



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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July 19, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

**RECOMMENDATION:**

Approve a Major Modification to an approved Site Plan Review for a proposed six-story, approximately 127,000-square-foot office building that will retain the north and west elevations of the Meeker-Baker Building, a designated local historic landmark, located at 650 Pine Avenue. (District 1)

**APPLICANT:** Nathan Morries for Millworks  
900 N. Rock Hill Road  
St. Louis, MO 63119  
(Case No. 1203-17)

**DISCUSSION**

The subject property at 650 Pine Avenue is located at the southeast corner of Pine Avenue and 7<sup>th</sup> Street in PD-30 (Downtown Plan) and is currently developed with the two-story landmark Meeker-Baker Building (Exhibit A- Location Map). The current proposal consists of a new six-story approximately 127,000-square-foot building within and above the retained exterior street façade of the Meeker-Baker Building. The proposed project calls for the removal of the interior spaces of the Meeker-Baker Building related to its historic use, as well as the attachment of new construction to the historic building. The project description also calls for the restoration of the exterior building façade to its historic appearance, and the installation of aluminum and glass storefronts within the existing storefront openings. The proposal will be a modification to the previously approved Press Telegram Lofts (PT Lofts) project that still has active entitlements.

The other building on the site is the five-story, 73,213-square-foot Press Telegram Building that is not part of the current proposal. A remodel of the building is currently underway. The remodel includes removing a portion of the building to create a courtyard, as well as tenant improvements to the interior of the structure for reuse of the building as offices.

The PT Lofts project was designed as a 22-story mixed-use development with 542 residential condominium units, 14,000 square feet of commercial space, 23,000 square feet of office and gallery space with 1,186 parking spaces (Exhibit B – Lofts Project Plans). The entitlements were approved by the Planning Commission and City Council in 2007 and subsequently modified in 2008.

Since the proposed project includes the local historic landmark Meeker-Baker Building, there were two additional entitlement steps not typical to most projects. These steps included certification of an Addendum to the Downtown Plan Program EIR by the Planning Commission on May 24, 2012 and approval of a Certificate of Appropriateness by the Cultural Heritage Commission on June 11, 2012.

As part of the Certificate of Appropriateness approval, a number of special conditions regarding the Meeker-Baker Building were adopted. These conditions address the following items that were identified as significant in maintaining the integrity of the local landmark building:

- Requirement for the applicant to salvage and reuse character defining features as part of the rehabilitation of the retained portion of the Meeker-Baker Building; and
- Retain and reuse or replicate the wooden windows on the second story of the Meeker-Baker Building's 7<sup>th</sup> Street façade and Pine avenue façade; and
- Requirement to submit the final finishes, materials and textures for the exterior of the Meeker-Baker Building to the Cultural Heritage Commission for final approval.

## **DESIGN**

The recently adopted Downtown Plan includes design guidelines and standards that are form-based criteria to address the design of all buildings Downtown. The guidelines address scale and massing by building type, context, architectural design and a list of allowable building materials. The guidelines were the basis for all of the discussions that staff had with the applicant team as the design of the proposed project progressed.

The initial plans that the Planning Commission reviewed as part of the Addendum were sufficiently developed for environmental analysis, but not designed to the level of refinement required for review by the Cultural Heritage Commission for the Certificate of Appropriateness (Exhibit C – Initial Plans). There were a number of design recommendations that staff forwarded to the applicant including:

- Setting the new building further back from the retained façade of the Meeker-Baker Building to better maintain its prominence as an historic landmark; and
- Bringing the 'bay window' element to create a much stronger statement along Pine Avenue;
- Revising the fenestration pattern and building datum to work in context with the retained Meeker-Baker façade and adjacent Press Telegram Building; and
- Reducing the area between the new structure and the Press Telegram Building to create a more intimate and manageable plaza area; and
- Refining materials and colors to create more architectural interest and rhythm in the elevations.

The applicant was responsive in an attempt to address the concerns and worked with staff to refine the plans for consideration by the Cultural Heritage Commission (Exhibit D – CHC Plans). The revised plans increased the setbacks for the proposed office building from Meeker-Baker Building's 7<sup>th</sup> Street and Pine Avenue façades, clarified the exterior connection

between the new building and the retained exterior of the Meeker-Baker Building and provided a more detailed description of the re-creation of the interior lobby.

The additional setback on Pine Avenue will lessen the impact on the Meeker-Baker Building and support its position on this highly visible downtown corner. The design of the proposed office building has also continued to evolve, resulting in a project that has its own architectural identity that both compliments the architecture of the Meeker-Baker Building while creating a juxtaposition that highlights the original historic fabric of the landmark building. The materials and fenestration of the proposed office building provide a clear distinction between the historic and contemporary facades.

Since the approval of the Certificate of Appropriateness by the Cultural Heritage Commission, staff has continued to work with the applicant to further refine the design of the project (Exhibit E – Current Plans). The current plans further refine the materials and colors for the project. A fiber cement panel system, profiled metal panels and insulated glass windows are the primary materials used for the new building. The design incorporates a stone base, anodized aluminum mullions, aluminum accent fins, ceramic tile, and fabric awnings as accent materials. The applicant has also included precedent imagery to show the basis for the design concept. Overall, the design of the proposed project complies with the Downtown Plan Design Standards and Guidelines.

### **PARKING**

The parking requirement for office uses in the Downtown Plan area is 2.0 spaces per 1,000 square feet of floor area. Based on a new building area of 115,467 square feet, the project is required to provide 231 parking spaces. It should be noted that neither the Press Telegram Building nor the retained area of the Meeker-Baker Building are subject to this requirement as they are considered legal non-conforming with regards to parking.

The project provides 214 parking spaces on site with 63 of the spaces being in tandem for employee parking. The applicant has an agreement to provide an additional 150 parking spaces off site to satisfy the remaining parking requirement and provide overflow as needed for daily operations.

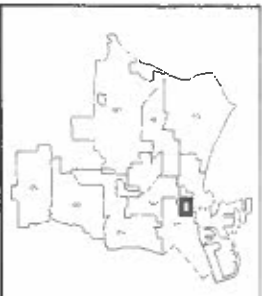
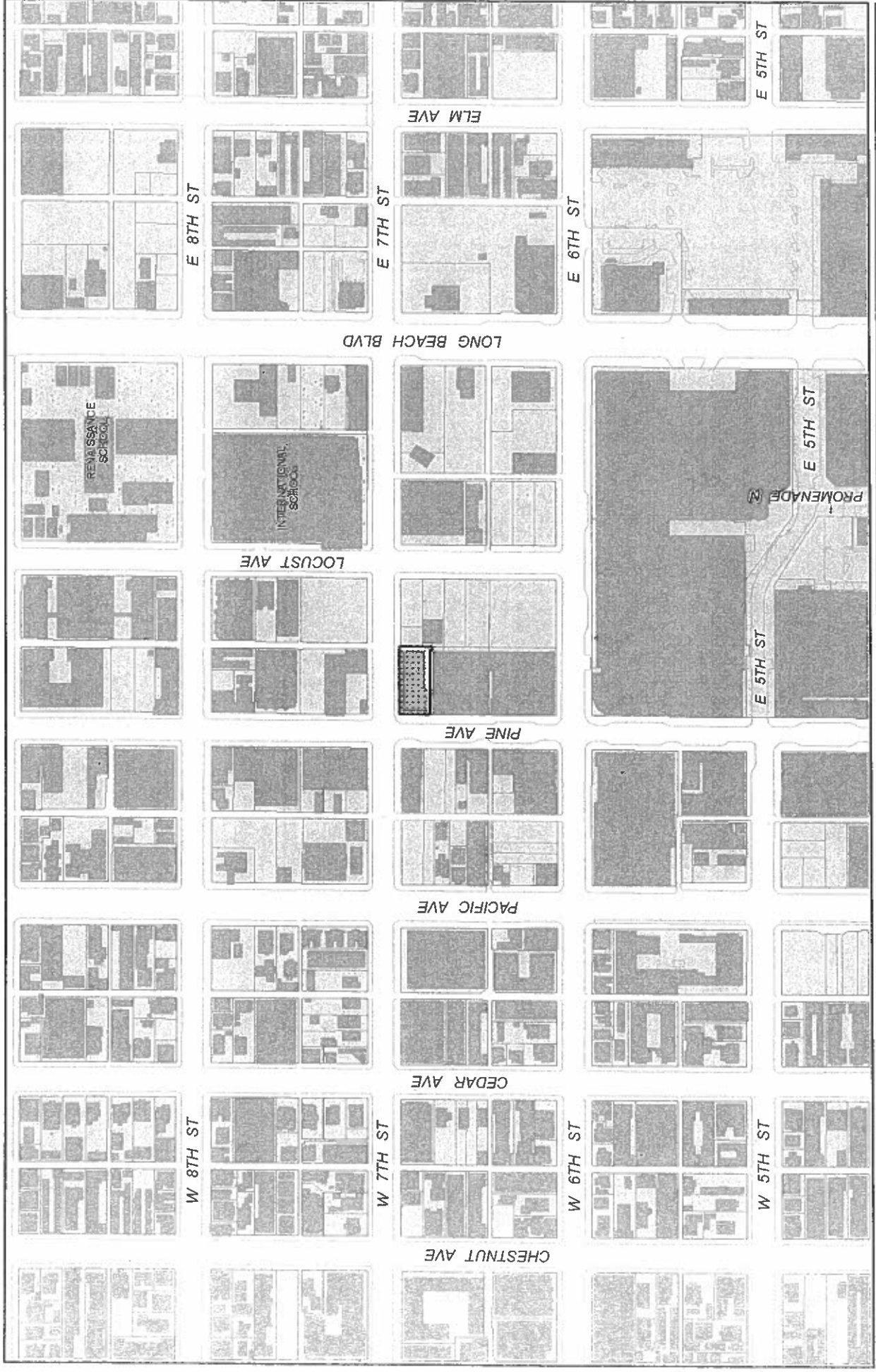
The subject site is located within the Alternative Mobility Overlay Area of the Downtown Plan. Within this area, new development projects are able to incorporate a number of Transportation Demand Management (TDM) strategies to meet parking requirements including car sharing, carpool/vanpool, garage lifts, joint use parking and other proposals subject to the approval of the Site Plan Review Committee.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on July 2, 2012 in accordance with the provisions of the Zoning Ordinance. As of the writing of this report, no responses were received.

### **ENVIRONMENTAL REVIEW**

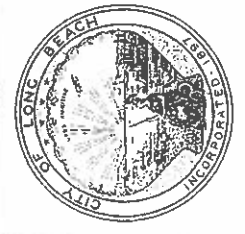




**Exhibit A**



**Subject Property:**  
 650 Pine Ave  
 Application No. 1203-17  
 Council District 1  
 Zoning Code : PD-30



**MODIFICATION TO AN APPROVED**  
**SITE PLAN REVIEW FINDINGS**

- A. The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located; and**

The proposed development consists of retaining a total of 3,022 square feet of the Meeker-Baker Building, a local historic landmark. The new approximately 127,000-square-foot, six-story office building will be constructed within and above the retained Meeker-Baker Building façade. The new structure will be setback from the façade of the Meeker-Baker Building a minimum of 15'-0" from the 7<sup>th</sup> Street frontage and 14'-2" from the Pine Avenue frontage. The setback will lessen the impact on the Meeker-Baker Building and support its position on this highly visible downtown corner. The design of the proposed office building will result in a project that has its own architectural identity that compliments the design, character and scale of the adjacent structures and fits within the overall context of Downtown.

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

The project conforms to the Downtown Plan Design Standards and Guidelines. The development is designed to be contextually compatible with the scale and massing of the adjacent buildings along Pine Avenue. The design and building materials provide a clear distinction between the historic Meeker-Baker Building and new contemporary facades.

A fiber cement panel system, profiled metal panels and insulated glass windows are the primary materials used for the new building's exterior. It also incorporates a stone base, anodized aluminum mullions, aluminum accent fins, ceramic tile, and fabric awnings as accent materials. These materials are consistent with the Downtown Plan Design Standards and Guidelines.

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

No mature street trees will be removed in conjunction with the project, and the project will be required to install new street trees along the perimeter of the site in accordance with the City landscaping standards.

- D. There is an essential nexus between the public improvement requirements established by the Ordinance and the likely impacts of the proposed development; and**

The Addendum to the Downtown Plan Program Environmental Impact Report identified traffic effects resulting from the project, and set forth public improvement requirements as mitigation measures for these effects.

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

The proposed project is not subject to the requirements of Chapter 21.64.

## Modification to an approved Site Plan Review

### Conditions of Approval

Case No. 1203-17

July 19, 2012

#### General Conditions of Approval

1. The use permitted hereby on the site, in addition to other uses permitted in the Downtown Planned Development District (PD-30) shall be an approximately 127,000-square-foot, 6-story office building, as shown on the plans dated July 6, 2012.
2. This permit and all development rights hereunder shall terminate one year from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. 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).
5. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
6. If, for any reason, there is a violation of any of the conditions of this permit such that the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, or environmental quality the City may initiate revocation and termination procedures of all rights granted herewith.



7. 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.
8. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
10. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications.
11. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
12. Complete landscaping and irrigation plans shall be submitted for review and approval to the satisfaction of the Director of Development Services prior to the issuance of building permits.
13. All landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

14. All landscaped 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 that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
15. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. 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 or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
19. All parking areas serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting requirements of Chapter 21.41 of the Zoning Ordinance to the satisfaction of the Director of Development Services.
20. Energy conserving equipment, lighting and construction features shall be utilized on the building.
21. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.

22. Adequately sized trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 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 lot. The location and screening of the trash enclosure shall be to the satisfaction of the Director of Development Services.
23. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
24. 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.

### **Special Conditions of Approval**

25. A parking program shall be submitted prior to the issuance of building permits that clarifies how the on-site tandem employee parking will function to the satisfaction of the Director of Development Services. If an acceptable parking program is not reached, the parking lot shall be redesigned to remove the tandem spaces.
26. The parking lot shall be designed to meet current landscape code requirements to the satisfaction of the Director of Development Services. This includes, but is not limited to, number of trees, landscaping percentages, and landscape materials. Grouping of trees will be considered to assist in meeting the requirements, but trees shall be located in the parking lot area to assist with the reduction of the heat-island effect. Palm trees will not be considered for project landscaping.
27. A comprehensive plaza plan shall be submitted to the satisfaction of the Director of Development Services. The plan shall identify landscape materials, hardscape materials, lighting and amenities (benches, fountains, etc.).

28. The project shall comply with the Pine Avenue Refresh Guidelines to the satisfaction of the Director of Development Services. This includes replacing any existing street trees adjacent to the project site on Pine Avenue, 7<sup>th</sup> Street, Locust Avenue and 6<sup>th</sup> Street with an acceptable species.
29. The raised planters at the corners of Pine Avenue and 7<sup>th</sup> Street and Pine Avenue and 6<sup>th</sup> Street shall be removed, the adjacent sidewalks shall be repaired and landscape features shall be installed to the satisfaction of the Director of Development Services.
30. The historic pedestrian scale light posts on Pine Avenue adjacent to the project shall be repainted to the satisfaction of the Director of Development Services.
31. The electrical service locations for both the Meeker-Baker Building and Press Telegram Building shall be screened to the satisfaction of the Director of Development Services.
32. Prior to the issuance of a building permit, the project shall comply with Section 21.45.400 (Green Building Standards for Public and Private Development) of the Zoning Code.

### **Permitting/Construction**

33. Demolition permits for the partial demolition of the Meeker/Baker Building shall not be issued until all project plans are reviewed and approved and building permits for the project are obtained by the applicant to the satisfaction of the Director of Development Services and the Development Services Department.
34. 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.
35. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
36. 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.

37. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
38. A grading plan with hydrology and hydraulic calculations showing building elevations and drainage patterns and slopes shall be submitted for the review and approval to the Director of Development Services and the Director of Public Works prior to the issuance of a building permit.
39. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
  - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
  - b. Water material being excavated and stock-piled.
  - c. Water grading and cover materials being transported.
  - d. Maintain grading and construction equipment in proper tune.
  - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
  - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
40. 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
41. All unused curb cuts must be replaced with full height curb, gutter, and sidewalk, and any proposed curb cuts shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
42. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
43. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers,

on both the site plan and the landscape plan. The plans shall display an approval stamp from the respective agency requiring such apparatus. These devices shall be located on private property in building niches or insets and outside of any front, side, or rear yard area that is adjacent to a public street. Furthermore, landscaping or any other screening method approved by the Director of Development Services shall screen this equipment, as feasible, from view.

44. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
45. Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Development Services Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security (mitigation measure).
46. Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Development Services Department for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25% reflectivity shall be prohibited in the exterior of all buildings on the project site (mitigation measure).
47. Prior to the issuance of any building permits, the applicant shall demonstrate to the Development Services Department that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses, and confined to the project site. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations (mitigation measure).

48. Prior to the issuance of any building permits, the applicant shall submit plans and specifications showing that building windows are tinted in order to minimize glare from interior lighting (mitigation measure).
49. The following shall be implemented during construction to minimize fugitive dust and associated particulate emissions:
  - Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph.
  - The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less.
  - If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard.
  - After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed.
  - All material transported off-site shall be securely covered to prevent excessive amounts of dust (mitigation measure).
50. The following shall be implemented throughout construction to reduce emissions of nitrogen oxides:
  - When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators.
  - When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment).
  - Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel-fueled vehicles when methanol or natural gas alternatives are not available (mitigation measure).
51. The following shall be implemented throughout construction to reduce emissions of ozone precursors ROC and NOx:
  - Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications;

- Schedule construction periods to occur over a longer time period (ie lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and
  - Use new technologies to control ozone precursor emissions as they become readily available (mitigation measure).
52. Design and construction of the proposed building shall be engineered to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the current Building Code (mitigation measure).
53. Prior to issuance of a building permit for the new structures, a comprehensive geotechnical investigation and geo-engineering study shall be completed to adequately assess the liquefaction potential and compaction design of the soils underlying the proposed bottom grade of any structure built as part of the proposed project, per City requirements. The borings shall be completed to at least 50 feet below the lowest proposed finished grade of the structure or 20 feet below the lowest caisson or footing (whichever is deeper). If these soils are confirmed to be prone to seismically-induced liquefaction, appropriate techniques to minimize liquefaction potential shall be prescribed and implemented. All on-site structures shall comply with applicable methods of the Uniform Building Code and California Building Code. Suitable measures to reduce liquefaction impacts could include specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics (mitigation measure).
54. All fill material used for construction shall be approved by a geotechnical or a geotechnical or civil engineer for proper compaction shall certify civil engineer, and all backfill and foundation sub-grade (mitigation measure).
55. A geotechnical or civil engineer shall approve all fill material used for backfill of any below-grade levels within the project area. In addition, a geotechnical or civil engineer for proper compaction shall certify the backfill (mitigation measure).
56. Appropriate geotechnical, and geo-engineering investigations, as mandated by the building codes, and City of Long Beach shall be performed prior to the design of any structure. Proper engineering design and conformance with recommendations presented in the comprehensive geotechnical report for the project, in compliance with current building codes are required by the City, will reduce the identified



- potential geotechnical impacts to a level that is less than significant (mitigation measure).
57. If constructed at angles greater than approximately 2:1, temporary cut slopes in terrace deposits are susceptible to sloughing and failure. Temporary shoring can be designed to protect the temporary excavations, structures to remain in place, and adjacent properties. This shoring shall be designed to the satisfaction of the project civil engineer and take into account all lateral load parameters and the possible presence of groundwater at the bottom grade of the excavations or the base of the shoring soldier piles used (mitigation measure).
  58. All excavations for parking structures, or buildings shall comply with all applicable regulations of the California Occupational Safety and Hazard Administration guidelines as they pertain to excavations (mitigation measure).
  59. Excavations for underground parking, deep foundations, or deep utilities may encounter ground water. Dewatering may be necessary for excavations. Testing of groundwater to be discharged offsite would be necessary and proper disposal or treatment may be necessary if the groundwater does not meet regulatory standards. Waterproofing would be needed for underground structures sensitive to moisture or inundation. Underground structures would need to be designed for the hydrostatic pressures of potential ground water unless permanent dewatering systems are installed. The removal systems shall be designed to prevent the structure from flooding (mitigation measure).
  60. Prior to issuance of a building permit, soil samples of final sub-grade areas and excavation sidewalls shall be collected and analyzed for their expansion index. For areas where the expansion index is found to be greater than 20, grading and foundation designs shall be engineered to withstand the existing conditions. The expansion testing may be omitted if the grading and foundations are engineered to withstand the presence of highly expansive soils (mitigation measure).
  61. Pursuant to the Long Beach Municipal Code Section 18.95.050 Development Construction: prior to the issuance of any building or grading permit for any project, the construction plans shall include features meeting the construction activities BMPs (CA-10 through CA-12, CA-20, CA-21 and CA-23, and CA-30 through CA-32) and the applicable provisions of the erosion and sediment control BMPs (ESC-1 through ESC-56) published in the "California Storm Water Best Management Practice Handbooks (Construction Activity) (1993)," and BMP (CD-4(2)) of the "Caltrans Storm Water Quality Handbooks, Construction Contractor's Guide and Specifications (1997)," to ensure that every construction site meets the requirements of the regulations during the time of construction (mitigation measure).

62. All stockpiles of excavated material shall be covered with an impervious material during storage and shall be removed from the site within 3 weeks of being excavated or they shall be used for grading or backfill if the material fulfills the requirements of measures above (mitigation measure).
63. Parapets shall be installed around all rooftop ventilation systems (mitigation measure).
64. All trash or product pickups and deliveries shall be restricted to daytime operating hours (7:00AM to 10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends) (mitigation measure).
65. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers (mitigation measure).
66. Electrical power shall be used to run air compressors and similar power tools (mitigation measure).
67. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors (mitigation measure).
68. Magnolia Avenue/6th Street. The applicant shall either add an eastbound turn lane or a northbound right-turn lane. Any physical modifications to the intersection shall require the prior approval of City Traffic Engineer. If traffic volume reduction or geometric solution is not implemented, then the Project's impact would be considered significant and unavoidable (mitigation measure).
69. Locust Avenue/7th Street Intersection. To improve traffic operations and safety at this intersection, the applicant shall be responsible for modernizing the traffic signal to current City standards per the direction of the City Traffic Engineer (mitigation measure).
70. Locust Avenue/6th Street Intersection. To improve traffic operations and safety at this intersection, the applicant shall be responsible for modernizing the traffic signal to current City standards per the direction of the City Traffic Engineer (mitigation measure).

71. Pine Avenue/7th Street Intersection. To improve traffic operations at this intersection, the applicant shall be required to modify the southwest corner of the intersection per the direction of the City Traffic Engineer (mitigation measure).
72. The project applicant shall abandon the existing water line on site in accordance with Long Beach Water Department standards. A new 8-inch water line shall be installed in accordance with Long Beach Water Department standards. The size and location will depend on the final configuration of development and the Fire Department's fire flow requirements.
73. The project applicant shall abandon the existing 8-inch sewer line on site. The sewer line shall be abandoned near the property line in accordance with Long Beach Water Department standards. Minor improvements may be required for this abandonment. The applicant shall consult with the City and the Long Beach Water Department for required procedures and improvements (mitigation measure).
74. The project applicant shall replace the existing 10-inch sewer line at the intersection of 6th Street and Solano Court in order to accommodate the increased wastewater volume expected as a result of the proposed project. The 10-inch line shall be replaced with a 15-inch line in accordance with Long Beach Water Department standards. The project applicant shall also replace the currently overloaded 18-inch sewer line at Broadway Avenue in order to accommodate the volume of wastewater estimated to result from the proposed project. The 18-inch line shall be replaced with a 30-inch or 36-inch sewer line in accordance with Long Beach Water Department standards. The applicant shall consult with the City and the Long Beach Water Department for requirements regarding sewer line replacement. Sewer conveyance improvements shall be completed prior to issuance of building permits (mitigation measure).
75. Prior to the start of any off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). Plans shall be submitted for review and approval of the City Engineer, the City Traffic Engineer, Police and Fire Departments, public utility agencies, Long Beach Transit, and MTA Rail Operations, as applicable.
76. Temporary construction use of the portion of Locust Avenue between East 6th Street and East 7th Street requires a temporary street occupancy permit (TSO) from the Public Works Department. If curbs, gutters, or sidewalks on the east side of Locust Avenue between 6<sup>th</sup> and 7<sup>th</sup> Street are damaged as a result of construction staging, they shall be replaced to the satisfaction of the Director of Public Works.

77. The Subdivider shall construct all 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, the additional right-of-way shall be provided.
78. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency. If any additional utility rights-of-way are determined to be necessary after completion of the project, said utility right-of-way shall be dedicated to the City of Long Beach by separate instrument.
79. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works permit counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
80. All work within the public right-of-way shall 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. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
81. 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. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
82. The Subdivider shall remove all existing utility lines under the vacated alleys within the project site and underground them beneath the adjacent roadways. The Subdivider shall resurface and restripe the roadways receiving the relocated utilities to the satisfaction of the Director of Public Works.
83. The Subdivider shall reconstruct and resurface the full width of Locust Avenue between East 6th Street and East 7th Street with new asphalt concrete pavement.
84. The Subdivider shall construct new sidewalk, curb, and curb gutter on the west side of Locust Avenue between East 6th Street and East 7th Street. New sidewalk shall

be constructed on East 6th Street between Pine Avenue and Locust Avenue. Sidewalk improvements shall be constructed with Portland cement concrete. Special decorative sidewalk pavements or brickwork shall be subject to the approval of the Director of Public Works.

85. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and utility meters in conjunction with required offsite improvements to the satisfaction of the Director of Public Works.
86. All unused driveways shall be removed and replaced with full-height curb, curb gutter, and sidewalk. The size and configuration of all proposed driveways shall be subject to the 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.
87. The Subdivider shall provide for tree wells and new street tree with root barrier and irrigation along the perimeter of the project site. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
88. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree well construction, tree planting and irrigation system work within the public right-of-way. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
89. The Subdivider shall submit detailed off-site improvement plans to the Department of Public Works for review and approval. Contact the Plan Check Coordinator, Jorge M. Magaña, at (562) 570-6678, to obtain additional information regarding off-site improvement plan check submittals.
90. The Subdivider shall submit a grading/drainage plan with hydrology and hydraulic calculations showing building elevations, drainage pattern and slopes for review and approval by the Director of Development Services Services and the Director of Public Works prior to the release of any building permit. If required to comply with the NPDES & SUSMP Regulations, structural or permanent BMP's shall be shown on the grading/drainage plan.
91. 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

92. After completion of the required off-site improvements, the Subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact the Public Works Plan Check Coordinator, Jorge M. Magaña, at (562) 570-6678.
93. The Subdivider shall coordinate with the Traffic Operations Division of Public Works for the re-installation of parking meters and markings in conjunction with the offsite improvements on Locust Avenue and on East 6th Street to the satisfaction of the Director of Public Works. Notify the Superintendent of Traffic Operations, at prior to beginning the driveway construction work.
94. 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.
95. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
96. 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), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

### **Design/Appearance**

97. 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 Site Plan Review Committee, Cultural Heritage Commission, and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee, Cultural Heritage Commission and/or the Planning Commission.
98. Final color and material samples for exterior elevations shall be reviewed and approved by the Director of Development Services prior to issuance of any building permit.

99. Exterior building materials shall include fiber cement panels, profiled metal panels, stone base, accent tiles and other materials shown on the plans dated July 6, 2012 to the satisfaction of the Director of Development Services.
100. The window frames on all punched window openings shall be designed to provide a recess between the exterior building wall and the glass surface of at least 2 inches in order to enhance articulation of the building wall. The final design of the window frames shall be to the satisfaction of the Director of Development Services.
101. As required by PD-30, in order to ensure quality design, workmanship, and materials, as well as ensuring that the new construction respects and complements the adjacent historic structures, the final details of exterior building elements (balcony railings, treatment of garage ventilation openings, roof equipment screens, street furniture, bollards, exterior light fixtures, paving materials, canopies and the like) shall be subject to review and approval by the Director of Development Services.

### **Historic Preservation**

102. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
103. The new building shall be setback from the façade of the Meeker-Baker Building a minimum of 15'-0" from the 7<sup>th</sup> Street frontage and 14'-2" from the Pine Avenue frontage.
104. In consultation with a qualified historic preservation professional, an interpretive plan for the property shall be produced, focusing on the significant historic themes associated with the property. The plan may consist of a public display or other suitable approach to interpreting the history of the property, as determined by the City of Long Beach. Such work shall be completed by a qualified historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards. The interpretive plan shall be presented to the Cultural Heritage Commission for final approval.

105. Demolition permits for the partial demolition of the Meeker-Baker Building shall not be issued until all building permits for the project are obtained by the Applicant to the satisfaction of the Director of Development Services.
106. The Applicant shall retain in situ all (100%) of the north and west exterior walls of the Meeker-Baker Building. Such efforts shall include the retention and rehabilitation in place of the existing window openings, door openings, window frames, entry doors and other associated features as identified by the character-defining inventory assessment.
107. The north and west elevations of the Meeker-Baker Building shall be adaptively reused as part of the larger development project. Any work proposed for these two elevations shall be conducted in a manner consistent with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings".
108. In conjunction with proposed project, the applicant shall:
  - a. Salvage identified, character-defining features, such as doors, transom windows, and other features, from the building's interior spaces and reuse them within the proposed rehabilitation of the Meeker-Baker Building; and
  - b. Retain and reuse the fire alarm bell on the 7<sup>th</sup> Street façade; and
  - c. Retain and reuse, or replicate the wooden windows on the second story of the Meeker-Baker Building's 7<sup>th</sup> Street façade and Pine Avenue façade; and
  - d. Submit the final finishes, materials and textures for the exterior of the retained Meeker-Baker Building to the Cultural Heritage Commission for final approval.
109. A Certificate of Appropriateness shall be required to the satisfaction of the Director of Development Services for any future repair, maintenance, stabilization, rehabilitation, preservation, restoration, or reconstruction work that involves the exterior of the Meeker-Baker Building once the development project is completed.
110. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.