



## CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • FAX (562)570-6068

### NOTICE OF FINAL ACTION

**Application No.:** 1804-15 (SPR18-021)

**Project Location:** 116 W. 14<sup>th</sup> Street

**Applicant:** Habitat for Humanity – Los Angeles  
8739 Artesia Boulevard  
Bellflower, CA 90706

**Permit(s) Requested:** Site Plan Review

**Project Description:** Site Plan Review for new construction of ten (10) two-story townhomes (1,241 SF each) with attached two-car garages to be affordable for-sale residential units. The development site includes 1,500 SF of open space and 3 guest parking spaces on a 0.55-acre site (24,040 SF) in the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) zoning designations. (District 1)

**Action was taken by the:** Site Plan Review Committee on:  
July 25, 2018

**Decision:** Conditionally Approved

**Action is final on:** August 10, 2018

This project is NOT in the Coastal Zone.

*"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."*

**See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.**

A handwritten signature in blue ink, appearing to read "Christopher Koontz".

Christopher Koontz, AICP  
Planning Bureau Manager

A handwritten signature in blue ink, appearing to read "Gabriel Barreras".

Gabriel Barreras, Planner  
Phone No.: (562) 570-5972

District: 1

## **APPEALS TO THE CITY PLANNING COMMISSION AND/OR TO THE CITY COUNCIL**

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department with the appropriate filing fee.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Current Planning Officer and the City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

## **APPEALS TO THE COASTAL COMMISSION**

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 200 Oceangate, 10<sup>th</sup> Floor, Long Beach, CA 90802-4302.

Long Beach Development Services  
333 W. Ocean Blvd., 5th Floor  
Long Beach, CA 90802



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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GB

## Conditions of Approval Acknowledgement

August 10, 2018

Application No.: 1804-15 (SPR18-021)

Habitat for Humanity – Los Angeles  
8739 Artesia Boulevard  
Bellflower, CA 90706

Project address: 116 W. 14<sup>th</sup> Street

Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

**"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date



**CONDITIONS OF APPROVAL**  
**116 W. 14<sup>th</sup> Street**  
**Application No. 1804-15 (SPR18-021)**  
**August 10, 2018**

**Standard Conditions**

1. This Site Plan Review approval is for the construction of ten (10) two-story townhomes with attached two-car garages, 1,500 SF of open space, and 3 guest parking spaces on a 0.55-acre site (24,040 SF) in the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) zoning designations. (District 1)
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services and Planning Bureau, dated July 15, 2018. All additional conditions provided in this memo shall also be incorporated.
3. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services.
4. 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.
5. 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).
6. 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.
7. 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).

8. 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.
9. 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.
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 or alter the approved project. Any major modifications shall be reviewed by the Site Plan Review Committee.
11. 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.
12. Prior to issuance of a building permit, the Applicant shall submit a reduced 11"x17" set of final construction plans to the Planning Bureau for the project file.
13. 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.
14. 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.
15. 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 be screened by landscaping or another screening method approved by the Director of Development Services.
16. 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.

17. 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.
18. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
19. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
20. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
21. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
22. 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.
23. 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.
24. 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
25. 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
26. 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**

27. This Site Plan Review approval is for the development of three (3) detached multifamily buildings on five (5) vacant lots for a total of ten (10) dwelling units for the whole project. Each unit shall have a two-car garage, and three (3) guest parking spaces shall be provided for the site.
28. 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.
29. 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.
30. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
31. The Applicant shall implement the following design details based on the proposed Craftsman architectural style:
  - a. The building's trim color shall be a white or light cream color, instead of Light Raffia. The Applicant shall provide an updated color rendering and swatch color to the satisfaction of the Director of Development Services or designee.
  - b. The primary exterior walls shall feature 6-inch siding (max.).
  - c. In accordance with the proposed Craftsman architectural style, porch posts or columns shall be constructed of wood and tapered or "battered" resting on larger block piers. The piers shall have a consisted squared dimension and shall be finished with a fine or smooth finish stucco.
  - d. Chimneys on street-facing shall incorporate siding to align and match the primary siding on exterior walls. Chimneys shall incorporate a tapered or "battered" with that reduces the width and depth of the chimney, centered on the first floor trim line.
  - e. The front porches shall feature widely-proportioned Craftsman-style front doors, painted "Posh Red" to match the approved Site Plan Review plans.
  - f. Gabled front entries shall mirror the slope and configuration of the primary roof exposed rafters and beams with wide and open overhanging eaves.



- g. Windows shall consist of individual single-hung, double-hung, fixed, and single casement window units as indicated on Sheet A-04 of the submitted plans. There shall be no "2-wide" window products that are not individual window units.
  - h. Geometric multi-light muntins appropriate to the Craftsman style shall be present and consistent in all windows.
  - i. The Applicant shall identify and specify lighting scones/fixtures, doors, windows to the satisfaction of the Director of Development Services or designee. To match the Craftsman style, the fixtures shall be boxy with geometric detailing and may have a wide, overhanging shade. Light fixtures should be dark, patinated metal with geometric glass patterns. The Applicant shall include the vendor, product name or series, and specification sheet for each type of hardware fixture.
  - j. Roll-up garage doors shall have a wood-like appearance, compatible with the proposed Craftsman architectural style to the satisfaction of the Director of Development Services or designee. The Applicant shall include the vendor, product name, and specification for the proposed garage doors.
32. Prior to the issuance of a building permit, the Applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services. Per LBMC 21.42.035, all new projects requiring Site Plan Review and with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a landscape plumbing permit, shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO), pursuant to the State Water Conservation in Landscaping Act (AB1881).
- Please access <http://www.lbds.info/lbsmartscape/> for the MWELO Performance Compliance Checklist and guidelines to demonstrate performance compliance with State MWELO standards.
33. 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 Applicant's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
34. 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.



35. 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 Applicant's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
36. All outdoor fountains, water features, or irrigation systems shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
37. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
38. Any graffiti found on site must be removed within 24 hours of its appearance.
39. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

#### **FIRE PREVENTION**

40. This project shall install at least one new public hydrant on the south side of 14<sup>th</sup> St. at Solana Ct. (alley). Please contact the Deputy Fire Marshal Brian Weidman at 562-570-6148 for additional details.

#### **ENERGY RESOURCES**

41. There currently is no gas service to this property. If new gas service is needed for the proposed homes in this development, LBER will need to review and approve a location for the new meters and buried service lines to be installed. Please consider that the routing of the buried gas service line and clearance requirements for meters may impact the current design of the development.
42. To review and coordinate the scope and costs involved with the installation of gas facilities, the Applicant should contact us as soon as possible by calling (562)570-5991 to initiate an investigation with an assigned LBER inspector. The assigned LBER inspector will be the point of contact and will engage additional resources as required depending on project details.

For any questions or concerns please contact Jane Hermsen at (562) 570-2059 or Kevin Simms at (562) 570-2032.

#### **DEPARTMENT OF PUBLIC WORKS**

The Department of Public Works submits the following requirements for the proposed development at 116 West 14<sup>th</sup> Street. It is the recommendation of this department that a final tract map be processed for this subdivision project. For additional information

regarding final map processing, contact the Right-of-Way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magaña, at (562) 570-6678.

Attached is a copy of the Graphic Guidelines for Temporary Fencing, for more information on the construction area fencing with custom printed screen(s), referenced below in the project General Requirements.

#### GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider 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.).
- e. All door openings swinging into the public right-of-way shall be adjusted in swing direction, set back outside of the public right-of-way, or eliminated to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all encroachments over the public right-of-way, to be reviewed for approval as to compliance with California Building Code Chapter 32 and City Pedestrian Accessibility Guidelines.
- f. Pacific Avenue and West 14<sup>th</sup> Street adjacent to the project site are currently under 5-year moratoriums, with 2 and 3 years remaining, respectively. The Subdivider shall provide written approval from the City to implement any street improvements prior to the end of the existing moratoriums.

#### PUBLIC RIGHT-OF-WAY

- g. The Subdivider shall relocate or provide easements to the City of Long Beach for all existing or proposed public utility facilities within the private property, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.

Note: Easements were not reserved for existing utilities within the vacated north-south alley (Solana Court) per Resolution No. RES-15-0002. The Subdivider shall be responsible for providing a utility easement along the full length and width of the vacated alley within the development site, to the satisfaction of the Director of Public Works.

- h. The Subdivider shall provide easements to the City of Long Beach for any City required facilities including signage, required slopes, refuse collection access, and any other public necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.
- i. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- j. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the Applicant shall dedicate additional right-of-way necessary to satisfy unfulfilled ADA requirements.

#### OFF-SITE IMPROVEMENTS

- k. The Subdivider shall remove unused driveways and curb cuts adjacent to the project site, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- l. The Subdivider shall construct new sidewalk pavement adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

Note: The existing sidewalk widths along the perimeter of the project site appear to be inconsistent with City records. The sidewalk widths adjacent to the project site are recorded as follows: 15-foot wide public sidewalk along Pacific Avenue and Pine Avenue, and 10-foot wide public sidewalk along West 14<sup>th</sup> Street.

- m. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of curb and curb gutter adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement



concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).

- n. The Subdivider shall provide for new street trees with root barriers, ground cover and irrigation system along the perimeter of the project site, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Subdivider and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- o. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.
- p. 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. 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 Subdivider to the satisfaction of the Director of Public Works.
- q. The Subdivider shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- r. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- s. The Subdivider shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the final map.
- t. 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.

- u. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans). Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- v. 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.

#### TRAFFIC AND TRANSPORTATION

- w. At the discretion of the City Traffic Engineer, the Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks, or contribute a fair share fee to the City for future implementation.
- x. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic & Transportation Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- y. The Subdivider shall install a "R41" (Right-Turn Only) sign on the sidewalk at the driveway exiting onto West 14<sup>th</sup> Street, on a new post viewable by cars exiting that driveway. All traffic signs shall be installed to the satisfaction of the City Traffic Engineer.
- z. The Subdivider 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.
- aa. 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.
- bb. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- cc. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones adjacent to the project site.

dd. The Subdivider shall refresh red curb markings adjacent to the project site to the satisfaction of the City Traffic Engineer.

ee. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

#### LONG TERM MAINTENANCE

ff. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any private sewer connections to the local public sewer line, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.



**“Exhibit A”**  
**CEQA FINDINGS**  
**Categorical Exemption, Class 32 – In-Fill Development Projects**  
**116 W. 14<sup>th</sup> Street**  
**Application No. 1804-15 (SPR18-021)**  
**August 10, 2018**

The following findings are based on the construction of ten (10) two-story townhomes with attached two-car garages, 1,500 SF of open space, and 3 guest parking spaces on a 0.55-acre site (24,040 SF) in the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) zoning designations. (District 1)

Per the City of Long Beach General Plan and Zoning Code standards, the development site has the potential to be developed with up to 16 units total. However, the Developer was approved for a total of 10 units, 37.5% less dense than permitted for this parcel and land use. The approved site plan and all units are compliant with City of Long Beach Municipal Code and the General Plan, and are not anticipated to generate significant impacts on traffic, water, air or noise standards as detailed below.

**TRAFFIC IMPACTS (provided by City of Long Beach Public Works, 7/27/2018)**

Implementation of the proposed project will generate 74 vehicle daily trips based on the institute of Transportation Engineers (ITE) with each residence generating 7.32 daily trips. The proposed project includes the development of 10-unit multifamily residences. The proposed project is consistent with the General Plan and Zoning Code for which an EIR was prepared and impacts evaluated. The project will not create a substantial increase in the number of vehicle trips, traffic volume, or congestion at intersections. All street improvements are existing, and any proposed driveway or frontage improvements will be conditioned to comply with City standards. The City has established a Transportation Improvement Fee that must be paid by the Developer prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. No impacts are anticipated.

**WATER QUALITY**

Water runoff will be regulated according to the City of Long Beach Municipal Code Chapter 18.74 “Low-Impact Development (LID) Standards.” Through the City’s Site Plan Review, the proposed development will be reviewed and advised by the City of Long Beach to incorporate site plans and architectural features that comply with LID standards. Specifically, the proposed landscape plan includes the installation of permeable pavement on the project’s front walkways and the back of the common driveway is designed to recapture water runoff. Proposed

drywells will be installed in the previously vacated alley and the driveways between units 1 through 4.

Per LBMC 21.42.035, all new projects requiring Site Plan Review and with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a landscape plumbing permit, shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO), pursuant to the State Water Conservation in Landscaping Act (AB1881). The Developer has provided a completed MWELO checklist on the submitted Landscape Plan (Sheet L-01).

All landscaped areas shall comply with the City's landscaping standards zoning ordinance (LBMC 21.42; ORD-10-0031). Landscaped areas shall be planted 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.

The proposed residential development is not anticipated to generate any hazardous materials affecting water runoff.

#### **AIR QUALITY**

The majority of greenhouse gas emissions from the site will be generated from passenger cars accessing the site. Per Zoning Code Section 21.45.400, roofs will be solar-ready and insulated with R-30 rated insulation, with the potential to further reducing energy demands and emissions. Because this project is within the limits of the General Plan and Zoning Code development standards, no significant impacts to air quality are anticipated.

#### **NOISE IMPACTS**

All noise generated on the exterior of the building will be from passenger cars accessing the development. Because this project is within the limits of the General Plan and Zoning Code development standards, no significant impacts are anticipated.