

TENTATIVE TRACT MAP CONDITIONS OF APPROVAL

3655 Elm Avenue

Application No. 2110-19 (VTTM21-008)

Date: November 17, 2022

1. This approval allows a Vesting Tentative Tract Map, a subdivision for condominium purposes, for the Bixby Walk project, 3-story townhouse style, residential, U-shaped building creating 15 units and one common area lot located at 3655 Elm Avenue, within the R-4-U (High Density Multi-Family) Zoning district. Any Final Map shall conform to plans dated October 2021 and submitted to the Department of Development Services.

SPECIAL CONDITIONS

2. The applicant shall comply with all applicable conditions of approval per the Site Plan Review (SPR 21-063) approved by the SPRC on January 5, 2022. If individual conditions from Application No. 2110-19 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
3. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
4. Approval of the Vesting Tentative Tract Map shall be contingent upon approval of a Lot Line Adjustment, so that ownership of the abandoned oil well shall remain with the Temple Beth Shalom property located at 3635 Elm Avenue,

GENERAL REQUIREMENTS

5. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
6. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
7. All off-site and/or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.

8. Prior to final map approval, the Subdivider shall submit its project Conditions, Covenants and Restrictions (CC&R's), or other acceptable documentation for review and approval by the Director of Public Works.
9. The Subdivider and successors shall be responsible for the current and future maintenance of the site drainage system, and for the operation and maintenance of any private connection to a public utility in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&Rs, and a recorded copy of said document shall be provided to the Director of Public Works.
10. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
11. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall submit the following to the Department of Public Works for review and approval:
 - A construction plan for pedestrian protection, construction staging, scaffolding and excavations; and,
 - A traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature; and,
 - A plan for construction area and/or site perimeter fencing with custom printed screen(s).

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

12. The Subdivider may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block.
13. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.

14. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
15. The Subdivider shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
16. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 West Ocean Boulevard, Long Beach, CA 90802)**, for review and approval. **This review is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**

The City of Long Beach Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans.

17. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

18. As illustrated in the project plans, decorative pavement appears to be proposed within the Elm Avenue right-of-way to which an Installation and Maintenance Agreement is required. The Subdivider shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the decorative pavement within Elm Avenue prior to a building permit. All street improvements shall be constructed per Public Works Standards, per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.
19. The Subdivider shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.

Note: There are existing easements and/or utilities on or along the northern and western property lines of the project site.

20. The Subdivider shall provide easements to the City of Long Beach for any City required facilities, for public utilities and/or necessities, to the satisfaction of the interested agency, City department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

21. The Subdivider shall protect in place the existing street light poles and trees in the public right-of-way adjacent to the project site, along Elm Avenue and 37th Street, during construction of any off-site improvements within that right-of-way.

Note: Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Subdivider and successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning tree planting, landscaping, and any irrigation system work.

22. The Subdivider proposes improvements that may impact existing utilities through and adjacent to the project site, such as sewer lines. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
23. The Subdivider shall remove any unused driveways and curb cuts along the project site's frontage on all perimeter streets, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
24. The Subdivider shall reconstruct any damaged and/or deteriorated sections of sidewalk pavement, curb and curb gutter on the perimeter streets adjacent to the development site with Portland cement concrete, including similar colored concrete where applicable, and to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
25. The Subdivider shall demolish the existing sidewalk and curb ramp located on the corner of Elm Avenue and 37th Street adjacent to the project site, and construct a new ADA compliant curb ramp to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
26. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Subdivider, to the satisfaction of the Director of Public Works.

27. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
28. The Subdivider shall submit a grading and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to the release of any building permit.

TRAFFIC AND TRANSPORTATION

29. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
30. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
31. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.