

CONDITIONS OF APPROVAL
Site Plan Review, Local Coastal Development Permit, Standards
Variance, Lot Line Adjustment
300 Studebaker Road
Application No. 1811-05 (SPR18-056, LCDP18-034, SV18-004, LLA18-002)
January 7, 2020
Revised

Special Conditions:

1. The following approvals are granted for this project:
 - a. Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) (ND13-19) (SCH #2019099005).
 - b. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of:
 - 1) Two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) measuring 35 feet in height with surface parking and associated landscaping on a 6.69 acre site.
 - 2) Dedication of 1.81-acres of open space on the west side of Studebaker Road.
 - c. A Lot Line Adjustment to reposition the north-south property line between vacant parcels on the west side of Studebaker Road to the east side of Studebaker Road.

Plans and Construction

2. Prior to the issuance of a building permit, the developer shall enter into a written agreement, the terms of which are satisfactory to the City of Long Beach, with the Los Cerritos Wetlands Authority (LCWA) to transfer the 1.81-acre open space area west of Studebaker Road to LCWA, or another designated state or City of Long Beach agency, which agreement includes provisions for a rehabilitation plan subject to the review and approval of LCWA and the Director of Development Services. Prior to issuance of a building permit, a covenant to benefit the LCWA, or another designated state or City of Long Beach agency, shall be recorded against the property with the Los Angeles County Clerk-Recorder for the western open space parcels ensuring the preservation of these parcels as open space until the formal land transfer and approval of the Southeast Area Specific Plan (SEASP) (SP-2), which designates Subarea 24 for restoration to native wetland habitat.
3. Prior to the transfer of property to the LCWA, the project applicant shall coordinate with the LCWA if further hazardous materials investigations on the western open

space parcels are needed.

4. A public access plans for the native habitat restoration area shall be coordinated during the preparation of final project drawings. The restoration and access plan shall be coordinated with the LCWA or designated state or City of Long Beach agency.
5. The applicant shall provide for "bird-safe" glazing features, which may include the following:
 - a. Fritting, permanent stencils, frosted, nonreflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35%) of the building facade.
 - b. Where applicable, vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
 - c. No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
 - d. The building owners and operators shall participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.
6. Prior to the issuance of a building permit for each phase of construction, the applicant shall notify all adjacent property owners and occupants in writing of when the start of grading/construction is to occur. The letter shall include a name and phone number of a responsible person who has the authority to resolve concerns.
7. The transportation of heavy construction equipment that requires oversized-transport vehicles on State highways will require a California Department of Transportation (Caltrans) construction permit. The applicant shall obtain the required permits, as applicable, from Caltrans prior to the issuance of building permits.
8. The applicant shall be advised that sea level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion. This condition of approval serves in an advisory capacity, and does not constitute a vulnerability assessment. Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood shields, water tight doors, moveable flood walls, partitions, and other flood proofing techniques.
9. Prior to the issuance of building permits, the developer shall submit a Transportation Demand Management (TDM) Plan to the satisfaction of the Director of Development Services. Future operators shall ensure adherence to the approved TDM Plan. The plan shall include provisions related to the following:

- Transportation information area
 - Preferential carpool/vanpool parking
 - Parking designed to admit vanpools
 - Bicycle parking
 - Carpool/vanpool loading zones
 - Efficient pedestrian access
 - Bus stop improvements
 - Safe bike access from street to bike parking
10. Prior to recording the Lot Line Adjustment with the County of Los Angeles, the developer record a reciprocal access easement for the entrance to the project site at the newly created fourth leg of the Studebaker Road/Loynes Drive intersection. The easement shall cover all shared drive aisles between the two proposed industrial buildings.
 11. Prior to issuance of a building permit, the developer shall complete all required Public Works dedications and identify the location of the proposed Long Beach Transit future bus stop. The applicant shall provide for the recording of said dedications with the County of Los Angeles, unless specifically and explicitly authorized by the City of Long Beach. Authorization from the City Engineer shall be required for any work to be performed in the public right-of-way.
 12. All required on-site parking for the project buildings shall be provided and maintained upon issuance of Certificate(s) of Occupancy for the project buildings.
 13. In order to allow for the flexibility of industrial uses, all on-site parking for the project buildings shall incorporate grasscrete, or similar, parking to be provided at a ratio of 1.5 parking spaces per 1,000 square feet of gross floor area (GFA).
 14. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain "LEED Certified"-level or equivalent green building certification for the project building, as required by Section 21.45.400 of the Zoning Regulations.
 15. In accordance with Section 21.45.400 of the Zoning Regulations, the final project plans shall demonstrate the following:
 - 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 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 by allowing for an additional eight (8) pounds per square foot of dead load and providing a conduit from the electrical panel to the roof; and
 - d. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
16. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
17. The Lot Line Adjustment shall be recorded with the County of Los Angeles prior to the issuance of a building permit for the project (excluding demolition and grading permits). The final Lot Line Adjustment plan shall note all details to the satisfaction of the Department of Development Services and the Department of Public Works.
18. The applicant shall submit the application and fees to the Department of Public Works for final review and processing of the Lot Line Adjustment.
19. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer 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) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
20. The developer shall abide by 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 developer's hauling practices to be remedied.
21. Prior to the issuance of grading and building permits, the applicant shall submit a pedestrian access and protection plan to the Department of Development Services and the Department of Public Works for review and approval. The plan shall detail all pedestrian access closures and detail detours for safe navigation around the project site during construction. The approved pedestrian access and protection plan shall be maintained on-site at all times during project construction activities.
22. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on November 7, 2019. 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, including, but not limited to, the following items:

- a. Glazing selections and quality,
 - b. Screening areas at the rooftop mechanical equipment.
 - c. Architectural design and features.
 - d. All materials and finish selections specifically identified on plans and the materials sample board provided with the project file application, or equal or better to the satisfaction of the Director of Development Services.
23. The applicant shall submit an application for a Sign Program for all project site buildings during construction. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program. The Sign Program shall include signage for all vehicular access and loading areas.
 24. The Sign Program for the site shall include wayfinding signage consistent with City design standards for public space.
 25. 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 (Planning Commission approval).
 26. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.
 27. The architectural design of all buildings shall be harmonious and complementary, and in conformance with the design requirements and guidelines of SEADIP. The architectural style and materials shall not be changed between buildings or between phases of construction; except as provided by these conditions of approval.
 28. All landscaping shall be California-native plant species consistent with the Los Cerritos Wetlands Authority (LCWA) restoration plan and the SEASP plant palette.
 29. 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.

30. Landscape plans shall be submitted as a separate, but concurrent plan check submittals.
31. Pursuant to Section 21.42.050 of the City Municipal Code, one (1) large canopy street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length. Street trees shall be consistent with the street tree standards included in the Municipal Code. Enhanced landscaped parkway areas should extend beyond the tree wells as shown on conceptual landscape plans.
 - a. Street trees shall be spaced from driveways, light standards, intersections, utility poles and street furniture and shall be located only in the prescribed width of parkway as provided in Chapter 14.28 of the Municipal Code.
32. All forms of barbed wire and razor wire shall be prohibited on the site.
33. 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 November 27, 2018, attached to these conditions of approval and by this reference made a part hereof.
34. Any street lights, 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.
35. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations and the applicable standards of the SEADIP. The trash receptacles shall be constructed in conjunction with each applicable phase of the project.

Use and Operation

36. The operator shall require driver education to require inbound trucks to utilize designated truck routes and avoid use of Loynes Drive.
37. The on-site open space areas (including grasscrete areas) shall be maintained in perpetuity for the onsite industrial uses.
38. The grasscrete areas shall be maintained in a flat and orderly condition and in a

manner for use as a parking space at all times.

39. The applicant shall inform all tenants of the restriction that semi-truck loading activities can only be conducted at the rear of the buildings at the designated loading docks and not in front passenger vehicle parking areas. The applicant shall incorporate said language into leasing agreements.

Initial Study/ Mitigated Negative Declaration Mitigation Measures

40. The developer shall provide for compliance with all mitigation measures of the Initial Study/Mitigated Negative Declaration (IS/MND) that apply to this project. These mitigation measures are attached to these conditions of approval and by this reference made a part hereof.

Building and Safety Conditions

41. The applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated on December 6, 2018.

Water Department Conditions

42. The applicant shall comply with all comments from the Long Beach Water Department dated on November 26, 2018.

Public Works Conditions

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

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site demolition, excavation or construction, the Developer shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). All applicable plans and drawings shall be reviewed and approved by the Department of Public Works.
- b. The Developer shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.
- c. The Developer shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliancy. As determined

during the plan check process, the Developer shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.

- d. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval. This is in addition to any plan check required by the Department of Development Services. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit.
- e. 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

- f. The Developer shall dedicate 4 feet of the development site for public street and sidewalk widening purposes along Studebaker Road as follows:
 - i. The Developer shall construct or provide for a 12-foot wide southbound left-turn lane along Studebaker Road, for access into the proposed main entrance, and reconfigure the road to accommodate the new left-turn lane. The left-turn lane shall have a sufficient queue length to allow for the stacking of two trucks expected to access the site on a regular basis. The Developer shall dedicate additional right-of-way for street widening purposes along Studebaker Road, on the north side of the proposed main entrance, as required to accommodate the left-turn lane.
 - ii. The Developer shall dedicate an additional 4 feet of the development site for sidewalk widening purposes along Studebaker Road. The Developer shall improve the full width of the right-of-way and provide for a 10-foot wide public sidewalk adjacent to the site; 6-foot wide paved walkway and 4-foot wide landscaped parkway.
 - iii. Right-of-way improvements shall consist of, but may not be limited to, new curbs, curb gutters, driveways, sidewalk pavement, curb ramps, roadway pavement, traffic signal equipment, traffic striping and signage, street trees with root barriers, parkway ground cover, and irrigation systems.
- g. The Developer shall dedicate an additional 4 feet of the proposed parcels across the street from the development site, for sidewalk widening purposes along Studebaker Road. The Developer shall improve the full width of the right-of-way and provide for a 10-foot wide public sidewalk adjacent to the parcels; 6-foot wide paved walkway and 4-foot wide landscaped parkway.

- h. The Developer shall provide easements to the City of Long Beach for existing and/or proposed public utility facilities to the satisfaction of the concerned City department or public agency.
- i. The Developer shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, refuse collection access, and any other public necessities, to the satisfaction of the interested City department or public agency.
- j. The Developer shall provide the necessary storm drain easements to the County of Los Angeles, as required in connection with this development. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.
- k. The Developer's site plan proposes construction within the vicinity of existing easements, underground/above ground utility lines, and franchise pipelines. The Developer shall be responsible for resolving all matters of easement and utility line encroachment to the satisfaction of the interested utility agency, City department, and the Director of Public Works. The Developer is responsible for all design, applicable utility approval, permitting, relocation work, and commissioning as required by the interested agency and shall work with each utility directly.
- l. The Developer shall be responsible for the relocation of utility lines, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with this development; as structures cannot be built within an easement or dedicated area.

OFF-SITE IMPROVEMENTS

- m. The Developer shall be responsible for modifying and improving certain portions of Studebaker Road adjacent to the project site, to the satisfaction of the City Traffic Engineer and the Director of Public Works. Modifications and/or improvements shall include, but may not be limited to, the following: construction of a left-turn pocket lane for southbound traffic accessing the site, demolition and reconstruction of the existing sidewalk adjacent to the site/across the street, construction of new sidewalk and driveway curb approaches adjacent to the site/across the street, and installation of traffic control devices and striping. Detailed street improvement plans shall be submitted to the Department of Public Works for review and approval prior to issuance of a building permit.
- n. The Developer shall construct new sidewalk pavement, curb and curb gutter along Studebaker Road across the street from the project site, and improve the

dedicated sidewalk widening areas, resulting in a 10-foot wide public sidewalk; 6-foot wide Portland cement concrete sidewalk pavement and 4-foot wide landscaped parkway.

- o. The Developer shall demolish and reconstruct the sidewalk pavement, curb and curb gutter along Studebaker Road adjacent to the project site, and improve the dedicated sidewalk widening areas, resulting in a 10-foot wide public sidewalk; 6-foot wide Portland cement concrete sidewalk pavement and 4-foot wide landscaped parkway.
- p. The Developer shall construct new sidewalk pavement, curb and curb gutter along Loynes Drive across the street from the project site, adjacent to the proposed parcels and extending west to the existing bridge, to provide sidewalk gap closures between the proposed parcels and westerly bridge, resulting in 8-foot wide public sidewalks on both sides of the street; 8-foot wide sidewalk pavement. The Developer shall be responsible to apply for and obtain any and all required permits and approvals, including right-of-way, right-of-entry or improvement permits, as needed to satisfy this condition of approval.

Note: If the Developer can meet ADA slope requirements and the existing pavement is in acceptable condition, the Developer may construct new sidewalk pavement at the back of existing sidewalk pavement to achieve an 8-foot sidewalk width. Otherwise, the Developer shall demolish the existing sidewalk pavement and construct new full-width sidewalk pavement. In addition, there is an existing easement in place west of the proposed parcels along Loynes Drive. Plans and specifications for construction or reconstruction work beyond the parcels, and within this easement area, shall be reviewed and approved by the Chief Engineer of the Los Angeles County Flood Control District, prior to submittal of off-site improvement plans to Public Works for review and approval.

- q. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- r. The Developer shall construct new ADA compliant curb ramps at the intersection of Studebaker Road and Loynes Drive, to the satisfaction of the Director of Public Works.
- s. The Developer shall improve the new parkways along Studebaker Road fronting this project and proposed parcels with drought-tolerant accent shrubbery and permeable groundcover, such as decomposed granite, as described in Section 21.42.050 of the Long Beach Municipal Code.
- t. The Developer shall provide for new street trees with root barriers along Studebaker Road adjacent to the project site and proposed parcels, per Section

- 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- u. All planted areas within the public rights-of-way shall be provided with water-conserving automatic irrigation systems designed to provide adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. A final planting plan shall be submitted for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to project occupancy.
 - v. The Developer 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 Developer to the satisfaction of the Director of Public Works.
 - w. The Developer shall expand the required 6-foot-wide Portland cement concrete walkway to maintain ADA clearances around any existing utility poles along Studebaker Road adjacent to the development site. All other obstructions/facilities within the area of the proposed street and sidewalk widening/reconfiguration shall be removed and/or relocated, or the 6-foot-wide Portland cement concrete walkway shall be expanded to maintain ADA clearances, by the Developer at project expense, and to the satisfaction of the Director of Public Works. Additional right-of-way shall be dedicated and improved if ADA clearance requirements cannot be met by modifying the 10-foot wide public sidewalk.
 - x. The Developer shall submit grading and related storm drain plans 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 issuance of a building permit.
 - y. The Developer shall submit a geotechnical report prepared by a licensed Geotechnical Engineer in the State of California to determine the pavement design structural section of Studebaker Road. The Developer shall submit the report to the City's Department of Public Works for review, prior to the Civil Engineering design.

- z. The Developer shall install new street lights along both sides of Studebaker Road adjacent to the project site with necessary lighting calculations for the proposed street lighting system, which shall be submitted to the Director of Public Works for review and approval prior to issuance of a certificate of occupancy. The Developer shall construct or provide for LED cobra-head luminaires, light standards and feed point(s) adjacent to the proposed development to the satisfaction of the Director of Public Works.
- aa. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Developer or Engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 576-6600 or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.
- bb. The Developer shall be responsible for certified material testing for the roadway pavement, landscaping, traffic signal devices, storm drain facilities, sidewalk pavement, traffic striping and all quality control drawings of the project. Upon construction, the Developer shall provide the City with the certificate(s) showing that all testing complies with Standard Specifications for Public Works Construction (The "Greenbook"), latest edition. The certification shall be provided by a registered Civil Engineer in the State of California.

TRAFFIC AND TRANSPORTATION

- cc. 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 to the City Traffic Engineer 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.
- dd. The Developer shall design and construct traffic signal modifications for the intersection of Studebaker Road and Loynes Drive, as required by the City Traffic Engineer, based on an operational assessment and geometric changes resulting from the new entrances into the development site, in association with related sidewalk, crosswalk and street modifications. Such traffic signal modifications shall include provisions for vehicle detection at the main entrance into the development site, and the development of new traffic signal timing. The

- Developer shall contact the Transportation Mobility Bureau to request additional information regarding traffic signal modification requirements.
- ee. The Developer shall be responsible to improve and/or install certain traffic signal related equipment to current California Manual On Uniform Traffic Control Devices (CA MUTCD) and/or City of Long Beach Standards. The traffic signal related equipment shall be within the signalized intersection of Studebaker Road and Loynes Drive. If not existing, the Traffic Signal related equipment shall include, but may not be limited to, the following:
- i. All Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the Developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The Developer may be asked to update the traffic signal controller located in the traffic signal cabinet. The existing traffic signal controller may not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the Developer will be asked to install a new traffic signal controller based on the most current City Standard, McCain 2070 Controllers.
- ff. New crosswalks in the vicinity of the project shall be added by the Developer to the satisfaction of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing crosswalks, and install all new continental crosswalks, to the newest City standards.
- gg. The Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks (including green thermoplastic), or contribute a fair share fee to the City for future implementation, to the satisfaction of the City Traffic Engineer.
- hh. The Developer shall contact the Orange County Transportation Authority (OCTA) and Long Beach Transit (LBT) prior to the 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 stops on Studebaker Road.

- ii. The Developer shall relocate the existing southbound bus stop on Studebaker Road, adjacent to the proposed parcels across the street from the project site south of Loynes Drive. The relocated bus stop shall be updated to the latest standards and improved with new amenities (e.g. bus shelters, signage, curb markings, bus street pad, etc.), per the direction and approval of OCTA and LBT. In addition, the Developer shall coordinate with the City, OCTA, and LBT to identify a feasible location for a new northbound bus stop on Studebaker Road adjacent to the project site and ensure sufficient roadway width is maintained to accommodate a northbound bus stop, should a new bus stop be installed in the future. The Developer shall submit a signing and striping plan for Public Works review. The Developer is responsible for coordination with Public Works, and the applicable entity and approvals from such for all design, utility work, permitting, and relocation work.
- jj. The size and configuration of all proposed driveways serving the project site and proposed parcels shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- kk. The Developer shall install appropriate traffic signs at the proposed northerly driveway of the project site to restrict its use as a right-in/right-out driveway for smaller vehicles, focusing truck traffic to the main entrance on Loynes Drive, to the satisfaction of the City Traffic Engineer.
- ll. The Developer 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.
- mm. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- nn. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- oo. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify and refresh the existing curb marking zones adjacent to the project site.
- pp. All traffic control device installations, including pavement markings within the private parking lot(s), shall be installed in accordance with the provisions of the CA MUTCD, 2014 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

qq. The Developer and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any private connection to public facilities in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation systems, within and along the adjacent public right-of-way. 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.

Standard Conditions – Plans, Permits, and Construction:

44. 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.
45. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
46. The plans submitted for plan review shall 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.
47. 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. 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.
48. 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.
49. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 shall be submitted for

- approval by the Director of Development Services prior to the issuance of a building permit.
50. 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.
 51. 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.
 52. 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.
 53. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
 54. 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.
 55. 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.
 56. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
 57. 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.
 58. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall 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 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent 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.

59. 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.
60. 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.
61. 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.
62. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
63. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
64. 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.
65. 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:

66. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
67. 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 shall 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).
68. 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.
69. 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).
70. 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 shall be recorded with all title conveyance documents at time of closing escrow.
71. 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.
72. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
73. 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.

74. 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 shall 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.
75. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
76. Any graffiti found on site shall be removed within 24 hours of its appearance.
77. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
78. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
79. 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.