

April 26, 2018

Mark Hungerford
Long Beach Planning Bureau
333 W. Ocean Boulevard
Long Beach, CA 90802

RE: 125 Long Beach Blvd
Long Beach, CA
Application No: 1803-21

Dear Mr. Hungerford:

This letter serves as a response to your request for a demonstration as to how this Project will meet the Mitigating Measures GHG-2b, AQ-2 and AES-2a. This monitoring shall occur prior to issuance of building permits. Below is a narrative describing the methods in which the Project will meet the following applicable requirements. (Note, the project is a single-phase development):

GHG-2b: Additional measures to reduce operational Green House Gas emissions (GHG)

- The Project location is serviced by the Metro Blue Line that has departures every 10 – 15 minutes 7 days a week from the hours of 4am – 3am, encouraging both employees and residents to utilize public transportation and thus reducing the dependency of gas powered automobiles.
- The project applicant has included a secure bicycle parking area within the property and the applicant/developer will encourage bicycle riding for both employees and residents by utilizing appropriate, well-lit signage.

AQ-2: Meet current Title 24 plus 20 percent energy efficiency standards

- The project applicant, with the design team, shall design the project structures to meet the current Title 24 + 20 percent energy efficiency standards and consequently reduce operational GHG emissions. This will be accomplished through several means including:
 - o LED lighting
 - o Low-flow plumbing fixtures
 - o Photovoltaic cells on the rooftops. (Preliminary estimates of photovoltaic calculations indicate a reduction of 5% of electricity use on an average sunny day.)
 - o “Cool” roofs

- Light-colored pavers to reduce the heat island effect.
- Coworking space providing residents an option to work from home, thereby reducing daily automobile trips.
- Exterior wall and window systems will be designed to increase the overall R-value of the envelope.
- Mechanical and electrical systems will be designed to minimize the energy load of the Project.

AES-2a: Lighting Plans and Specifications

- Exterior lighting plans and specifications will minimize light spillover from the building and site, reduce sky-glow, and improve night time visibility for adequate security and safety. In the garage, lighting fixtures will be located and specified to direct light towards the interior. At the podium level courtyard, lighting fixtures will be positioned to direct light to areas of circulation and gathering. Power densities will be held to a minimum while lighting controls will increase efficiency. Roof decks and private decks will have lighting fixtures directed downward. Lighting fixtures at vehicular and pedestrian entrances to the building on the ground floor will be located close to the finished grade when feasible. The light fixture selection at these entry points will be chosen to control light spillage while providing adequate safety and security. A photometric design study demonstrating the plans and specifications outlined above will be provided prior to the issuance of building permit.

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