



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

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FEBRUARY 4, 2010

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve Site Plan Review and Standards Variance requests for a proposed 9-story, 250,000-square-foot office building above a 2-story parking structure, and a new 55,000-square-foot maintenance facility for the Port of Long Beach on a 17-acre site located at 669 Harbor Plaza Drive in the IP (Port Related Industrial) zone. (District 2)

APPLICANT:

Peter Barsuk
Gensler
2500 Broadway, #300
Santa Monica, CA 90404
(Application No. 0804-07)

DISCUSSION

The project site consists of a 17-acre parcel across from the existing Port Administration Building that was previously the site of a container freight station and containerized cargo storage facility located at 669 Harbor Plaza Drive (Exhibit A – Location Map).

The Port of Long Beach is proposing to construct a 250,000-square-foot Administration Building tower rising nine stories above a 2-story parking garage and a 55,000-square-foot maintenance facility on the project site (Exhibit B – Plans and Photographs). The office tower includes a roof-top observation deck, a plaza level boardroom for the Harbor Commissioners, a café, and public meeting spaces. The maintenance facility will consolidate current operations to a central location and will include a vehicle maintenance area, shops, warehouse and support services. The maintenance yard area also includes covered and uncovered parking, storage, a diesel refueling station, and a central plant.

The sleek, modern, architecturally prominent design of the proposed administration building utilizes materials including concrete, glass, and steel. The elevation facing the water is comprised primarily of glazing, divided by aluminum mullions and photovoltaic

CHAIR AND PLANNING COMMISSIONERS

CASE NO. 0804-07

February 4, 2010

Page 2 of 3

sunshades projecting slightly from the façade. The center of this elevation remains free of divides allowing for daylight to flood into the two-story atriums connecting floors and providing for a distinctive lighting effect at night. The boardroom on the first story anchors the building projecting out over the parking garage to create a unique feature that is further accentuated by a façade of white, opaque glazing that will glow at night. The effect of the lighting features at night on the water-facing façade will resemble a modern-day lighthouse guiding ships to port. The structural elements of the administration building are constructed of architectural concrete and left in an unfinished condition to provide a contrast to the smooth glazing that dominates the rest of the building. The maintenance facility buildings are lower profile structures constructed in the same modern design aesthetic and material palette as the administration building.

As part of the development of the 17-acre site, approximately 8.5 acres will be dedicated to open space and includes indigenous, drought-tolerant landscaping with outdoor dining, a turf amphitheater, and an environmental learning trail. A bike path connecting the new Port complex to an existing trail that leads to downtown will also be integrated into the on- and off-site improvements. Other off-site improvements include the installation of traffic signals at the intersections of Queens Highway North and Harbor Plaza and at Harbor Scenic Drive and Harbor Plaza.

The tower of the administration building exceeds the maximum allowable height (65 feet) for the Port Industrial (IP) zone. The height of the office tower to the rooftop observation deck is 157 feet and 182 feet to the top of the heliport and requires approval of a Standards Variance to be built as proposed. Staff supports the request for the height increase given the unique purpose of the building as the headquarters for Port operations. The reduced building footprint results in superior site design with large open areas that benefit the public through the installation of walking trails, bike paths, and outdoor dining and event areas.

A study session was held before the Planning Commission on June 5, 2008. During the study session, members of the Commission expressed concern about the design of the building elevation that will be visible from downtown Long Beach. In response to these concerns, the applicant made some design changes to enhance the elevation. First, the openings including the windows on the core were enlarged and the area around the windows clad with a metal material to contrast with the concrete core. In addition, raised horizontal bands were added underneath each opening to add more interest to the core. To further enhance this elevation at night, the applicant has proposed installing an LED light system within the aluminum mullions that will create an impressive light show visible from Shoreline Village, areas in downtown, and many points along the beach. In the revised plans, the applicant has also included a bike path that will connect the new Port administration and maintenance facility to downtown.

Staff recommends Planning Commission approve, subject to the Conditions of Approval, the Standards Variance and Site Plan Review (Exhibit C – Findings and

Conditions of Approval) for the new Port of Long Beach Administration and Maintenance Facility.

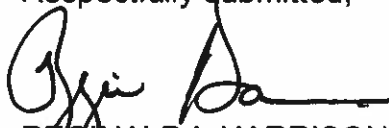
PUBLIC HEARING NOTICE

Public hearing notices were distributed on December 30, 2009, and no formal responses have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, an Environmental Impact Report was certified by the Harbor Commission on December 15, 2008 (Exhibit D – Final Environmental Impact Report).

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:AZ

Exhibits

- A. Location Map
- B. Plans
- C. Findings and Conditions of Approval
- D. Final Environmental Impact Report (SCH No. 2008031054)

**SITE PLAN REVIEW &
STANDARDS VARIANCE REQUEST
CONDITIONS OF APPROVAL**

Application No. 0804-07

Date: January 21, 2010

1. The Site Plan Review approval is for the construction of a new 250,000-square-foot office building above a 2-story parking structure, and a new 55,000-square-foot maintenance facility for the Port of Long Beach on a 17-acre site located at 669 Harbor Plaza Drive.
2. The code exception approved for this project is as follows:
 - a. A height of approximately 182' as measured from the median grade (20 feet above sea level).
3. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

Special Conditions

4. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
5. In addition to the conditions of approval, the applicant shall comply with all mitigation measures of the Environmental Impact Report certified by the Harbor Commission in December 2008 (SCH No. 2008031054). Mitigation measures must be printed on all plans submitted for plan review.
6. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. The plans shall substantially conform to those submitted to Planning Bureau dated April 30, 2009 with the exception of changes included in the packet dated November 19, 2009. 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.
7. Plans submitted for plan check shall be updated to reflect the design changes made to the north elevation of the administration building as illustrated on the renderings dated November 19, 2009.

8. The proposed LED lights that will be installed within the mullions on the north elevation shall display images for a minimum four (4) seconds. The interval between images shall be at least one (1) second. Images displayed shall not simulate motion, flash, blink or otherwise portray animations. A gradual transition in color and intensity may be allowed upon review and approval of the Director of the Development Services. Images created by the LED light curtain shall be abstract and shall not in any way depict words or be used to advertise events.
9. Materials used in the construction shall conform to the material sample boards prepared and submitted to the Planning Bureau. Any proposed changes to the materials shall be reviewed and approved by the Director of Development Services. If the material change is deemed significant, Planning Commission will review and approve any changes.
10. Prior to the final Certificate of Occupancy being issued on the project the off-site improvements, including the completion of the bike path connection to the City path that leads to downtown and the installation of the traffic signals at Harbor Scenic Drive/Harbor Plaza and Queens Highway North/Harbor Plaza, shall be complete.
11. 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, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
12. Documentation of LEED certification shall be forwarded to the Planning Bureau, if applicable.
13. Prior to the issuance of the final Certificate of Occupancy, the landscaping shall be in place and the environmental trail shall be substantially complete.
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. Please contact Ken Huang at 562-570-6731 for details. Please see Building Bureau's' TAC comments dated April May 18, 2008.
15. The applicant shall incorporate all measures listed in the memo to the Planning Bureau from the Long Beach Police Department dated May 12, 2008. Please contact Sergeant David Marander at (562) 570-7285 for more information.

16. The 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. Please see TAC comments dated May 21, 2008 for Fire Department's comments regarding this project.
17. Please contact Larry Oaks of the Water Department for sewer and water line information at 562-570-2382.

Standard Conditions

18. 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.
19. 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.
20. 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.
21. 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, Transportation Impact Fees and Housing Trust Fund fees, if applicable.
22. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the

approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Planning Commission shall review any major modifications.

23. Any access gates or fences proposed for the development shall be subject to the approval of the Planning Bureau and require a separate permit. Separate building permits shall also be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations, and planters.
24. Information shall be provided as to the refuse management for the development. Trash enclosures with a recycling component will be required for the project.
25. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
26. 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.
27. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
28. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.
29. 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.

30. 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.
31. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
32. 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 exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
33. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
34. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
35. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
36. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
37. 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

38. 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.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fourth Floor

Long Beach, CA 90802

PH: 562-570-6651

FAX: 562-570-6753

BUILDING BUREAU / PLAN REVIEW DIVISION

Date: May 18, 2008

To: **Angie Zetterquist**
Staff Planner
Ph (562) 570-6553
Planning Bureau
5th Floor City Hall

From: **Philip Yin**
Sr. Structural Engineer
Ph (562) 570-6731
Fax (562) 570-6651
philip_yin@longbeach.gov

T.A.C. Case No: **0804-07**
Project Address: **669 Harbor Plaza**

Description of Work: **New Port of Long Beach Administration and Maintenance Buildings. The development consists of a 9-story tower with 250,000 sq. ft. office headquarters atop a 2-level employee parking structure for 473 cars; a new 60,000 sq. ft. maintenance facility, a central utilities plant and a public green space and café. The project site is on 17 acres of land.**

SUBJECT: T.A.C. REVIEW AND COMMENTS

T.A.C. (Technical Advisory Committee) review and comments from the Building Bureau are intended to aid the applicant in preparation of the project for building plan submittal and are not a substitute for plan check corrections. Plan check corrections will be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances or state laws.

1. New construction in this project shall comply with the requirements of the current building and construction codes in the City of Long Beach. These codes are the 2007 Edition of the California Building Code (based on the 2006 Edition of the International Building Code) as amended by Title 18 of Long Beach Municipal Code, 2007 Edition of the California Mechanical Code (based on the 2006 Edition of the Uniform Mechanical Code of the IAPMO), 2007 Edition of the California Electrical Code (based on 2005 National Electrical Code of the NFPA), and 2007 Edition of the California Plumbing Code (based on the 2000 Edition of the Uniform Plumbing Code by IAPMO).

The Long Beach Municipal Code is available on the department WEB SITE at <http://municipalcodes.lexisnexis.com/codes/longbeach/ DATA/TITLE18/index.html>

2. Separate building permits are required for miscellaneous structures such as, but not limited to, signs, fences, retaining walls, trash enclosures, flagpoles, and pole mounted yard lighting foundations.

3. Separate permit applications for electrical, plumbing, and/or mechanical plan checks are required. Please be aware of this for the sub-trade permits at the time you submit your project for building plan review.
4. Separate grading permit submittal is required for review of the grading plan.
5. Separate demolition permit is required to demolish any existing structures or buildings at the site.
6. A separate plan review and approval by the Planning Bureau will be required. For more information regarding Planning Bureau, please call 562-570-6194.
7. A separate plan review and approval by the Fire Prevention Bureau will be required. For more information regarding Fire Prevention Bureau, please call 562-570-7086.
8. A separate plan review and approval by the Health Department will be required. For more information regarding Health Department, please call 562-570-4000.
9. A separate plan review and approval by the Public Works Bureau will be required. For more information regarding Public Works Bureau, please call 562-570-7082.
10. A separate plan review and approval by the Harbor Department will be required. The approval will be in the form of a Harbor Development Permit (HDP). For more information regarding Harbor Department, please call 562-473-0041.
11. The Building Bureau offers "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. All the applications and information may be obtained from our website at www.ci.long-beach.ca.us/plan or request the documents at (562) 570-6651. Fill out the appropriate applications and FAX them back to the department at (562) 570-6753.
12. The building and facilities must be accessible to and usable by the physically disabled per Title 24 of the 2007 Edition of the California Code of Regulations. Please be aware that the Department has neither the responsibility nor the authority to enforce ADA regulations. Nonetheless, the Department strongly advises that the Architect of Record include such requirements in the building design.
13. Show on the plans a continuous and unobstructed path of travel connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities. The path must satisfy the width, slope and surface condition (i.e., drainage swale) mandated by the 2007 CBC.
14. Gasoline dispenser card readers must be accessible to the physically disabled.
15. When fully completed plans are submitted to the Department for formal building plan review, provide on the title sheet an analysis that establishes justification for the building

area and height based on available yards, type of construction, sprinkler systems and occupancy group.

16. All buildings with B occupancy having floors used for human occupancy located more than 75 ft above the lowest level of fire department vehicular access shall comply with the requirements of the 2007 CBC Section 403.
17. It is required that the proposed building be located on one legally recorded lot. Provide an accurate plot plan of the lot, drawn to scale and fully dimensioned to locate the building on the lot relative to other structures and the property lines. A lot merger may be needed to satisfy building code requirements for property line locations. (Long Beach Municipal Code Section 18.12.020)
18. Any lease line, which defines a leaseholder's area limits on a property, shall be treated as a legal property line for purposes of establishing the Building Code requirements.
19. No change shall be made in the character of occupancies or use of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy.
20. Prefabricated construction elements and structures shall be manufactured by shops that have current certification (i.e., ICBO, UL, etc.) as approved fabricators for such units or elements. The units shall be specifically designed for or to include the service or use proposed.
21. A sewerage permit or an exemption from the Los Angeles County Sanitation District sewer connection fees shall be required for your project. Detailed information may be obtained from the District Senior Engineer at telephone (562) 699-7411 ext 2727.
22. The Clean Water Act of 1972 requires adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. Applicable Best Management Practices (BMP's) must be implemented during construction per the City of Long Beach Municipal Code, Chapter 18.95.

The disturbed area of the project is more than 1 acre, (SWPPP) must be submitted to and approved by the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down to Chapter 18.95 on the left and click.

The disturbed area of the project is greater than 5 acres, construction plans must include features meeting the applicable Construction Activities BMP's (CA-1 through CA-40) and Erosion and Sediment Control BMP's (ESC-1 through ESC-56) of the "California Storm Water Best Management Practice Handbooks" (Construction Activity) (1993). A Storm Water Pollution Prevention Plan (SWPPP) must be prepared and submitted to both the RWQCB (Regional Water Quality Control Board) and the City of Long Beach per the City of Long Beach Municipal Code, Chapter 18.95. In addition, an NOI (Notice of Intent) to comply with the State Construction Activity Storm Water Permit shall be filed with the

RWQCB. Evidence of such filing shall be submitted to the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm.

23. The project must comply with the additional Standard Urban Storm Water Mitigation Plan (SUSMP) regulations per the City of Long Beach Municipal Code, Chapter 18.95 for 100,000+ square foot commercial developments. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down on the left and click on Chapter 18.95. You should be aware that the first 3/4-inch volume of water produced from a rainfall event on the site must be collected and treated prior to its discharge to a storm water conveyance system.
24. This project is in a Federal Flood Hazard Zone. It is therefore required that the owner submit an "As Constructed" flood Elevation Certificate to the Building Inspector at ground floor sheathing or concrete finish slab inspection that records the elevation which is based on the "actual construction". Please contact the Public Works Department [(562) 570-6784], located on the 10th floor of City Hall, regarding the flood elevation certification form and the base flood elevation requirements. Additions and improvements, which exceed 50% of the existing value of the structure, also require an Elevation Certification.
25. This project is located within an Oil Area and may require that the oil well locations be shown on the plans to facilitate the Oil Inspector approval for the project. The inspector may be reached at telephone number (562) 570-6344. Since this could in some instances prove to be a long lead item, it is recommended that you immediately initiate the approval process.
26. The applicant for a project located within an (Alquist-Priolo) Earthquake Fault Zone shall submit three copies of a geologic report prepared by a State of California registered geologist. The report shall be prepared using Appendix C, "Guidelines for Evaluating the Hazard of Surface Fault Rupture", of Special Publication 42 prepared by the California Division of Mines and Geology.
27. Provide two copies of the project soils report prepared by a California licensed Civil or Geotechnical Engineer or a Certified Engineering Geologist having competence in the field of seismic hazards (liquefaction and/or landslide) evaluation and mitigation. The report shall include the engineer's foundation design recommendations based on the site conditions and State of California mandated Seismic Hazard Mapping Act. The mitigation measures recommended in the report shall be incorporated into the plan.
28. All sheets of the plans and the first sheet of the calculations are required to be stamped and signed by the California licensed Architect and/or Engineer responsible for the design. The professional license must be current and in good standing.
29. The engineer of record, or another equally qualified engineer appointed by him/her, shall make "Structural Observation" visits to the jobsite at significant construction stages and at completion of the structural system to verify general conformance of the structural system to the approved plans and specifications per CBC Section 1709.

30. Since no detailed plans have been provided at this time for our initial review, please be informed that complete plan check comments will only be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances, state or federal laws.
31. General comments regarding the submitted preliminary plans:
- a. One in every eight accessible spaces shall be van-accessible and served by an access aisle 96 inches wide placed on the side opposite the drive's side when the vehicle is going forward into the parking space per Section 1129B.4. Provide accessible parking spaces in the maintenance yard area. Total 14 accessible parking stalls shall be provided.
 - b. The employee garden court and public garden area shall be accessible.
 - c. The boardroom and training rooms shall be provided with accessible seats and assistive listening devices.
 - d. Minimum two exits shall be provided from the employee garden court and helipad.
 - e. Access-controlled egress doors and security grills shall comply with Section 1008.1.3.
 - f. Provide plumbing fixtures per Table 4-1 of the 2007 California Plumbing Code.
 - g. Atriums shall comply with Section 404.
 - h. In general, the west exit stairway shall be enclosed per Section 707. A modification shall be filed to justify why the exit stairway needs not to be enclosed. See information bulletin BU-001 for more information.
 - i. Additional comment may follow when the project is ready for plan check.

Sincerely,

Philip Yin
Sr. Structural Engineer



...more than fighting fires

TECHNICAL ADVISORY COMMITTEE

TAC Date: May 21, 2008

Applicant: A.J. Moro, Port of Long Beach

Project Location: 669 Harbor Plaza

Case Number: 0804-07

Description: New Port of Long Beach Administration and Maintenance Buildings. New 9-story tower w/ 250,000 sq. ft. office above a 2-level parking structure and a 60,000 sq. ft. maintenance facility.

Dear Applicant:

Fire Prevention has performed a preliminary review of the above project and has noted the following comments/concerns listed below. Please be advised that these are basic comments and are not based on a full review, as plans are extremely preliminary in nature.

GENERAL

- This building is subject to the High Rise and Atrium provisions of the 2007 California Building and Fire Codes. Also, local modifications have been made to the codes and shall be fully addressed on the plans.
- Plan review by Long Beach Fire Department is required for this project.
- The maintenance facility classification shall be clearly shown and fully addressed on the plans. Current plans do not provide enough information for comments.
- A hazardous materials inventory statement shall be provided with all storage and hazmat requirements of the fire code addressed.
- Will the maintenance building be used for high piled storage? Clarify on plans.
- Will fueling/alternative fuels be located at this site?
- Show all oil wells within 300' of the project.

FIRE ACCESS

- Fire apparatus access roads shall meet the following specifications:
 - Minimum 26' clear width.
 - Minimum 28' inside turning radius for fire apparatus.
 - Minimum 15' clear height on fire access roads, including trees.
- First Alarm High Rise response vehicle loading shall be provided for public drop-off area above employee parking levels P1 and P2.
 - First Alarm High Rise response vehicle weight: 400,000 lbs
 - 4 Pumpers: 176,000 lbs total
 - E-6: 44,000 lbs total
 - 2 Trucks 130,000 lbs total
 - 2 Rescues: 30,000 lbs total
 - 1 BC: 20,000 lbs total

FIRE ACCESS & WATER SUPPLY

- All fire hydrants within 1000' of the project are required to be shown on the Fire department Access & Water Supply plan. Fire hydrant and water line upgrades may be required.
- The fire sprinkler system FDC's & Backflow prevention devices are to be shown on the FD Access & Water Supply plan and the building plans.
- Provide a current water report from the Long Beach Water Department to ensure adequate fire flow is provided for your proposed project.

FIRE PROTECTION SYSTEMS

- High Rise buildings shall be provided with an automatic fire alarm system and an emergency voice/alarm communication system in accordance with section 907.2.12.2 of the 2007 CBC.
- A fire sprinkler system will be required for this project per 2007 CBC sec. 903. Plans shall be submitted to LBFD as a deferred submittal. However, the Fire Department Connection, Backflow Preventer and riser shall be shown on the architectural set for access and equipment coordination purposes.
- See the attached Department of Planning and Building Information Bulletin PB-001 – Coordination of Equipment Location.
- Two (2) Fire Department Connections (FDC) are required, FDC to be 4 x 2-1/2" inlets. The FDC's must be < 150' to a fire hydrant per the Long Beach Municipal Code.
- An automatic class 1 standpipe system shall be provided, refer to section 905.4 of the 2007 CBC for hose valve locations. The automatic standpipe for the rooftop shall be provided and discharge pressures of 125 psi are required.
- Standpipe hose valves shall be located on the fire floor in the vestibule.

MISCELLANEOUS

- All high-rise buildings in the City of Long Beach require rooftop emergency helicopter landing facilities and described in LBMC section 511. See attached.
- Each phase when constructed shall have all fire access, egress, and fire and life safety components fully functional and inspected by LBFD prior to a TCO.
- A detailed plan of the fire command room, located on the lobby level, shall be submitted to LBFD for review. See California Fire Code section 509 & LBFD FP Requirement for design.
- Simultaneous stairway unlocking controls shall be provided in the fire command room.
- High-rise buildings shall be provided with smokeproof enclosures or pressurized stairways as required by 1020.1.7. Justify current exit stair plan or apply for a code modification.
- A complete occupant load and egress analysis will be required.
- Additional requirements will apply at time of plan review.

If you have any questions please contact Sean Daugherty at (562) 570-7087.

cc: Zetterquist, Planning
Oaks, LBWD
Zinnen, LBFD



Date: May 12, 2008
To: Angie Zetterquist, Planner, Community Design and Development
From: Harry Erickson, Corporal, Police Department Crime Prevention Unit/CPTED
Subject: **669 Harbor Plaza (Case No. 0804-07)**

After reviewing the plans, the Long Beach Police Department has made the following recommendations for public safety and crime prevention:

Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 fc.
- ❖ Wall pack lighting should be placed on each side of the buildings and above doors.
- ❖ Light alcoves to discourage homeless people from sleeping there.
- ❖ Lighting should clearly illuminate the building addresses.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 maximum/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ Use metal halide or other similar bulbs, which emit a "white light."
- ❖ All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- ❖ All light fixtures should be vandal resistant.
- ❖ Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.

Other Lighting

- ❖ All exterior parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- ❖ All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- ❖ Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- ❖ All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- ❖ A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ The light source shall be controlled by a photocell device or timeclock with an astronomic feature and capable of operating during a power failure.

Addressing General

- ❖ Street address should be clearly posted on the sides of the main buildings and clearly visible from the street.
- ❖ Address should be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level.
- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.

Fencing General

- ❖ All fencing and gates should be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- ❖ The design of fence should be such that no vertical bars extend above the top most horizontal bar.

Landscape General

- ❖ Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.
- ❖ Landscape should not create isolated and hidden areas where transients could reside.

Video Surveillance System Guidelines

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purpose of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

1. Camera Locations

- ❖ All main office space entries and exits
- ❖ Parking lots and garages
- ❖ Elevator lobbies
- ❖ Other sensitive/critical areas

2. Camera Specifications

- ❖ Record in color with output of at least 480 lines resolution.
- ❖ Automatic exposure for day/night conditions.
- ❖ Positioned where they are vandal and tamper resistant.
- ❖ Use vandal resistant housings where necessary.

3. Video Recording Equipment Specifications

- ❖ A Digital Video Recorder (DVR) should be used.
- ❖ Capable of exporting images in TIFF, BMP or JPG format.
- ❖ DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- ❖ Recordings should be retained for no less than 10 days.
- ❖ Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- ❖ The DVR units must be stored in a secure place.

Parking Garages/Parking Lots

- ❖ Garage walls and ceiling should be painted white to maximize light.
- ❖ The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.
- ❖ Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- ❖ Trash containers should be properly secured. Lighting should also be located above the enclosure for safety.
- ❖ A minimum maintained 1.25 foot-candle of light is recommended for open parking lots.
- ❖ Enclosed parking garages should be lit to a minimum of 3 foot-candle.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ A photometric report should be submitted to my office for approval.

- ❖ Emergency "call boxes" should be placed in a prominent area on each level of the parking structure.

Stairways and Stairwells

- ❖ Interior doors should have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- ❖ Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
- ❖ Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- ❖ Stairwells should exit into a highly visible area for enhanced safety and security.
- ❖ Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- ❖ Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- ❖ Elevators which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior should have clear glazing installed in one wall to provide visibility into the elevator cab.
- ❖ Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- ❖ Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- ❖ Elevator lobbies should be placed in a high-traffic area for enhanced visibility.

Office Space

- ❖ Ensure lighting is located under all eyebrows, canopies and awnings.
- ❖ Additional wall mount lighting should be located along all alleyway areas, above all delivery doors and main entrance doors.
- ❖ Additional lighting should be located at the trash receptacles.

- ❖ Fish eye viewers should be installed on all delivery doors and interior office doors. They should be installed at a height that is accessible to all employees.
- ❖ No exterior roof access as allowed by code.
- ❖ Public restrooms rooms are to be located in high activity areas with natural surveillance opportunities, and not in remote or isolated locations.
- ❖ Trash containers should be properly secured.
- ❖ The building should be pre-wired for burglar and "panic" alarm systems.
- ❖ The public lobby should have a security kiosk/reception desk staffed during business hours for access control.

If you require further information or need clarification, please feel free to call Corporal Harry Erickson at (562) 570-7448, or by email at haerick@longbeach.gov.

**APPLICATION No. 0804-07
669 HARBOR PLAZA DRIVE
FINDINGS**

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**
- 2. The design conforms to any applicable special design guidelines or specific plan requirements, PD guidelines or the General Plan;**

The project is located in the Port-Related Industrial (IP) zone. The IP zone is characterized predominately by maritime industry and marine resources. Uses in this district are primarily port-related or water dependent, but may also include: water-oriented commercial and recreational facilities primarily serving the general public, and utility installations and rights-of-way.

The proposed project will be the new headquarters for the Port of Long Beach and will bring together the administration offices as well as maintenance facilities on one site. The project consists of a nine-story, 250,000-square-foot office tower atop a 2-story parking structure that will become the focal point of the port. The office building will be finished primarily with a skin of translucent glass while the concrete structural elements of the building will contrast the glazing in its unfinished state. Accent materials include brushed metal and opaque, white glazing. The maintenance facility is comprised of low-profile structures designed in the same modern aesthetic with similar materials as the office building. Surrounding the new construction will be 8-acres of open space including an education trail, bike paths, a turf amphitheater, and outdoor dining.

There are no special design guidelines or specific plan requirements for the IP zone. Typical development within this zone is function driven only with no design consideration. The proposed project will far exceed the minimum development standards, landscape requirements, and overall site design parameters required by the Zoning Code for the IP zone. Moreover, the proposed project will be an architectural gem and an open space oasis within this heavily industrialized area. Staff has found that the development is harmonious, consistent and complete within itself and is compatible with the surrounding development.

- 3. The design will not remove significant mature trees or street trees, unless no alternative design is possible;**

The site was previously occupied by a container freight station and containerized cargo storage facility operated by Horizon Lines. The improvements on the property have subsequently been removed as part of the site preparation for the new administration building and maintenance facility. As the property was the site of intense industrial activity, there were no significant mature trees or street

trees present on the site. The proposed site design will add nearly 8.5 acres of open space landscaped with drought tolerant, indigenous plants and trees that will be a substantial improvement on the existing condition of the site.

- 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 Public Works Department does not have jurisdiction within the boundaries of the Port of Long Beach. However, public improvements including the installation of traffic signals at two intersections will be completed in conjunction with the proposed project as a mitigation measure identified in the environmental impact report.

- 5. The project conforms to all requirements set forth in Chapter 21.64 (Transportation Demand Management).**

This section is not applicable per Section 21.64.030(A)(1) wherein it states that this chapter shall not apply to projects for which a NOP for a draft EIR has been circulated. An Environmental Impact Report was prepared for this project and certified by the Board of Harbor Commissioners on December 15, 2008.

STANDARDS VARIANCE FINDINGS

- 1. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE.**

The project is located in the Port-Related Industrial (IP) zone. The project site is a 17-acre parcel that was previously occupied by a container freight station and a containerized cargo storage facility. The Port of Long Beach currently has offices located across the street from the subject site and their maintenance facilities north of the main transit corridor through the Port. The key primary purpose of the proposed project is to provide a modern, centralized Port administration and maintenance facility that would be able to accommodate anticipated future increases in Port needs and future staffing growth. The existing Port office complex is an obsolete and seismically deficient facility with mechanical and electrical systems that have exceeded their service life. Also by co-locating the existing maintenance yard with the administration building operational efficiency and effectiveness will be greatly improved.

However, because the Port of Long Beach is one of the busiest ports in the country, land is at a premium. The project site is 17-acres and, because of the stated goals of the new development, must effectively accommodate all the Port operations on one site. In order to do so, while also working to achieve a sustainable, LEED certified project, the preferred site design includes a 9-story office tower that will rise approximately 182 feet above the median grade of the

site. In the IP zone, the maximum height for structures is 65 feet and there is no height limit for non-building structures.

It is the opinion of staff, that the variance from the stated development standards improve the overall project without adversely effecting the surrounding community. See below for further discussion.

2. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH THE LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS.

Developing a high-quality, design driven project in the IP zone is an unusual occurrence that should not be discouraged by literal applications of the zoning regulations, which do not consider the unique situation a particular site presents. The proposed development will consist of an approximate 250,000-square-foot office headquarters building atop a 2-level employee parking structure for 468 cars; a new 55,000-square-foot maintenance facility, a central utilities plan and a public green space and café. The project is also pursuing a LEED Platinum rating with the US Green Building Council. The office building is comprised of a 9-story tower with a rooftop observation deck and green roof. The plaza level will consist of a naturally-lit entry canopy and lobby; a new boardroom for the Harbor Commissioners and public meeting spaces. All office plans have been organized to maximize natural light and views to the Port and the City. The maintenance facility component of the project will include a vehicle maintenance area, shops, warehouse and support services. The maintenance yard includes covered and uncovered parking, a vehicle refueling station and a large photovoltaic array that will offset approximately 15% of the project's overall energy use.

The new Port of Long Beach Administration and Maintenance Buildings will bring together Port administrative and maintenance personnel to a new, architecturally prominent, sustainable facility.

The applicant is requesting a standards variance to exceed the maximum allowable height in the IP zone to allow for the 182-foot high building (instead of a maximum 65 feet high). The applicant believes the height variance is justified in that the project will enhance existing views from the City of Long Beach with an architecturally prominent, iconic building that will provide relief to the industrial backdrop of the Port.

Granting the standards variance for exceeding the maximum height would not be inconsistent with the intent of the IP zone and Staff has analyzed the request and found that it can be supported given the unique purpose of the building as the headquarters for Port operations and the reduced building footprint results in a

superior site design with large open areas that benefit the public through the installation of walking trails, bike paths, and outdoor dining and event areas.

3. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

The requested Standards Variances will not cause substantial adverse effects upon the surrounding development as the project is located within the heavily industrialized Port of Long Beach. The nearest non-industrial developments located to the north of the project site are hotels that, because of their distance from the project site, will not be adversely effected by shadows cast from the 9-story administration building. In addition, the Port of Long Beach prepared an Environmental Impact Report (SCH No. 2008031054) that considered all potential impacts to the surrounding properties and provided mitigation measures to offset any negative impacts. No negative environmental impacts were identified that could not be fully mitigated.

4. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH THE PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.

Although the project site is located within the Port and adjacent to the ocean, the project site is not located in the Coastal Zone.