

CONDITIONS OF APPROVAL

100 East Ocean Boulevard
Application No. 1803-03 (SPR18-14, LCDP18-005)
March 4, 2021

Special Conditions:

1. The following approvals are granted for this project:
 - a. Certification of an Environmental Impact Report (EIR 4-20) (State Clearinghouse No. 2018121006).
 - b. Site Plan Review approval for the project as depicted on plans, submitted to the Department of Development Services and presented to the Planning Commission on March 4, 2021 , consisting of:
 - i. a 30-story, 537,075-square-foot building of up to 375.5 feet in height containing 429 hotel rooms, 23,512 square feet of restaurant space, and 26,847 square feet of meeting and ballroom space;
 - ii. Valet parking with 151 on-site parking stalls in a two-level garage and 280 off-site parking spaces;
 - iii. Conceptual Improvements to Victory Park between the proposed building and the Ocean Boulevard public right-of-way, and the restoration of the Jergins Trust Tunnel.
 - c. Local Coastal Development Permit approval for the project as described above.
2. The project applicant shall provide for compliance with the Mitigation Monitoring Program (MMRP) of the Environmental Impact Report (EIR 4-20) (State Clearinghouse No. 2018121006) that applies to this project and the mitigation measures contained therein. These mitigation measures are included, as part of the EIR, and incorporated here by reference.
3. The project shall be set back a minimum of eighty feet (80') from the Ocean Boulevard curbline for compliance with the Downtown Shoreline Planned Development District (PD-6) requirements. The project plans show the Ocean Boulevard setback to be approximately 98-feet from Ocean Boulevard, exceeding the minimum requirement.
4. The project shall maintain a corner cut-off at the northeast corner of the site, similar to the northwest corner cut-off located on the adjacent property at 180 E. Ocean Blvd., that is set back no less than one hundred twenty feet (120') by one hundred twenty feet (120') from Promenade North to create a cohesive entry feature to the

Promenade South from Pine Avenue, as required by the Downtown Shoreline Planned Development District (PD-6).

5. A publicly accessible pedestrian walkway, a minimum 10-foot wide by 10-foot high, shall be maintained along the perimeter from the Ocean Boulevard grade along the western and southern side of the building. No private activities shall occur within the 10-foot walkway width, and all private activities shall occur on the building side of the walkway. Public access shall be guaranteed through an easement, deed restriction or lease agreement provision prior to the issuance of a building permit.
6. A Parking Lease Agreement for 280 offsite parking spaces has been secured by the developer at the Terrace Theater Parking Garage. The applicant shall maintain off-site valet parking spaces in perpetuity, and secure replacement of off-site valet parking spaces for special events and peak usage periods when the Terrace Theater Parking Garage is not available. A Parking Lease Agreement for the replacement of the Terrace Theater spaces shall be secured to the satisfaction of the Director of Development Services, or designee, prior to the issuance of a building permit. Proof of Parking Lease Agreement shall be submitted for review to the Director of Development Services, or designee, with annual business license renewal.
7. The existing driveways on Ocean Boulevard shall be utilized for valet staging (drop off/pick up) only. The driveways shall not be used for parking of vehicles. During periods of high-volume traffic on Ocean Boulevard, a secondary location, Alternative Valet Staging (AVS) area shall be utilized.
8. An Alternative Valet Staging (AVS) area shall be utilized during peak hotel activity and/or during downtown special events to prevent vehicle queuing onto Ocean Boulevard. The AVS area shall be located at the project's parking garage entrance, or in the interior of the building if feasible, along Pine Avenue or Seaside Way. The developer shall submit an AVS Plan that indicates threshold and implementation of the AVS to the satisfaction of the Director of Development Services, or designee, prior to the issuance of building permits. Upon approval of the AVS Plan, the Department of Development Services shall have the authority to review and require changes to the AVS Plan if problems develop with valet parking onsite.
9. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction to the Planning Bureau for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.

10. Proposed glass and structural features shall be designed to incorporate bird-safe building treatments per the standards listed in the Downtown Shoreline Planned Development District (PD-6). Prior to building permit approval, the applicant shall provide documentation noting the incorporation of these treatments into final project plans.
11. The rooftop shall incorporate a publicly accessible use such as the restaurant use as proposed on plans presented to the Planning Commission on March 4, 2021.
12. The landscaping and architectural details of Victory Park as presented in the project plans are considered conceptual. A Final Landscape Plan shall be submitted for the project site including Victory Park improvements consistent with current Victory Park Guidelines at time of project submittal. Proposed improvements in Victory Park shall be completed prior to final Planning Bureau inspection approval and issuance of a Certificate of Occupancy.
 - A. The driveways bisecting Victory Park shall be designed as shared-use paths that are integrated and blend in with park improvements, including pedestrian paths and landscaping. Driveways shall be designed to prioritize safe and convenient pedestrian passage and shall use contrasting paving patterns, textures or colors to integrate with but be differentiated from other park improvements.
 - B. Driveways should be the narrowest width necessary to accommodate the limited valet loading/unloading function, in consultation with the City Traffic Engineer. As feasible, the driveways shall each be designed as one-way driveways, one accommodating vehicles entering the site, and, the other, vehicles exiting the site.
13. The property owner shall be responsible for the ongoing maintenance of Victory Park. The property owner shall record with the Los Angeles County Clerk-Recorder a Covenant documenting Victory Park maintenance responsibilities, consistent with the Disposition & Development Agreement and Covenants, Conditions & Restrictions entered by and between the property owner and the City of Long Beach, prepared by the Department of Development Services, prior to the issuance of a final certificate of occupancy.
14. All modifications to vegetation on private property and in Victory Park shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree or vegetation removal:
 - A. If initial clearing activities prior to the start of construction take place during the bird nesting season (generally February 1 through August 31, but variable based on seasonal and annual climatic conditions), a nesting bird

survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.

- B. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
 - C. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
- 15. The proposed project is subject to a Master Sign Program to be reviewed and approved by the Director of Development Services, or designee. The applicant shall submit an application for a Sign Program prior to issuance of a building permit (not including demolition, excavation, or grading permits) for the project. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.
 - 16. The Jergins Trust Tunnel shall be restored in compliance with the Jergins Trust Tunnel Interpretive Plan. This shall include, but not be limited to, a public access component. A Final Plan shall be submitted and approved by the Director of Development Services, or designee, prior to the issuance of a building permit.
 - 17. A Final Lighting Plan shall be submitted and approved by the Director of Development Services, or designee in compliance with the lighting design standards established in the Downtown Shoreline Planned Development District (PD-6) prior to the issuance of a building permit.
 - 18. The project shall conform to all the requirements set forth in Chapter 21.64 Transportation Demand Management (TDM). Proposed public bicycle racks shall be located on private property, in the vicinity of the building entrance, and accessible to patrons accessing the site.

19. This permit and all development rights hereunder shall terminate 36 months 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 36 month period as provided in Section 21.21.406 of the Long Beach Municipal Code.
20. 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).
21. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
22. The project building shall be constructed to meet the intent of the “LEED Certified” level of green building certification as required by Section 21.45.400 of the Zoning Regulations. Prior to issuance of a Certificate of Occupancy, the project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by Section 21.45.400.
23. The project shall be developed in substantial compliance with the plans approved by the Planning Commission on March 4, 2021. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
24. All required public easements, vacations or dedications shall be recorded and executed to the satisfaction of the Director of Public Works or designee prior to the issuance of a building permit.
25. The Developer and Property Owner shall cooperate with Grand Prix Association and Office of Special Events Group for all event staging, set up/break down, and operations for the Grand Prix Event. During the event, the Grand Prix Association erects gates to partition off the event space from public access spaces, this will

preclude the use of the driveway on Seaside Way and may also affect access on Pine Avenue for all or part of the event. This includes gating off most of the Rainbow Bridge. The Developer and Property Owner shall agree that access to the bridge area will be almost completely inaccessible, except for emergency purposes, during the Grand Prix event.

Standard Conditions:

26. Site development, including landscaping, shall conform to the approved plans on file with Long Beach 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.
27. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
28. The project shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELo) and LBMC 21.42.035.
29. 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.
30. 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.
31. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
32. 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.
33. 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).

34. 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.
35. 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.
36. 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.
37. 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.
38. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Developer shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and

- ii. Submit 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
- iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
- iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Developer 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.

- b. The Developer is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Developer and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- c. The Developer proposes architectural projection encroachments into the public right-of-way that include architectural features, balconies and awnings. Construction plans shall be submitted to the Department of Public Works for all projections over the public right-of-way, to be reviewed for approval, to the satisfaction of the Director of Public Works.
- d. All door openings swinging into the public right-of-way shall be adjusted in swing direction, set back outside of the public right-of-way, or eliminated to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all encroachments into the public right-of-way, to be reviewed for approval, to the satisfaction of the Director of Public Works.
- e. The Developer 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
- f. 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 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at

www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**

- g. 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

- h. The Developer shall provide a dedication of right-of-way along Pine Avenue as needed to achieve a 100-foot wide improved public right-of-way adjacent to the project site, from Seaside Way to Ocean Boulevard. Sidewalk improvements shall be constructed with Portland cement concrete, to the satisfaction of the Director of Public Works.

Note: City records show an existing right-of-way width of 86 feet adjacent to the project site along Pine Avenue. A dedication of approximately 14 feet is needed to achieve the desired public right-of-way width.

- i. The Developer shall dedicate as needed to provide minimum ADA clearance at the corner of Pine Avenue and Seaside Way, and to bring the existing 10-foot wide sidewalk along Seaside Way completely into the public right-of-way.
- j. Subject to approval of the proposed Jergins Tunnel reconnection, the Developer shall process: 1) a lease agreement with the City for the proposed reuse of the Jergins Tunnel, including the construction of appurtenant facilities, within the adjacent park property (Victory Park) and a portion of the public right-of-way along Ocean Boulevard, and 2) a public access easement for right-of-way purposes through the private property, providing access to the proposed Jergins Tunnel Lobby. The Developer shall contact the City's Economic Development Department to initiate processing of the lease agreement, and the Public Works Department to initiate processing of the public access easement.

Note: The Developer shall coordinate review and approval of the proposed use, with the interested utility agency(s) and City Department(s) prior to issuance of a building permit. The Developer shall also be responsible to conduct a structural analysis of the tunnel and provide for all improvements necessary to bring it into compliance with State codes and regulations.

- k. The Developer shall process a vacation of the public airspace with encroachments 15 feet or more above grade, including portions of the proposed patio and walkway along the perimeter of the project site. The Developer shall submit a complete application to the City's Public Works Department prior to issuance of a building permit.

- I. The Developer's site plan proposes construction within the vicinity of existing easements, underground utility lines, monitoring wells, franchise pipelines and gas lines. The Developer shall be responsible for resolving all matters of easement and utility line encroachment to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.

Note: The Developer shall be responsible for the relocation of utility lines, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with this development; as structures cannot be built within an easement or dedicated area.

- m. The Developer 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. At this stage in the entitlement process, the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliance. As determined during the plan check process, the Developer shall dedicate additional right-of-way necessary to satisfy unfulfilled ADA requirements.

OFF-SITE IMPROVEMENTS

- n. East Ocean Boulevard is currently subject to a street pavement cut moratorium ending in June 2025. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the existing 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 and the Developer shall adhere to this requirement.
- o. The Developer shall widen the sidewalk along Pine Avenue, demolishing and reconstructing the sidewalk pavement, curb, and curb gutter to achieve a 100-foot wide improved right-of-way, including a 15-foot wide public sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- p. Subject to approval of the proposed driveways along Pine Avenue and Seaside Way, the Developer shall provide for the relocation of the existing facilities in conflict with the new points of access, to the satisfaction of the Director of Public Works. The Developer shall contact the appropriate utility agency or City Department of interest to schedule the relocation work prior to submitting on-site grading plans.
- q. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the

Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

- r. The Developer shall reconstruct the sidewalk pavement, curb and curb gutter along Seaside Way adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- s. Subject to approval of the proposed park improvements, the Developer shall reconstruct the sidewalk pavement, curb and curb gutter adjacent to the park property along Pine Avenue, to be consistent with the improved sidewalk adjacent to the project site. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the park property along Ocean Boulevard. The Developer shall repair the missing square-shaped portion of sidewalk pavement along Ocean Boulevard, west of the existing bus stop location. The Developer shall also demolish the existing sidewalk and curb ramp located at the corner of Pine Avenue and Ocean Boulevard adjacent to the park property, and construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- t. The Developer shall provide for new tree wells and street trees with root barriers along Pine Avenue and Seaside Way adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. Subject to approval of the proposed park improvements, the Developer shall also provide for new tree wells and street trees with root barriers along Pine Avenue and Ocean Boulevard adjacent to the park property. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The 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 any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- u. The Developer shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening during the construction phase, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Developer shall consult with the Department of Public Works to review and approve.

- v. The Developer 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.
- w. The Developer shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- x. The Developer shall provide for the relocation of the street light conduit, within the westerly portion of the project site, to be outside of the proposed building footprint. The Developer shall contact City Light and Power to schedule the relocation work prior to submitting on-site grading plans, to the satisfaction of the Director of Public Works.
- y. To the satisfaction of the Director of Public Works, the Developer shall submit for approval a shoring plan, for any temporary or permanent tiebacks/soil nails that are required to extend beneath the public rights-of-way adjacent to the project site. Tiebacks/soil nails shall be installed, maintained and removed per the standards and requirement of Long Beach Municipal Code Chapter 14.08.
- z. The Developer shall submit a grading 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

- aa. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are deemed to create a significant impact by the project's traffic impact analysis, and the intersection of Pine Avenue and Ocean Boulevard. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.

- v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The developer may be asked to update the traffic signal controller located in the traffic signal cabinet. The existing traffic signal controller may not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the developer will be asked to install a new traffic signal controller based on the most current City Standard, McCain 2070 Controllers.
- bb. New continental style crosswalks in the vicinity of the project shall be added by the Developer to the satisfaction of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- cc. The Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks, or contribute a fair share fee to the City for future implementation, to the satisfaction of the City Traffic Engineer.
- dd. Carpool spaces, showers, and bike parking are not specifically shown in the latest version of the submitted proposed development plans. Car share parking, carpool/vanpool parking and end of trip bicycle facilities (i.e., showers) shall be included on the plans submitted for plan review.
- ee. The Developer shall be responsible for modification, relocation and/or improvement of the existing Bike Share station adjacent to the park property along Pine Avenue, to the satisfaction of the City Traffic Engineer. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6384, to request additional information regarding Bike Share requirements.
- ff. There is a Long Beach Transit bus stop on Pine Avenue adjacent to the development site. The Developer shall incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity and shall provide documentary evidence of coordination of bus stop enhancements with the aforementioned agency and department.

- gg. Subject to approval of the park improvements, the Developer shall incorporate enhancements to improve the Long Beach Transit bus stop on Ocean Boulevard into this project as well. Amenities and enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity and shall provide documentary evidence of coordination of bus stop enhancements with the aforementioned agency and department.
- hh. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stops on Pine Avenue and Ocean Boulevard. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- ii. 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 in width require a variance; contact the Transportation Mobility Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements. All proposed driveways serving the project site shall also be subject to the standards and requirement of Long Beach Municipal Code 21.42.251, including number, separation and location of driveways.
- jj. The Developer shall salvage and reinstall all traffic signs and bicycle parking facilities that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- kk. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- ll. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- mm. The Developer shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.

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), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

oo. The Developer and successors shall be responsible for the implementation and ongoing management of all Transportation Demand Management measures outlined in Appendix E of the Final Environmental Impact Report prepared for the 100 East Ocean Project, dated May 2020, including but not limited to use of pre-loaded TAP cards, unbundled parking and use of a transportation coordinator. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

pp. The Developer and successors shall be responsible for the maintenance of the site drainage system(s), the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, the operation and maintenance of the Jergins Tunnel, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.