



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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November 2, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review (SPR17-017) for the construction of a new seven-story mixed-use development with 82 apartment units and 4,091 square feet of commercial retail space over a four-level parking garage located at 135 Linden Avenue within the Downtown Planned Development District (PD-30). (District 2)

APPLICANT: Andrew Ranallo for Residences at Linden LLC
2537 Orange Avenue, Unit C
Costa Mesa, CA 92627
(Application No. 1709-49)

DISCUSSION

The project site is located on the west side of Linden Avenue, between Broadway and 1st Street (Exhibit A – Location Map). It consists of two parcels of 17,772 square feet (0.41 acres) and is directly adjacent to the historic Broadlind Hotel to the south, within the Downtown Planned Development District (PD-30).

PD-30 is an area characterized by mid- and high-rise residential development; high-intensity employment; and various retail, cultural, and entertainment destinations. The proposed project, designed to conform with all applicable PD-30 development standards, is consistent with the level and intensity of development intended for the site.

The proposed project includes the construction of a seven-story mixed-use building consisting of 82 dwelling units and 4,091 square feet of ground level commercial retail, all over a four-level parking garage with 135 parking spaces. The project site currently consists of two abutting privately-owned parking lots with approximately 75 parking spaces. The applicant proposes to construct a single building that encompasses both parcels (Exhibit B – Plans & Photos). Therefore, the project will require a Lot Merger to combine the two lots into a single consolidated parcel, prior to the issuance of any building permits for the project.

As the project site is within PD-30, new development must be consistent with the Downtown Plan Development Standards, Design Guidelines, and the Mitigation Measures of the Downtown Plan Environmental Impact Report (EIR). PD-30 emphasizes the importance for new development to exhibit proper massing, street wall design, pedestrian

orientation, compatibility with surrounding buildings, outdoor space, and natural materials. Building design has been addressed with the incorporation of high-quality materials such as smooth plaster, limestone and sunbrella fabric, facades that offer a variety of articulation and fenestration, colors that respect neighboring structures, and architectural continuity with the adjacent historic Broadlind Hotel. One of the features that create an architectural connection with the Broadlind Hotel includes the use of arches and semicircular window treatments at the base of the building. The treatment is done in such a way as to continue the arch pattern and base-level pedestrian scale between the two buildings. Also creating a continuation of the pedestrian scale, is the incorporation of awnings that closely resemble the awnings used at the hotel. Further, the use of the rectangular window patterns among the upper levels also creates a connection to the existing windows of the Broadlind Hotel. The Linden Avenue elevation uses a window system that mimics the hotel in terms of size and pattern, while also maintaining a separate identity and distinction.

The intent of the design of this project is to mesh seamlessly with the older structures along Linden Avenue and the surrounding neighborhood, while simultaneously offering a design with contemporary elements to represent its own modern-day identity. The surrounding neighborhood consists of buildings of differing heights and scale, most of which include an element of pedestrian compatibility. The applicant has sufficiently incorporated a pedestrian-friendly, active ground level design that supports walkability along its frontage on the west side of Linden Avenue.

As called for in the PD-30 Design Guidelines, the project establishes a hierarchy in terms of a distinct base, mid-level, and upper portion of the building. The project site is located in the 80'-0" height district and the applicant is proposing a maximum height of 79'-7" above grade. The building's pedestrian-friendly base (approximately 23'-0" in height) aligns with the base of the adjacent building on either side along Linden Avenue with the use of arches, awnings, window placement, and vertical separation to distinguish potential commercial tenant spaces. While the north, south, and west elevations also offer architectural variety, the greatest level of attention is given to the east elevation along Linden Avenue. The PD-30 Design Guidelines also dictate streetwall design standards such as landscaping at the building wall, inclusion of active uses along the sidewalk, variations in the horizontal plane of the façade, and the use of elements to prevent large expanse of blank walls. The project addresses these guidelines (particularly at the building's base) with the use of planted ground cover and potted plants, adequate glazing to allow a certain percentage of transparency for active ground-floor uses, and a façade that features various recesses and pop-outs to alter the depth of the horizontal plane.

The project features a four-level parking garage including two levels below grade and two levels above grade. Access into the parking garage is from the alley on the west side of the project site, with two points of access. The northern-most driveway provides entry into the uppermost level of the parking garage, which is reserved for residential guests and patrons of the Broadlind Hotel. The southern-most driveway provides access to the at-grade parking level and the two below-grade levels, which are exclusively for residential tenants. The location of the two access points along the alley to the west helps maximize

site function, orientation, and vehicular circulation as a separate operation from commercial and pedestrian activity along the east of the property. PD-30 regulations also require a minimum of one bicycle parking space for every five dwelling units, or 16 for the proposed project. The applicant is providing 20 bike stalls and additional space to include individual storage units.

Within PD-30, residential parking is required at a ratio of one stall per unit for tenants and 0.25 stalls per unit for guests. Parking is exempt for up to 6,000 square feet of commercial floor area. Therefore, the project is required to include 103 parking spaces for residential tenants and guests. As the project has 4,091 square feet of commercial space, the commercial component is exempt from parking. Although not required by code, the applicant is providing 32 additional parking stalls within the parking garage, for a total of 135 on-site spaces, 17 of which will be devoted exclusively to the adjacent Broadlind Hotel. Pedestrian access to the 17 spaces will be available from a stairwell located on the north side of the building, directly facing the Broadlind Hotel.

In addition to the architectural variety exhibited on the exterior, the interior spaces of the project also provide variety with 82 dwelling units distinguished by 14 different floor plan layouts. The floor plans include 69 one-bedroom units and 13 two-bedroom units. Conforming to the standards of PD-30, the smallest unit size proposed is 600 square feet. Overall, unit sizes range from 600 square feet to 998 square feet. Private and common open space is accommodated to meet the requirements of PD-30. Within the district, a minimum of 50 percent of all dwelling units must have private open space in the form of a balcony, patio, or roof terrace. The applicant has included a balcony for 44 of the 82 units. Further, common open space is provided with a courtyard on the 2nd floor, an enclosed terrace on the 5th floor, and an outdoor roof terrace on the 6th floor, totaling 4,668 square feet. Additional recreational space is included with a 549-square-foot gym on the second floor and a 1,244-square-foot club room on the 6th floor. The commercial component of the project is comprised of 4,091 square feet of ground-level space along Linden Avenue to be used as general retail to activate the public right-of-way, in conjunction with a proposed parklet to be installed along the street in front of the building.

The applicant has worked closely with staff to address certain aspects of the project including parking, open space, exterior design, and vehicular circulation. The project has gone through several iterations to arrive at the design currently proposed for the Planning Commission's consideration. In addressing comments from staff, the applicant has incorporated elements such as different levels of articulation and fenestration, asymmetrical frontages, the appropriate use of color, glazing treatments that serve as accent material, and a clear distinction between lower, middle, and upper levels of the building. The scale and scope of the project respects the surrounding area and the context of the diverse building styles and heights. Conditions of Approval have been incorporated to ensure that all applicable development standards and EIR mitigation measures of PD-30 are met (Exhibit C – Findings & Conditions). The proposed project will enhance the site, the Broadway corridor, and the downtown by introducing a high-quality residential development with a clean, contemporary aesthetic that also respects the historic buildings in its immediate area.

PUBLIC HEARING NOTICE

A total of 2,024 Public Hearing notices were distributed on October 16, 2017, in accordance with the provisions of the Zoning Regulations. No responses have been received as of the date of preparation of this report.

ENVIRONMENTAL REVIEW

The Downtown Plan's Program Environmental Impact Report (PEIR) was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the CEQA Guidelines. Projects that are consistent with the development density or intensity of the Downtown Plan "shall not be subject to additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Staff has included an analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR and found that the project does not warrant further environmental review. This analysis is included as Exhibit D – Downtown Plan PEIR Compliance Checklist.

Respectfully submitted,



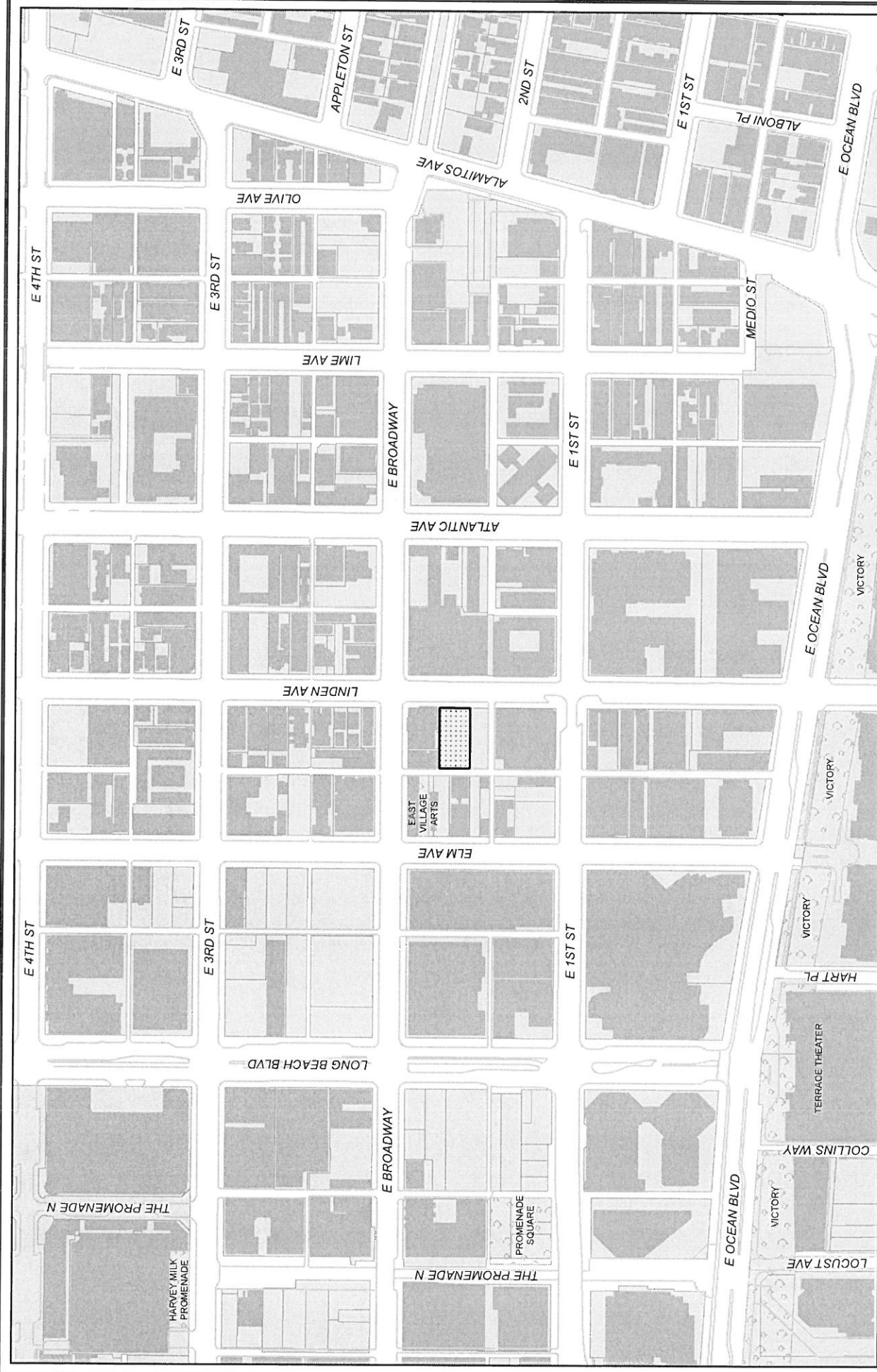
LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

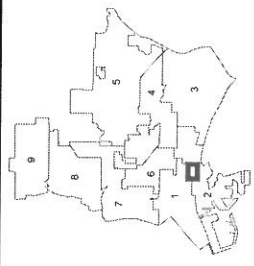
Attachments: Exhibit A – Location Map
 Exhibit B – Plans & Photos
 Exhibit C – Findings & Conditions
 Exhibit D – Downtown Plan PEIR Compliance Checklist



Subject Property:
135 Linden Ave
Application No. 1709-49
Council District 2
Zoning Code : PD-30



Exhibit A



SITE PLAN REVIEW FINDINGS

135 Linden Avenue

App. No. 1709-49 (SPR17-017)

Date: November 2, 2017

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

Positive Finding: The proposed project consists of a new seven-story mixed-use development with 82 dwelling units, 4,091 square feet of commercial retail space, two levels of subterranean parking and two levels of above-grade parking within a garage of 135 spaces. The project site has one street frontage along Linden Avenue and abuts two alleys along the south and west property boundaries. The property is bordered on the north by the historic landmark Broadlind Hotel, commercial and residential space, and on the south by commercial space.

The project design includes high-quality materials, colors, style and façade articulations that are complementary to the other buildings in the area. The design provides variety with a contemporary architectural style that is also compatible with the neighboring historic buildings along Linden Avenue. The project site is located on the west side of Linden Avenue, between Broadway and 1st Street within Downtown Long Beach. The Linden Avenue elevation features similar elements to the historic Broadlind Hotel directly to the north, such as the use of arches and semicircular windows, rectangular window configurations, the use of fabric awnings at the building's base, offsets, pop outs, and recessions, and similar scale with regards to the base of the building. The design of the base of the building works to continue the pedestrian-friendly sidewalk along the west side of Linden Avenue .

The project offers amenities such as a 2,300-square-foot 6th floor terrace, a 996-square-foot 5th floor terrace, a 1,244-square-foot community room, and a 549-square-foot fitness room. The overall design is compatible with surrounding structures and the community.

- 2. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

Positive Finding: The codified design guidelines applicable to a development on the project site are contained within the Downtown Planned Development District (PD-30) Ordinance. The intent of PD-30 is to facilitate development and maintenance of a range of housing types, businesses, shopping, services and entertainment functions while enhancing mobility, urban design and open space. Furthermore, PD-30 stresses the importance of proper massing, street wall design, pedestrian orientation, synergy with surrounding buildings, outdoor space and natural materials.

The proposed building generally conforms with the building design standards, which include incorporation of appropriate building scale, height, and massing (the mid-rise nature of the building is consistent with the majority of development in the surrounding area and respects the scale of adjacent lower-density residential); outdoor open space (5th and 6th floor outdoor terraces), and the use of quality street wall design (with the incorporation of a proposed parklet and pedestrian-friendly wall frontage along Linden Avenue).

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;

Positive Finding: The project site currently consists of a 17,772-square-foot land area with two public parking lots. The proposed project will not result in the removal of any significant mature trees.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

Positive Finding: The public improvement requirements established in Chapter 21.47 of the Zoning Regulations and identified by the Department of Public Works in project comments dated May 10, 2017, include, but are not limited to, the following: adjacent alley repair, sidewalk repair, the addition of street trees with irrigation along Linden Avenue, and general off-site improvement abutting the subject site. The essential nexus between these required public improvements and the likely project impacts exists because of the size and scale of the project (a new mid-rise, residential building). The project necessitates these public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Required public improvements will be included in the project's conditions of approval.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)

The proposed project contains less than 25,000 square feet of new, nonresidential development and is therefore not subject to the Transportation Demand

Management Ordinance requirements. The proposed development is in compliance with the PD-30 Ordinance, and is therefore covered under the amended Downtown Plan Environmental Impact Report.

SITE PLAN REVIEW CONDITIONS OF APPROVAL
135 Linden Avenue
Application No. 1709-49 / SPR17-017
November 2, 2017

Special Conditions:

1. This Site Plan Review approval is for the construction of a seven-story mixed-use building containing 82 dwelling units and 4,091 square feet of commercial retail space with an integrated four-level, 135-stall parking garage.
2. This project shall be developed in accordance to plans submitted and filed under Application No. 1709-49 / SPR17-017.
3. The applicant shall comply with the Mitigated Measures specified in the Mitigation Monitoring and Reporting Program of the Downtown Plan PEIR and as described in staff report Exhibit D – Downtown Plan PEIR Compliance Checklist, to the satisfaction of the Director of Development Services.
4. A minimum of 135 parking stalls shall be permanently maintained and in useful operation within the building's parking garage. The number of Electric Vehicle (EV) charging stations and spaces shall meet California Green Building Standards Code Chapter 5 Section 5.106.5.3 requirements.
5. Parking stalls in tandem shall be assigned and dedicated to the same unit.
6. A minimum of 20 bicycle parking spaces shall be provided for and maintained on site. The bicycle storage area shall have restricted access exclusive to tenants and building support staff. The type, spacing and placement of exterior bicycle racks shall follow the guidelines of the Bicycle Master Plan to the satisfaction of the Director of Development Services.
7. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area so that a separate satellite receiver dish is not needed for each residential and commercial unit.
8. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior to issuance of a building permit.
9. Pursuant to section 21.45.400 (c), the project shall meet the intent of LEED at the Certified level 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.
10. Noise levels emanating from the project's common open space areas shall not exceed applicable noise standards specified in Long Beach Municipal Code Section 8.80.150 – Exterior Noise Limits. Use of the 5th and 6th floor terraces shall be restricted to the hours of 6:00 a.m. – 10:00 p.m.

The developer shall provide for the following to the satisfaction of the Director of Public Works:

General Requirements

11. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
12. The Developer proposes architectural projection encroachments into the public right-of-way that include signage, 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 as to compliance with California Building Code Chapter 32, to the satisfaction of the Director of Public Works.
13. The Developer proposes encroachments into public rights-of-way consisting of doors, along Frontenac Court and Linden Avenue. All door openings swinging into public rights-of-way shall be eliminated to the satisfaction of the Director of Public Works.
14. The Developer proposes a refuse and recycling receptacle location near the northeast corner of the property. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.

Public Right-of-Way

15. 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, the right-of-way dedication way shall be provided.
16. All proposed dining areas within the public rights-of-way shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 14.14 and parklet standards. Approval from the City of Long Beach City Council is required prior to private use of the public rights-of-way. The Developer shall contact the Department of Public Works at (562) 570-7954 to request a Public Walkways Occupancy Permit application.

Engineering Bureau

17. The Developer shall reconstruct the full width of Frontenac Court, from East Broadway to southerly prolongation of Alta Way, with Portland cement concrete, to the satisfaction of the Director of Public Works. All utility poles along the proposed alley widening shall be undergrounded, and all other obstructions including tree stumps and/or utility lines shall be removed and/or relocated, by the Developer, at project expense and to the satisfaction of the Director of Public Works.
18. The Developer shall repair damaged/deteriorated sections of Alta Way alley pavement adjacent to the project site, to the satisfaction of the Director of Public Works.
19. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting alley improvement plans to the Department of Public Works.
20. The Developer shall reconstruct the sidewalk paving along Linden Avenue adjacent to the project site, resulting in a 15-foot paved sidewalk. The Developer shall relocate all existing facilities as necessary to accommodate for improved sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
21. The Developer shall install FenceScreen.com Custom Printed Flex Mesh screen(s), Series 311, or equivalent, fence screening along the perimeter of the development site, and provide for the printed graphic, to the satisfaction of the Director of Public Works. The Developer shall consult with Public Works prior to submitting the graphic design for printing.
22. 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 per the standards and requirement of Long Beach Municipal Code Chapter 14.08.
23. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

24. The Developer shall provide for new street trees with root barriers along Linden Avenue, adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. 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 on Linden Avenue. 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 percent of the total area dedicated for public right-of-way. All street tree landscaping shall comply with the State of California's Model Water Efficiency Landscape Ordinance.
25. 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.
26. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
27. 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 Development Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
28. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
29. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.

30. 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.
31. 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 developer 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) 576-6600 or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml Left-click on the Construction General Permit Order 2009-0009-DWQ link.

Traffic & Transportation Bureau

32. 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 directly impacted by the Developer's project. 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. At the discretion of the City Traffic Engineer, it may be decided that the existing traffic signal controller does 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.

33. New crosswalks in the vicinity of the project shall be added by the Developer at the discretion of the City Traffic Engineer. The Developer shall be responsible to upgrade all existing and install all new marked crosswalks to the newest City standards.
34. At the discretion of the City Traffic Engineer, the Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks.
35. The Developer shall provide for new metered parking, angled street parking striping and curb painting modification adjacent to the full height sidewalk, curb and curb gutter along Linden Avenue. All traffic improvements shall be installed to the satisfaction of the City Traffic Engineer.
36. The Developer shall salvage and reinstall all traffic signs 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.
37. 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.
38. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
39. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the site.
40. 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.).

Standard Conditions – Plans, Permits, and Construction:

41. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water and Fire Departments and Building Bureau.
42. 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 Director of Development Services.
43. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

44. The plans submitted for plan 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 or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
45. 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. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
46. 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 or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
47. All rooftop mechanical equipment shall be fully screened from public view and views from taller, adjacent rooftops. 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
48. Upon plan approval and prior to issuance of a building permit, the applicant shall submit an 11"x17" size set of final construction plans for the project file.
49. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
50. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
51. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
52. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
53. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.

54. 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.
55. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
56. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services.
57. All landscaped areas shall comply with the State of California's model water efficiency landscape ordinance. Landscaped areas shall be planted primarily with drought tolerant plant materials and 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.
58. All landscaping irrigation systems shall comply with the State of California's model water efficiency landscape ordinance and shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
59. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
60. Any outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
61. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
62. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75

- GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
63. For commercial food service facilities, low-flow pre-rinse sprayers with average flow rates of no more than 2.0 GPM shall be used. Flow rates shall be specified on plans.
64. 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
65. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
66. 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).
67. 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.
68. 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).
69. 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.

70. 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.
71. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
72. 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.
73. The property owner 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 and debris on a daily basis. 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.
74. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
75. Any graffiti found on site must be removed within 24 hours of its appearance.
76. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
77. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
78. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to attack, set aside, void, or annul the approval of the 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 any anticipated litigation costs and staff time required as a result of litigation activity.