

**SITE PLAN REVIEW
CONDITIONS OF APPROVAL
7290 Carson Boulevard
Application No. 2210-36 (SPR22-119)
January 5, 2023**

Special Conditions:

1. The following entitlements are approved for this project:
 - a. Site Plan Review for the renovation of the existing Long Beach Police Academy at 7290 Carson Boulevard in the Park (P) Zoning District. The project consists of the renovation of four (4) existing buildings (fireside office/classroom building, commander's office/fitness building, and two field training restrooms), replacement of two (2) existing trailers (totaling 16,226 square feet), which are at the end of their useful life, with two (2) new buildings (totaling 17,715 square feet), and site improvements including reconfiguring the existing parking lot and installing pavers, flag poles, and a K-9 Memorial in between the buildings.
2. The project shall be developed in substantial conformance with the plans reviewed by the Planning Commission on January 5, 2023, except as amended herein. The project 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 the approved project design consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Planning Commission.
3. The Police Department will work cooperatively with the Department of Parks, Recreation and Marine to ensure compatibility between the two uses. Prior to the issuance of building permits, the Department of Parks, Recreation and Marine shall provide conceptual approval of the final plans.

Plans, Construction, and Operation

4. All existing historic light standards along the entry drive aisle shall be maintained and incorporated into the final site design.
5. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior as provided in the conditions of approval below.
6. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
7. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.

8. The Applicant shall submit a traffic management plan to the City Traffic Engineer, and said plan shall be revised to the satisfaction of the City Traffic Engineer and the Director of Development Services to specifically address roadway safety for all traffic entering or passing through the project. No building permit shall be issued and no work shall commence on the project site until this plan is approved by the City Traffic Engineer, and all traffic to and from the project site shall be subject to this traffic management plan.
9. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Applicant shall utilize best management practices (BMPs) and best available technology to achieve this. The Applicant shall post a clearly-legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the Applicant fails to remedy engine idling violations as required, until such time as the violations are remedied.
10. Following permit issuance for each phase of construction, the Applicant shall provide written notification to all businesses within 300 feet of the project site boundaries, and any concerned neighborhood organizations, at least 72 hours prior to the commencement of said phase of construction. This notice shall contain a description of the work to take place, an approximate timeline for the phase and overall project, and the telephone number and email address of a responsible manager who can be contacted to resolve any concerns or complaints about the construction work.
11. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.
12. Prior to the issuance of a building permit, the Applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.
13. If initial construction activities take place during the bird nesting season (January through September), 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.
 - a. 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.

- b. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
14. No construction work shall extend past the existing fenced area that surrounds the Police Department training facilities.
15. All forms of barbed wire and razor wire shall be prohibited on the site.
16. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on January 5, 2023. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
 - a. Aluminum Frame Windows
 - b. Standing Seam Metal Roof
 - c. Stucco Finish
 - d. Rainscreen Cementitious Panel
 - e. Metal Canopy
17. Pursuant to section 21.45.400 (c), the project shall obtain LEED Silver certification, or equivalent, for the replacement classroom building that exceeds 7,500 square feet in size to the satisfaction of the Director of Development Services. Prior to issuance of any project-related building permits, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, or provide proof by a third party as meeting the intent of LEED at the level required by Chapter 21.45.400.
18. The Applicant shall provide the following in accordance with the Green Building Standards of Section 21.45.400 of the Zoning Regulations:
 - a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;
 - b. Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;
 - c. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - d. A designated area for the collection of recyclables and organics refuse shall be provided adjacent to the area for the collection of waste.
19. All trash receptacles, including receptacles for recycling and for organics, shall be stored in the designated trash areas shown on approved plans.

20. Nothing shall be erected or allowed to grow within the corner cutoff in such a manner as to impede visibility or accessibility. Corner cutoffs shall be a minimum of six feet by six feet (6' x 6').
21. All on-site landscaping and improvements and all off-site improvements shall be completed prior to approval of a final building inspection or certificate(s) of occupancy for any units in the final phase of the residential development.
22. 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 Applicant shall be required to submit an application for a Modification of Approved Permit – Site Plan Review Committee Approval level.
23. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
24. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
25. The Applicant shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

Long Beach Police Department Conditions

26. The Applicant shall provide for all CPTED (Crime Prevention through Environmental Design) recommendations issued for the project by the Long Beach Police Department, in the memo dated November 10, 2022, attached to these conditions of approval and by this reference made a part hereof.

Long Beach Building and Safety Conditions

27. The Applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated on September 26, 2022.

Long Beach Energy Resources Conditions

28. The Applicant shall comply with all comments from the Long Beach Energy Resources Department dated on November 11, 2022.
29. The Applicant shall provide gas loads for the proposed development and confirm if the existing meter(s) and service line(s) require upsizing.
30. The Applicant shall coordinate with the Long Beach Energy Resources Department to confirm if the enclosure size for the meter set assembly requires increasing to accommodate a bigger meter and to meet clearance requirements and standards for the gas facilities.

Public Works Conditions

31. The Applicant shall provide for the following to the satisfaction of the Director of Public Works. Submittal of construction documents into plan check may result in additional or modified requirements from the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- a. Applicant shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

Easements of note: There appear to be an existing 300' wide Southern California Edison Easement and a 16.5' wide Southern California Gas easement adjacent to/encumbering the existing site.

OFF-SITE IMPROVEMENTS

- b. The Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- c. The Applicant shall submit a grading plan and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review by Public Works.

TRAFFIC AND TRANSPORTATION

- d. 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.).
- e. All bike racks and bike rack placement must follow the guidance in "Essentials of Bike Parking" by the Association of Pedestrian and Bicycle Professionals.

Standard Conditions – General:

32. As provided in Section 21.21.406 of the Long Beach Municipal Code, every right or privilege authorized under this permit shall terminate three (3) years after the granting of the request and be of no further force and effect if the right or privilege has not been commenced within that three-year period. The termination will take effect without further City action if a timely request for extension of time has not been made or is denied. Any interruption or cessation necessitated by publicly declared emergency, fire, flood, earthquake or act of war or vandalism or cessation shall not result in the termination of the right or privilege.
33. 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 shall 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).
34. 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).
35. 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 shall be recorded with all title conveyance documents at time of closing escrow.
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. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
38. 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.
39. 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 shall clean the parking and landscaping areas of trash and 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.
40. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
41. Any graffiti found on site shall be removed within 24 hours of its appearance.

42. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
43. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
44. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.