

CONDITIONS OF APPROVAL
1700 Santa Fe Ave (Self Storage Facility)
Application No. 2406-05 (SPR24-052; CUP24-007)
August 15, 2024

Special Conditions:

1. This Site Plan Review approval for the project as depicted on plans approved by the Planning Commission on August 15, 2024, to permit the conversion of approximately 2,854 square feet office space into self-storage and constructing a new (unattached) approximately 112,978 square feet self-storage building, on a 1.03 acre lot located at 1700 Santa Fe Avenue, in the Industrial General (IG) Zoning District.
2. The project shall be developed in substantial conformance with the plans approved by the Planning Commission on August 15, 2024, except as amended herein. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to the approved project design consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Community Development for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Planning Commission.
3. No signs are approved as part of this approval. If 5 or more signs are proposed, the developer shall apply for a Sign Program prior to the issuance of building permits for the project buildings. All signs shall comply with Chapter 21.44 of the Zoning Regulations (On-Premises Signs), except as provided for in a Sign Program.
4. The applicant shall provide for "bird-safe" glazing on all buildings as follows:
 - a. Fritting, permanent stencils, frosted, nonreflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35%) of the building facade.
 - b. Where applicable, vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
 - c. No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
 - d. The building owners and operators shall participate in "Lights Out for Birds" programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

5. The Permittee shall submit a construction staging and management plan for the review of the Director of Community Development and Director of Public Works, and the Permittee shall make all required revisions to this plan and obtain the approval of said Directors on this plan prior to issuance of a building permit for the project. The Permittee shall adhere to this plan throughout all stages of construction.
6. The Permittee shall submit a traffic management plan to the City Traffic Engineer, and said plan shall be revised to the satisfaction of the City Traffic Engineer and the Director of Community Development to specifically address roadway safety for all traffic during construction. No building permit shall be issued and no work shall commence on the project site until this plan is approved by the City Traffic Engineer, and all traffic to and from the project site shall be subject to this traffic management plan to the satisfaction of the Director of Public Works.
7. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Community Development.
8. Prior to issuance of a grading or demolition permit (whichever occurs first), the permittee shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Community Development and City Engineer. The Director of Community Development and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
9. The developer shall abide by the haul route/trucking route approved by the Director of Community Development and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Community Development and City Engineer determine the developer's hauling practices to be remedied.
10. All on-site landscaping and improvements and all off-site improvements shall be completed prior to approval of a final building inspection or certificate(s) of occupancy in the final phase of the development.
11. The project buildings shall be constructed to meet the intent of the "LEED Certified" level of green building certification as required by Section 21.45.400 of the Zoning Regulations. Prior to issuance of a Certificate of Occupancy, the project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by Section 21.45.400.
12. The Permittee shall provide the following in accordance with the Green Building Standards of Section 21.45.400 of the Zoning Regulations:

- a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;
 - b. Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;
 - c. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - d. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
13. All forms of barbed wire and razor wire shall be prohibited on the site.
14. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
15. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated February 23, 2024, attached to these conditions of approval and by this reference made a part hereof.
16. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Community Development prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
17. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project including separated recycling bins. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

18. All trash receptacles, including receptacles for recycling, shall be stored in the designated trash areas shown on approved plans. Trash receptacles shall be moved to the exterior pickup location only on collection day(s) and shall not be stored or kept outside or in the public right-of-way except as needed on collection day(s).
19. The project shall operate within the hours of 7 AM to 7 PM on weekdays and 9 AM to 5 PM on weekends and holidays.
20. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Permittee shall utilize best management practices (BMPs) and best available technology to achieve this. The Permittee shall post a clearly-legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Community Development is authorized to issue stop work orders and withhold the issuance of building permits if the Permittee fails to remedy engine idling violations as required, until such time as the violations are remedied.
21. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.
22. Any removed or replaced trees shall be replaced at a ratio of no less than one-to-one (1:1).
23. No area of the existing or proposed building shall be used as habitable space.
24. Prior to issuance of a building permit, the applicant shall provide the final driveway and access plans as part of the permit set submitted to the Department of Public Works.
25. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Community Development.
26. The Permittee shall underground all utilities serving the project site and all utilities located in the alley abutting the project site.
27. The buildings shall be designed with downspouts concealed within building walls; exposed exterior downspouts shall be prohibited. Plans shall be revised as necessary to meet this requirement.

28. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
29. If, in the judgment of the Director of Community Development, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring businesses, residents, or land uses, the Director of Community Development or Chief of Police may require the property owner to provide for on-site security services or other measures as necessary to remedy the problem.
30. Although parking is not required for this project, the applicant is proposing 10 parking stalls in the following configuration: 3 standard spaces, 2 compact spaces, 1 accessible spaces, 3 standard EV capable spaces and 1 van accessible EV capable space. Applicant shall submit any proposed modification to the parking for review and approval by Director of Community Development or designee.
31. Roll-up doors providing access to parking spaces shall be lubricated and maintained to remain operational at all times.
32. A minimum of 12 bicycle parking/storage spaces shall be provided for and maintained on site.
33. The developer shall have fencing and gate materials for the utilities and emergency ingress/egress on the Project site approved to the satisfaction of the Community Development Director, or designee.
34. The Developer is responsible for coordinating with Long Beach Utilities, Gas Department, to understand the requirements for new gas services, and the cost and schedule impacts associated.
35. Developer to provide gas loads for proposed development and to confirm the new meter(s) locations meet all Long Beach Utilities, Gas Department (LBU) requirements.

Technical Advisory Comments

36. The Permittee shall comply with the requirements set forth in the Technical Advisory Committee (TAC) comments provided for this project, which are referenced here and are made a part of these conditions of approval:
 - a. Public Works, in their letter dated July 8, 2024;
 - b. Long Beach Police Department in their letter dated July 11, 2024;
 - c. Long Beach Utilities, Gas Dept. in their letter dated July 1, 2024;
 - d. Long Beach Utilities, Water Dept. in their letter dated July 9, 2024;
 - e. Building and Safety, in their letter dated March 13, 2024; and
 - c. Fire Department, in their letter dated March 8, 2024;

Public Works Conditions

37. The Developer shall provide for the following to the satisfaction of the Director of Public Works, City Engineer and/or City Traffic Engineer as applies. Submittal of

final project plans/construction documents may result in additional or modified requirements from the Department of Public Works.

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. 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
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant 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.

- b. The Developer may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the 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.
- c. The extent of repaving and restoration of the adjacent Rights-of-Way shall be per the discretion of the Director of Public Works and shall be determined during the plan check process based on the excavation proposed.
- d. If the proposed off-site improvements associated with the proposed project, stipulated herein, conflict/overlap with a planned City project, a fair share fee may be assessed and paid by the Applicant to the City at the discretion of the City Traffic Engineer, City Engineer and Director of Public Works.
- e. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.

- f. 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.
- g. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- h. All off-site improvements shall provide a compliant clear path between any and all obstructions for pedestrian travel purposes compliant with the most recent Americans with Disabilities Act (ADA) standards within the dedicated right-of-way. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- i. The Applicant 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.
- j. All off-site improvements and conditions of approval per the Notice of Final Action shall be completed to the satisfaction of the Public Works Inspector and the Public Works Private Development Group Project Management Officer prior to issuance of Temporary Certificate of Occupancy. In addition to the aforementioned requirements, mapping applications (dedications, final maps, easements etc.) shall be completed prior to issuance of Certificate of Occupancy.
- k. 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 the Public Works Private Development Inbox, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. This is in addition to, and separate from, any plan check required by the Department of Community Development, Building & Safety Bureau.
- l. 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

- m. The Applicant shall dedicate and improve areas, to the maximum extent feasible, to provide a minimum of five feet clear around existing infrastructure (light poles,

fire hydrants, street signs etc.) along W Esther Street and 17th Street. A complete application along with all required items plus filing fee shall be submitted for review and processing.

- n. The Applicant shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency.

Note: Backflow preventer must be installed on private property and an easement to the City must be processed through an application to the Department of Public Works

- o. The Applicant shall be responsible for the relocation and/or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area. The Applicant shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- p. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along Santa Fe Avenue, 17th Street, and West Esther Street, to the latest City standards and to the satisfaction of the Director of Public Works. The Developer shall assess the existing sidewalk and driveway approaches adjacent to the project site for ADA compliance, and if found to be non-compliant, shall replace the existing sidewalk with a compliant design 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).
- q. Applicant shall remove any unused driveways and curb cuts along the Project's frontage on West Esther Street, Santa Fe Avenue, and West 17th Street and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- r. Applicant shall assess the existing curb ramps at the northwest and southwest corners of the project site for ADA compliance, and if found to be non-compliant shall reconstruct the curb ramps to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. 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.

- s. Applicant shall provide for a new street tree with root barrier and associated irrigation on Santa Fe Ave in the existing empty tree well, per Section 21.42.050 and Section 14.28.020 of the Long Beach Municipal Code. An in lieu fee shall be provided for thirteen street trees, where they are unable to be planted along West Esther Street and West 17th Street. Street tree in-lieu tree planting fees shall be coordinated directly with the Department of Public Works, at (562) 570-2770, prior to issuance of permit. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- t. Applicant shall contact the Street Tree Division prior to beginning the tree planting, landscaping, and any irrigation system work.
- u. Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, street light conduits and utility poles and overhead lines, and along the perimeter streets adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- v. Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the entire project, from commencement of the on-site improvements, until final inspection of the off-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 Applicant, to the satisfaction of the Director of Public Works.
- w. Applicant 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.
- x. Applicant shall install Custom Printed Flex Mesh screen(s), such as FenceScreen.com 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.
- y. Applicant shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review by the Director of Community Development and the Director of Public Works, prior to approval of the map and/or release of any building permit.
- z. Applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

- aa. 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 AND TRANSPORTATION

- bb. The Applicant 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.
- cc. 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 24 feet in width require a variance; contact the Traffic Engineering Division, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- dd. Applicant 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, to the satisfaction of the City Traffic Engineer; contact the Traffic Engineering Division, at (562) 570-6331, to request additional information regarding the most recent Bicycle Master Plan of the City of Long Beach.
- ee. The Applicant 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
- ff. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- hh. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.

- ii. All traffic control device installations, 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.).
- jj. All bike racks and bike rack placement must follow the guidance in “Essentials of Bike Parking” by the Association of Pedestrian and Bicycle Professionals.

Standard Conditions – Plans, Permits, and Construction:

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

45. 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.
46. 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.
47. 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.
48. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
49. 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.
50. 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.
51. 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.
52. Site development, including landscaping, shall conform to the approved plans on file with the Community Development Department. 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.
53. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Community Development Director.
54. All landscaped areas shall comply with the State of California's model 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.
55. All landscaping irrigation systems 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.

56. Permeable pavement shall be utilized where feasible, to the satisfaction of the Community Development Director. 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 Community Development Director.
57. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
58. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
59. 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.
60. 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.
61. This permit and all development rights hereunder shall terminate two year 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.
62. 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).
63. 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.

64. 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).
65. 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.
66. 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.
67. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
68. 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.
69. 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. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Community Development Director may require additional preventative measures such as but not limited to, additional lighting or private security guards.
70. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
71. Any graffiti found on site must be removed within 24 hours of its appearance.
72. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

73. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Community Development Director.
74. 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.

July 23, 2024

Bradley Bounds II
Planning Bureau

TAC Case No.: 2309-14
Project Address: 1700 Santa Fe Ave

SUBJECT: TECHNICAL ADVISORY COMMITTEE – BUILDING AND SAFETY

This is in response to your request to the Building and Safety Bureau to provide preliminary comments regarding the proposed project at 1700 Santa Fe Ave. The description of the proposed project is as follows:

“Conceptual Site Plan Review to add a new six-story 111,540 SF building and partial office to self-storage conversion within the existing 36,957 SF storage building the IG (General Industrial).”

The preliminary comments provided herein are intended to aid the Applicant in the preparation of their construction documents for formal plan submittal to the City for plan review after the completion of the entitlement process with the Planning Bureau. It is not meant to serve as a substitute for the formal plan review whereby a more detailed and comprehensive analysis by the Building and Safety staff is performed but as a high-level summary to communicate potential design or code issues that may affect or impact the final design of the proposed project prior to plan submittal. Formal plan review comments are generally provided after fully developed and completed construction documents are submitted to the City, plan review fees are collected, and the Building and Safety staff is assigned to perform the plan review. The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

GENERAL ADMINISTRATIVE PROVISIONS

1. Permit Application. The proposed project will likely require separate permit application(s) and construction document(s) submittal for plan review, permitting and inspection. This includes, but not limited to, the following application types:
 - Building permit application.
 - Electrical permit application.
 - Plumbing permit application.
 - Mechanical permit application.
 - Grading permit application.
 - Demolition permit application.



- Fire permit application.

All the applications noted above are consolidated in APP-001 Development Permit Application and can be obtained at:

– longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/app/app-001

- Public Work right of way occupancy application.
- Business License application.

Please check the following websites for the agencies noted above for their applications at:

– longbeach.gov/pw/services/permits

– longbeach.gov/finance/business-license

2. Departments and Agencies. The proposed project will likely require separate plan review and approval prior to the issuance of permits. This may include, but not limited to, the following Departments or Agencies and their contact information:

- Building and Safety Bureau 562-570-PMIT (7648)
- Planning Bureau 562-570-6194
- Fire Prevention Bureau 562-570-2560
- Public Works Department 562-570-6784
- Water Bureau 562-570-2381/2382 (2415/2393 for backflow)
- Energy Resource Bureau 562-570-2085 (811 for DigAlert)
- Southern California Edison 562-981-8237
- LA County Sanitation 562-908-4288
- LB Unified School District 562-997-7550

3. Impact Fees. The proposed project may likely be imposed the following development impact fees:

- Police Facilities Impact Fee (LBMC Chapter 18.15)
- Fire Facilities Impact Fee (LBMC Chapter 18.16)
- Transportation Improvement Fee (LBMC Chapter 18.17)
- Development Services Fee (DPDA north of Cover St)
- LBUSD School Developer Fee
- LBWD Sewer Capacity Charge
- LA County Sanitation Connection Fee

For more information on any of the LBMC requirements referenced above or Information Bulletin IB-044 Development Impact Fees Guide, go to:

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

– longbeach.gov/globalassets/lbcd/media-library/documents/building-safety/inspections/information-bulletins/ib-bu-044-development-impact-fees--rev-04-04-17-

For impact fee amounts, see FORM-007 Development Impact Fees Acknowledgement or go to:

– longbeach.gov/lbcd/fee-schedules

– longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/form/form-007

For more information on the LBUSD School Developer Fee, see FORM-015 at:

– longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/form/form-015

For more information on the Sewer Capacity Charge, see FORM-034 (or FORM-035)

4. Submittal. When the proposed project is ready for plan submittal to the City, a Building and Safety staff can assist with the processing of the Applicant's permit application(s), obtaining the project number(s), and determining the amount of the plan check fees to be paid. Permit application(s) may be obtained online at:
 - longbeach.gov/lbcd/forms
 - longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/app/app-001For more information on how to submit the construction documents to the City to begin the formal plan review process, please visit the following webpage:
 - longbeach.gov/lbcd/building/Plan-Review-ServiceThe Permit Center is open to serve customers in-person for a variety of services, including submitting permit-related documents, requesting plan reviews, pulling building permits and finding resources for construction projects of all types, sizes and complexities. Appointments are highly encouraged to help minimize wait times and best serve customers.
 - longbeach.gov/appointment/permit-center
5. Predevelopment Meeting. The Applicant is advised to take advantage of the predevelopment meeting ("PDM") service offered by the Building and Safety Bureau and/or Fire Prevention Bureau to help identify or address potential Code regulations that may have an impact on the design of the project prior to formal plan submittal to the City. The staff assigned to the proposed project can help to coordinate a PDM with pertinent City departments or agencies to discuss or answer in-depth critical construction related questions or concerns and thereby reduce significant Code issues from being discovered during the formal plan review process. For more information about this service, see Information Bulletin IB-043 Predevelopment Meeting at:
 - longbeach.gov/globalassets/lbcd/media-library/documents/building-safety/information-bulletins/ib-043To request the service, please complete FORM-010 and submit your request per the instruction on the form.
 - longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/form/form-010
6. Design Professional. The specific scope of work for the proposed project will require a licensed professional to design the building's fire-life safety and structural systems. As such, the Applicant will be required to obtain the service of a registered design professional (e.g., Architect, Civil Engineer, Structural Engineer, etc.) licensed in the State of California to analyze, design, prepare, sign and stamp the construction documents as part of the plan review and permitting process. The subsequent approval of the proposed project will be contingent upon the satisfaction of this requirement. For more information on this requirement, please see Information Bulletin IB-013 When a Registered Design Professional is Required at:
 - longbeach.gov/globalassets/lbcd/media-library/documents/building-safety/information-bulletins/ib-013

GENERAL BUILDING REGULATIONS

7. State Code. The 2022 Edition of the California Building Standards Code along with the City's local amendments contained in Title 18 of the Long Beach Municipal Code

(herein collectively referred to as the “Code”) is the current construction code in the City. This Code is applicable to all proposed projects submitted for formal plan review beginning January 1, 2023 through the end of December 31, 2025. The portion of the Code that will likely be applicable to the proposed project are as follows:

- 2022 Edition of the California Building Code (“CBC”)
- 2022 Edition of the California Electrical Code (“CEC”)
- 2022 Edition of the California Plumbing Code (“CPC”)
- 2022 Edition of the California Mechanical Code (“CMC”)
- 2022 Edition of the California Fire Code (“CFC”)
- 2022 Edition of the California Green Building Standards Code (“CGBSC”)
 - CGBSC Section 5.106.5.3.1 requires new nonresidential developments to facilitate future installation and use of EV chargers. The requirements are as shown below.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)²
0–9	0	0
10–25	4	0
26–50	8	2
51–75	13	3
76–100	17	4
101–150	25	6
151–200	35	9
201 and over	20 percent of total ¹	25 percent of EV capable spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

- CGBSC Section 5.106.5.4 requires new warehouses, grocery stores and retail stores with planned off-street loading spaces to comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
- 2022 Edition of the California Energy Code (“CE_NC”)
 - CE_NC Section 110.10(a)(3) provides mandatory requirement for solar ready buildings and shall be included in the design and construction of new buildings for (hotel/motel 10 stories or less) (nonresidential 3 stories or less).
 - CE_NC Section 120.8 requires nonresidential building commissioning to be included in the design and construction processes of new nonresidential buildings with conditioned space of 10,000 sf or more.
 - CE_NC Section 140.10 provides prescriptive requirements for photovoltaic and energy storage systems where the prescriptive compliance approach is specified pursuant to CE_NC Section 140.0(c).Municipal Code. In addition to the Code stipulated above, attention should be paid to the specific regulations of the Long Beach Municipal Code (“LBMC”) identified below as it will likely impact the design of the proposed project:
- Stormwater and Runoff Pollution Control. LBMC Chapter 8.96 regulations will apply to proposed new development or redevelopment projects. LBMC Section 8.96.130 requires adequate and proper design and construction measures be

taken to prohibit non-storm water discharges into the storm drain systems or receiving waters and to require source control BMP to prevent or reduce discharge of pollutants into the storm water to the maximum extent possible.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT8HES_A_CH8.96STRUPOCO_8.96.130COPONEDEREPR

- Alquist-Priolo Earthquake Fault Zone. LBMC Section 18.05.030.A.11(b) and the California Public Resource Code Chapter 7.5 Division 2 will require the proposed development within the special fault studies zone (Inglewood-Newport-Rose Canyon fault zone) to demonstrate through soils/geology engineering report that the proposed building or structure will be structurally designed and located in a safe manner and not over or astraddle the trace of an active fault.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.05SUDO_18.05.030CODO

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.05SUDO_18.05.030CODO

- Construction and Demolition Recycling Program. LBMC Chapter 18.67 will apply to newly constructed buildings, buildings with additions or alterations requiring a permit, and/or demolition projects. It will require the reuse or diversion of 65% of all project related construction and demolition material to a City approved vendor or facility and waste diversion deposit. See Information Bulletin IB-033 Construction and Waste Management Plan at:

– longbeach.gov/globalassets/lbcd/media-library/documents/building--safety/information-bulletins/ib-033

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.67CODEREPR

- Low Impact Development Standards. LBMC Chapter 18.74 will apply to new development or redevelopment projects. It will require the use of low impact development (LID) standards to effectively manage and retain storm water on-site by using small-scale, natural drainage features to slow, clean, infiltrate and capture rainfall that results in an economical and efficient way to replenish local aquifers, reduce pollution, increase the reuse of water and improve the quality of our beaches and waterways. Go to:

– longbeach.gov/lbcd/planning/environmental/lid

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.74LOIMDEST

– longbeach.gov/globalassets/lbcd/media-library/documents/building--safety/dmps/dmp-002

- Grading, Excavations and Fills. LBMC Chapter 18.75 will apply to the grading, excavation and earthwork construction, including fills and embankments. It will require construction to comply with the technical requirements of this chapter, including any soils/geology engineering report.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.75GREXFI

- Methane Gas Mitigation. LBMC Chapter 18.79 and Section 18.05.030.A.11(c) and (d) will require the proposed development that have unknown adverse soils and/or geologic conditions such as methane intrusion from geologic formations or located near or over fills containing decomposable material to demonstrate through soils/geology engineering report that the proposed building or structure will be

designed to adequately protect against flammable gas incursion by providing for the installation of suitable methane mitigation systems. Refer to Information Bulletin IB-055 Methane Gas Mitigation for additional information and instruction.

- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.05SUDO_18.05.030CODO
- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.79MEGAMI
- arcgis.com/apps/webappviewer/index.html?id=18d6b7027f8f4e99b0173eed3886a9b0
- longbeach.gov/globalassets/lbcd/media-library/documents/building--safety/information-bulletins/ib-055-methane-gas-mitigation-10152021

For more information on any of the LBMC requirements referenced above, go to:

- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

8. Checklist. Standard plan review checklist(s) that highlight many of the common code provisions that may be applicable to the proposed project is(are) as follows:

- Commercial Checklist
- Commercial Accessibility Checklist
- Unreasonable Hardship Application
- Grading and Retaining Wall Checklist
- Structural Design General Checklist
- Electrical Checklist
- Mechanical Checklist
- Plumbing Checklist
- Energy Nonresidential Checklist
- Fire Alarm Checklist
- CALGreen – Addition & Alteration Non-Residential Checklist
- CALGreen – Non-Residential Checklist

For more information on any of the standard checklist referenced above, go to:

- longbeach.gov/lbcd/forms

9. Use and Occupancy. The Applicant needs to determine the anticipated use and occupancy of the building or structure, or portion thereof, and classify the use and occupancy into one or more distinct occupancy classifications in accordance with the CBC Chapter 3. This information will assist the Applicant to determine if individual occupancies are required to be separated from adjacent occupancies in accordance with the CBC Table 508.4. Other applicable requirement of the code may apply that is based upon the proposed occupancy classification.

The proposed project appears to be storage occupancy. Additional analysis should be provided to substantiate the proposed use and occupancy classification as the initial assumption provided herein is based upon limited information.

10. Parking Garage. The proposed project contains a parking garage of an S-2 occupancy that is subject to the motor vehicle provisions of the CBC Section 406. Requirements for private, public, open or closed, and/or electric vehicle parking garage are contained

therein. General provisions to consider include height clearance, floor surface, separation from other occupancies, ventilation, etc.

11. Type of Construction. The Applicant needs to determine the anticipated type of construction for the proposed project in accordance with the CBC Chapter 6. This information will assist the Applicant to determine the impact, if any, to the design of the proposed project and its elements or features such as, but not limited to, the following:

- Allowable building height, number of stories, and allowable building area per the CBC Tables 504.3, 504.4, and 506.2.
- Fire-resistance rating requirements for building elements such as the exterior walls, interior walls, floor construction, roof construction and primary structural frames per the CBC Table 601.
- Fire-resistance rating requirements for exterior walls based on fire separation distance per the CBC Table 602.
- Fire protection systems or features (e.g., fire sprinkler systems, fire walls, etc.).

The type of construction, number of stories, building height and area are further limited pursuant to the special provisions of the CBC Section 435 for licensed 24-hour care facilities.

12. Allowable Building Area. The increase in allowable building area permitted by Chapter 5 of the CBC shall not be allowed unless or until the owner of the required yard file with the City an agreement binding such owner, heirs, and assignees, to set aside the required yard as an unobstructed space having no improvements. Such agreement shall be recorded with the County Recorder's office. Such an agreement is subject to the review and approval of the Building and Safety Bureau. Refer to Information Bulletin IB-007 Preparing Covenant and Agreement and Affidavit AFF-003 Maintenance of Yards for Over-Sized Building for additional information. Both documents can be obtained at the following webpage:

- longbeach.gov/globalassets/lbcd/media-library/documents/building-safety/information-bulletins/ib-007
- longbeach.gov/globalassets/lbcd/media-library/documents/formsapplications/affidavits/aff-003-maintenance-of-yards-for-over-sized-building-v20201103-fillable

13. Type I or II Construction. The proposed project appears to be a Type I or II construction. Building elements such as structural frame, bearing walls, nonbearing partitions, floor and roof construction are to be constructed of noncombustible materials. Refer to the CBC Section 603 for the allowable combustible materials that can be used within these types of construction.

14. Fire-Resistance Rating at Exterior Wall. The proposed project may require a fire-resistance rating for the exterior walls. This is dependent upon the fire separation distance of the exterior wall(s) to the property line(s), the type of construction and the type of occupancy. Refer to the CBC Section 602 and Table 602 for additional information.

The proposed project may require a 1-hour, 2-hour or 3-hour fire-resistance rating for the exterior walls having a fire separation distance of less than 30 feet from the property line.

15. Opening at Exterior Wall. The proposed project may be limited by the amounts of openings (e.g., doors, windows, etc.) allowed in the exterior walls where the fire separation distance is less than 30 feet. Please refer to the CBC Section 705.8 and Table 705.8 for additional information.

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON
FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ⁱ	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) ⁱ	15%
	Protected (P)	15%
5 to less than 10 ^{e, f, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%
10 to less than 15 ^{e, f, g, j}	Unprotected, Nonsprinklered (UP, NS)	15% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	45%
	Protected (P)	45%
15 to less than 20 ^{f, g, j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) ⁱ	75%
	Protected (P)	75%
20 to less than 25 ^{f, g, j}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{f, g, j}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S) ⁱ	No Limit
	Protected (P)	No Limit

Specifically, the ground level parking is an open parking garage with openings exceeding the 25% maximum allowable area for a fire separation distance of 5 ft to less than 10 ft as noted in CBC Table 705.8 above.

16. Horizontal Building Separation. When utilizing the horizontal building separation allowance of the CBC Section 510.2, there are several conditions that must be met:
- It is not immediately clear where the 3-hour fire-resistance rated horizontal assembly that will separate the structure into two separate buildings is to be located.
 - The portion of the building below the horizontal assembly must be a Type 1A construction.
 - Shaft enclosure through the horizontal assembly must be at least 2-hour fire-resistance rated construction with opening protective.
 - The portion of the building above the horizontal assembly must be limited to Group A (300 or less occupant), B, M, R or S occupancies.

- The portion of the building below the horizontal assembly must be protected throughout by an NFPA 13 sprinkler system and the Group H occupancy is not allowed.
- The maximum building height cannot exceed the smaller allowable building height as measured above grade plane.

17. Occupant Load. An occupant load analysis in accordance with the CBC Section 1004 should be provided to determine the occupant load for the proposed project. This information should assist the Applicant to determine the impact, if any, to the design for features such as, but not limited to, the following:

- Egress features such as common path of egress travel, the number of required exits, required exit width, continuity of exits, travel distance within or to exits, etc.
- Fire protection features such as, but not limited to, fire alarms, fire sprinklers, exit signs, panic and exit hardware on exit doors, etc.

The proposed project appears to have an occupant load of 50 or more. At least two exits should be considered in the design.

18. Interior Exit Stairway. Interior exit stairway must meet the construction, termination, opening, penetration, ventilation and other applicable requirements of the CBC Section 1023. Unless the exit stairway can qualify as an exterior exit stairway pursuant to CBC Section 1027, interior exit stairway must be enclosed and exit directly to the exterior of the building. Refer to the CBC Section 1023 for additional information.

19. Electric Vehicle. Buildings or interior areas used for charging of EVs are required to comply with CBC Section 406.9 that address requirements such as charging, ventilation and electrical interface; CBC Section 11B-228.3 for accessible EV charging stations; and CEC Article 625 for the electrical design of EV charging stations.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

20. Nonresidential and Public Accommodation Accessibility. A general accessibility analysis in accordance with the CBC Chapter 11B should be provided to determine the impact, if any, to the design of the site and building for compliance with the accessibility regulations. Areas of focus for design consideration includes, but not limited to, the following:

- An accessible path of travel from the public right of way to the site and/or building.
- An accessible path of travel from within the site (i.e., parking lot, court yard, open public area, etc.) to the building.
- An accessible path of travel within the building.
- All path of travel width, slope, surface condition, including elements encroaching or projecting into the path of travel, etc.
- Parking areas should be made accessible (e.g., 1 accessible parking space for every 25 parking spaces provided, van accessible parking space for every 6 accessible parking spaces, van accessible parking space 144 inches wide and 216 inches long, access aisles 60 inches wide, etc.).
- Means of egress should be made accessible (e.g., entrance and exit doors at the

ground level, strike edge clearance of 24 inches on pull side of door, 18 inches on push side of door, level landing on both side of exterior doors, max 1/2" door threshold, etc.).

- Toilet facilities should be made accessible (e.g., wheelchair accessible compartments, location of water closets, 60 inches wide and 48 inches deep maneuvering space in front of water closets, etc.).
- A minimum of 5% of each dining seating type, area or room shall have accessible seating and comply with accessibility regulations.
- Sale and service counters should at a minimum of 36 inches long and a maximum of 34 inches high from the top of the counter to the finished floor below.
- Bar or dining counter should be a minimum of 60 inches long, a maximum of 34 inches high from the top of the counter to the finished floor below, provide the required knee and toe clearance, and provide clear floor or ground space for forward approach.
- Refer to Information Bulletin BU-046 Accessible Counter at Food-Drinking Serving Facility for additional information at:
 - longbeach.gov/globalassets/lbcd/media-library/documents/building-safety/inspections/information-bulletins/ib-046-

21. Accessible Path of Travel. An accessible path of travel to the specific area of alteration should be provided. The primary accessible path of travel includes:

- A primary entrance to the building or facility,
- Toilet facility serving the area,
- Drinking fountains serving the area,
- Public telephone serving the area, and
- Signs.

GENERAL STRUCTURAL REGULATION

22. Structural Design. The proposed structural system for this project should be defined early on and receive input from the Building and Safety Bureau to ensure that the proposed design will meet the code requirements.

23. Soils/Geotechnical Report. A soils and geotechnical report to determine the site conditions should be evaluated early on and receive input from the Building and Safety Bureau to ensure that the recommended design will meet the code requirements. Refer to the LBMC Section 18.05.030.A.11 and the CBC Section 1803 for additional information.

- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.05SUDO_18.05.030CODO

The proposed project appears to be located on a site with unknown adverse soils or geological conditions. The report should address how to mitigate the unknown hazard and provide recommendations for the structural design of the building's foundation, slab and footings.

GENERAL ELECTRICAL REGULATION

24. Electrical Utility. The location of the proposed transformer(s) and/or electrical meter(s) and/or the increase in service demand should be discussed and worked out with the local electric utility provider, Southern California Edison, at 562-981-8237.

GENERAL MECHANICAL REGULATION

25. Ventilation. Mechanical ventilation may be required to supply outside air for rooms and spaces located more than 25 ft. from exterior wall openings where natural ventilations are provided.

GENERAL PLUMBING REGULATIONS

26. Plumbing Fixture. An occupant load analysis in accordance with the CPC Section 422, Table 422.1 and Table A should be performed by the Applicant to determine the minimum number of plumbing fixtures that may be required to be provided for the building. This information should assist the Applicant to determine the impact, if any, to the design of the building and where to provide the required plumbing fixtures.
27. Sewer and Water. The proposed location for underground building sewer line(s) and potable water line(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Utilities Water Bureau ("LBUWB"). For more information, please contact the LBUWB, Dennis Santos, at 562-570-2381.
28. Water Meter. The proposed location for water meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Utilities Water Bureau ("LBUWB"). For more information, please contact the LBUWB, Dennis Santos, at 562-570-2381.
29. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Utilities Water Bureau ("LBUWB"). For more information, please contact the LBUWB staff, Dennis Santos, at 562-570-2381.
30. Gas Meter. The proposed location for gas meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Utilities Energy Resources Bureau ("LBUERB"). For more information, please contact the LBUERB staff, Paul Lange, at 562-570-2085.

GENERAL FIRE REGULATIONS

31. Water Flow. A current water flow report should be obtained from the Long Beach Utilities Water Bureau ("LBUWB"). This information should assist the Applicant to design specific fire protection systems (e.g., fire sprinkler system). For more information, please contact the LBUWB staff, Dennis Santos, at 562-570-2381.

32. Fire Hydrant. New public and/or private fire hydrant may be required. To assist in this determination, the Applicant should locate if there are existing fire hydrants within 300 feet of the property or buildings. At minimum, one on-site fire hydrant will be required to comply with the CFC Section 507.5 and Appendix C. The exact location for the required fire hydrant will be determined once public fire hydrants are clearly identified on the site plan sheet of the construction documents.
33. Fire Access Road. The proposed project may require a Fire Department access road(s). The minimum specifications or standards required for the access road are as follows:
- 26 feet wide;
 - 28 feet inside turning radius;
 - 15 feet of clear and unobstructed vertical height;
 - All weather resistant surface;
 - Hammerhead turnaround area shall be approved by the Fire Department. Standards contained in CFC Appendix D is not adopted by the City, but may serve as a general guide;
 - Traffic calming devices (e.g., speed bumps) are prohibited unless specifically approved by the Fire Department; and
 - Design for H20 (80,000 lbs) loading.
34. Fire Protection System. The proposed project may require the following fire protection system(s):
- An approved automatic sprinkler system designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.
 - A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC Section 905. Please note that the fire hose valve within the exit stairway should be located to not affect the required exit width.
 - A manual fire alarm system shall be designed and installed in accordance with the CFC, the CBC Section 907 and the NFPA 72 standard.
35. Emergency Responder Radio Coverage Systems. Approved radio coverage for emergency responder(s) shall be provided within all buildings meeting any one of the following conditions: more than 3 stories above grade plane, total building area is 50,000 sf., total basement area is 5,000 sf or more; or building is equipped with a solar photovoltaic system. The proposed room equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel. The rooms equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel.
36. Fire Pump Room. Fire pump room(s) shall be accessed from the exterior of the building. Access to the fire pump room(s) shall be coordinated with the Fire Prevention Bureau.
37. Gates. Access gates to the property shall be provided with Knox Boxes in accordance with the CFC Section 506. Electric gates shall use Knox electric key switches.

GENERAL PUBLIC WORKS REGULATIONS

38. Public Right-of-Way. New construction, addition, or alteration of existing Public Right-of-Ways (e.g., driveways access, sidewalks, streets, alleys, or other right of ways) must obtain Public Works Department approval. Please follow up with Mr. Bill Pittman at 562-562-6996.
39. Vacation Process. Vacation of existing Public Right-of-Ways (e.g., alleys, streets, etc.) requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-562-6996.
40. Graphic Fence Wrap for Temporary Fencing Standards. Temporary fencing wrapped with graphic design approved by Public Works may be required on construction projects to minimize the visual impact of construction activity prior to the issuance of any construction permit. The requirements are contained in Public Works' Development Guideline Section 6.5. Please follow up with Mr. Jorge Magana at 562-562-6678.
41. Occupancy in the Right-of-Way. Outdoor dining, news rack or stand, canopy or patio cover, enclosed awning and any other similar structure or occupancy in the Public Right-of-Ways requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-562-6996.
42. Encroachment into the Public Right-of-Ways. LBMC Chapter 14.48 will apply to this proposed project due to the potential encroachment or projection of building elements or structures into the public right-of-way.
- Awnings, canopies, marques and signs with less than 15 feet clearance above the sidewalk cannot extend into or occupy more than two-thirds the width of the sidewalk measured from the building.
 - The vertical clearance from the public right of way to the lowest part of any awning, including valances, shall not be less than 7 feet.
 - The vertical clearance from the alley to the lowest part of any projection shall not be less than 15 feet.
 - Balconies with a minimum vertical clearance of 8 feet above the sidewalk is permitted to have 1 inch of encroachment for each additional 1-inch clearance above the 8 feet with a maximum encroachment limited to 4 feet.
 - Exterior door(s) that swing into the public right of way (e.g., public sidewalk, alley, etc.).

All encroachments into the public right-of-way shall apply for and obtaining a permit from the City.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT14STSI_CH14.48ENINPURI-W

If you or the Applicant have any questions or concerns regarding the preliminary comments provided herein, please do not hesitate to contact me.

REVIEWED BY:

David Khorram, P.E., C.B.O., C.G.B.P.
Superintendent of Building and Safety
Long Beach Community Development
411 W. Ocean Blvd, 2nd Fl | Long Beach, CA 90802
T: 562.570.7713 F: 562.570.6205
david.khorram@longbeach.gov

Date: 3/8/24

To: Bradley.bounds@longbeach.gov

From: Bret Anderson, Deputy Fire Marshal, City of Long Beach

Subject: TAC Case No:
Application Number: 2309-14
Project Name: Self Storage
Project Address: 1700 Santa Fe Av

This is in response to your request to the Building and Safety Bureau to provide preliminary comments regarding the proposed project. The description of the proposed project is as follows:

Description: Conceptual Site Plan Review to add a new six-story 111,540 SF building and partial office to self-storage conversion within the existing 36,957 SF storage building the IG (General Industrial)

The preliminary comments provided herein are intended to aid the Applicant in the preparation of their construction documents for formal plan submittal to the City for plan review after the completion of the entitlement process with the Planning Bureau. It is not meant to serve as a substitute for the formal plan review whereby a more detailed and comprehensive analysis by the Building and Safety staff is performed but as a high-level summary to communicate potential design or code issues that may affect or impact the final design of the proposed project prior to plan submittal. Formal plan review comments are generally provided after fully developed and completed construction documents are submitted to the City, plan review fees are collected, and the Building and Safety staff is assigned to perform the plan review. The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

Fire Hose Pull Distance, from Fire Engine to first-floor exterior walls:

1. All first-floor portions of the exterior walls of the structure are required to be within a 150' hose pull distance from a private fire lane or public street (not alleys) as measured along a minimum five-foot wide, all weather surface walking route beginning at a point from the fire engine on a fire lane or public street.
2. Gates. Access gates to the property shall be provided with Knox Boxes in

accordance with the CFC Section 506. Electric gates shall use Knox electric key switches.

Hydrants:

3. For new buildings, hydrants public and private shall be existing or installed to meet the minimum number of hydrants, the average spacing, and the maximum distance to a hydrant, measured at all distances along the approved fire lane, per California Fire Appendix C.

Double Check Detector Assembly: (LBWD)

4. The location of the Double Check Detector Assembly (DCDA) is solely decided upon by the Long Beach Water Department. (Contact Dennis Santos, with the Long Beach Water Department.)
 - a. The Fire Department requires that the valves on the DCDA, be electronically supervised, to a listed central station monitoring company.

Fire Department Connections:

5. Fire Department Connections (FDC) is required for automatic fire sprinkler systems.

FDC Requirements:

- a. Fire department connections shall be located on the address side of the building (on the name of the street) and shall be within 150 feet of a public fire hydrant. A hydrant may be required to be installed to meet this requirement.
- b. FDC is required within approximately 10 feet from a fire lane or public road and unobstructed.
- c. Where located in landscaping or other similar areas, shall be provided with a minimum 3-foot pad around the FDC.
- d. An approved concrete pathway leading to the FDC.
- e. FDC shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings or other fire engines.
- f. The exterior alarm device shall be a horn and strobe device, located on the address side of the building, closest to the location of the FDC.

Building Requirements:

6. Fire Protection System. The proposed project will require the following fire protection system(s):
 - a. An approved automatic sprinkler system and Standpipes designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3

- and the NFPA 13 standard.
- b. Fire Alarm System.
7. 903.1.2 Existing buildings. An automatic sprinkler system shall be installed in all existing occupancies as required by this section, if any of the following occurs:
- a. There is a change in occupancy classification to one that would require an automatic sprinkler system per the Fire Code in the new occupancy.
 - b. The Fire Code Official determines that an automatic sprinkler system is required to provide a minimum level of public safety.
8. NFPA 20 4.13.2.1.1 If, a fire pump is Required, by a C-16 Licensed Contractor/designer, then Fire pump rooms have to be accessible from the outside, or in a enclosed stairway, or enclosed passageway, and the passageway is rated the same as the room walls.
- a. Rooms where fire pumps are located shall be separated by 1-hour Fire Barriers per CBC Section 707 or 1-Hour Horizontal Assemblies per CBC 711 or both.
9. Emergency Responder Radio Coverage (ERRCS) All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. (CFC Section 510)
- When Required:
- Approved radio coverage for emergency responders shall be provided within all buildings meeting any of the following conditions:
- There are more than 3 stories above grade plane (as defined by the California Building Code Section 202).
 - The total building area is 50,000 square feet or more;
 - The total basement area is 5,000 square feet or more;
 - The building is equipped with a solar photovoltaic system.

If you or the Applicant have any questions or concerns regarding the preliminary comments provided herein, please do not hesitate to contact me.

REVIEWED BY:

Bret Anderson
Deputy Fire Marshal
Long Beach Community
Development T: 562.570.6092
411 W. Ocean Blvd, 2nd Fl | Long Beach, CA
90802 / bret.anderson@longbeach.gov

Manraj Bhatia

From: LBGasDeveloperProjects
Sent: Monday, July 1, 2024 11:29 AM
To: Manraj Bhatia
Cc: Giancarlo Moral; Raul Martinez; Chuck Querido; Giovanni Duenas
Subject: TAC Comments For Application No. 2406-05, 1700 Santa Fe Ave REF 603
Attachments: 1700 Santa Fe - Plans Resubmittal_2024-06-03.pdf; 2406-05_1700 Santa Fe_TAC Notice.pdf; GIS Map 603.pdf; New Gas Customer Guideline.pdf

Hi Manraj,

Long Beach Utilities (LBU), Gas Department, has reviewed the above-named TAC notice and Site Plan Review for the development at 1700 Santa Fe Ave and **request the following comments to be provided to the applicant:**

- There currently is no gas service to the property. If gas service is needed for the proposed development, LBU, Gas Department, will design & construct all gas services and review proposed locations for the new meter and buried service line(s) to be installed. Please consider that the routing of the buried gas line(s) and clearance requirements for a meter may impact the current design of the development.
- For new gas service, LBU, Gas Department, recommends the developer to schedule a pre-application meeting with LBU to review and get approval for the location of the gas meter(s) and buried service line(s) to be installed. Please consider that the routing of the buried gas service line(s) and clearance requirements for meter(s) may impact the design of the development to maintain appropriate clearances from ignition sources and operable windows/other openings.
- To review and coordinate the scope and costs involved with the installation of gas facilities, the developer should contact us as soon as possible by calling (562)570-5991 to initiate an investigation with an assigned LBU gas inspector. The assigned LBU gas inspector will be the point of contact and will engage additional resources as required depending on project details.

Manraj – Please **include in the conditions of approval:**

- Developer is to meet with and contact LBU, Gas Department, in advance to understand what is required for new gas services, and the cost and schedule impacts associated.
- The developer is to review and get approval for proposed meter(s) locations and gas line routing for this development with LBU, Gas Department.

For any questions or concerns, please contact Giancarlo Moral at (562) 570-2032 or me at (562) 570-2035.

Thank you,

Logan Khy
Capital Project Coordinator I

Long Beach Utilities Department
Gas Engineering & Regulatory Compliance Bureau
2400 East Spring Street | Long Beach, CA 90806
Office: 562.570.2035 Cell: 562.756.3127



Lbutilities.org @lbutilities



**TECHNICAL ADVISORY COMMITTEE
CONDITIONS OF APPROVAL
ISSUED BY LONG BEACH UTILITIES DEPT. DEVELOPMENT SERVICES
(Water/Sewer)**

Date: July 9, 2024

To: Manraj Bhatia, Planner

Date of TAC Notice: 6/24/24

From: Eric L. Buehler, Senior Civil Engineer
Leticia Mimila, Capital Project Coordinator, III
Dennis A. Santos, Manager of Engineering

Subject: 1700 Santa Fe Ave – Application No.: 2309-14

Project Description:

Existing Conditions at site: Existing 3-story self-storage building (36,957 SF).

Conceptual Site Plan Review to add a new six-story 111,540 SF building and partial office to self-storage conversion within the existing 36,957 SF storage building the IG (General Industrial).

The Long Beach Utilities Department, Development Services (Water/Sewer) submits the following requirements for the proposed development referenced in the above subject line. The Developer must comply with all requirements noted below. All conditions specified herein, and final designs developed in conformance with said conditions are subject to review and shall be completed to the satisfaction of the Long Beach Utilities Department as applies.

Please note that LBUD water / sewer fees were updated effective February 1, 2024. Please review the fee structure as found in Appendices A and B of the LBUD Rules and Regulations, which can be found on the homepage of our website.

Conditions of Approval:

Please include the following in the Conditions of Approval:

1. Plan Submission: No plans submitted to other City departments are routed to the Long Beach Utilities Department (LBUD). Typical requirements are listed on the LBUD website at <https://lbwater.org/>. Developers, architects, and engineers should contact the Water Engineering Development Services Group at Water-ServiceCounter@lbwater.org or (562) 570-2419 to discuss conceptual water and sewer designs, determine fees, or if they have any questions about processes, procedures, timelines, etc.

2. Demolition Plan shall be reviewed and approved by LBUD. *Prior to the start of on-site demolition or grading:*
 - a. All sewer laterals that will not be used shall be capped 2 feet from the property line per the approved demolition plan.
 - i. All maps and record drawings provided by LBUD shall be field-verified.
 - ii. Developer shall use means sufficient to confirm that ALL laterals have been capped before or during the Demolition Phase.
3. Water services:
 - a. *Potholing, Casing Requirement:* Water mains and water services 4 inches and greater shall observe the California Code of Regulations, Title 22, § 64572, Water Main Separation criteria. In locations where substructures research indicates the presence of pipelines conveying fluids as listed in paragraphs (a) or (b) of § 64572:
 - i. The locations of conflicting utilities shall be determined either by potholing or review of record drawings, to the satisfaction of the LBUD plan checker;
 - ii. Civil Engineers shall include profile designs to scale (typically 1" = 4' horizontally and vertically) that demonstrate compliance with the requirements of § 64572, including but not necessarily limited to installing the water pipe in steel casing per WDS-106.
 - b. *Water Service Locations:* The developer, engineer, and/or architect shall contact the LBUD to review conceptual design locations for DCDA's and water meter assemblies sized four inches and greater prior to final design. Unless otherwise approved by LBUD, requirements shall be as follows:
 - i. DCDA and meter assembly shall be outside the building with sufficient clearance;
 - ii. Assemblies shall be located within 5 feet of the property line;
 - iii. Device must be accessible for maintenance by LBUD crews.
 - c. *Connections* may only be made to water mains 12 inches and smaller.
 - d. *Fireline Service:* Refer to <https://lbwater.org/customer-services/water/fire-service-larger-than-3/> for requirements and instructions for the design, installation, and process for installing a new fireline including the DCDA. **Sites which have existing detector check connections (i.e. single-check underground backflow device) shall replace the service with a new lateral and DCDA meeting current LBUD standards.**
 - e. *Irrigation service:* Landscapes over 5,000 square feet and non-residential sites with landscapes over 1,000 square feet must have a dedicated irrigation service connection separate from the service connection for non-irrigation use. The private pipeline systems for irrigation and non-irrigation uses must be independent of the other and not cross-connected.
 - i. Projects that include connections to recycled water or cisterns shall perform a cross-connection test in cooperation with the Health and Utilities Departments.
 - ii. Irrigation plan shall be submitted to LBUD for review and approval of the backflow device and service size.
 - f. *Service size:* Proposed velocity in all water service laterals shall not exceed eight (8) feet per second as calculated per the latest edition of the California Plumbing Code adopted by the City. Unless otherwise approved by LBUD, the service size for sites with demands exceeding 156 gallons per minute shall be 4 inches or greater per WDS-011.

- g. *Backflow prevention* assemblies shall be required on all water services.
 - i. The device shall be located on private property.
 - ii. "A reduced pressure principal backflow prevention device shall be located as close as practical to the user's connection and shall be installed a minimum of twelve inches (12") above grade and not more than thirty-six inches (36") above grade measured from the bottom of the device and with a minimum of twelve inches (12") side clearance." (17 CA ADC § 7603)
 - iii. *Plumbing and landscaping plans* shall be submitted directly to the LBUD for review and approval. Refer to <https://lbwater.org/customer-services/designing-and-planning/backflow-preventer-plan-check/> for further details.
- 4. Sewer Connections:
 - a. All new construction will require the installation of a new cut-in wye (6-inch lateral) or manhole connection (8-inch and larger lateral).
 - b. A new sewer cleanout shall be installed per LBUD standards at the property line.
 - c. All new laterals shall be 10 feet minimum from potable water services.
- 5. Easements: "At no time will the Department approve plans that include landscaping (except grass or shallow root plantings) or Structures (such as walls, drainage systems, sidewalk, pavers, and any kind of stamped or decorative concrete or permanent Structures of any type) placed within easements." (Reference LBWD Rules and Regulations Section 302, 'Construction in Water Department Easements.')
- a. This prohibition includes (but is not limited to) sidewalk, pavers, and any kind of stamped or decorative concrete. If Developer intends to place trees or other improvements listed above within LBUD-owned easements, Developer shall relocate water or sewer main(s) at no expense to LBUD.
- b. Additional easements will be required for any construction over existing LBUD water and sewer facilities. Easements for water mains or sewer mains shall be 20-feet wide and centered on the given main.

Potable Water System:

Water Mains:

According to our records, the following water mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
Santa Fe Ave.	12	Cement Mortar Lining on Cast Iron (CI-CML)
W 17 th St	8	Ductile Iron (DI)
W Esther St	8	Ductile Iron (DI)

Subject: In Lieu of TAC - 1700 Santa Fe Ave.

Date:7/9/24

Page 4 of 4

Water Services:

According to our records, the following water services (four inches and greater) serve the project site existing DC shall be replaced with DCDA:

Street / Location Description; comments	Meter Size (inches)	Lateral Size (inches)	Lateral Material	Work Order Number
1700 Santa Fe Ave. Detector Check Fireline	4	4	Ductile Iron (DI)	F010650

Reclaimed Water System:

There are no existing or proposed reclaimed water facilities to serve the proposed project.

Sanitary Sewer System:

According to our records, the following sewer mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
W Esther St.	8	Vitrified Clay Pipe (VCP)
W 17th St.	8	Vitrified Clay Pipe (VCP)

Water and sewer maps are attached for reference.

End of conditions.

Date: July 11, 2024

To: Don Mauk, Deputy Chief, Patrol Bureau

From: Scott Jenson, Commander, West Division

Subject: CPTED FOR 1700 SANTA FE AVE

This memorandum is in response to Application No. 2309-14 requesting a Crime Prevention Through Environmental Design (CPTED) assessment, at 1700 Santa Fe Ave. The Long Beach Police Department has made the following recommendations for public safety, crime prevention, and improving the quality of life.

Location:

- The site is an Existing 3-Story Self-Storage Building (36,957 SF)

Site Design:

- Conceptual site plan review to add a new self-storage building of 112,978 square feet and partial office-to-self storage conversion within the existing 36,957 SF storage building in the IG Zone (General Industrial).

Lighting:

- LED Lighting at pedestrian entrances, and trash container enclosure.
- LED Lighting at vehicle entrances/exits, alley, and around entire yard.
- LED Lighting around perimeter of existing and proposed storage building.
- LED Lighting along all pedestrian walkways.
- Landscaping shall not be planted to obscure required light levels.
- The light source shall be controlled by a photocell device or time clock.

Landscaping:

- Trees (canopy not blocking lightings).
- Trees (trimmed up from the ground 6ft).
- Shrubs (no higher than 36 inches and trimmed up from the bottom).

Camera Locations:

- Install along the entire perimeter of existing and new building.
- Install throughout parking lot.
- Install at all entrance and exit points including exit and entrance gates.
- Install throughout all interior hallways.

- On-site recording capability with a 30-day recording minimum.
- Install at entrance and exit gates/doors of customer parking lot.

External Storage Facilities:

- Building trash enclosures should remain locked when not in use.

Signage:

- Signs should be large, legible, and identifiable. The use of strong colors, standard symbols, single shapes, and graphics is recommended for signs of information and help.
- Signs should be strategically located at entrances and near activity nodes and placed for visibility at an appropriate height.
- Long Beach Police Department No Loitering-No Trespassing signs should be posted around the perimeter of buildings.
- Signs stating warning you are being recorded should be placed near the video surveillance cameras.

**TECHNICAL ADVISORY COMMITTEE
CONDITIONS OF APPROVAL
ISSUED BY DEPARTMENT OF PUBLIC WORKS**

Date: July 8, 2024

To: Manraj Bhatia, Planner

Date of TAC Notice: June 24, 2024

From: Giselle Terzian, Civil Engineer, Public Works Project Management

Subject: 1700 SANTA FE AVENUE – Case No. 2406-05

The Department of Public Works submits the following requirements for the proposed development referenced in the above subject line. The Applicant must comply with all requirements noted below. All conditions specified herein and final designs developed in conformance with said conditions are subject to review and shall be completed to the satisfaction of the Director of Public Works, City Engineer and/or City Traffic Engineer as applies.

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. 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
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant 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.

- b. The Developer may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through

the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the 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.

- c. There appears to be existing above ground encroachments, such as overhangs, on the existing building. Applicant shall correct these encroachments to comply with Long Beach Municipal Code Section 14.48.040, to the satisfaction of the Director of Public Works.
Note: Certain encroachments are acceptable over the adjacent sidewalk and shall follow the following requirements. The encroachment of balconies and architectural features 8 feet or more above the established grade of the public right-of-way shall be a 1-inch projection for every 1-inch vertical rise, to a maximum of 4-foot projection at a 12-foot height. Architectural encroachments cannot occur below 8 feet above the adjacent grade.
- d. The extent of repaving and restoration of the adjacent Rights-of-Way shall be per the discretion of the Director of Public Works and shall be determined during the plan check process based on the excavation proposed.
- e. If the proposed off-site improvements associated with the proposed project, stipulated herein, conflict/overlap with a planned City project, a fair share fee may be assessed and paid by the Applicant to the City at the discretion of the City Traffic Engineer, City Engineer and Director of Public Works.
- f. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- g. 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.
- h. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- i. All off-site improvements shall provide a compliant clear path between any and all obstructions for pedestrian travel purposes compliant with the most recent Americans with Disabilities Act (ADA) standards within the dedicated right-of-way. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).

- j. The Applicant 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.
- k. All off-site improvements and conditions of approval per the Notice of Final Action shall be completed to the satisfaction of the Public Works Inspector and the Public Works Private Development Group Project Management Officer prior to issuance of Temporary Certificate of Occupancy. In addition to the aforementioned requirements, mapping applications (dedications, final maps, easements etc.) shall be completed prior to issuance of Certificate of Occupancy.
- l. 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 pw-privatedevelopment@longbeach.gov**, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Community Development, Building & Safety Bureau.**
- m. 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.
- n. Applicant shall provide Off-Site Improvement Record Drawings (PDF and CAD files) at the end of construction prior to Public Works permit closeout and Public Works clearance for Temporary and Final Certificate of Occupancy. Record drawings shall reflect all field changes and contractor markups (updated in CAD) and shall be signed and stamped by the project Civil Engineer. Any supplemental contractor markups for the off-site improvements shall also be provided at project closeout.

PUBLIC RIGHT-OF-WAY

- o. The Applicant shall dedicate and improve areas, to provide a minimum of five feet clear around existing infrastructure (light poles, fire hydrants, street signs etc.) along W Esther Street and 17th Street. A complete application along with all required items plus filing fee shall be submitted for review and processing.

- p. The Applicant shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency.

Note: Backflow preventer must be installed on private property and an easement to the City must be processed through an application to the Department of Public Works

- q. The Applicant shall be responsible for the relocation and/or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area. The Applicant shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- r. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along Santa Fe Avenue, 17th Street, and West Esther Street, to the latest City standards and to the satisfaction of the Director of Public Works. The Developer shall assess the existing sidewalk and driveway approaches adjacent to the project site for ADA compliance, and if found to be non-compliant, shall replace the existing sidewalk with a compliant design 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).
- s. Applicant shall remove any unused driveways and curb cuts along the Project's frontage on West Esther Street, Santa Fe Avenue, and West 17th Street and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- t. Applicant shall assess the existing curb ramps at the northwest and southwest corners of the project site for ADA compliance, and if found to be non-compliant shall reconstruct the curb ramps to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. 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.
- u. Applicant shall provide for a new street tree with root barrier and associated irrigation on Santa Fe Ave in the existing empty tree well, per Section 21.42.050 and Section 14.28.020 of the Long Beach Municipal Code. An in lieu fee shall be provided for thirteen street trees, where they are unable to be planted along West Esther Street and West 17th Street. Street tree in-lieu tree planting fees shall be coordinated directly with the Department of Public Works, at

(562) 570-2770, prior to issuance of permit. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

- v. Applicant shall contact the Street Tree Division prior to beginning the tree planting, landscaping, and any irrigation system work.
- w. Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, street light conduits and utility poles and overhead lines, and along the perimeter streets adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- x. Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the entire project, from commencement of the on-site improvements, until final inspection of the off-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 Applicant, to the satisfaction of the Director of Public Works.
- y. Applicant 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.
- z. Applicant shall install Custom Printed Flex Mesh screen(s), such as FenceScreen.com 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.
- aa. Applicant shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review 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.
- bb. Applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- cc. 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 AND TRANSPORTATION

- dd. The Applicant 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.
- ee. 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 24 feet in width require a variance; contact the Traffic Engineering Division, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- ff. Subject to the improvement limits of the proposed driveways along W Esther St. the Developer shall provide for the relocation of the existing facilities in conflict with the new points of access, to the satisfaction of the Director of Public Works. The Developer shall contact the interested agency or City Department to schedule the relocation work prior to submitting on-site grading plans.
- gg. Applicant 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, to the satisfaction of the City Traffic Engineer; contact the Traffic Engineering Division, at (562) 570-6331, to request additional information regarding the most recent Bicycle Master Plan of the City of Long Beach.
- hh. The Applicant 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
- ii. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- kk. The Applicant shall contact the Traffic Engineering Division, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- ll. All traffic control device installations, 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.).

- mm. All bike racks and bike rack placement must follow the guidance in “Essentials of Bike Parking” by the Association of Pedestrian and Bicycle Professionals.

BP:PV:RK:gt