

CONDITIONS OF APPROVAL
2500 Pacific Avenue
Application No. 2105-11 (SPR21-025, SNP21-006, VTPM22-005)
March 16, 2023

Special Conditions:

1. The following approvals are granted for this project:
 - a. Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND08-22), State Clearinghouse No. 2023010063).
 - b. This Site Plan Review approval for the project as depicted on the plans submitted to the Department of Development Services and presented to the Planning Commission on March 16, 2023, consisting of:
 - i. A Long Range Development Plan for the three-phased expansion of the existing Holy Innocents Parish School site consisting of the construction of a new church, rectory, convent, school building, parish office, and school gymnasium with a total of 93 on-site parking spaces, consisting of 89 spaces in the interior on-site surface lot, two parking spaces within two single-car garages located within the rectory and convent, and two loading spaces for trucks at the existing Holy Innocents Parish School site;
 - ii. A minimum of approximately 5,135 square feet of open space, consistent with SP-1 regulations;
 - c. Vesting Tentative Parcel Map No. 83630 for the consolidation of five existing parcels into one parcel.
 - d. General Plan Conformity Certification to find the following alley vacation consistent with the General Plan:
 - i. Vacation of an 18' x 110' portion of the north-south alley along the east property line of the project site.
2. The project shall be developed in substantial conformance with the plans reviewed by the Planning Commission on March 16, 2023, except as amended herein. Each project component 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 the approved project design consistent with the project approval shall require, at a minimum, an additional

- review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Planning Commission.
3. The Director of Development Services and the Director of Public Works may approve minor modifications to the approved Vesting Tentative Tract Map, if said modifications are consistent with the original approval per Section 20.12.170, are consistent with the Subdivision Ordinance (Title 20, LBMC) and the Subdivision Map Act (Cal. Gov't Code section 66410 *et seq.*), and do not significantly alter the original Tentative Map approval per Section 21.21.405.
 4. The school shall accommodate onsite pickup and drop-off of students each semester during school operations, including during the school year and any summer session. Deviations from the approved circulation plan showing the onsite pickup and drop-off of students shall require at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications.
 5. As part of student registration process, prior to the start of the school year, the school shall provide a yearly written reminder of the appropriate and approved onsite student pickup and drop-off location.
 6. The Final Map shall be prepared to conform to all conditions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
 7. 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.
 8. Prior to approval of the Final Map, the Applicant shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the Applicant shall pay the Planning processing fees for the Final Map. The Applicant shall pay fees to the City for processing of the Final Map based on the total number of lots or units in the subdivision, including both ground lots and airspace lots.
 9. Prior to issuance of a grading or demolition permit (whichever occurs first), the Applicant shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent

negative impacts upon neighboring uses. Said modifications (if any), approval, and enforcement shall be binding upon all hauling activities and construction truck trips by the Applicant.

10. The Applicant shall abide by and enforce the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the Applicant's hauling practices to be remedied.
11. 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.
12. The applicant shall submit a separate landscape plan concurrent with each building plan check as applicable. Pursuant to LBMC 21.42.030, approval of the landscape plans is required prior to permit issuance for each phase involving landscaping.
13. The Applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated June 28, 2021, which by this reference is made a part of these conditions of approval.
14. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way 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 adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
15. In compliance with Chapter 21.64 Transportation Demand Trip Reduction Measures, the Project shall incorporate applicable measures, such as providing employees with transportation information and providing employee bicycle parking. A minimum of four bicycle parking/storage spaces shall be provided for and maintained on site.
16. Pursuant to Section 21.45.400 (C)(1)(b), the project shall meet the intent of LEED at the Certified level to the satisfaction of the Director of Development Services, or designee. The project shall achieve a cumulative project-wide rating of LEED Certified. The project shall be registered with the USGBC to

obtain the required LEED certification, or the project may be certified by a third party as meeting the intent of LEED at the Certified level in lieu of registration with the USGBC. Verification that the project will achieve the required LEED Certified rating shall be provided to the satisfaction of the Director of Development Services prior to building permit issuance or as otherwise ordered by the Director.

17. The Applicant shall show compliance to the following in accordance with the Green Building Standards of Section 21.45.400.I of the Zoning Regulations:
 - a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;
 - b. Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;
 - c. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - d. A designated area for the collection of recyclables and organics refuse shall be provided adjacent to the area for the collection of waste.
18. All bicycle racks on-site and in off-site improvements shall conform to the guidance in "Essentials of Bike Parking" by the Association of Pedestrian and Bicycle Professionals.
19. 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.
20. Utilities shall be located internally to the building as feasible to mitigate noise and vibration. Roof top mechanical equipment shall be screened to minimize exterior noise. Any testing of equipment shall occur during regular business hours (Monday through Friday, between the hours of 8 am to 5 pm). All equipment shall be compliant with Long Beach Municipal Code Section 8.80.150 – Exterior Noise Limits.

21. All exterior lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures. Any light trespass onto another property, parcel, land use, or the public right-of-way is strictly prohibited. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits.
22. The Applicant shall submit to the Department of Development Services and the Department of Public Works a detailed construction staging plan for review and approval, to the satisfaction of the Director of Development Services and Public Works, prior to the issuance of building permits for each phase of construction, including demolition/site preparation, rough grading, precise grading, and each phase of building permits. Contact information for the Project Manager shall be posted in a visible location on site during all construction phases.
23. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Applicant shall utilize best management practices (BMPs) and best available technology to achieve this. The Applicant shall post a clearly legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the Applicant fails to remedy engine idling violations as required, until such time as the violations are remedied.
24. Following permit issuance for each phase of construction, the Applicant shall provide written notification to all residents within 300 feet of the project site boundaries, and any concerned neighborhood organizations, at least 72 hours prior to the commencement of said phase of construction. This notice shall contain a description of the work to take place, an approximate timeline for the phase and overall project, and the telephone number and email address of a responsible manager who can be contacted to resolve any concerns or complaints about the construction work.
25. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not

- be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.
26. Prior to the issuance of a building permit, the Applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.
 27. The Applicant is responsible for coordinating with Long Beach Energy Resources Department (LBER) to ensure there is a plan in place for the relocation, or cut and cap of gas facilities.
 28. The Applicant is to review and obtain approval from LBER for proposed meter(s) locations with a LBER inspector.
 29. The Applicant is required to provide gas loads for the proposed development and to confirm that the new meter(s) locations meet all LBER requirements.
 30. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior to issuance of a building permit.
 31. If the Applicant finds that the bus shelter at Stop #1235 Willow & Pacific SE to be inconsistent with the site's architecture, Long Beach Transit (LBT) allows for the option of redesigning the shelter's aesthetics, as long as it conforms to LBT shelter standards. If the developer/owner opts for a custom shelter, the developer shall be required to submit shelter design plans for review by LBT. Construction and maintenance of the customized shelter shall be the owner's responsibility.
 32. The Permittee shall submit a construction staging and management plan for the review of the Director of Development Services and Director of Public Works, and the Permittee shall make all required revisions to this plan and obtain the approval of said Directors on this plan prior to issuance of a building permit for the project. The Permittee shall adhere to this plan throughout all stages of construction. The construction staging and management plan shall include the following:
 - a. The Permittee shall plan construction and construction staging to maintain pedestrian access on adjacent sidewalks throughout all construction

- phases. Pedestrian access closures shall be limited to the minimum necessary.
- b. The Permittee shall maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work areas and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - c. Temporary pedestrian facilities shall be provided adjacent to the project site and shall provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing pedestrian facilities.
 - d. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
 - e. The Permittee shall maintain adequate roadway width and travel lane capacity to allow for adequate emergency services access through the affected roadway.
33. The Permittee shall comply with all mitigation measures of the IS/MND /MND08-22), State Clearinghouse No. 2023010063). The MMRP is attached to these conditions of approval and by this reference made a part hereof.
34. The **Department of Public Works** submits the following requirements for the proposed development referenced in the above subject line. The applicant must comply with all the following requirements:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or 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. All off-site and/ or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- e. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and

- ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.
- f. The Subdivider may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Subdivider shall provide written approval from the City to implement any street improvements prior to the end of the moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block.
- g. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.
- h. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- i. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- j. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- k. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards. All hardscape shall be constructed with

Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).

- l. 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
- m. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**
- n. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- o. **Subdivider** shall dedicate and improve an additional one (1) foot of right-of-way along the north-south alleyway adjacent to the site, from Willow Avenue to West 25th Street, for alley widening purposes resulting in an improved 20-foot wide alley (when combined with the Public Access Easement conditioned below) along the eastern property line boundary, relocating and/ or undergrounding all existing facilities as necessary to accommodate the alley widening. All improvements shall be constructed with Portland cement concrete. To initiate the dedication process, Applicant shall submit a Dedication application to Public Works, along with all required attachments and filing fees, which approval is subject to acceptance by the City Council.

Note: Applicant is requesting that a northern segment of this alley be vacated. If the vacation request is approved by the City Council, the segment of the alley that is vacated will not be subject to this dedication condition.

- p. **Subdivider** shall process and improve a one (1) foot wide public access easement (in addition to the required one-foot dedication) for alley purposes along the north-south alleyway adjacent to the site, from Willow Avenue to West 25th Street, to

achieve a 20-foot wide public alleyway along the eastern property line boundary, relocating and/ or undergrounding all existing facilities as necessary to accommodate the alley widening. All improvements shall be constructed with Portland cement concrete. To initiate the easement process, Applicant shall submit an Easement application to Public Works, along with all required attachments and filing fees, which approval is subject to acceptance by the City Council.

Note: Applicant is requesting that a northern segment of this alley be vacated. If the vacation request is approved by the City Council, the segment of the alley that is vacated will not be subject to this easement condition.

- q. **Subdivider** proposes to vacate the north south alley parallel to and between Pacific Avenue and Pine Avenue, from Willow Street to 110 feet southward to the intersection with the east west alley. To initiate the vacation process, **Subdivider shall either include the proposed vacation as a part of the final map or** shall submit a **separate** Vacation application to Public Works, along with all required attachments and filing fees, which approval is subject to discretionary action by the City Council. Applicant shall be responsible to satisfy any additional conditions of approval generated by vacation proceedings. Additionally, subject to the feasibility findings of Public Works during the vacation process, Applicant may be responsible for an additional application and filing fee to process a General Plan Conformity Finding through the City's Planning Bureau.

Note: **Subdivider** acknowledges there are existing utilities, including water, sewer and gas mains, located within the proposed vacation area, and agrees to restrict any development construction that would prevent access to those utilities and to reserve utility easements as necessary so they may remain in place. Applicant shall be responsible for quitclaiming the existing easements and dedicating new easements to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.

- r. **Subdivider** shall be responsible for the relocation and/or undergrounding of utility lines, project design features, quitclaim of easements, and/or any new utility easements required in connection with this development and/or vacation, as structures cannot be built within an easement or dedicated area.

Note: The **Subdivider** proposes undergrounding of existing overhead utilities in the alley adjacent to the eastern boundary of the project site **within the area proposed to be vacated**. The Applicant shall contact the interested utility agency or City Department to schedule relocation/undergrounding work, prior to submitting improvement plans to the Department of Public Works for plan check purposes. Subject to approval of the relocation/undergrounding work, the Applicant shall be responsible for quitclaiming the old easement and dedicating a new easement to

the satisfaction of the interested utility agency, City Department, and the Director of Public Works.

- s. **Subdivider** shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- t. **Subdivider** shall widen by an additional two feet, and reconstruct the full width of the north south alley along and adjacent to the eastern property line boundary of the project site, with Portland cement concrete to the satisfaction of the Director of Public Works. If necessary, all utility poles along the proposed alley widening shall be relocated and/or undergrounded by Applicant at project expense, and to the satisfaction of the Director of Public Works.
- u. **Subdivider** shall reconstruct the alley intersections at Willow Avenue and West 25th Street to align with the new alley widening, to the satisfaction of the Director of Public Works. Applicant shall reconstruct the alley intersections to meet full ADA compliance. Alley improvements shall be constructed with Portland cement concrete.

Note: **Subdivider** is requesting that a northern segment of this alley be vacated. If the Vacation request is approved by the City Council, the alley intersection at Willow Avenue will not be subject to this condition.

- v. **Subdivider** shall remove any unused driveways and curb cuts along the Project's frontage on all perimeter streets, including the alley intersection on Willow Avenue if the alley is vacated, and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- w. **Subdivider** shall reconstruct any damaged and/or deteriorated sections of sidewalk pavement, curb and curb gutter on the perimeter streets adjacent to the development site with Portland cement concrete, including similar colored concrete where applicable, and to the satisfaction of the Director of Public Works. The Applicant shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- x. **Subdivider** shall **assess the existing curb ramps at the intersection of Willow Ave and Pacific Avenue and 25th Street and Pacific Avenue for full ADA compliance. If**

found to be non-compliant, Subdivider shall demolish the existing sidewalk and curb ramps located on the corners of Willow Avenue and West 25th Street with Pacific Avenue adjacent to the project site, and construct new ADA compliant curb ramps to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

- y. Subdivider shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- z. Subdivider proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, street light conduits and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- aa. 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. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Applicant, to the satisfaction of the Director of Public Works.
- bb. Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- cc. Subdivider shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the map and/or release of any building permit.
- dd. Subdivider shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

TRAFFIC AND TRANSPORTATION

- ee. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's

stamp required) and submitted for review prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.

- ff. The **Subdivider** shall eliminate the existing eastbound and westbound turn pockets at the intersection of Willow Street and Pine Avenue and shall provide a median to enforce left turn restrictions at the intersection to the satisfaction of the City Traffic Engineer.

gg. Per Long Beach Transit (LBT) direction, should the Subdivider find the bus shelter at Stop #1235 Willow & Pacific SE to be inconsistent with the site's architecture, LBT allows for the option of redesigning the shelter's aesthetics per Long beach Transit shelter standards. Subdivider shall submit the shelter design plans to Long Beach Transit for review and approval.

- hh. Subdivider shall contact Long Beach Transit prior to commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on **Willow St and Pacific Ave.** Contact Christopher MacKechnie at (562) 489 -8466.

- ii. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.

- jj. The **Subdivider** shall salvage and reinstall all 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.

- kk. 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.

- ll. The **Subdivider** shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.

- mm. The **Subdivider** shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.

- nn. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e.

white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Standard Conditions – Plans, Permits, and Construction:

1. The applicant shall comply with all comments from the Long Beach Police, Long Beach Energy, Public Works, Water and Fire Departments and Building Bureau.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. All rooftop mechanical equipment shall be fully screened from public view and views from taller, adjacent rooftops. 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.

8. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a pdf file to the Planning Bureau reflecting the final construction plans for the project file.
9. 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.
10. 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.
11. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
12. 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.
13. 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.
14. 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.
15. 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.
16. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services.
17. All landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted primarily 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.

18. 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.
19. 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.
20. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
21. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
22. 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.
23. 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.
24. As provided in Section 21.21.406 of the Long Beach Municipal Code, every right or privilege authorized under this permit shall terminate three (3) years after the granting of the request and be of no further force and effect if the right or privilege has not been commenced within that three-year period. The termination will take effect without further City action if a timely request for

- extension of time has not been made or is denied. Any interruption or cessation necessitated by publicly declared emergency, fire, flood, earthquake or act of war or vandalism or cessation shall not result in the termination of the right or privilege.
25. 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).
 26. 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.
 27. 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).
 28. 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.
 29. 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.
 30. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
 31. 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.

32. The applicant 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.
33. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
34. Any graffiti found on site must be removed within 24 hours of its appearance.
35. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
36. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
37. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul the approval of the 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 any anticipated litigation costs and staff time required as a result of litigation activity.