



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

January 15, 2015

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Modification to the Master Plan through Site Plan Review, Lot Merger and Standards Variance to allow the construction of a five-story, 120-unit, affordable housing development at Century Villages at Cabrillo, located at 2000 River Avenue in Subarea D of Planned Development District PD-31, and accept Categorical Exemption 14-165. (District 7)

APPLICANT: Brian D'Andrea
1000 Corporate Pointe
Culver City, CA 90230
(Application No. 1409-10)

DISCUSSION

The proposed 120-unit housing project will be located on two lots to be merged. The combined lots total approximately 130,458 square feet and will be accessed from River Avenue (Exhibit A - Location Map and Lot Merger Exhibits). This site is part of a 26-acre property developed with private paved streets with curbs, gutters and street lighting within Subarea D of Planned Development District PD-31. In December 1997, the City conveyed the land to Los Angeles Veterans Initiative, Inc., now known as Century Villages at Cabrillo, Inc., a California nonprofit corporation.

This residential planned community has been designed to evoke a sense of place and community and to encourage self-reliance, independence, and improve residents' sense of self-worth. By coordinating existing support service agencies, and combining them with transitional housing, Century Villages at Cabrillo offers a solution to the pervasive problem of homelessness in America.

This project was initially reviewed in concept by the Site Plan Review Committee on October 8, 2014, for Modification to the Master Plan, with a variance request to allow five stories (instead of four stories) and Lot Merger of two parcels. The Committee analyzed the original Master Plan and found that this project request would increase the number of units by 127 (120 units from the Anchor Place project and 7 units from the Gateway 81-unit project) over what was originally contemplated under the 1997 Master Plan, thereby triggering Planning Commission

review for design conformance to the existing campus design and compatibility with the existing uses.

The Committee felt that the contemporary modern architectural design substantially conformed with existing development at the site and the surrounding development. Although the design was well received, the Committee recommended a minor revision. The applicant responded to the Committee recommendation which resulted in a redesign of the catwalk located at the midsection of the proposed five-story residential building (Exhibit B – Plans with Pictures).

With this design change, staff supports the applicant's request for a Standards Variance and Lot Merger. The surrounding zones allow for 100-foot tall buildings, thereby staff believes granting a five-story, 59-foot-high (instead of a four-story, 45-foot-high) development would not result in a negative effect on the neighborhood, but instead would allow a more compatible height mass design for the area. The project will accommodate 120 units, with a mix of one, two and three-bedroom affordable apartments with an enclosed parking garage. The development will include office uses and communal areas to allow for campus-wide service programming.

The building form defines three courtyards that are open to a pedestrian walkway. This walkway doubles as a fire lane for fire truck access. The design concept extends east-west unifying and connecting with pedestrian access that leads to the west campus amenities. The architectural design is contemporary in style with variations in form and height, material and color to interact with the surrounding context and uses. The active design provides opportunities for people to see and enjoy the views from decks and common areas, such as the laundry rooms and community rooms, with large storefront glazing.

Because staff believes the project substantially conforms with the 1997 Master Plan, staff is recommending approval to modify the Master Plan to allow 120 new units, a Standards Variance for the additional story, and Lot Merger, subject to supporting findings and conditions (Exhibit C- Findings and Conditions).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on December 29, 2014, in accordance with the provision of the Zoning Ordinance. At the time of preparation of this report, no responses were received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit D- Categorical Exemption 14-165).

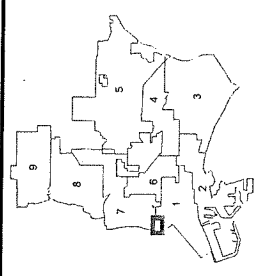
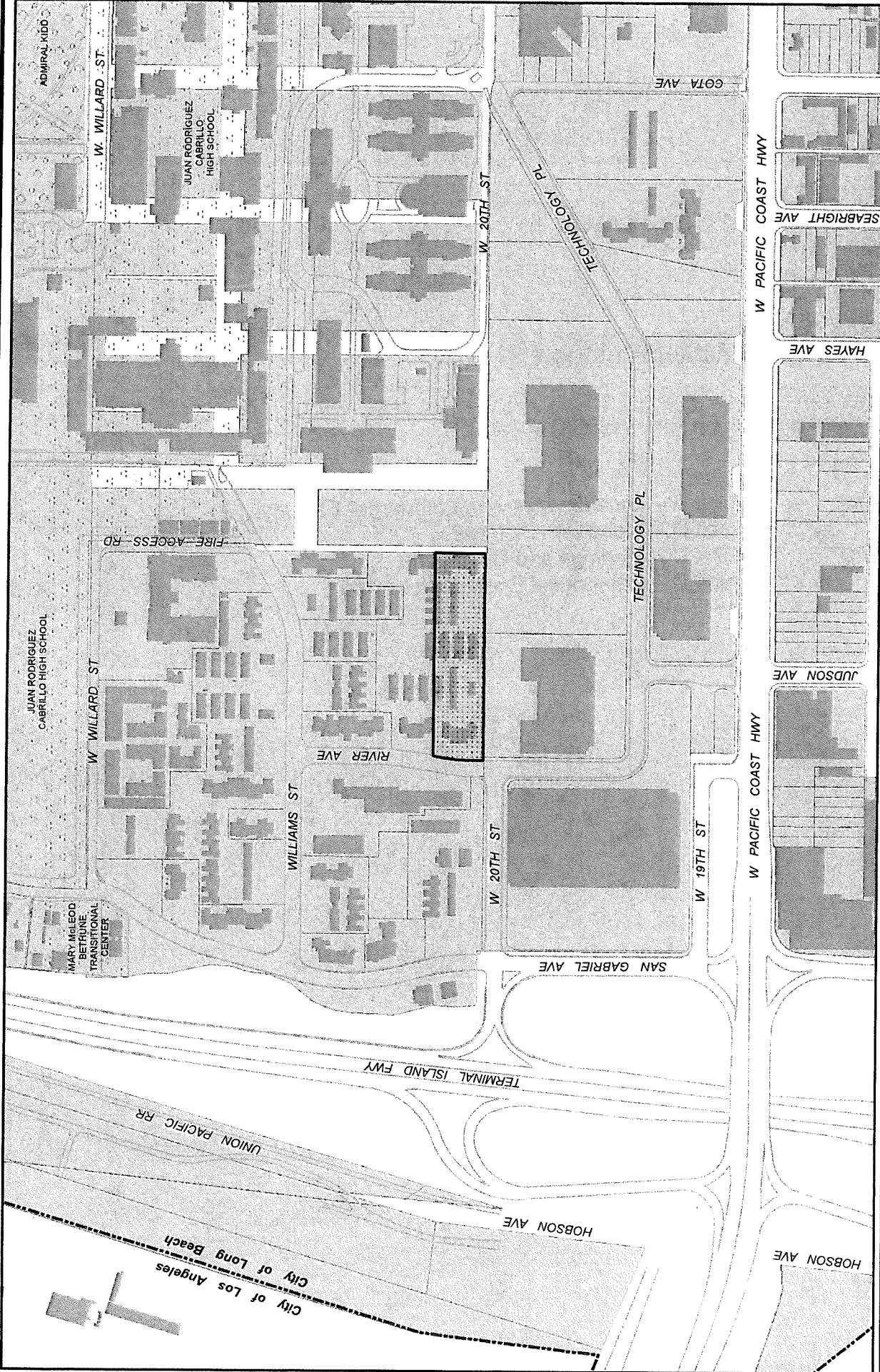
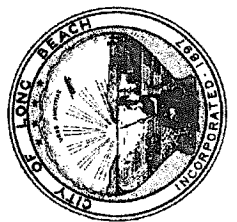


Exhibit A



Subject Property:
 2000 River Ave
 Application No. 1409-10
 Council District 7
 Zoning Code : PD-31 SubArea D



City of Los Angeles
 City of Long Beach

EXHIBIT "A"
LOT MERGER NO. 14-
EXISTING PARCELS

ALL THAT CERTAIN PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 13 OF TRACT NO. 71509 AS PER MAP RECORDED IN BOOK 1375 OF MAPS, AT PAGES 29 THROUGH 34, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 65,695 SQUARE FEET OR 1.508 ACRES, MORE OR LESS.

PARCEL 2:

LOTS 14 OF TRACT NO. 71509 AS PER MAP RECORDED IN BOOK 1375 OF MAPS, AT PAGES 29 THROUGH 34, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 64,802 SQUARE FEET OR 1.488 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
LOT MERGER NO. 14-___

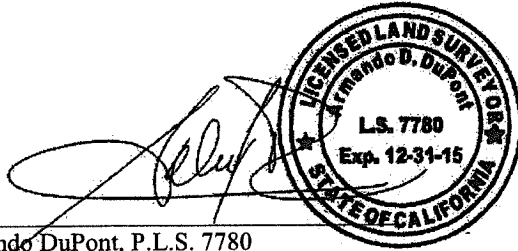
ALL THAT CERTAIN PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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CONTAINING 130,497 SQUARE FEET OR 2.996 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Prepared under my supervision:



Armando DuPont, P.L.S. 7780
My Registration Expires 12/31/15

EXHIBIT "A"
LOT MERGER NO. 14-___

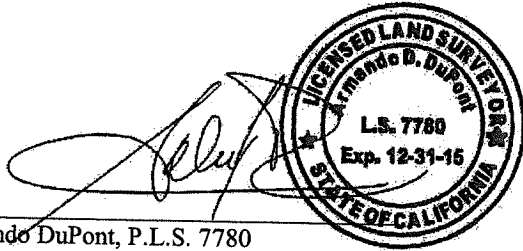
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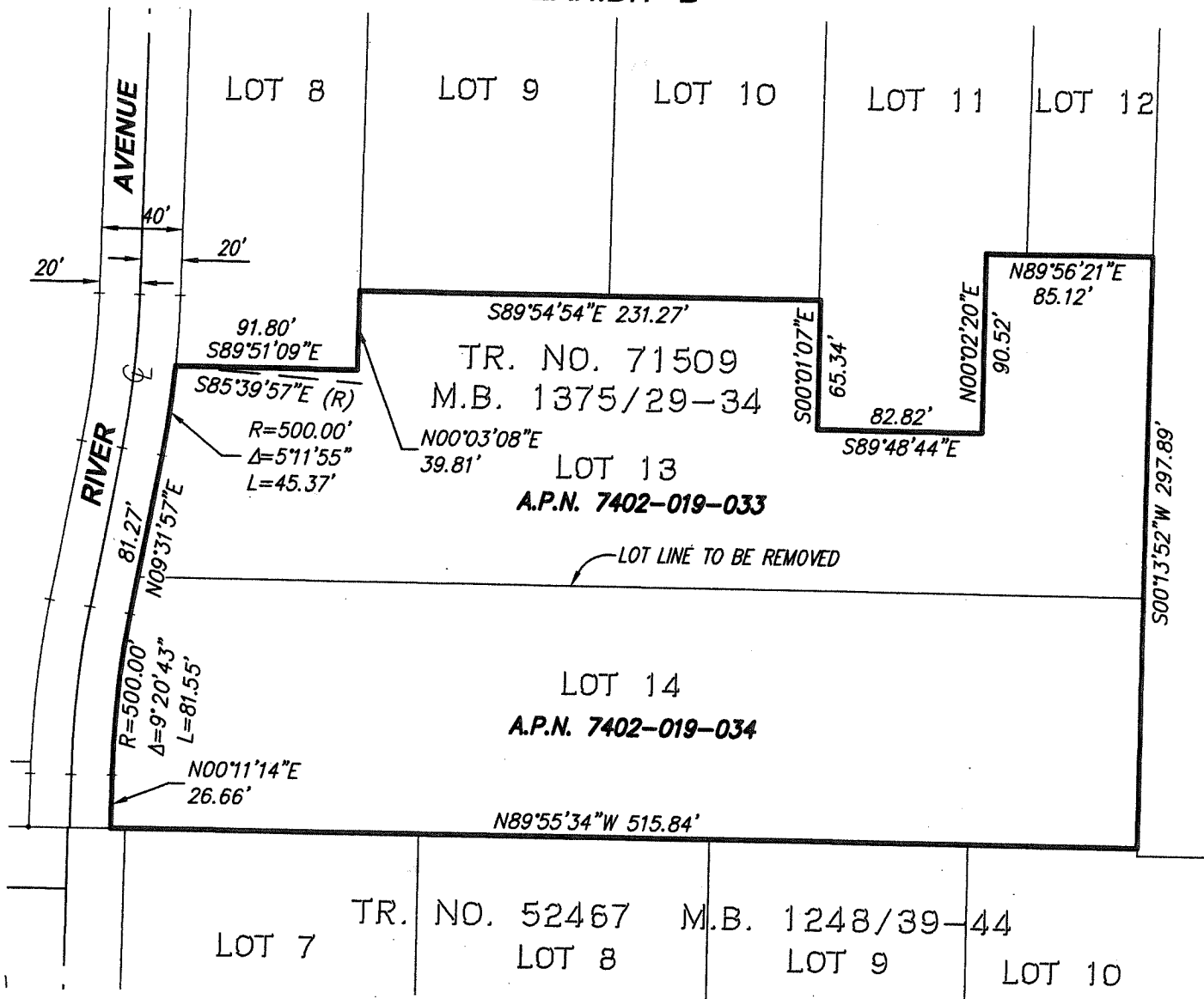
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CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 LOT MERGER NO. 14-___

EXHIBIT "B"



BASIS OF BEARINGS

THE BEARING N89°55'34"W FOR THE SOUTH LINE OF LOT 14 OF TRACT NO. 71509 AS PER MAP RECORDED IN BOOK 1375, PAGES 29 THROUGH 34, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS LOT MERGER.



SCALE: 1" = 80'

AREA:

PROPOSED PARCEL: 130,497 SQ. FT.

EXISTING APN NO. 7402-019-033: 65,695 SQ. FT.
 EXISTING APN NO. 7402-019-034: 64,802 SQ. FT.

OWNER:

CENTURY VILLAGES AT CABRILLO
 2001 RIVER AVENUE
 LONG BEACH, CA 90810
 (562) 388-8000

CAL VADA

SURVEYING, INC.

411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92880

Los Angeles Denver

PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com

Job No. 11001

**SITE PLAN REVIEW
STANDARDS VARIANCE
LOT MERGER
FINDINGS**

Application No. 1409-10

Date: January 15, 2015

The Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made pursuant to Sections 21.25.506, 21.25.306 and 20.28.030:

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

The project design is harmonious, consistent, and compatible through the use of similar materials, architectural styles and colors. The building form defines three courtyards that are open to a pedestrian walkway, which doubles as a fire lane for fire truck access similar to Cabrillo Gateway. The design concept extends east-west unifying and connecting with existing pedestrian access that leads to the west campus amenities. The architectural design is contemporary in style with variations in form and height, material and color to interact with the surrounding context and uses. The active design provides opportunities for people to see and enjoy the views from decks and common areas, such as the laundry rooms and community rooms.

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

This project request would allow an increase of 127 additional units (120-units from the Anchor Place project and 7 units from the Gateway 81-unit project) above what was originally contemplated under the 1997 Master Plan, thereby triggering Planning Commission review for design conformance to the existing campus design and compatibility of existing uses. Staff believes the project design substantially conforms to the 1997 Master Plan and The California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31) and the General Plan Land Use District No. 7 (Mix Use). The Site Plan Review Committee reviewed the request for modification to the Master Plan, with a variance request to allow five stories (instead of four stories) and Lot Merger of two parcels.

General Plan Land Use No. 7 describes this area as employment centers, retail, offices, medical facilities; higher density residences; visitor-servicing facilities; personal and professional services; or recreational facilities. The proposed development is designed to allow residential uses, while providing office area for support services, community rooms and allowing connecting pedestrian access to all the support amenities within the village campus. Staff believes the project conforms to the design and development standards.

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

The project design incorporates lush courtyards, such as a "Community Therapeutic Garden", "Nature's Catwalks", "Natural Play Area", tree canopy yard with social and play yard elements. The overall landscape design will maintain some existing mature trees as feasible to construct the development, although the design will provide an abundance of new plants and trees. No street trees will be removed.

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

The Public Works Department has imposed conditions requesting the Developer to provide for full intersection grinding and overlay improvements to the Technology Place/ San Gabriel Blvd/ 103 Freeway intersection south of the campus vehicular entrance/exit per Long Beach City standards and to the satisfaction of the Director of Public Works. In addition, the Developer shall improve the area between the north 103 Freeway onramp curblin and the south property line fronting the project site, with new ground cover plantings such as drought-tolerant accent shrubbery to the satisfaction of the Director of Public Works. The location for improvements is currently the main driving access street for the subject site there by warranting the need for improvement.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1; AND

Chapter 21.64 is not applicable to this project.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400

The project will be consistent with the intent of LEED certified level as stated in the Green Building Standards per Section 21.45.400. The Developer intends to obtain LEED Silver Certification, although the City's LEED Standard Section 21.45.400 only requires LEED Certification.

7. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE COMPARED TO THE OTHER SITES IN THE SAME ZONE;

The site is unique in the fact that it is part of a 26-acre site, surrounded by a specific mix of land uses such as industrial, educational and training. In this neighborhood the subject site is centered by a mixture of one, two and four-story buildings. The surrounding properties have the capability to construct 100-foot-tall, 10-story buildings.

8. 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 LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;

The proposed project is designed as five tiers gradually stepping up in height. The highest point of the structure will be abutting Subareas A, of PD-31 which allows for 100-foot-high structures.

The proposal would encourage a more compatible height mass design with its neighbors. The design will step down toward the one-story existing building reducing the mass of the building and providing an open courtyard feeling throughout the site open space area. Strict compliance with the Zoning Regulations would cause the applicant to experience an unnecessary hardship inconsistent with the intent of the Zoning Regulations. For these reasons staff believes allowance of a five-story, 59-foot-tall building (instead of a four-story, 45-foot-tall structure) will not grant any special privileges.

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

Staff believes the proposal would encourage a more compatible height mass design with its neighbors through its step down design and setback of 10'-5" from the southern property line and 124'-5" setback from the eastern property line. The variances discussed for approval will not cause adverse effects upon the community.

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

The site is not in the Coastal zone.

- 11. ANY ONE OF SUCH CONTIGUOUS PARCELS OR UNITS HELD BY THE SAME OWNER DOES NOT CONFORM TO THE MINIMUM SIZE STANDARDS AS REQUIRED BY THE ZONING REGULATIONS, AND AT LEAST ONE OF SUCH CONTIGUOUS PARCELS IS NOT DEVELOPED WITH A SEPARATE BUILDING FOR WHICH A PERMIT HAS BEEN ISSUED BY THE CITY; OR**

The same owner holds both parcels. The Lot Merger of Lot 13 and Lot 14 will create a parcel of 130,497 square feet, thereby complying with the zoning regulations of PD-31 for a 15,000-square-foot minimum lot size. Both parcels include old, dilapidated housing proposed to be demolished to accommodate the new 120-unit apartment development.

- 12. A SINGLE PROJECT IS DEVELOPED ON CONTIGUOUS LOTS IN SUCH A MANNER THAT ONE OR MORE OF THESE RECORDED LOTS COULD BE SOLD SEPARATELY FROM THIS PROJECT BUT WILL RESULT IN REDUCTION OF REQUIRED PARKING, SETBACKS, OPEN SPACES, OR VIOLATION OF OTHER DEVELOPMENT STANDARDS AS SPECIFIED IN THE CURRENT ZONING REGULATIONS.**

A single project is proposed at the site. The Lot Merger will allow conformance to the development standards in regards to setbacks and parking. The Lot Merger will optimize the open space and allow for a more suitable building mass design.

**SITE PLAN REVIEW
STANDARDS VARIANCE
LOT MERGER
CONDITIONS OF APPROVAL**

**2000 River Avenue
Application No. 1409-10
January 15, 2015**

1. This Site Plan Review, Standards Variance and Lot Merger approval is for a new 296,108-square-foot, five-story (instead of four-story), 120-unit multi-family building on two lots merged into a 130,458-square-foot lot with first story parking building area within Planned Development District PD-31.
2. This permit and all development rights hereunder shall terminate one year from the effective date final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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).

Special Conditions:

4. Prior to issuing a building permit the owner shall record the Lot Merger with the Los Angeles County Recorder's office. In the event the owner is not able to proceed with the Lot Merger, the owner shall resubmit an application for modification of this permit to reflect compliance of all development standards for this zone.
5. The perimeter fence shall be a decorative residential design avoiding a bold institutional appearance to the satisfaction of the Director of Development Services.
6. Any paving on the site shall consist of light-colored pavement or concrete. The pavement material shall be submitted to the Director of Development Services for approval prior to issuance of a building permit.
7. Stucco used on the exterior walls of the approved building shall consist of the smooth sand float finish type to the satisfaction of the Director of Development Services.
8. The landscaping plan submitted for plan check purposes shall list the common

names of each tree, shrub, and plant in addition to their scientific names.

9. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.

Standard Conditions:

10. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Development Services.
11. 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.
12. 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.
13. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
14. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
15. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.
16. 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. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

17. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer 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.).

ENGINEERING BUREAU

- b. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public rights-of-way to the satisfaction of the Director of Public Works. If a dedication of additional rights-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- c. The Developer shall provide for full intersection grinding and overlay improvements to the Technology Place/ San Gabriel Blvd/ 103 Freeway intersection south of the campus vehicular entrance/exit per Long Beach City standards and to the satisfaction of the Director of Public Works.
- d. The Developer shall improve the area between the north 103 Freeway onramp curblin and the south property line fronting the project site, with new ground cover plantings such as drought-tolerant accent shrubbery to the satisfaction of the Director of Public Works.
- e. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- f. Prior to approving an engineering plan, all projects greater than one acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 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.
- g. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the

Department of Public Works for review and approval.

- h. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
 - i. All traffic control device installations, including pavement markings within the private street and parking lots, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
18. 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.
19. 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. The landscaping plan shall include drought-tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
20. 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.
21. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
22. 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 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant

plants, to the satisfaction of the Zoning Administrator.

23. 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.
24. 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.
25. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
26. 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).
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. Any graffiti found on site must be removed within 24 hours of its appearance.
29. The project shall attain "LEED Certified" status through registration with the U.S. Green Building Council, or attain an equivalency to be verified by an independent third party.
30. 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.

31. 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.
32. 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.
33. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
34. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
35. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Long Beach Police Department security recommendations. For more information, contact the Long Beach Police Department at (562) 570-7448.
36. 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.
37. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
38. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
39. 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

40. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water all material being excavated and stockpiled.
 - c. Water all grading and cover materials being transported.
 - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)

41. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

42. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

43. 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.



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-165

Project Location/Address: 2000 River Avenue, Long Beach, CA 90810

Project/Activity Description:

New construction of 5-story, 120 unit, affordable housing apartments of Type V-A Const over 1st floor of Type I-A Const with parking garage (72 stalls), common use areas, and offices.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Brian D'Andrea

Mailing Address: 1000 Corporate Pointe, Culver City, CA 90230

Phone Number: 310-642-2059

Applicant Signature: Brian D'Andrea

Digitally signed by Brian D'Andrea
DN: cn=Brian D'Andrea, o=City of Long Beach, ou=
enrollment@cityoflongbeach.org, c=US
Date: 2014.12.11 13:49:31 -0800

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1409-10

Planner's Initials: MDG

Required Permits: Site Plan Review, Standards Variance, Lot Meyer

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332, class 32, In-Fill Development Projects

Statement of support for this finding: This project qualifies for a Class 32 exemption based on the criteria set forth in CEQA Guidelines section 15332.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Handwritten Signature]

Date: 1/5/15

