

**CONDITIONS OF APPROVAL  
SITE PLAN REVIEW (SPR20-005)**

**901-945 E. Pacific Coast Highway  
Application No. 2002-07  
July 8, 2020**

**Special Conditions:**

1. The aforementioned Site Plan Review project approval (SPR20-005) is not valid or operative unless and until the City Council adopts a Zone Change for the subject property and the Zone Change becomes final, changing the zoning from Regional Highway District (CHW) to Community R-4-N Zoning District (CCN); and the Planning Commission approves a Conditional Use Permit to operate a senior housing facility at the site, and the action of the Planning Commission, or the City Council on appeal, becomes final.
2. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of:
  - a. A four-story 100% affordable senior housing project consisting of 67 affordable units and one manager unit.
  - b. Not more than 4,000 square feet of ground floor commercial (retail/office) space
  - c. Not less than thirty-eight (38) on-grade parking spaces
  - d. Not less than 4,745 square feet of common open space and 32 private balconies/decks.
  - e. Not less than 1,870 sf of resident amenity space (lounge, community room and bike workshop) located on the first floor and not less than 670 square feet of resident amenity space (community room) located on the second floor.
3. This permit and all development rights hereunder shall terminate 36 months from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the 36-month period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. 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. Pursuant to LBMC 21.42.050, the developer shall provide one (1) large canopy street tree, of not less than 24" box size, for each 25 feet of street frontage in the public right of way adjacent to the project site to the satisfaction of the Director of Development Services.
7. The exterior walls finished with stucco shall consist of a sand finish to the satisfaction of the Director of Development Services.
8. Landscape material shall be installed along the perimeter of the second-floor deck to provide sufficient buffering/screening from the adjacent residential properties to the satisfaction of the Director of Development Services.
9. Such landscape material located along the perimeter of the second floor deck shall be maintained in perpetuity to the satisfaction of the Director of Development Services.
10. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
11. The applicant shall submit landscape plans separate from but concurrent with the building plan check submittal. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.
12. The project shall maintain LEED Certified equivalency per the Green Scorecard, submitted as part of the application, in perpetuity.
13. Any street lights and exterior building lights to be provided within the private development 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 residential property or structure.
14. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
15. The Department of Development Services, the Department of Community Development, and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
16. The project shall be developed in substantial compliance with the plans approved by the Site Plan Review Committee on July 8, 2020. Each structure 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 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 developer shall be required to submit an application for a Modification of Approved Permit.

17. The developer shall provide a sample of all final exterior finish materials selected for construction for review by the Director of Development Services, prior to issuance of a building permit. If these materials are found to be below the standards approved in concept, the developer shall propose a different finish material and provide samples, to the satisfaction of the Director of Development Services.
18. The developer shall provide verification any easement requirement as indicated in the ALTA/NSPS Land Title Survey has been resolved prior to the submission for project plan check review.
19. The applicant/developer shall process a Lot Merger application to merge all lots into one lot prior to building permit issuance for the development subject to the satisfaction of the Director of Development Services.

**Standard Conditions:**

20. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site at all times for reference purposes during construction and final inspection.
21. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
22. The project shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO) and LBMC 21.42.035.
23. 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.
24. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

25. 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.
26. 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).
27. 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.
29. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
30. Any graffiti found on site must be removed within 24 hours of its appearance.
31. 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, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
32. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
33. 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.

34. 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
35. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
  - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to a or more times per day whenever winds exceed 15 miles per hour and cease grading activities during period of winds greater than 30 miles per hour.
  - b. Water all material being excavated and stockpiled.
  - c. Water all grading, and cover materials being transported.
  - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
  - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
  - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
36. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
37. 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.

**The Long Beach Energy Resources (LBER)** submits the following requirements for the proposed development referenced in the above subject line. The Developer must comply with all requirements noted below.

38. The developer shall schedule a meeting with LBER prior to issuance of a building permit for the development to obtain all fees and schedule impacts for the new gas services for the development.

39. The developer shall obtain approval from LBER for all proposed meter(s) locations and gas line routing for this development.

**The Department of Public Works** submits the following requirements for the proposed development referenced in the above subject line. The Developer must comply with all requirements noted below.

## **GENERAL REQUIREMENTS**

40. Prior to the start of ANY demolition, excavation, or construction, the Developer shall,
- a. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
  - b. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
  - c. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s), for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.
41. Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Developer shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.
42. The Developer proposes architectural projection encroachments into the public right-of-way that include architectural features, 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, to the satisfaction of the Director of Public Works.
43. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
44. The Developer is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Developer and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.

45. 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
46. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.** 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).
47. 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.

## **PUBLIC RIGHT-OF-WAY**

48. The Developer shall dedicate and improve an additional 7 feet of right-of-way along Pacific Coast Highway, north of and adjacent to the existing 13-foot-wide State Highway easement, adjacent to the project site, for future street widening purposes. Sidewalk improvements shall be constructed of Portland cement concrete to the satisfaction of the Director of Public Works. A complete application along with all required items plus filing fee shall be submitted for review and processing.
49. The Developer shall dedicate and improve an additional 5 feet of right-of-way along the east-west alleyway adjacent to the site, for alley widening purposes resulting in an improved 15-foot wide alley along the northern property line boundary, relocating and/ or undergrounding all existing facilities as necessary to accommodate the alley widening. A complete application along with all required items plus filing fee shall be submitted for review and processing.
50. The Developer 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.
51. Passenger "Drop -off Areas" and Loading/Unloading Zones proposed to serve the project, shall be designed and located entirely within private areas and shall not be permitted in public rights-of-way.

## **OFF-SITE IMPROVEMENTS**

52. Martin Luther King Jr. Avenue is currently subject to a street pavement cut moratorium ending in February 2021. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the existing moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block and the Developer shall adhere to this requirement.
54. The Developer shall improve the alley dedication area and reconstruct the full width of the east-west alley adjacent to the northern property line boundary of the project site, from Myrtle Avenue to Martin Luther King Jr Avenue, with Portland cement concrete, to the latest City standards and to the satisfaction of the Director of Public Works.
55. The Developer shall reconstruct the alley curb intersections at Myrtle Avenue and Martin Luther King Jr. Avenue to align with the new alley widening, to the satisfaction of the Director of Public Works. The Developer shall construct the alley intersections to meet full ADA compliance. Alley improvements shall be constructed with Portland cement concrete.
56. The Developer shall provide for or install alley lighting in the improved alley adjacent to the project site. Such private lighting may be attached to the building to the satisfaction of the Director of Public Works.
57. Pacific Coast Highway is a State highway under the jurisdiction of the California Department of Transportation (Caltrans). A street improvement permit from (Caltrans) will be required for all work within the Pacific Coast Highway right-of-way. The Developer shall contact Caltrans to request additional information regarding its permitting process and provide a copy of the approved permit and design plans to the Department of Public Works.
58. The Developer shall construct new sidewalk pavement, curb and curb gutter along the north side of Pacific Coast Highway, adjacent to the project site, resulting in an improved right-of-way with a 10-foot wide sidewalk, including street trees as shown on the submitted plans, to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

**\*\*Note:** The 10-foot sidewalk right-of-way improvements must necessarily extend into the 13-foot-wide easement reserved by the State of California for future highway purposes, because it is wider than the conditioned dedication area. If Caltrans does not allow that or the street trees within their 13-foot wide easement area, then the Developer shall only be required to improve the 7-foot dedication area with the sidewalk improvements noted above.

59. If allowed by Caltrans, and as shown on the submitted plans, the Developer shall provide for tree wells, new street trees with root barriers and irrigation along Pacific



Coast Highway, adjacent to the project site. 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. 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.

60. The Developer shall improve and/or provide parkways along Myrtle Avenue and Martin Luther King Jr. Avenue adjacent to the project site, as shown on the submitted plans, with new grass or drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.050 of the Municipal Code.
61. As shown on the submitted plans, the Developer shall provide for tree wells, new street trees with root barriers and irrigation along Myrtle Avenue and Martin Luther King, Jr. Avenue, adjacent to the project site. 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. 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.
63. 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 any improvement plans to the Department of Public Works.
64. The Developer shall demolish the existing, and construct new curb and gutter on Myrtle Avenue, adjacent to the project site, from Pacific Coast Highway to the alley adjacent to the northern property line of the development site. Curb and gutter improvements shall be constructed with Portland cement concrete.
65. The Developer shall demolish the existing sidewalk and curb ramp located at the northwest corner of Pacific Coast Highway and Martin Luther King Jr. Avenue, adjacent to the project site, and construct a new ADA compliant curb ramp to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk and curb ramp improvements shall be constructed with Portland cement concrete.

66. The Developer shall remove unused driveways and curb cuts, along Pacific Coast Highway, Martin Luther King Jr. Avenue and Myrtle Avenue, and replace with full-height curb, curb gutter and sidewalk to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
67. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along Myrtle Avenue and Martin Luther King Jr. Avenue, to the latest City standards and 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).
68. The Developer proposes improvements that may impact existing under- and above-ground utilities adjacent to the project site, such as a fire hydrant and street lights, traffic signals and related poles along the perimeter streets adjacent to the project site. The Developer 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.
69. 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.
70. 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.
71. 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 Planning and Building Services and the Director of Public Works, prior to approval of the map and/or release of any building permit.
72. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
73. 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 Developer 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](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml).

## **TRAFFIC AND TRANSPORTATION**

74. The Developer shall provide a trip generation and trip distribution analysis. Based on these studies, a traffic impact analysis may be required. Any conditions generated by the analysis shall be made a part of these conditions.
75. The existing traffic signal at the intersection of Pacific Coast Highway and Martin Luther King Jr. is under Caltrans jurisdiction. It currently has left turn pockets for all approaches, but without protected or permissive left turn signals. Based on the conditioned trip generation and distribution analysis, or any further traffic impact analysis, Developer may be required to upgrade the traffic signal to include protected install left turn movements at this intersection.
76. 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 and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
77. 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.
78. 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.
79. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
80. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
81. 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.).

# **CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT (CUP20-005),**

**901-945 E. Pacific Coast Highway  
Application No. 2002-07  
August 6, 2020**

## **Special Conditions:**

1. Conditional Use Permit is granted for a senior housing development consisting of 67 affordable units, one managers office and 4,000 square foot ground floor commercial (retail/office) space.
2. This permit and all development rights hereunder shall terminate 36-months from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the 36-month period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/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).
4. The applicant shall comply with Technical Advisory Committee (TAC) in-Lieu comments imposed by other departments.
5. All conditions set forth in the Site Plan Review conditions of approval for this development project dated July 8, 2020 shall be complied with to the satisfaction of the Director of Development Services.
6. The Department of Development Services, the Department of Community Development, and the Long Beach Police Department shall have the authority to review the site for security problems and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
7. The project shall be developed in substantial compliance with the plans approved by the Site Plan Review Committee on July 8, 2020. Each structure 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 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 developer shall be required to submit an application for a Modification of Approved Permit.

**Standard Conditions:**

8. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site at all times for reference purposes during construction and final inspection.
9. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
10. The project shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO) and LBMC 21.42.035.
11. 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.
12. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
13. 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.
14. 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).
15. 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.

16. Per LBMC Section 21.52.233, the applicant/developer shall provide evidence that the use will remain as an 100% affordable senior citizen housing development through deed restriction on file with the Long Beach Housing Division, to the satisfaction of the Director of Development Services.
17. Per LBMC Section 21.52.233, the applicant/developer, the facility shall be designed with appropriate grab bars in all hallways and bathtubs and/or showers and with nonslip surfaces in bathtubs and/or showers consistent with ADA. The designs shall conform to the specifications of the U.S. Department of Housing and Urban Development for the applicable use.
18. Per LBMC Section 21.52.233, the applicant shall provide an emergency signaling device to each resident the satisfaction of the Chief of Police and the Director of Development Services.
19. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
20. Any graffiti found on site must be removed within 24 hours of its appearance.
21. 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.
22. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
23. 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.

**The Department of Public Works** submits the following requirements for the proposed development referenced in the above subject line. The Developer must comply with all requirements noted below.

#### **GENERAL REQUIREMENTS**

24. The Developer is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Developer and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
25. 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.

#### **PUBLIC RIGHT-OF-WAY**

26. The Developer 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.
27. Passenger "Drop -off Areas" and Loading/Unloading Zones proposed to serve the project, shall be designed and located entirely within private areas and shall not be permitted in public rights-of-way.