



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

September 17, 2009

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Certify a Recirculated Mitigated Negative Declaration (ND10-09) and approve a Local Coastal Development Permit, a Site Plan Review, and Tentative Tract Map No. 68426 to allow the construction of a four-story, 51-unit condominium complex and remodel of an existing building to maintain 11 motel units at 1628-1724 E. Ocean Boulevard. (District 2)

APPLICANT:

Stanley Karz
710 Devon Avenue
Los Angeles, CA
(Application No. 0510-40)

DISCUSSION

This project was before the Planning Commission on February 21, 2008, and the proposal originally included 51 condominium units and a 47-room hotel/motel. The item was continued to allow the applicant to review the motel use and parking garage access. Since that time, additional information was found that clarified the history of motel uses on the site and ultimately resulted in a revision from 47 to 11 motel units that need to be maintained. In addition, vehicular access to the parking garage was revised.

The proposed project will utilize two different properties. The proposed condominium complex is on the south side of Ocean Boulevard between 11th Place and 12th Place and the motel units will be maintained in the existing building on the west side of 11th Place adjacent to the beach (Exhibit A – Location map). The condominium property has a gross area of 41,607 square feet (0.95 acres) and the motel site has a gross area of 7,000 square feet (0.16 acres). The site is zoned PD-5 Subarea 2 (Ocean Boulevard Planned Development District).

The proposal is to demolish the existing 40 apartments, construct a 51-unit condominium complex and remodel an existing building to maintain 11 existing motel units. The motel will operate with a full time on-site manager with a unit located adjacent to the lobby/reception lounge. Both the Local Coastal Program and PD-5 require that existing motel use sites shall remain in motel use in order to replace/maintain visitor serving uses.

The proposed condominium building is a four-story structure (as measured from Ocean

CHAIR AND PLANNING COMMISSIONERS

Application No. 0510-40

9/17/09

Page 2 of 2

Boulevard grade) that conforms to the development standards of PD-5 (Ocean Boulevard Planned Development District) including height, density, setbacks and parking requirements (Exhibit B – Plans and photos). The architecture is modern in design and utilizes smooth stucco and horizontal siding as the primary materials. In addition, stone veneer is used to accentuate the pedestrian level of the project.

The proposed project exceeds the requirement of 135 on-site parking spaces with 156 parking spaces in a two-level parking garage on the condominium site, and five spaces are provided on the motel site, for a total of 161 spaces. This area is parking impacted and the additional spaces should help to reduce some of the parking issues. Ingress/egress to the two-level parking garage is provided via an access off 11th Place for the upper level and Bluff Place for the lower level. The original proposal had both access points off Bluff Place and was revised after reviewing the parking access per the direction of the Planning Commission.

Staff prepared findings that support the proposed project. Conditions of approval also will require prevention of nuisances and other potential negative effects. For these reasons, staff recommends the Planning Commission approve the proposed project (Exhibit C – Findings and Conditions of Approval).

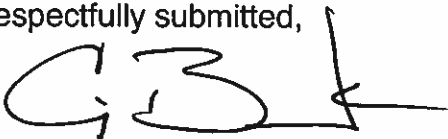
PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 2, 2009, as required by the Long Beach Municipal Code. As of the preparation of this report, no responses have been received.

ENVIRONMENTAL REVIEW

A Recirculated Mitigated Negative Declaration (ND10-09) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and is attached for your review (Exhibit D – Recirculated Mitigated Negative Declaration).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal stroke extending to the right.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

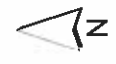
CB:DB:JW

Exhibits

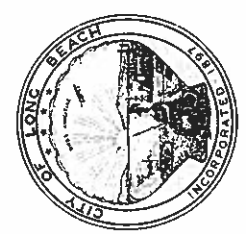
- A. Exhibit A – Location map
- B. Exhibit B – Plans and photos
- C. Exhibit C – Findings and Conditions of Approval
- D. Exhibit D – Recirculated Mitigated Negative Declaration



Exhibit A



Subject Property:
1628-1724 E Ocean Blvd
Application No. 0510-40
Council District 2
Zoning Code : PD-5 (SubArea2)



LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

Pursuant to Chapter 21.25, Division IX of the Long Beach Municipal Code, the City shall not approve a Local Coastal Development Permit unless positive findings are made consistent with the criteria set forth in the Local Coastal Development Permit regulations.

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The Local Coastal Program and land use regulations for the project site is the Ocean Boulevard Planned Development Plan (PD-5) dated April 21, 1982, which provides for large-scale high intensity dense residential developments in two different subareas.

The zoning designation for this site is the Ocean Boulevard Planned Development District (PD-5) Subarea 2. This subarea is identified as a transition between the large-scale high intensity development of downtown and smaller, less intense development of the eastern portion of the coastal zone.

The proposed project conforms to the density requirements and development standards of the Planned Development Plan including height, density, setbacks and parking requirements.

The subject sites currently contain 40 apartments and 11 motel units. All of the apartments will be demolished and the 11 motel units will be maintained. Per the specific development and use standards for Subarea 2 of the Ocean Boulevard Planned Development District (PD-5) and the Local Coastal Program, "*Existing motel use sites shall remain in motel use*". The number of motel rooms that are required to be maintained was verified by an extensive permit record search for each of the properties included in the proposal. The motel rooms shall be operated as a commercial land use for short-term rental (not more than 30 consecutive days). As there are residential units that will be demolished, the project is subject to Chapter 21.60 and Chapter 21.61 of the Long Beach Municipal Code relative to relocation assistance for qualified very low and low-income households and the maintenance of and replacement of very low to moderate-income housing units in the Coastal Zone.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THE SECOND FINDING ONLY APPLIES TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act deals with the public's right to use of the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development that restricts public access to the beach and/or water resources. The project as currently proposed will not reduce access or public views to the beach.

The proposed 51-unit condominium and remodel of an existing building to maintain 11 motel units will not block public access to the beach or recreational resources. Retaining the motel units will help to ensure continued public coastal access and recreation opportunities.

The project, as proposed, complies with all PD-5, Subarea 2 requirements including height, parking, setbacks, floor-area ratio, lot coverage and open space.

Additionally, as required by the Planned Development Regulations, the developer will be contributing funds (0.5% of the value of the development) for bluff improvements for general access along the bluff area.

SITE PLAN REVIEW FINDINGS

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

The proposed design of the building incorporates a consistent design theme that is compatible in design, character and scale with the neighboring structures. The materials used for the new construction, including smooth stucco, horizontal siding, and stone veneer are complementary to the materials used on the adjacent buildings.

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

The project, as proposed, complies with all PD-5, Subarea 2 requirements including height, parking, setbacks, floor-area ratio, lot coverage and open space.

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

No mature trees or street trees will be removed as a result of the project.

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

The proposed improvements that include, but are not limited to, the reconstruction of sidewalks, re-configuring of the adjacent intersections, and improvement of the adjacent street-end in the public right-of-way do not exceed the likely impacts of the proposed project coupled with cumulative development.

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

Not applicable.

TENTATIVE TRACT MAP FINDINGS

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

The General Plan Land Use Designation (LUD) for the subject site is LUD No. 4 (High Density Residential) and has a zoning designation of PD-5, Subarea 2. The proposed subdivision complies with the subdivision requirements and the proposed map is consistent with the General Plan.

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

The proposed subdivision is consistent with Land Use District No. 4 (High Density Residential) as well as the City's subdivision ordinance. The conditions imposed on the subdivision will allow for improvements of the 51 units that will be consistent with the PD-5, Subarea 2 district. Therefore, the subdivision is consistent with the General Plan and other applicable plans.

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

As conditioned, the site is physically suitable for the type of development. The south portion of the residential site slopes down to Bluff Place. Therefore, a soils analysis and shoring plan is required prior to the release of a foundation permit

(see condition #14). The site can provide proper access for both pedestrians and vehicles.

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

The subject sites are 1.25 acres (gross) in size. The proposed project conforms to all requirements including density, parking, height and setbacks as required in PD-5, Subarea 2. As conditioned, the site is physically suitable for the proposed density of the development. The required soils analysis and shoring plan (see condition #14) will address stabilization issues with the bluff prior to construction. No other unique characteristics exist which would prevent safe access and full utilization of the property.

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

The Planning Bureau has prepared Negative Declaration ND 10-09. No negative environmental impacts were identified that could not be fully mitigated.

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

No detrimental impacts to the general welfare of the public are foreseen as a result of the proposed project. The Planning Bureau has prepared Negative Declaration ND 10-09. No negative environmental impacts were identified that could not be fully mitigated.

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

All concerned City departments were notified and had an opportunity to review the tract map. Based on the comments received from these departments, Staff has determined that the proposed tract map will not conflict with any public access easements.

**CONDITIONS OF APPROVAL
LOCAL COASTAL DEVELOPMENT PERMIT/
SITE PLAN REVIEW/
TENTATIVE TRACT MAP NO 68426**

**Application No. 0510-40
Date: September 17, 2009**

1. The final map shall be prepared in accordance with the approved Vesting Tentative Tract Map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Notice of Final Action (or, if in the appealable area of the Coastal Zone, 21 day after the local final action date) of the tentative map. If the Final Map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Zoning Regulations.
2. 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). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. The use permitted on the site shall be 51 residential units and 11 motel rooms with 161 parking spaces.
4. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
5. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on all plans submitted for plan review.
6. The developer must comply with all mitigation measures of the applicable Environmental Review (ND 10-09) prior to the issuance of a Certificate of Occupancy. These mitigation measures, if applicable, must be printed on all plans submitted for plan review.

7. Approval of this development 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 levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
8. The Director of Development Services is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
9. Site development, including landscaping, shall conform to plans approved on file in the Department of Development Services.
10. 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. This shall encompass the maintenance of the exterior facades of the buildings and all landscaping surrounding the building including all public parkways.
11. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
12. Any graffiti found on site must be removed within 24 hours of its appearance.
13. Site preparation and construction shall be conducted in a manner that minimizes dust.
14. Prior to the release of the foundation permit, the applicant shall submit a soils analysis and shoring plan for the discretionary approval of the Superintendent of Building and Safety.
15. Storage of construction materials and equipment on the beach is expressly prohibited.
16. Upon completion of construction, applicant shall restore any damage to the beach to the satisfaction of the Director of Public Works.
17. Prior to the release of any building permit, the applicant shall submit for review and approval of the Director of Development Services a landscape and irrigation plan in full compliance with Chapter 21.42 of the Long Beach Zoning Code and any

landscape standards outlined in the Ocean Boulevard Planned Development Plan (PD-5).

The plan shall meet the following minimum landscape requirements:

One palm tree not less than fifteen foot high as street tree for each twenty feet of street frontage; one twenty-four inch box and one fifteen gallon tree for each twenty feet of street frontage. Five five-gallon shrubs per tree. One cluster of three (25 ft. and 30 ft.) tall palm trees for each twenty feet of beach frontage. Any exposed bluff area shall be landscaped to the satisfaction of Public Works, including bluff areas on public property and adjacent public street rights-of-way. All street trees shall contain root diverter barriers. Such landscaping shall not block views of the ocean and shall soften the scale of the building to the pedestrian and motorist.

18. The subdivider shall be required to provide for street end beautification improvements along 11th Place and 12th Place to the satisfaction of the Director of Public Works, the Director of Development Services, and the Director of Parks, Recreation and Marine.
19. In conjunction with the street end beautification improvements, the developer shall improve the bluff slope at 11th Place and 12th Place according to the guidelines of the "Plan for Development – Bluff Erosion and Enhancement Project" of November 2000, to the satisfaction of the Director of Parks, Recreation and Marine. Under such guidelines, if required, the developer shall re-grade the 11th Place and 12th Place right-of-way bluff to create a slope not to exceed 1.5 to 1, shall install an irrigation system or modify the existing irrigation system to contain an automatic shut-off provision in the case of a break or leak, and shall re-landscape the bluff. The re-grading shall meet the grade of the property at the property line on adjacent properties. No cross-lot drainage shall be allowed from the project.
20. The applicant shall provide for not less than one-half of one percent of the value of the construction costs for off-site improvements to beach access to the satisfaction of the Director of Parks, Recreation and Marine and the Director of Development Services.
21. The applicant shall provide for reconstruction and stabilization, if necessary, of 11th Place and 12th Place to the satisfaction of the Director of Public Works.
22. Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" for review, comment and approval by the Director of Development Services or their designee. The Plan shall indicate:

- Proposed construction hours
 - Anticipated construction schedule with detailed stages (i.e. completion of parking garage, etc.)
 - Entry and exit points for construction employees
 - Parking for construction employees. (A shuttle system with employee parking outside the project area is encouraged).
 - Temporary construction office location
 - Construction equipment staging area
 - Demolition materials storage area
 - Construction materials storage area
 - Screening for the project site and all storage and staging areas
 - Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.
23. Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that all exterior lighting fixtures and light standards shall be shielded and shall be located and installed to prevent spillover of light onto the surrounding properties and roadways.
24. Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that minimally reflective glass and other building materials will be incorporated on the building exteriors in order to reduce reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited.
25. As required by South Coast Air Quality Management District Rule 403- Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of the project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the final grading and construction plans. They include the following:
- Application of soil stabilizers to inactive construction areas.
 - Quick replacement of ground cover in disturbed areas (as applicable).
 - Watering of exposed surfaces twice daily.
 - Watering of all unpaved haul roads three times daily.
 - Covering all stock piles with tarp.
 - Reduction of vehicle speed on unpaved roads.
 - Post sign on-site limiting traffic to 15 miles per hour or less.
 - Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
 - Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

26. Prior to release of the grading permit, the applicant shall prepare and submit a Storm Master Plan to identify all storm run-off and methods of proposed discharge. The plan shall be approved by all agencies.
27. Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities.
28. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:
- | | | | |
|------------------|------------------|-----------------|--------------------|
| Weekdays | 7:00am to 7:00pm | Sundays | No work permitted |
| Saturdays | 9:00am to 6:00pm | Holidays | No work permitted. |
29. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
30. All stucco surfaces shall have a smooth fine sand stucco finish.
31. Trash bins shall be fully enclosed at all times. If the proposed enclosure does not meet the capacity needs for the complex, an additional enclosure shall be required. All trash storage and collection for the condominium project shall occur within the parking garage and shall be located so as not to be visible or otherwise impact the adjacent properties.
32. The Developer shall fully screen any utility meters or equipment to the satisfaction

of the Director of Development Services.

33. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department:

GENERAL REQUIREMENTS

- A. The final map shall be based upon criteria established by the Director of Public Works.
- 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 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. Prior to the start of any off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- E. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication shall be provided.
- F. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to the final map recordation, a notice of subordination must be executed by the third-party easement holder prior to filing of the final map.

OFF-SITE IMPROVEMENTS

- G. The Subdivider shall provide plans for the City's review and approval proving that the proposed development will adequately perform the earth-retaining function required for this site. If not provided by the building, the developer shall secure the slope along the southern edge of the property with a suitable retaining wall. Structural plans prepared by a licensed structural engineer shall be submitted for the retaining wall and proposed grading.
- H. The Subdivider shall reconstruct the entire width of Bluff Place roadway paving, providing curb and gutter, adjacent to the project site, all to the satisfaction of the City Engineer.
- I. The Subdivider shall submit detailed off-site improvement plans to the Department of Public Works for review and approval, and construct public improvements in accordance with approved plans to the satisfaction of the Director of Public Works. The entire public right-of-way space between the curb face and the property line on all street frontages shall be improved for public use to the satisfaction of the Director of Public Works.
- J. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements

until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

- K. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- L. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works. All obstructions, including power poles within the proposed alley widening shall be removed by the Developer at his expense, and to the satisfaction of the Director of Public Works.
- M. The Subdivider shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- N. 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.
- O. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- P. 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 Resources Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit, or wish to obtain an application, please call the State Regional Board office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html. Left-click on the Construction General Permit 99-08-DWQ link.
- Q. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map.
- R. The Subdivider 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 Development Services, and the Director of Public Works prior to approval of the final map.
- S. The developer shall modify the traffic signal at Ocean Boulevard and Gaviota Avenue / 11th Place adjacent to the project site to remove the northbound red/flashing red operation at the driveway, provide countdown pedestrian indications for all crosswalks, and install a

westbound left-turn phase to the satisfaction of the City Traffic Engineer.

LONG-TERM MAINTENANCE

- T. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the 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.
34. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
- a. The subject project consists of 51 residential condominium units and the remodel of an existing building to maintain 11 motel rooms; and
 - b. A minimum of 130 parking spaces of the total 156 parking spaces within the parking structure shall be permanently maintained as parking facilities for the project (condominiums and motel). The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map; and
 - c. Of the 130 parking spaces, a minimum of 8 parking spaces within the parking garage shall be permanently dedicated for use by the motel. A deed restriction shall be recorded against the property to the satisfaction of the Director of Development Services to satisfy this requirement.
 - d. The additional 26 spaces shall be maintained as residential or motel parking and not be converted to storage or other similar uses. The 26 spaces may be leased, subleased, sold or given to adjacent residential properties for non-commercial use to the satisfaction of the Director of Development Services.
 - e. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan; and
 - f. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's; and

- g. Graffiti removal shall be the responsibility of the Homeowners Association and shall be removed within 24 hours; and
 - h. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
 - i. Individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
- 35. Separate permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
- 36. Site development, including landscaping, shall conform to the approved plans on file in 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.
- 37. The Applicant and/or successors is encouraged to utilize and incorporate energy conserving equipment, lighting and related features with the project to the greatest extent possible.
- 38. Applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
- 39. 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. For additional information, contact Officer Eduardo Reyes at (562) 570-5805.
- 40. Loading/check-in parking spaces shall be provided in the existing parking lot located north of the 11-unit motel building. The spaces shall be clearly marked and signed to the satisfaction of the Director of Development Services.
- 41. This project shall not be phased. Both the condominium component and the motel component shall be constructed simultaneously. No permits shall be issued for construction of the residential units until permits have been issued for the motel rooms. Further, no Certificates of Occupancy shall be issued for the condominiums until the Certificate of Occupancy is issued for the motel.
- 42. The project is subject to Chapter 21.60 and Chapter 21.61 of the Long Beach Municipal Code relative to relocation assistance for qualified very low and low-

income households and the maintenance of and replacement of very low to moderate-income housing units in the Coastal Zone. All applicable qualifications will be verified by Long Beach Housing Services prior to the issuance of a demolition permit.

43. Exterior improvements shall be made to the existing 11-room motel to the satisfaction of the Director of Development Services.
44. There shall be no motel check-ins after 10:00 p.m.
45. If problems related to noise, loitering, glare, security or other similar issues arise, the Director of Development Services is authorized to implement additional conditions related to the use of the 11-unit motel.