



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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October 5, 2017

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Find the project previously assessed under the Addendum to the PacificCenter @ Long Beach Environmental Impact Report (State Clearinghouse No. 2001051048) and approve a Tentative Parcel Map (TPM17-003) to create four parcels, and a Site Plan Review (SPR17-061) for the construction of four new industrial buildings on a 21.1-acre site located at 3855 Lakewood Boulevard in the Douglas Park North Planned Development District (PD-32). (District 5)

APPLICANT: Sares/Regis Group  
c/o Patrick Russell  
18802 Bardeen Avenue  
Irvine, CA 92612  
(Application No.1706-19)

## DISCUSSION

The project site is located along the north and south side of McGowen Street, between Worsham Avenue and Brizendine Avenue in the Douglas Park North Planned Development District (PD-32) (Exhibit A – Location Map). The project consists of a Tentative Parcel Map to create four separate parcels (4.39 acres, 5.00 acres, 7.24 acres, and 4.45 acres) and a Site Plan Review for the construction of four industrial buildings ranging in size from approximately 70,000 square feet to 134,00 square feet (Exhibit B – Plans & Photos).

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street, and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed project is located within Subarea 2 of Douglas Park. This Subarea is intended primarily for office, retail and open space uses.

The Tentative Parcel Map is proposed to accommodate a single industrial building for each of the four new parcels (Exhibit C – Tentative Parcel Map). Building 12 will have an area of 83,823 square feet and will be located in the northwesternmost portion of Douglas Park. Building 13 will have an area of 90,657 square feet and be located on the north side of McGowen Street by Jansen Green Park. Building 14 will have an area of 134,109 square

feet and Building 15 will have an area of 70,701 square feet and both will be located on the south site of McGowen Street.

As Worsham Avenue, Carson Street and McGowen Street are three of the major thoroughfares in Douglas Park, buildings are located to create strong visual edges along each of these streets, while minimizing the visual impact of parking areas. Parking for the overall project is calculated at a ratio of 2 spaces per every 1,000 square feet of manufacturing area and 1 space per every 1,000 square feet of warehouse floor area. Building 12 has a parking requirement of 145 spaces. Likewise, Building 13 has a parking requirement of 151 spaces. Building 14 has a parking requirement of 229 spaces and 229 spaces are provided. Finally, Building 15 has a parking requirement of 138 parking spaces and 144 spaces are provided. All required parking is provided within the respective parcels. Loading areas for each building are properly shielded from public view with site configurations that allow for loading areas to face each other, and not public rights-of-way. Site orientation is maximized through the proper placement of loading areas, and parking, to the extent feasible.

Development within the PD-32 zoning district must be consistent with the Douglas Park Design Guidelines. Criteria such as façade articulation, outdoor space, pedestrian connectivity, adequate accent material, appropriate scaling, and vehicular circulation are taken into consideration within Douglas Park. As required within the PD-32 Guidelines, each building incorporates architectural design features such as metal entry canopies, metal canopies over window areas, wing wall accents, variable roof heights and various other means to break up the large building facades. These elements all work together to enhance the aesthetics of the proposed structures, deviating from the typical industrial building. The use of accent material and color, especially along Worsham Avenue and McGowen Street, provides an inviting appearance from public right-of-way areas. Pedestrian connectivity among the project will be accomplished through the incorporation of outdoor spaces at each building, pedestrian pathways through the sites, and the location of Building 12 along the setback line on Carson Street. Douglas Park is designed to provide several community open spaces and the proposed project meets the obligation of maintaining a required view corridor along McGowen Street. The required view corridor includes landscaping and walkways to create a transition to Jansen Green Park to the east.

In addition to Site Plan Review, the applicant is also requesting approval of Tentative Parcel Map No. 70937. The proposed Tentative Parcel Map would create four legal lots, with each new lot being occupied by one of the industrial buildings. Tentative Maps can be approved by the Planning Commission, when positive findings can be made, with respect to General Plan and Specific Plan compliance (Exhibit D – Findings & Conditions). The proposed development is consistent with the requirements of the General Plan as the site is within Land Use Designation (LUD) #7-Mixed Uses. The project will contribute to the continued diversity of PD-32 North, which also features an approved retail and commercial center directly to the east of the project site. It will serve to anchor the northwestern portion of Douglas Park along Carson Street.

The applicant has offered a high quality architectural design that fits the style of the existing buildings in Douglas Park. Each new project meshes well with the existing architecture, yet provides a distinctive look in and of itself. Some of the key design elements incorporated

into each elevation are blue reflective glazing, metal canopies, window frames, and siding, various pop-outs and vertical elements, varied roof heights, and the use of compatible and appropriate colors. The effort to create the most visually pleasing edges along Carson Street and McGowen Street will enhance Douglas Park. Furthermore, Conditions of Approval will ensure that all regulations of the Douglas Park Design Guidelines and Development Standards are met and maintained. Staff recommends the Planning Commission approve the Tentative Parcel Map to create four parcels and the Site Plan Review for the construction of four new industrial buildings, all subject to Conditions of Approval.

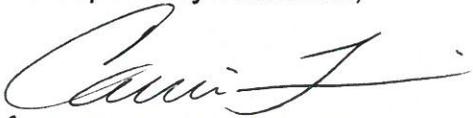
### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on September 18, 2017, as required by the Long Beach Municipal Code. No responses have been received as of the date of this report.

### **ENVIRONMENTAL REVIEW**

An Environmental Impact Report (EIR) for the Douglas Park Project (then called PacifiCenter @ Long Beach) was certified in 2004, and an Addendum was certified in 2009 (State Clearinghouse No. 2001051048). The Addendum was prepared in response to a number of proposed modifications to the project analyzed in the 2004 EIR, among them an increase in Douglas Park's light industrial square footage (to 3.75 million square feet, from 3.1 million square feet). This project is within the scope of development anticipated and analyzed as part of the Addendum. No additional environmental review is required for this project. Compliance with all applicable Mitigation Measures identified in the Mitigation Monitoring and Reporting Program for EIR State Clearinghouse No. 2001051048 and its Addendum will be required, as conditioned.

Respectfully submitted,



<sup>for</sup> LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

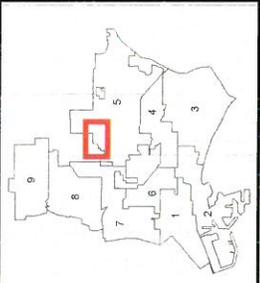
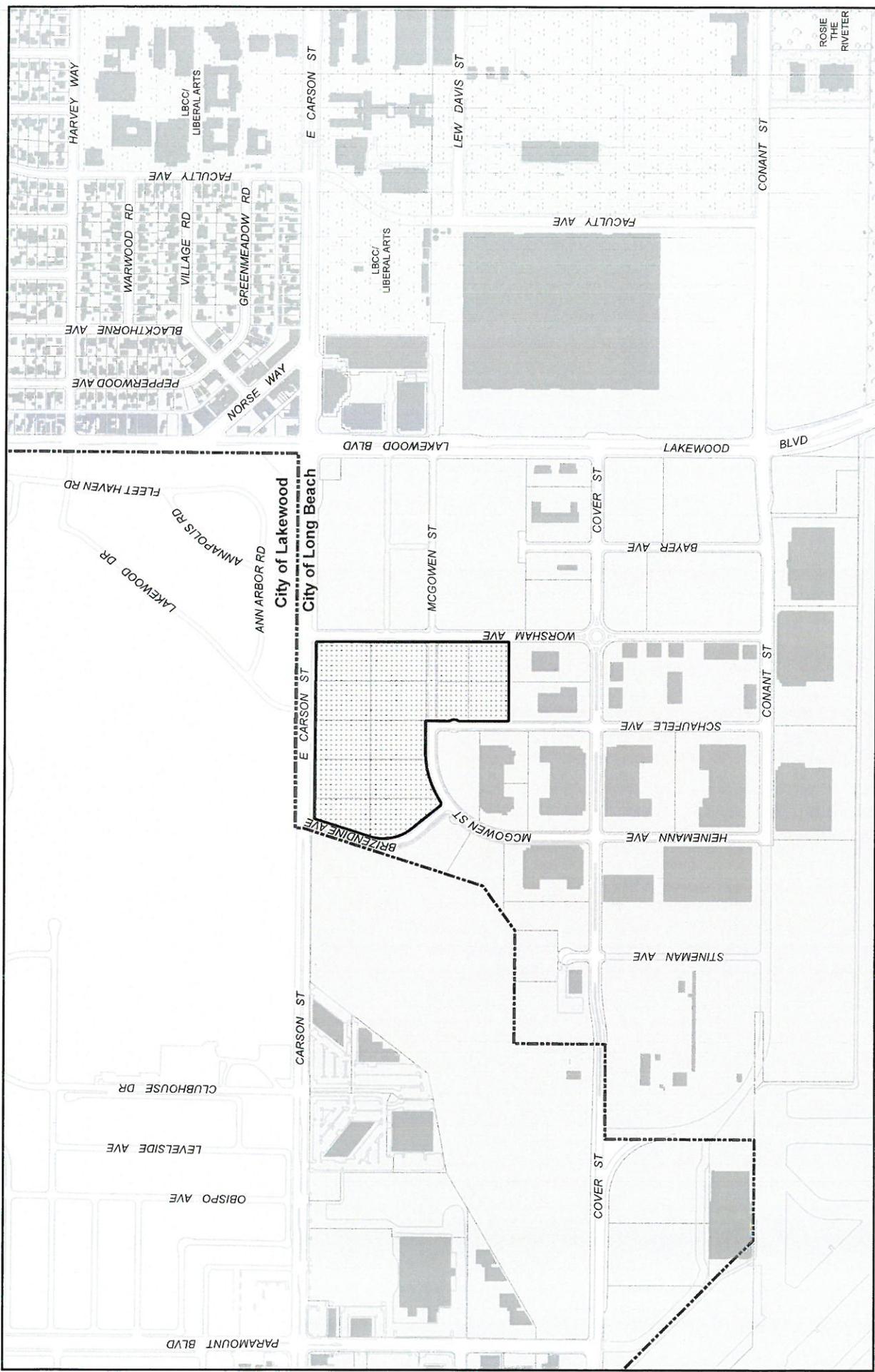


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

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- Exhibits:
- A. Location Map
  - B. Plans & Photos
  - C. Tentative Parcel Map
  - D. Findings & Conditions



# Exhibit A



**Subject Property:**  
 3855 Lakewood Blvd  
 Application No. 1706-19  
 Council District 5  
 Zoning Code PD-32 Subarea 2



## TENTATIVE TRACT MAP FINDINGS

Case No. 1706-19

Date: October 5, 2017

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

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

The subject site is currently located in an area of the General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Large activity centers are the focal point of the entire Douglas Park PD-32 Planned District. The proposed map is requested to allow the construction and incorporation of offices/professional services as well as light industrial uses, which will create centers of vital activity within the City.

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

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan for light industrial development and the zoning regulations (PD-32). No code exemptions are being requested.

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

The site is physically suitable for this type of development. PD-32 North Development Standards require that any new subdivision within Subarea 2 shall have a lot size of at least 20,000 square feet. Each of the four lots to be created are at least 20,000 square feet. Each site is physically suitable to allow the construction of large industrial buildings with sufficient on-site parking.

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

There are no density standards provided for in subarea 2 of PD-32, as residential uses are not allowed within this planned development district. Regarding this tentative map, the applicant is proposing the construction of four industrial buildings, each to be located on a single parcel. In nonresidential districts the size of development is generally governed by the amount of parking that can be

provided for such development. The proposed project includes adequate parking that meets the requirements of the Zoning Ordinance.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The proposed subdivision is for the purpose of constructing four industrial buildings of the following sizes: 83,823 square feet, 90,657 square feet, 134,109 square feet, and 70,701 square feet on vacant lots. This subdivision is an amendment to the original Tentative Tract Map No. 61252, approved in 2004, for the establishment of PD-32. Under EIR No. 36-02 of this approval, it was determined that this improvement will not cause serious public health or safety problems. Conditions of Approval are incorporated to allow the periodic re-inspection of the site to ensure all compliance is maintained.

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

All concerned City Departments have reviewed the Tentative Tract Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

## SITE PLAN REVIEW CONDITIONS OF APPROVAL

3855 Lakewood Boulevard

Application No. 1706-19 (SPR17-061)

Date: October 5, 2017

1. Approved under this application, in addition to Tentative Parcel Map No. 70937 (TPM17-003), is a Site Plan Review for the construction of four industrial buildings ranging from 70,701 square feet – 134,109 square feet in size and a total of 669 on-site parking spaces.
2. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the Conditions of Approval listed below.
3. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. 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 Acknowledgement 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).
5. 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.
6. 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.
7. 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).
8. 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.

9. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
10. The Director of Development Services is authorized to make minor modifications to the approval design plans or the 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.
11. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90 percent requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
12. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. 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 Long Beach Development Services prior to the issuance of a building permit.
13. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, roofed, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
14. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street. Furthermore, landscaping shall properly screen all transformers and utility

connections or any other screening method approved by the Director of Long Beach Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

15. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
16. A waste management plan shall be prepared and submitted to the City for approval in conjunction with the first phase of development in Sub Area 1. The program shall be implemented to divert 30 to 50 percent of the waste generated by the project's commercial uses. The precise percentage to be diverted will depend on the specific commercial use to be implemented and will be defined by the Environmental Services Bureau.
17. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with the PD-32 landscaping requirements and shall include pedestrian paths connecting parking areas and public rights of way to buildings.
18. All landscape 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 Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water shall be used for all landscaped areas.
19. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted. Provide canopy trees that provide shade on at least 40 percent of the total area dedicated to parking stalls and associated vehicular circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least 29 on a minimum of 50 percent of paving surfaces dedicated to parking stalls and associated circulation.
20. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant 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 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.
21. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy and the Commercial Development LEED Mandate for Douglas Park to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof

of registration with USGBC and a password allowing staff access to said registration, prior to the issuance of any building permits.

22. To comply with the sustainability standards of Division V of the PD-32 North Standards, preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking. This preferential carpool/vanpool parking area shall be identified on the site plan.
23. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
24. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
25. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Long Beach Development Services.
26. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall include furnishings and exterior lighting that complement the building architectural design.
27. Use glass with less than 25 percent reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65 percent subject to review and approval of the Director of Long Beach Development Services.
28. Provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
29. To comply with Mitigation Measure V.C-8 of the Development Agreement, prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall provide an on-site interpretive program display or other photographic and textual representation shall be created and shall be available to the general public to assist the public in understanding the history of the Long Beach facility. Such interpretive programs may be in the form of commemorative signage and/or plaques; historical photographs; models; and/or published information accessible to the general public.
30. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities. Per the requirements of the Master CC&R, the applicant shall comply with

the requirements of the Transportation Demand Management Coordinator at Douglas Park.

31. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval (see attachments for Police and Building comments).
32. 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.
33. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
34. 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.
35. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.
36. Prior to the issuance of a building permit, the applicant must obtain final written approval from the Boeing Design Review Committee, on revised plans that have been approved through the entitlements herein.
37. 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.

**TENTATIVE PARCEL MAP  
CONDITIONS OF APPROVAL****3855 Lakewood Boulevard****Application No. 1706-19 (TPM17-003)****Date: October 5, 2017**

1. Approved under this application, in addition to the development of four industrial buildings (SPR17-061), is Tentative Parcel Map No. 70937, which facilitates the creation of four parcels ranging from 4.39 acres – 7.24 acres in size.
2. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement 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).
3. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.
4. The final map is to be prepared in accordance with the approved tentative map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Planning Commission's approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of the tentative map. If the final map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Long Beach Municipal Code.
5. Unless specifically waived by the Planning Commission, the final map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach. The content and form of the final map, including all proposed property lines, shall be based upon criteria established by the Director of Public Works.
6. Prior to approval of the final map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the final map through the Department of public works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
7. The applicant shall provide the following to the satisfaction of the Director of Public Works:

The Department of Public Works submits the following requirements for the proposed development at 3855 Lakewood Boulevard. It is the recommendation of this department that a final tract map be processed for this subdivision project.

For additional information regarding final map processing, contact the Right-of-way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site

improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

### **GENERAL REQUIREMENTS**

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. Prior to final map approval, the Subdivider shall submit its on-site parking management plan and CC&R's for review and approval of the Director of Public Works.
- d. This development is within the PD-32 North Development Agreement area of the Douglas Park Development and is subject to conditions imposed by the Development Agreement. With respect to this development site and the immediately adjoining existing or future public streets, the Subdivider shall comply with the requirement of the Development Agreement or provide written waiver(s) for non-conforming development designs.
- e. Prior to the start of any on-site/off-site construction, The Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction area perimeter fencing with custom-printed screen(s), construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- f. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.

### **PUBLIC RIGHT-OF-WAY**

- g. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements during the plan check process the right-of-way dedication way shall be provided.
- h. All improvements required for this development within the completed rights-of-way shall be constructed to provide for full ADA accessibility compliance to the satisfaction of the Director of Public Works.
- i. Easements shall be provided to the City of Long Beach for the proposed public facilities to the satisfaction of the concerned City Department or

public agency holding interest and shall be shown on construction plans to the satisfaction of the Director of Public Works.

- j. The Subdivider shall process a quitclaim of easement for the roadway Cul-de-sac on McGowen Street and Schaufele Avenue to the satisfaction of the Director of Public Works.

#### **ENGINEERING BUREAU**

- k. The Subdivider 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 Subdivider to the satisfaction of the Director of Public Works.
- l. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from The Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at [www.waterboards.ca.gov/stormwater\\_issues/programs/stormwater/construction.shtm](http://www.waterboards.ca.gov/stormwater_issues/programs/stormwater/construction.shtm) Left-click on the Construction General Permit 2009-0009 DWQ link.
- m. Public improvements shall be constructed in accordance with approved plans. The City's Public Works Engineering Standard Plans are available online at [www.longbeadh.gov/pw/resources/engineering/standard-plans](http://www.longbeadh.gov/pw/resources/engineering/standard-plans). Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
- n. 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 Developer, to the satisfaction of the Director of Public Works.
- o. The Subdivider shall install FenceScreen.com Custom Printed Flex Mesh screen(s), Series 311, or equivalent, fence screening along the perimeter of the development site, and provide for the printed graphic, to the satisfaction of the Director of Public Works. The Developer shall consult with Public Works prior to submitting the graphic design for printing.

- p. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all construction plans only, it does not include final map. Construction plans should be submitted for plan review to Jorge Magana in the Department of Public Works.
- q. The Subdivider shall provide for or improve Brizendine Avenue with a Class II bike path adjacent to the project site, per plans reviewed and approved to the satisfaction of the City Traffic Engineer. Street improvement plans shall be prepared by a registered Traffic Engineer, stamped, signed and submitted to the Department of Public Works.

### **GENERAL OFF-SITE CONSTRUCTION**

- r. All public street improvements shall include, but not limited to, all required traffic signage, striping, full width construction of the roadbed and structural cross-section, curbs, gutters, sidewalks, parkways, street lighting on the north and south side of McGowen Street and Brizendine Avenue and all public utility fixtures required to satisfy the public utility department holding interest. The Subdivider shall submit detailed construction plans per Public Works Standard Specifications for review and approval by Public Works.
- s. The Subdivider shall obtain a geotechnical report prepared by a licensed Geotechnical Engineer in the State of California to determine the pavement design's structural section based on a traffic index of 11 (T.I. =11) to the satisfaction of the Director of Public Works.
- t. The Subdivider shall be responsible for certified material testing for the street, landscaping, traffic signal, storm drain, sidewalks, striping any and all quality control drawings of the project. Upon construction the developer shall provide the City with the certificate(s) showing that all testing complies with green book standards. The certification shall be by a registered Civil Engineer in the State of California.
- u. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works. No manholes, pullboxes, meters, streetlight or traffic signal vaults shall be installed within ADA wheelchair ramps.
- v. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. Contractor shall have on file with the City Engineer a Certification of General Liability Insurance and an endorsement evidencing minimum City of Long Beach limits of required general liability insurance.

- w. On-site drainage improvements shall be completed in accordance with the requirements of the Los Angeles County Department of Public Works and shall be coordinated with Douglas Park PD-32 development requirements and on-site street improvements. All cross lot drainage shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- x. 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.
- y. All new on-site storm drains and off-site storm drain connections shall comply with Hydrology Study MTD 1753 extension, prepared by Kimley-Horn & Associates, Inc. and approved by Los Angeles County on February 8, 2010. An excavation permit issued by the Department of Public Works is required for all excavation work in the public right-of-way. The Subdivider shall contact Karen Cox for information about excavation permits at (562) 570-6342.
- z. The Subdivider shall construct, or provide for, high pressure sodium luminaries or approved alternate light standards and feed point(s) along the proposed public street adjacent to the project site to the satisfaction of the Director of Public Works and City Light and Power. Street lighting plans with necessary lighting calculations for the required street lighting system shall be submitted to City Light and Power and the Public Works Department for review and approval prior to issuance of construction permits. Lighting calculations shall be prepared in accordance with the latest edition of the Illumination Engineering Society (IES) standards and certified by a California registered civil engineer or electrical engineer.
- aa. The Subdivider shall landscape the parkway adjacent to the development site along the public and private street in connection with this development with new ground cover and street trees, including necessary tree root barriers in accordance with Douglas Park Design Guidelines. All parkway planted areas shall be provided with water-conserving automatic irrigation systems designed to provide adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. Improvements shall be per plans reviewed and approved by Public Works.
- bb. Electric meters that power irrigation control devices and provide irrigation to landscaped areas within public rights-of-way shall be dedicated to those devices.

- cc. Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work adjacent to the project site. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

### **TRAFFIC & TRANSPORTATION**

- dd. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- ee. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ff. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- gg. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

### **AIRPORT**

- hh. The Subdivider shall provide, to the satisfaction of the Director of Public Works, proof that a "No Determination" of hazard to air navigation has been received from the FAA prior to construction.
- ii. Proposed building and parking lot lighting shall be shielded and pointing downward in such a manner as to avoid distractions to piloted aircraft.

### **LONG-TERM MAINTENANCE**

- jj. The Subdivider and successors shall be responsible current and future maintenance of the site drainage system, sidewalks, parkways, street trees and other landscaping, including irrigation, within and along the public and private streets.
8. 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.