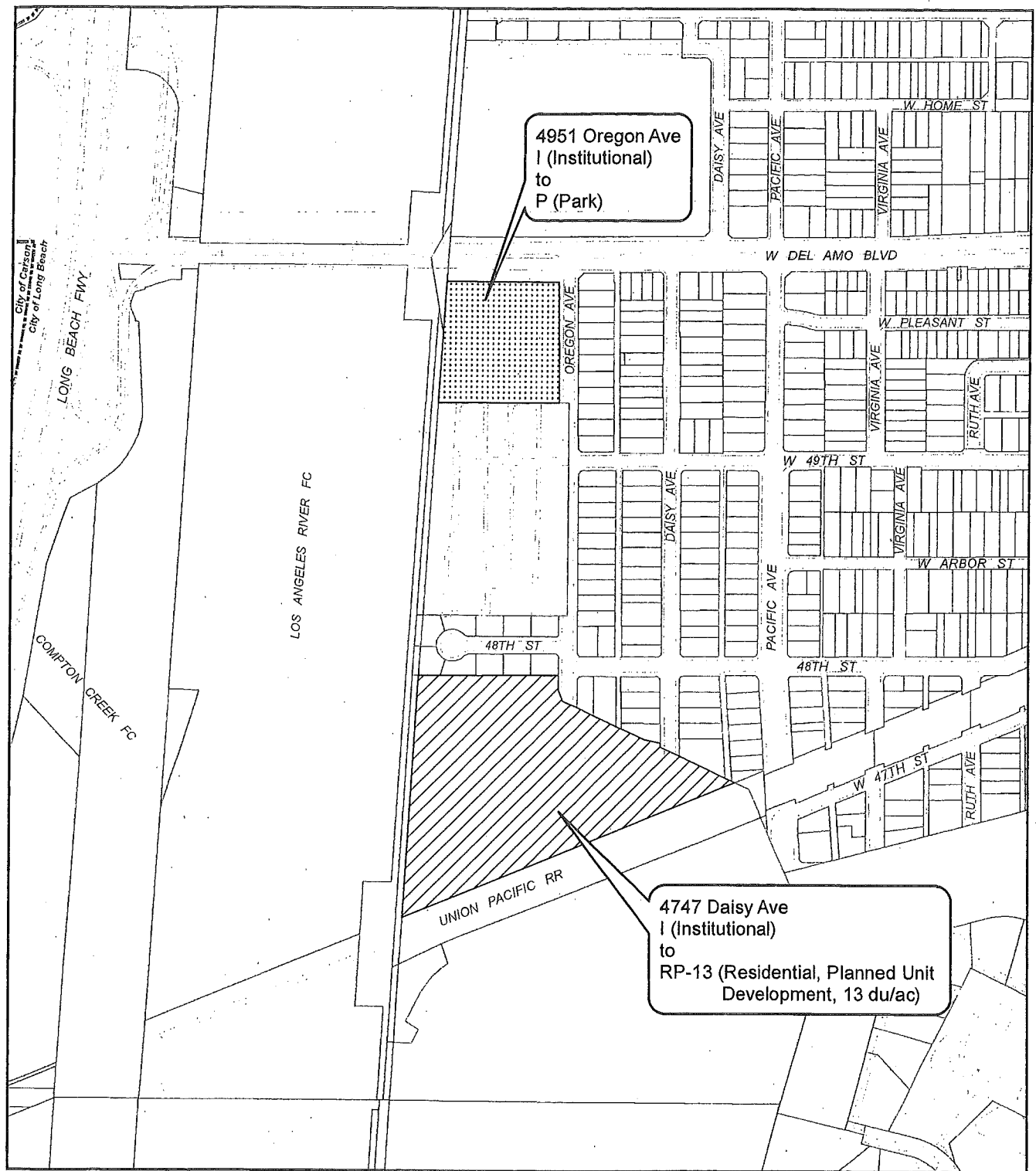


Area to be modified from 11 to 3A



**PROPOSED  
AMENDMENT TO A PORTION OF PART 22  
OF THE LANDUSE DISTRICT MAP**

GPA Case  
1406-12A



Area to be modified from I to P



Area to be modified from I to RP-13

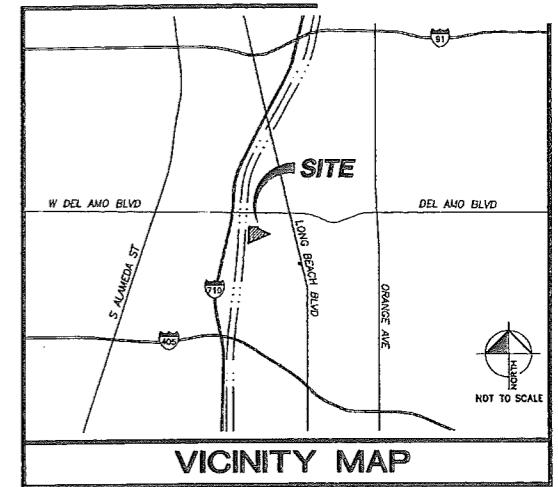
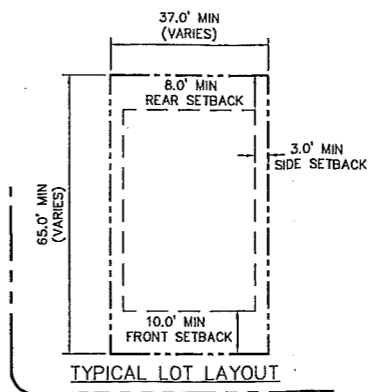
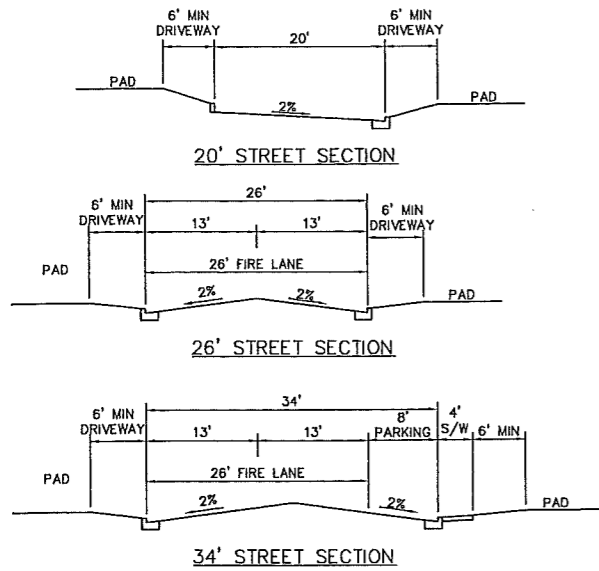


**PROPOSED  
AMENDMENT TO A PORTION OF PART 22  
OF THE LAND USE DISTRICT MAP**

Rezoning Case  
1406-12A, 1002-28

**EXHIBIT D**

**VESTING TENTATIVE TRACT NO. 72608**  
 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA  
 JUNE 6, 2014



**OWNERS:**

THE LONG BEACH PROJECT, LLC  
 888 SAN CLEMENTE, SUITE 100  
 NEWPORT BEACH, CA 92660  
 PHONE: (949) 720-3612

**ENGINEER:**

KIMLEY-HORN AND ASSOCIATES  
 6800 OWENSMOUTH AVE., SUITE 410  
 CANOGA PARK, CA 91303  
 PHONE: (747) 900-8381  
 EMAIL: JON.WAKENHUT@KIMLEY-HORN.COM

**APN:**

7133-016-005

**ZONING:**

- EXISTING LAND USE: INACTIVE BOY SCOUT SITE
- PROPOSED LAND USE: RESIDENTIAL SINGLE FAMILY DWELLINGS
- EXISTING ZONING: (I) INSTITUTIONAL
- PROPOSED ZONING: R-1-T
- WATER SERVICE PROVIDED BY: LONG BEACH WATER DEPARTMENT
- SANITARY SEWER SERVICE PROVIDED BY: LONG BEACH WATER DEPARTMENT
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: LONG BEACH GAS & OIL
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE SERVICE PROVIDED BY: TIME WARNER CABLE
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE, CITY OF LONG BEACH.
- ALL GRADING TO CONFORM TO THE CITY OF LONG BEACH GRADING AND EXCAVATION CODE.
- ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS WITHIN THE DOMINGUEZ GAP SPREADING GROUNDS OF COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SPREADING GROUND FACILITIES.
- FEMA FLOOD ZONE X (0.2%)

**PROPOSED DEVELOPMENT:**

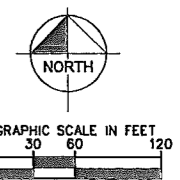
PROPOSED SINGLE FAMILY RESIDENTIAL COMPLEX WITH 131 DWELLING UNITS.

**AREA:**

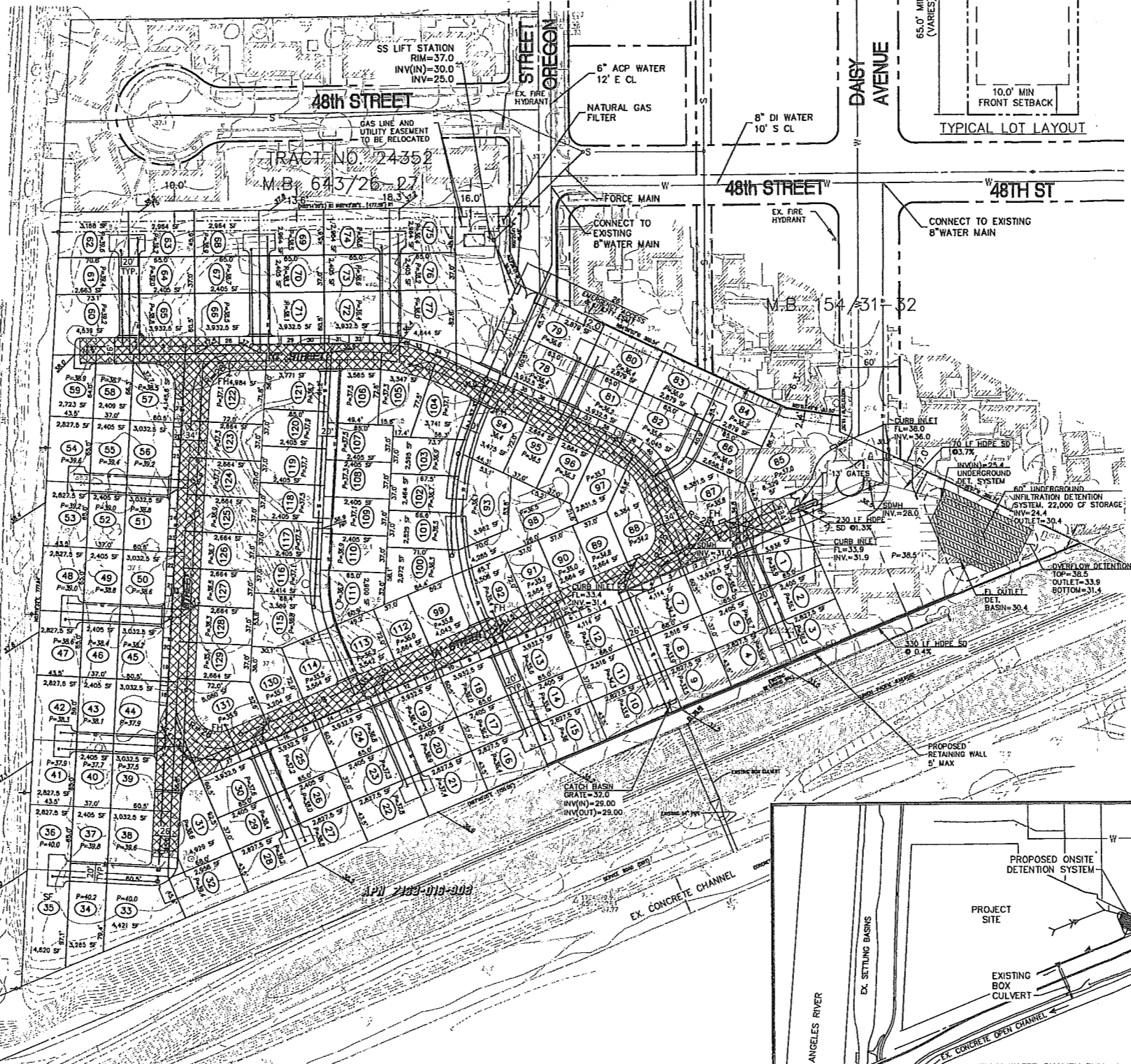
EXISTING AREA = 460,093 S.F. (10.56 ACRES)

**PARKING:**

ON STREET PROVIDED = 40 SPACES  
 REQUIRED (1:4 LOTS) = 33 SPACES



**Kimley-Horn and Associates, Inc.**  
 6800 OWENSMOUTH AVENUE, SUITE 410  
 CANOGA PARK, CA 91303  
 TEL NO. (747) 900-8400  
 FAX NO. (916) 608-0885



**LEGEND:**

- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- UNDERGROUND GAS
- UNDERGROUND WATER
- STORM DRAIN
- UNDERGROUND SEWER
- BUILDING PERIMETER
- POWER POLE
- UNIT NUMBER
- SEWER MANHOLE
- PROPERTY LINE
- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- CENTERLINE
- CURB AND GUTTER
- 26' FIRELANE

**ABBREVIATIONS:**

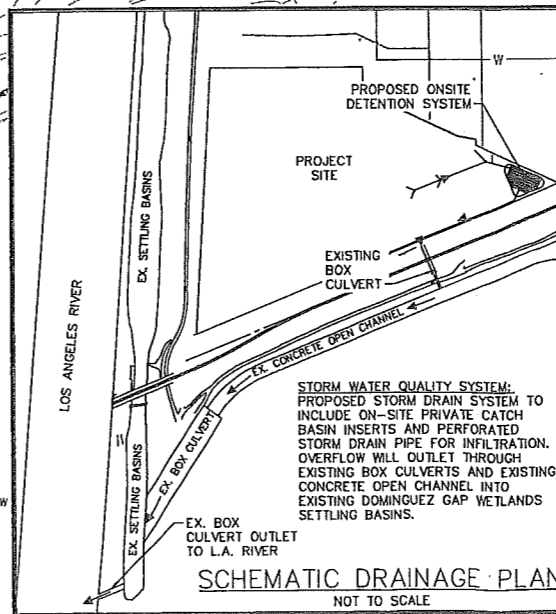
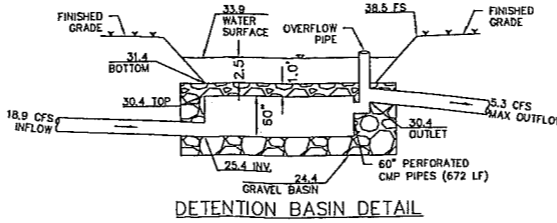
- BFP BACKFLOW PREVENTOR
- CLF CHAIN LINK FENCE
- EPB ELECTRIC PULL-BOX
- ET ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GPB GAS PULL-BOX
- GVT GAS VAULT
- MB MAIL BOX
- TPB TELEPHONE PULL-BOX
- UTCN TRAILOR/MODULAR UTILITY CONNECTIONS
- WM WATER METER
- WV WATER VALVE

**GENERAL NOTES:**

- DEAD END STREETS TO BE LESS THAN 300 FEET IN LENGTH.
- ALL LOTS TO HAVE A MINIMUM OF 2400 SQUARE FEET.

**DRAINAGE AND STORM WATER QUALITY NOTES:**

- LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REGULATIONS PER NPDES (CITY OF LONG BEACH TITLE 18.16) ARE REQUIRED.
- ONSITE RETENTION AND INFILTRATION WILL BE PROVIDED BY MEANS OF PERFORATED PIPE STORM DRAIN SYSTEM LOCATED WITH DRIVE AISLES.
- PER THE L.A. COUNTY'S ALLOWABLE FLOW RATE (Q) A MAXIMUM OF 1 CFS/ACRE (OR 10.56 CFS) WILL BE DISCHARGED FROM THE SITE AND CONNECTED TO THE L.A. COUNTY 54" RCP SD LOCATED ALONG THE SOUTHERN PROPERTY LINE.



This document, together with the contracts and design presented herein, is intended only for the specific purposes and client, for which it was prepared. Review of and transfer reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**FINDINGS****Zone Change, Site Plan Review, Vesting Tentative Tract Map****4747 Daisy Ave.****Application No. 1406-12A****November 10, 2015****Zone Change Findings**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

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

The project site is currently zoned "I" (Institutional), reflecting its former use as a Boy Scout camp. The site would be rezoned to "RP-13" (Residential, Planned Unit Development, 13 DU/ac). The site abuts the Los Angeles River and associated bike and pedestrian trail to the west, and the Union Pacific railroad right-of-way to the south. Both are zoned PR (Public Right-of-Way), and do not contain any continually-occupied land uses (neither residences nor businesses). Neither of these areas would be substantially affected by this proposed rezoning. To the north and east, the project site is bounded by a single-family neighborhood zoned R-1-N. The Environmental Impact Report for the development project (EIR-01-15, SCH # 2014091011) found that there will be no significant unavoidable impacts associated with the project, and that all potentially significant impacts are related primarily to the construction phase, and can be mitigated to a less than significant level. Particularly, the EIR found that all traffic impacts associated with the project would be less than significant, with no mitigation measures necessary to keep the traffic impacts at a less than significant level. Construction of the project would not negatively affect the character of the existing R-1-N neighborhood, nor would it adversely affect its livability. The project site is the only potentially undeveloped site in the vicinity, and there would be no negative effects upon the appropriate development of the surrounding area, as no potential for further development in the surrounding area is foreseen.

- 2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The subject site currently has a General Plan Land Use District designation of No. 11, Open Space and Parks. This reflects the site's former use as a Boy Scout camp. This LUD would not be consistent with a zone change to RP-13, therefore the Land Use Element of the General Plan will be amended as part of this project to change the LUD to No. 3A, Townhomes. The stated objective of LUD No. 3A,

Townhomes, is "to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than are permitted in LUD No. 1 or No. 2, for reasons such as: to furnish more affordable housing; to stimulate recycling; to diversify lifestyle choices; and to create opportunity for architectural variety and neighborhood beautification." The General Plan description of LUD No. 3A continues "...The true utility of this district is only realized through the accumulation of a number of adjacent lots, or on large un-subdivided or re-subdivided parcels." The proposed project and residential use, and the rezoning to RP-13, is consistent with these stated goals of LUD No. 3A. This land use district also limits maximum density to 24 DU/ac, nearly double the density proposed by this project (approximately 12.5 DU/ac). Therefore, a zone change from I to RP-13 would be consistent with LUD No. 3A.

The proposed amendment to the General Plan conforms to the population, housing, design/architecture, and neighborhood preservation/enhancement goals of the General Plan. These goals stress economic development, neighborhood emphasis, quality services, and facilities maintenance among others. This proposed amendment would help achieve these goals by enabling the proposed zone change and recycling of the disused project site into a quality residential development.

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

The proposed change is not a rezoning of an existing mobile home park.

Site Plan Review Findings

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the site plan review committee or the planning commission shall not approve a site plan review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**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 proposed project consists of 131 new detached single-family homes on a site approximately 10.56 acres in area. The design is harmonious, consistent, and complete within itself, as it follows a central architectural theme in the Spanish Revival style, with each house built in one of three variations on this theme. The community recreation center building also carries this architectural theme, and is designed as a "showpiece" structure at the project entrance. The overall

architectural styling of the project is both appropriate to and compatible with the heritage of architecture in Long Beach. The design, character, and scale of the project is compatible with the single-family neighborhood to the north and east of the project site. All homes within the project that abut the adjacent neighborhood are limited to two stories in height, to provide a considerate transition between the one- and two-story R-1-N area, and the two- and three-story homes in the proposed development. Overall, the development is also compatible in design, character, and scale with the surrounding community. It maintains the theme and lifestyle of detached single-family homes, while providing a more concentrated, centrally-focused residential community that takes advantage of a disused site to provide new housing stock, while making a more efficient use of land than the traditional 6,000-square-foot lot single-family home development pattern.

2. **THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

The development will conform to the design guidelines to be established for a Planned Unit Development (PUD), in that it provides a higher level of community amenities within the project, as well as self-contained internal circulation, and a higher level of design and architectural quality for each building, than would be obtained from individual development of each single-family dwelling.

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

The project will result in the removal of most, if not all, mature trees on the project site, as no alternative design is possible that would not remove the trees. The project requires major site grading and significant fill importation to correct topographical and hydrologic deficiencies before a new subdivision of single-family homes could be constructed. Moreover, any new residential development at this site—even one of reduced density—would almost certainly require the same level of grading and brush and tree clearance to prepare the site for development. A design that attempted to preserve existing trees, either around the perimeter or interior of the site, would be arbitrarily handicapped, and would result in a lower-quality site plan and configuration.

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 proposed development will contain its own internal street system, which will be privately owned and maintained. Improvements to the public right-of-way

adjacent to the project will include pavement rehabilitation on Daisy Avenue, Oregon Avenue, and 48<sup>th</sup> Street, as well as repair and replacement of sidewalk, curb, and gutter as necessary adjacent to the project site, and installation of new street trees (see conditions of approval). Due to the size of the development and the projected increased use of the public right-of-way adjacent to the project site, by automobiles, bicyclists, and pedestrians, an essential nexus exists for these public improvements.

**5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:**

Not Applicable. This finding applies only to non-residential developments, and the proposed project is a residential development.

Vesting Tentative Tract Map Findings

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

**THE PLANNING COMMISSION SHALL APPROVE A TENTATIVE MAP IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:**

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

The proposed map is consistent with the proposed change of the General Plan Land Use District to LUD No. 3A, Townhomes. It would establish a small-lot pattern for residential development appropriate to the standards of LUD No. 3A, while approaching only half of the allowable density of this LUD (12.5 DU/ac where up to 24 DU/ac is allowed). No specific plan applies to the subject site.

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

The design of the proposed subdivision is consistent with the standards set forth for residential development by LUD No. 3A. This LUD specifies that *it implements a policy to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than are provided in LUD No. 1 or 2, for any number of reasons, such as: to furnish more affordable housing; to stimulate recycling; to*



*diversify lifestyle choices; and to create opportunity to architectural variety and neighborhood beautification.* The proposed project is closely aligned with all of these policy objectives, as it will increase the supply of housing stock; it will recycle a disused site that has no future under its current LUD and zoning; it will offer a different type of single-family living than the traditional 6,000-square-foot lot SFD neighborhoods; and it will make use of high-quality architecture with a consistent design vocabulary across the project. No specific plan applies to the subject site.

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

The 10.56-acre site is physically suitable for a subdivision to create 131 individual ownership lots for single-family dwellings in a small-lot development pattern. The site currently consists of undeveloped land, after the few outbuildings and accessory structures from the former Boy Scout camp have been removed. Significant amounts of fill dirt will be imported to correct topography and hydrology configurations as part of the overall site grading plan, following which the site will be physically suitable for small-lot development for 131 single-family homes.

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

The site is physically suitable for the proposed density of development. The project will have a density of approximately 12.5 DU/ac, which is only half of that allowed by LUD No. 3A, Townhomes, which permits up to 24 DU/ac. The lot sizes will range from 2,405 to 6,329 square feet, with an average lot size of 3,218 square feet. This allows adequate setbacks between buildings, adequate private outdoor yard space, and adequate separation of structures from the adjacent neighborhood, while using land efficiently, and not engaging in the traditional R-1 consumption of land in inefficient areas, such as 20-foot front yard setbacks and 20-foot-long driveways. The site also contains enough space for a 15,000-square foot recreation center, with an adjacent 6,283-square foot turf area, and a 6,600-square foot pocket park, in addition to the 131 homes. Street widths and motor-court style access drives have been planned at recommended minimum widths, not only to use land efficiently, but to foster a more inviting and safer pedestrian and bicycling environment, as narrower streets result in lower automobile speeds.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

An Environmental Impact Report was prepared for this project (EIR-01-15, SCH # 2014091011). This EIR found no significant unavoidable impacts that would result from this project. Air quality impacts related to temporary, on-site construction



emissions are expected, and mitigation measures AQ-1(a) and AQ-1(b) will mitigate these impacts to a less-than-significant level. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish; however, a number of potentially-significant impacts to bird and bats were identified. Two mitigation measures (BIO-1(a) and BIO-1(b)) deal with pre-construction bat surveys and raptor and nesting bird protection, to ensure that the project will not cause substantial environmental damage to these identified wildlife species, and will mitigate any impacts to a less-than-significant level.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The design of the subdivision is not likely to cause serious public health or safety problems. The project will consist of a residential development, which is not a type of land use that will cause negative public health impacts. Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency vehicles. No serious public safety impacts or problems will result from the proposed project.

**7. THAT 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.**

No easements acquired by the public at large exist on this site for access through or use of the property within the proposed subdivision. The site is located at the end of Daisy and Oregon Avenues, and has no through access, nor will it have through access once the project is built.

**CONDITIONS OF APPROVAL**

**4747 Daisy Ave.  
Case No. 1406-12A  
November 10, 2015**

**Special Conditions:**

1. The following approvals are granted for this project:
  - a. Certification of EIR-01-15 (SCH # 2014091011).
  - b. General Plan Amendment: from LUD No. 11—Open Space and Park District, to LUD No. 3A—Townhomes District.
  - c. Zone Change: from "I" (Institutional) to "RP-13" (Residential PUD, 13 DU/ac).
  - d. Site Plan Review approval for a private residential community of 131 new single-family dwellings with a community recreation center and pool.
  - e. Planned Unit Development (PUD) approval for a new residential community of 131 single-family dwellings with an average density of 13 DU/ac or less.
  - f. Vesting Tentative Tract Map for a new land subdivision, to include individual lots for 131 new single-family dwellings, and other common area to be owned by the community/homeowners' association.
  - g. A Development Agreement related to various off-site improvements.
2. The developer shall provide a Construction Management Plan as specified in Section 4.13, on page 4.13-19 of the project Environmental Impact Report (EIR).
3. The private streets within the development shall be named in accordance with the requirements of the Building and Safety Bureau, to the satisfaction of the Director of Development Services. If possible, street names conforming to the existing public street pattern shall be used. Alternatively, the private streets shall be named for local or regional geographic or natural features, or Southern California native plants or wildlife. The streets shall not be named for persons living or dead, nor using generic nature-related terms.
4. Prior to issuance of a grading permit, the developer shall submit a proposed haul route for all construction truck trips to the Director of Development Services and the City Engineer for review. The Director of Development Services and/or City Engineer may modify this proposed haul route as they deem necessary.
5. The developer shall abide by the haul route approved by the Director of Development Services and City Engineer, and failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.

Project Design

6. Each individual residential lot, of which 131 are approved, shall be developed with a single-family dwelling only. Secondary housing units ("granny flats") shall be prohibited.
7. The project shall be developed in substantial compliance with the plans approved by the City Council on November 10, 2015. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
8. The developer shall provide a sample of all final exterior finish materials selected for construction for review by the Director of Development Services, prior to issuance of a building permit. If these materials are found to be below the standards approved in concept, the developer shall propose a different finish material and provide samples, to the satisfaction of the Director of Development Services.
9. The architectural design of all buildings shall be harmonious and complementary, and the architectural style shall not be changed between buildings or between phases of construction.
10. The developer shall provide for a pedestrian walkway connecting the perimeter gate on the western edge of the residential development with the Los Angeles River bicycle and pedestrian path, subject to approval by the County of Los Angeles. This improvement shall be completed prior to issuance of building permits for the 65<sup>th</sup> dwelling unit in the residential development. Should the County withhold approval for this improvement, this condition shall not be in effect.
11. The developer shall provide an eight-foot-tall (8'-0") CMU block wall at the project perimeter abutting the Los Angeles River and the railroad tracks on the western and southern edges of the project site. Sections of 8-foot-tall tubular steel fence shall be used instead of block wall at the termination of each access drive to provide for views outside the development. The developer shall provide a six-foot-six-inches-tall (6'-6") block wall at the project perimeter abutting the residential neighborhoods on the north and east edges of the project site, or, if approved by the Zoning Administrator, a block wall eight feet (8'-0") tall may be provided.
12. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.

13. All forms of barbed wire and razor wire shall be prohibited on the site.
14. Enhanced exterior elevations shall be provided on units 31, 93, 98, and 104, as shown on approved plans. This is due to the fact that these units' siting exposes elevations that are not normally exposed to the common viewshed.
15. All exterior plaster (stucco) within the development shall be a sand finish, and the developer shall provide a sample of the plaster product to be used in construction prior to issuance of building permits for the first dwelling.
16. Any street lights and exterior building lights to be provided within the private development shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any residential property or structure.
17. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.

#### Tentative Map, Final Map, and C,C,&Rs

18. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, developer submits a written request for an extension of time, which receives approval from the Zoning Administrator.
19. 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, unless specified otherwise herein.
20. 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 Planning processing fees for the Final Map.
21. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
22. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
23. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (C,C,&Rs) for this project. A copy of the C,C,&Rs are to be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder.

24. The C,C,&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map:
- a. The subject residential project consists of one hundred and thirty one (131) individual lots for single-family dwellings;
  - b. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for the each dwelling in the project. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, rented, or sold, and are to be used exclusively by the residents of the same single-family dwelling on the lot where each garage is located;
  - c. A minimum of forty (40) guest parking spaces shall be permanently maintained on the outside of the main circulation private road within the development. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
  - d. A clear, detailed and concise written description of the common areas and facilities of the community shall be provided;
  - e. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the C,C,&Rs:
    - 1) The private sewer connection(s) to the public sewer in the public right-of-way;
    - 2) The site drainage system(s);
    - 3) The maintenance of all common areas, common landscaping, community buildings, facilities, and amenities;
    - 4) A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;
    - 5) All private streets, sidewalks, parkways, and driveways;
    - 6) All perimeter fences, walls, and gates, and interior fences, walls, and gates;
    - 7) All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;
    - 8) Enforcement of parking restrictions for the guest parking spaces;
    - 9) Any costs or corrections due to building or property maintenance code enforcement actions.
  - f. A parking restriction plan shall be provided for the guest parking spaces for trash pickup day. Trash pickup shall be limited to one day per week to reduce the impact on guest parking.
  - g. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.

### Operation and Maintenance

25. All residential trash receptacles shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view from the access road and neighboring dwellings.
26. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.

### Public Works Conditions

27. The developer shall provide for the following to the satisfaction of the Director of Public Works:

#### **General Requirements**

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. Prior to final map approval, the Subdivider shall submit its on-site parking management plan and CC&R's for review and approval of the Director of Public Works.
- d. All required off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an instrument of credit or bond to the satisfaction of the Director of Public Works.
- e. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation or import hauling, concrete and other deliveries, etc.).

#### **Public Right-of-Way**

- f. The Subdivider 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 developer shall diligently pursue the acquisition and dedication of the right-of-way.
- g. The Developer shall construct ADA compliant curb ramps on the northeast and southeast corners of Oregon Avenue and 48th Street with Portland cement concrete to the satisfaction of the Director of Public Works.

- h. The Subdivider shall provide easements to the City of Long Beach for any City facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public necessities, to the satisfaction of the interested Department or agency and shall show such easements on the final map.
- i. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

#### **Off-Site Improvements**

- j. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- k. The Subdivider shall remove unused driveways and replace with full-height concrete curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed per Public Works Standards with Portland Cement Concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Division at (562) 570-6331 to request additional information regarding driveway construction requirements.
- l. The Subdivider shall provide for new sidewalk pavement, curb and curb gutter, and parkways as needed to complete the existing sidewalks pavement and parkways along Daisy Avenue from that point where the existing sidewalk pavement ends to the entrance of the development site. New sidewalk limits shall consist of entire panel replacements or from joint line to joint line, to the satisfaction of the Director of Public Works. The Subdivider shall provide for the continuations of the sidewalk pavement, curb and curb gutters, and the parkways that terminate north of 4768 Oregon Avenue on the east and west side of Oregon Avenue to the satisfaction of the Director of Public Works.



- m. The Subdivider shall provide for new sidewalk pavement, curbs and curb gutters, and parkways as needed along both sides of Oregon Avenue from the intersection of Oregon Avenue and 48th Street to the emergency exit of the development site. New sidewalk limits shall consist of entire panel replacements or from joint line to joint line to the satisfaction of the Director of Public Works. The Subdivider shall submit plans for review and approval by Public Works to construction a dead-end cul-de-sac termination adjacent to the emergency access gate if possible, to the satisfaction of the Director of Public Works.
- n. 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.
- o. The Subdivider shall grind & overlay along the Daisy Avenue roadway adjacent to the project from the entrance of the development site to the north side of 48<sup>th</sup> Street. Improvement shall be per Public Works approved plans and to the satisfaction of the Director of Public Works.
- p. The Subdivider shall grind & overlay along the 48<sup>th</sup> Street roadway from the west side of Oregon Avenue to the east side of Pacific Avenue. Improvement shall be per Public Works approved plans and to the satisfaction of the Director of Public Works.
- q. The Subdivider shall grind & overlay along the Oregon Avenue roadway from the entrance of the development site to the north side of 48<sup>th</sup> Street to the satisfaction of the Director of Public Works.
- r. The Subdivider shall provide for the installation of truncated domes in all ADA ramps within the Pacific Avenue and 48<sup>th</sup> Street intersection, Daisy Avenue and 48<sup>th</sup> Street intersection, and Oregon Avenue and 48<sup>th</sup> Street intersection to the satisfaction of the Director of Public Works.
- s. The Subdivider shall provide for new street trees and ground cover along on Daisy Avenue and Oregon Avenue adjacent to the project site per Long Beach Municipal Code Chapter 21.42.060. The Subdivider and/or successors shall privately maintain all street trees and landscaping adjacent to the development site as required in connection with this development.
- t. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning any tree removal or tree planting or landscaping work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- u. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
- v. All on-site rough grading required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an instrument of credit or bond to the satisfaction of the Director of Public Works.

- w. The Subdivider shall construct the required storm drain line in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Russ Caveness of Construction Services for information about excavation permits at (562) 570-6530. The proposed storm drain system must be accepted for review by the County of Los Angeles Department of Public Works (call (626)-458-4921) to initiate plan review by the City. The Subdivider shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- x. Public improvements shall be constructed in accordance with Public Works Standards per approved plans. Sidewalk improvements shall be constructed with Portland Cement Concrete (PCC) to the satisfaction of the Director of Public Works. All sidewalk improvement, curb and curb gutter removal and/or current to new sidewalk tie-in limits shall consist of entire panel replacements or from joint line to joint line.
- y. The Subdivider shall provide to the Department of Public Works Civil Engineer prepared off-site improvement plans for review and approval for all off-site improvement conditioned on the development

#### **Traffic and Transportation**

- z. A traffic report must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered Civil Engineer.
- aa. The Subdivider shall provide for new traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- bb. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- cc. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- dd. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- ee. All traffic control device installations, including pavement markings of the private streets and parking lot(s) shall be installed in accordance with the provisions of the California Manual On Uniform Traffic Control Devices (MUTCD), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

### **Storm Water**

- ff. 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 Subdivider 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](http://www.waterboards.ca.gov/stormwtr/construction.html). Left-click on the Construction General Permit 99-08-DWQ link.

### **Long Term Maintenance**

- gg. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the public rights-of-way adjacent to the development site. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions," and a recorded copy of said document shall be provided to the Director of Public Works.

### EIR Mitigation Measures

28. The developer shall provide for compliance with the following mitigation measures, as set forth in EIR 01-15:

#### **a. Air Quality**

- 1) **Mitigation Measure AQ-1(a): Construction Equipment Restrictions.** During demolition, the contractor shall limit the use of excavators to one. During grading, the contractor shall limit use of excavators to two operating no more than seven hours per day. During any phase of construction, the contractor shall limit the operation of scrapers to two operating seven hours per day, and shall not allow the operation of cranes on-site.
- 2) **Mitigation Measure AQ-1(b): Additional Construction Mitigation Measures.**
  - i. All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet the Tier 4 emission standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor

shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- ii. Alternatively, the Lead Agency could rely on the Green Construction Policy used by LA County Metro or the ports of Los Angeles/Long Beach. These policies include provisions to 'step down' from Tier 4 equipment to Tier 3 or Tier 2 if specified criteria are met.
- iii. The Lead Agency shall require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require use of trucks that meet EPA 2007 model year NOx emissions requirements.
- iv. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

**b. Biology**

- 1) **Mitigation Measure BIO-1(a): Preconstruction Bat Surveys.** Prior to any building demolition, brush clearing, tree clearing, or grading activities associated with the project, a qualified biologist shall complete a preconstruction survey to determine the presence or absence of any maternity roosting of special-status bats. If special-status bats are present, demolition and/or clearing within 100 feet of an active maternity roost shall be delayed until after the roosting season (April 15 through August 31).
- 2) **Mitigation Measure BIO-1(b): Raptor and Nesting Bird Protection.** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (January 1 through September 1).

If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands outside the project site. The survey shall be conducted by a biologist familiar with the identification of raptors and special status species known to occur in Los Angeles County using typical methods.

If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest.

**c. Cultural Resources**

- 1) **Mitigation Measure CR-1(a): Archaeological Resource Construction Monitoring.** At the commencement of any ground-disturbing construction activities, including grading, surface excavation, and placement of imported fill, within the project site, an orientation meeting shall be conducted by an archaeologist for construction workers associated with ground-disturbing procedures. The orientation meeting shall describe the possibility of exposing unexpected archaeological resources and directions as to what steps are to be taken if such a find is encountered.

A qualified archaeologist shall be present during, and monitor, all earth moving activities within native soil. In the event that unearthed prehistoric or archaeological cultural resources, historic artifacts, or human remains are encountered during project construction, all work in the vicinity of the find shall be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation (e.g., curation, preservation in place, etc.) in accordance with Public Resources Code 21083.2, if necessary, is implemented. Additionally, if such cultural resource remains are encountered, Mitigation Measure CR-1(b) shall take effect.

- 2) **Mitigation Measure CR-1(b): Unanticipated Discovery of Cultural Remains.** If cultural resource remains are encountered during construction or land modification activities, work shall stop and the City shall be notified at once to assess the nature, extent, and potential significance of any cultural remains. The applicant shall implement a subsurface testing program (known as a Phase II site evaluation according to Cultural Resource Management best use practices) to determine the resource boundaries, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts. If the Phase II site evaluation concludes the site is significant, a Phase III data recovery excavation program may be implemented to exhaust the data potential of the site, if the site cannot be avoided.

If the site is determined to be significant, the applicant may choose to cap the resource area using culturally sterile and chemically neutral fill material and shall include open space accommodations and interpretive displays for the site to ensure its protection from development. A qualified archaeologist shall be retained to monitor the placement of fill upon the site and to make open space and interpretive recommendations. If a significant site will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. If the site is determined insignificant, no capping and or further archaeological investigation shall be required. The results and recommendations of the Phase II study shall determine the need for construction monitoring.

- 3) **Mitigation Measure CR-2(a): Paleontological Resource Construction Monitoring.** Ground-disturbing activity in areas of low paleontological sensitivity (Holocene alluvial sediments) that does not exceed three feet in depth shall not require paleontological monitoring. Monitoring of excavations exceeding three feet in depth shall be monitored by a qualified paleontologist to determine if potentially fossil bearing units are present at ground disturbing depths. If no fossils are observed during the first 50 percent of excavations exceeding three feet in depth, or if the qualified paleontologist can determine that excavations are not disturbing Pleistocene or Pliocene aged sediments, then paleontological monitoring shall be reduced to weekly spot-checking under the discretion of the qualified paleontologist.
- 4) **Mitigation Measure CR-2(b): Fossil Salvage.** If fossils are discovered, the qualified paleontologist (or paleontological monitor) shall recover all fossils. Typically fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps.

**d. Geology & Soils**

- 1) **Mitigation Measure GEO-2(a): Placement of Compacted Fill.** The existing fill and near surface alluvial soils in all the proposed structural areas shall be over excavated to a depth of four feet below the existing grade or two feet below the bottoms of the proposed structural footings, whichever is deeper, and shall be replaced with properly compacted fill.
- 2) **Mitigation Measure GEO-2(b): Building Foundations.** All building foundation systems shall be properly designed and constructed using either a post-tensioned or strengthened conventional concrete foundation, as determined by the City of Long Beach Building Official.

e. **Land Use.** See Mitigation Measures AQ-1(a), AQ-1(b), BIO-1(a), BIO-1(b), and N-5.

**f. Noise and Vibration**

- 1) **Mitigation Measure N-5: Windows and Sliding Glass Doors.** All first floor and second floor windows and sliding glass doors facing Interstate 710 shall utilize a minimum STC rating of 28. All first floor and second floor windows and sliding glass doors facing the adjacent railroad track shall utilize a minimum STC rating of 30. All other windows and sliding glass doors on the project site shall utilize a minimum STC rating of 25.

**g. Utility & Service Systems**

- 1) **Mitigation Measure U-2: Wastewater Infrastructure.** Prior to issuance of grading or building permits, the applicant shall submit a sewer study performed by an experienced civil engineer, including a hydraulic analysis, for review and approval by the LBWD. If the study determines that the existing sewer mains are over capacity and would be unable to accommodate the additional wastewater generated by the proposed project, then the project applicant shall pay to upgrade the existing sewer mains to sufficient design and capacity to accommodate the proposed project, prior to the issuance of building or grading permits. Replacement sewer lines shall be installed in the same locations as existing sewer lines in order to ensure that only temporary disturbance of existing rights-of-way would occur and that installation of these replacement sewer lines would not result in new areas of disturbance unless otherwise approved by LBWD. The sewer upgrades must be designed and implemented consistent with the information and conclusions in the approved sewer study.



**Standard Conditions – Plans, Permits, and Construction:**

29. 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 Director of Development Services.
30. 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.
31. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
32. 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, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
33. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
34. All rooftop mechanical equipment shall be fully screened from public view. Said 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
35. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
36. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
37. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
38. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.

39. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
40. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
41. 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.
42. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
43. For projects consisting of new buildings, parking lots, or landscaped area, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. 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. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
44. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
45. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

46. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
47. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
48. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
49. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
50. 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

**Standard Conditions – General:**

51. 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 Acknowledgment 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).
52. 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.
53. 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).

54. 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.
55. 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.
56. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
57. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
58. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
59. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
60. Any graffiti found on site must be removed within 24 hours of its appearance.
61. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
62. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
63. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

**FINDINGS****Zone Change****4951 Oregon Ave.****Application No. 1002-28****November 10, 2015**Zone Change Findings

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

The project site is currently zoned "I" (Institutional), reflecting the former presence of a church on the site. The site would be rezoned to "P" (Park). The site abuts the Los Angeles River and associated bike and pedestrian trail to the west, which is zoned PR (Public Right-of-Way), and does not contain any continually-occupied land uses (neither residences nor businesses). Immediately to the south, the site abuts a mobile home park zoned RM. Across Oregon Avenue to the east are a line of residences in the R-3-4 zone, and across Del Amo Boulevard to the north is Perry Lindsey Middle School, also located in the I zone. The character, livability, and appropriate development of these areas will not be adversely affected by the construction of a new City park. Several conditions of approval aim to reduce any impacts that the operation of the park may have on surrounding uses, specifically, the mobile home park to the south and residences to the east. Conditions of approval require the construction of a new 8-foot-tall block wall across the southern property line, as well as requiring the park soccer field lighting to be switched off no later than 9:00 pm. Additionally, the park has been designed with the parking lot on the north end, adjacent to Del Amo Boulevard, so that the parking lot noise will have less impact on residents to the south. A Mitigated Negative Declaration was prepared for the project (ND-04-10), and found that there will be no significant impacts associated with the project. A number of mitigation measures are included to ensure that certain potentially significant impacts are mitigated to a less than significant level. The project, construction of a new City park, would cause no negative effects upon the appropriate development of the surrounding area. The only potential development site in the vicinity is the 4747 Daisy Avenue site to the south, which, at this time, is proposed to be developed with a new subdivision of 131 single family homes (Riverwalk project). Construction of Oregon Park is a required off-site improvement under the Development Agreement for the Riverwalk project.

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

The subject site currently has a General Plan Land Use District designation of No. 1—Single-Family. However, the site was previously home to a church, and did not contain dwelling units, single-family or otherwise. LUD No. 1 would not be consistent with a zone change to P for the purposes of a new, permanent City park, therefore the Land Use Element of the General Plan will be amended as part of this project to change the LUD to No. 11—Open Space/Park. P zoning and land use as a public park would be in conformance with the primary intent of LUD No. 11, and the rezoning would therefore be consistent with the General Plan.

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

The proposed change is not a rezoning of an existing mobile home park.

October 2, 2015

To:  
City of Long Beach  
Development Services, Planning Bureau  
333 W Ocean Blvd #3  
Long Beach, CA 90802

From:

Abigale Wool  
112 West Arbor Street  
Long Beach, CA 90805

Re: Riverwalk Development

I would like to add my voice to the public discussion of the Riverwalk development. I live in the Dominguez Gap neighborhood where the development is proposed.

The development as proposed seems to me to be over-scaled and over-priced for the area. Dominguez Gap is a working class neighborhood where homes are valued at no more than \$450,000. The area is bracketed by a trailer park on the west and a housing project on the north. Hardly the draw for potential buyers of \$600,000 homes..

What would make the project more palatable to community would be if the developer agreed to make significant improvements to the surrounding neighborhood - sidewalks, streets, landscaping, infrastructure.

In the meetings I have attended, this does not seem to be something that the developer is considering, or that the City of Long Beach is mandating.

Besides all the many issues the community has voiced - traffic, parking, environmental concerns, school population - I have one larger concern. And that is that Long Beach (as well as Los Angeles County, as well as Southern California) needs more affordable housing.

A rough calculation of mortgage payments on \$600K home is about \$3000/month. According to census data, the median income in Long Beach is \$4400. You see where I'm going with this?

The only way I can envision this development succeeding is if it was part of a larger plan. Perhaps to use Eminent Domain to eliminate the trailer park and enlarge the scope of Riverwalk?

Besides the issue of affordability, the other obvious reason to stop this development before it begins is drought. Even if all the units were equipped with water-conserving appliances and fixtures, 131 home, probably housing at least 300 people, is going to put more demand on our dwindling supplies. And it should be factored in that data shows that more affluent people (like those that can afford \$600K home) use more water.

Because I live on Arbor Street, I think my home is far enough away from the development that construction, traffic and parking issues would not affect me. My objection to the project is one of principle and practicality. I really don't want to live on a feudal-inspired plantation where the affluent live in a gated idyll while the rest of us slog along with our crumbling infrastructure, overcrowded/under-funded schools and diminishing resources.

Please reject the Riverwalk development and preserve the Dominguez Gap neighborhood.



## The Boycott

The barren tracts of land located on 4747 Daisy Avenue and Oregon Avenue cannot qualify to be converted into a residential area. It might turn into a ghost residential project. In addition, many other empty land lots across the USA cannot qualify for a civil engineering project. The city of Stockton, California in the United States filed bankruptcy because of failed real estate deals. The Stockton mayor signed legal paperwork to build a marina. However, the newly built marina is not useful to the local boatswain. The marina and residential projects are similar. They are both futile civil engineering projects. Thus, the local residents oppose the residential project's environmental jeopardy, high costs and impracticality.

The future construction of one hundred thirty-one new houses is detrimental to the environment. The harmful soot and toxic chemicals will accumulate in a nearby house. The residents will inhale and exhale polluted air. Some residents will be sick. The negative effects in the environment will debilitate many members of the community.

The 4747 Daisy Avenue residential project that includes parking spaces and the mini park is expensive. The planned project might be paid by the members of the community. One hundred thirty-one new single-family houses will have to accommodate at least four inhabitants each house. The basic unit of society is the nuclear family. The nuclear family typically consists of a father, mother, son and daughter. Five hundred twenty-four new residents have to move in the new proposed housing project to settle permanently. The cost of the new real estate project and supplies are immense.

The planned river walk residential development project is impractical. There is no strong evidence that the new project will generate positive economic growth. Previously built, in good condition, houses constructed in 1939 near the 4747 Daisy Avenue area have lost tremendous value during the 2008 US financial crisis.

The rusty steel frame surrounds the Union Pacific train tracks. Its adjacent infrastructures are being vandalized.

There are many related civil lawsuits in the planned real estate project. Civil lawsuits can arise when human life is endangered. Moreover, there can be a breach of contract if the project is not completed properly. On the other hand, important city maintenance projects should be prioritized first rather than the building of new houses.

Many areas in the city of Long Beach need repairs. There are many fissures on the road as a result of seismic activity. The roads have minor cracks because they are heavily traversed by normal automobiles. If bigger trucks travel over the roads, the roads will be more burdened by the weight and traffic of these huge trucks. Many sewage pipes had burst even before the project's commencement. Plastic pipes installed underground in front of 4937 Pacific Avenue seem to be destroyed by a tree's root. The tree is adjacent to the public sidewalk provided by the city of Long Beach. Hence, the privatization of the old public Boy Scout camp domiciled at 4747 Daisy Avenue is not appropriate for residential construction.

Sincerely,

Daniilo Bernardo Galweg II

of 4960 Daisy Avenue Long Beach, California 90805 USA

or 4937 Pacific Avenue Long Beach, California 90805 USA