

**SITE PLAN REVIEW AND CONDITIONAL USE PERMITS
CONDITIONS OF APPROVAL**

6201 Appian Way

Application No. 2018-18 (SPR18-045, CUP22-027, and CUP22-028)

July 18, 2024

1. The approvals are granted for this project:
 - a) Site Plan Review for the remodel and expansion (20,179 square feet) of an existing private club building and outdoor areas (operated by the Long Beach Yacht Club [LBYC]) at 6201 Appian Way in the Park (P) Zoning District. The physical improvements include the demolition of an existing storage building (450 square feet), pool, and pool decking and the construction of a two-story addition (20,179 square feet) with roof deck, new pool area and decking, and ancillary storage and equipment areas, as shown on plans submitted to the Community Development Department on November 22, 2022.
 - b) Conditional Use Permit for the operation of a private club land use in the P Zoning District; and
 - c) Conditional Use Permit for the onsite sale of alcohol in conjunction with a private club in the P Zoning District.
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless operation/construction is commenced, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgement Form supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
4. Prior to issuing any building permits for the project, the applicant shall obtain the required coastal development permits issued by the California Coastal Commission.
5. The proposed project shall conform to the plans reviewed by the Planning Commission on July 18, 2024; except as modified by the conditions of approval.

Special Conditions – Construction:

6. No structural modification to the existing seawalls onsite are permitted as part of

this project.

7. The Applicant shall notify the Marine Bureau Superintendent, all club members, and all properties within 300 feet of the project site prior to initiation of construction activities work covered under this permit. This coordination shall occur through notification through a mailed letter to both property owners and tenants within the required radius.
 - a) The notice shall contain the scope and location of work to be performed, the approximate length of time for construction, access information during construction, and a name and phone number of a responsible person who has the authority to resolve concerns or complaints.
8. Construction staging, equipment, and materials shall not impede public access to the coast at all locations for vehicular, bicycle, and pedestrian, and marine (boat and recreational activities) traffic. The contractor shall prepare and submit a Construction Management Plan (CMP) for review and approval by the Director of Community Development and Department of Public Works. The CMP shall include a description of all construction activities to occur on the project site and all construction material transport, storage, and staging activities. A site plan with all detour signage and detour routes shall be included in the plan. The CMP shall include detours for vehicles, pedestrians, bicyclists, and marine vessels in the vicinity of the project site and all staging and storage areas.
 - a) The work area shall maintain access to walkway, street, and bay access areas.
 - b) The scope of work shall be completed in stages to ensure that access around the project area is maintained.
 - c) Detour signs shall be provided around work areas for pedestrians, bicyclists, vehicles, and marine vessels.
 - d) Throughout the duration of the staging, a sign shall be posted on the temporary fencing that includes the days and hours of construction and contact information for potential complaints.
9. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on July 18, 2024. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
 - a) Glazing selections and quality,
 - b) Green walls/roofs
 - c) Architectural design and features
 - d) Window and Door systems, and
 - e) All materials and finish selections specifically identified on plans, or equal or better to the satisfaction of the Director of Community Development.

10. The Applicant shall provide a sample of all final exterior finish and architectural materials and colors selected for construction to the Planning Bureau for review by the Director of Community Development, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the Applicant shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Community Development.
 - a) Proposed glass and structural features shall be designed to incorporate bird-safe building treatments. Prior to building permit approval, the applicant shall provide documentation noting the incorporation of these treatments into final project plans.
11. A final lighting plan shall be submitted to the Planning Bureau for review of lighting design standards for bird-safety.
12. Exterior security bars and roll-up doors applied to windows and building entrances shall be prohibited.
13. The transportation of heavy construction equipment and/or materials which require use of oversized-transport vehicles of State highways shall obtain a Caltrans transportation permit. Large size truck trips should be limited to off-peak commute periods.
14. During construction, the contractor shall implement Best Management Construction methods minimize water runoff and debris in accordance with all applicable state, regional, and local requirements.
15. The Applicant is hereby advised that sea level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion upon the subject property. This condition of approval serves in an advisory capacity and does not constitute a vulnerability assessment. The Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood shields, water tight doors, moveable flood walls, partitions, and other flood proofing techniques.
16. The Applicant is hereby advised that no encroachments in the public right-of-way shall be constructed, unless specifically approved by the Director of Public Works and Director of Community Development, or through the approval of a Local Coastal Development Permit or coastal approval by the California Coastal Commission. An encroachment is any private improvement which extends beyond the subject property boundaries. Only certain minor encroachments such as native landscape and hardscape that do not impede access to the coast may be approved. Encroachments in the public right-of-way that impede access to the coast shall not be installed.
17. Prior to issuance of a grading or demolition permit (whichever occurs first), the Applicant shall submit a proposed haul route/trucking route for all construction

truck trips for review by the Director of Community Development and the 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 Applicant.

18. The Applicant 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 Applicant's hauling practices are remedied.
19. The applicant shall provide a construction phasing plan to the Director of Community Development prior to the building plan check submittal. The construction plan shall note compliance with all conditions of approval to the satisfaction of the Director of Community Development.

Special Conditions – Plans:

20. Prior to the issuance of a Certificate of Occupancy, the applicant and/or property owner shall submit a final public areas management program, subject to the review and approval of the Director of Development Services, that protects the rights of the public to enter and use the public areas onsite. The program shall incorporate the following:
 - a) Public Access Signage Plan. The signage plan shall clearly describe, at a minimum, the dimensions, material(s), text, and font of each sign and/or stencil and a site plan depicting the location of each sign and/or stencil. The signs shall facilitate, manage, and provide public access around the Long Beach Yacht Club lease area, including identification of all public features that will be provided on the site (seating, picnic areas, etc.) and allowable uses of the public areas. The signs shall be conspicuously sited to maximize visibility from the public walkways to provide clear information to the public, marina users, and the general public without adversely impacting public views and visual resources.
 - b) The final plans shall provide a mechanism for the Director of Community Development to review and approve minor sign changes. Changes may only be granted if such changes will not adversely impact, and/or will enhance coastal resources, including coastal access (e.g., modifying the signage to be clearer to the public and/or more aesthetically pleasing)

- c) Wayfinding signage shall be consistent with City design standards for public space. This wayfinding signage shall clearly indicate that boardwalk and seating areas are public amenity areas.

Special Conditions – Operation:

- 21. Annually, at the time of business license renewal, the owner/operator shall provide contact information for the onsite restaurant manager to all adjacent and adjoining property owners/occupants in case of nuisance or noise complaints. A sign shall also be posted onsite with this contact information.
- 22. The approved hours of operation of the private club are allowed as follows:
 - a) Tuesday through Sunday, 8:00 AM through 11:00 PM
 - b) Monday: Closed (except for special events and classes)
- 23. The applicant shall post and maintain urban etiquette signage within the on-site parking area notifying members and guests to be quiet, turn radios off and limit idling of vehicles. The size, location, and final content of the sign shall be approved by the Director of Community Development or designee, and installed prior to the certificate of occupancy.
- 24. The operator of the approved use shall prevent loitering along the sidewalk and alley areas, including landscaping areas serving the use, during and after hours of operation. The operator shall clean the sidewalk areas of trash and debris on a daily basis.
- 25. There shall be no exterior advertising or signage of any kind, including advertising directed to or visible from the exterior of the establishment, promoting or indicating the availability of beer, wine or other alcoholic beverages.
- 26. Prior to commencement of alcohol service under this application, the Applicant shall submit a plan for approval by the Director of Community Development regarding an employee alcohol awareness training program and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol training program (e.g., "Leadership and Education in Alcohol and Drugs" [LEAD] or "Training for Intervention Procedures" [TIPS]) within 90 days of the effective date of the Conditional Use permit. In the case of new employees, the employee shall attend and complete the alcohol awareness program within 90 days of hiring. In the event ABC no longer sponsors an alcohol training program, all employees having contact with the public shall complete an alternative program as approved by the Director of Community Development. The Applicant shall provide the City with an annual report regarding

compliance with this condition. This project shall be subject to any future citywide alcohol awareness training program condition affecting similar establishments.

27. The ABC-licensed proprietors shall have confirmed with the Community Development Department within 15 days of the final approval of the Conditional Use Permit or within 15 days of the opening to the subject establishment, whichever is later, that a date certain has been scheduled with the local ABC office for said prospective employees to take the LEAD program course; and within 30 days of taking said course the employee(s) or responsible employer shall deliver to the Planning Bureau each required LEAD Program Certificate evidencing completion of said course.
28. The operator shall maintain full compliance with all applicable laws, Alcohol Beverage Control laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, Conditional Use Permit, or Alcoholic Beverage Control license, the more stringent regulation shall apply.
29. The operator shall annually (beginning of calendar year) submit a Special Event Plan that details frequently of the special events held per year and provides strategies for reducing negative impacts on the community and marina for review and approval by the Director of Community Development and Director of Parks, Recreation, and Marine.
30. Any expansion of approved alcohol sales areas or modifications to approved bar lengths (48 lineal foot bar and 53 lineal foot bar) shall be subject to a Modification of Approved Permit for the Conditional Use Permit (CUP).
31. Prior to issuance of building permits, the Applicant shall provide a final transportation demand management (TDM) program in addition to proposed site improvements, to the satisfaction of the Director of Community Development, that includes a menu of measures, including, but not limited to, the following provisions:
 - i. Boat Use – Operator will obtain permits for additional boat parking on the long dock for special events from the Marine Bureau. Once the additional boat parking spaces are secure, the operator will establish a program to educate members on obtaining approvals for usage of these boat parking spaces.
 - a) Install public bicycle racks for Bike Share Program located in the vicinity of the building entrance, and accessible to patrons accessing the site.
 - b) The operator will provide discounted Bikeshare memberships for employees.
 - c) The operator will Install dedicated bike/scooter parking area located within the lease area to reduce the blocking of the sidewalk/pedestrian space, subject to approval by the City.
 - d) The operator will provide information on Electric Scooter Program to employees. Offer discount for memberships for employees.

- e) The operator will install a secured private E-Scooter parking area with charging station for members and employees.
 - f) The operator will provide incentives to encourage employees to ride personal bikes to work such as any employee riding a bike to work will have a secured area at the club to park the bike, access to showers and access to personal lockers.
 - g) Information will be provided to the operator's employees about Long Beach Transit discounted bus fares and passes to qualifying employees and offer to subsidize a percentage of that fee for employees utilizing bus transit to get to work.
 - h) Subsidized transit passes will be provided to employees who do not qualify for discounted rates on bus passes.
 - i) The General Manager will work with employees interested in carpooling to arrange shift schedules to facilitate carpooling.
 - j) The operator will host at least one "Alternative Transit Day" similar to a Bike to Work event. Provide refreshments and other types of incentives for those not driving a car to work that day.
 - l.) The city offers a free Thursday to Sunday shuttle program called the Circuit servicing the Alamitos Bay and Belmont Shore area, which includes the site. The operator will provide information to employees regarding this free shuttle service.
 - m.) The operator will provide a dedicated area for Ridesharing pick up and drop off areas such as "Lyft", "Uber" and "the Rideshare Company" to be provided to employees. Provide discounts on merchandise for guests or members arriving at events via Uber or Lyft.
 - n.) The private club's website shall provide information related to also using transit or ridesharing services to and from the site.
 - o.) The operator will support efforts by the City for continuation of the existing bike lanes on Appian Way and surrounding streets near the club.
32. The operator shall provide executed lease agreements for usage of all off-site parking granted from the Marine Bureau and the 2nd and PCH Shopping Center (6400 – 6480 East Pacific Coast Highway) for review and approval to the satisfaction of the Director of Community Development.
33. All forms of barbed wire and razor wire shall be prohibited on the site.
34. Prior to issuance of a building permit, the applicant shall provide information on fixtures and mounting heights and locations for exterior lighting, building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Community Development.
35. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Community Development. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval),

the Applicant shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).

36. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in another utility area so that a separate satellite receiver dish is not needed for each venue.
37. The applicant shall design and provide for “solar-ready” building rooftops and “solar-ready” infrastructure on flat-roof buildings , for possible future installation of solar panels.
38. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain “LEED Silver”-level or equivalent green building certification for the project building, as required by Section 21.45.400 of the Zoning Regulations.
39. Pursuant to section 21.45.400 (i), the project shall provide:
 - 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 each five thousand (5,000) square feet of commercial 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.
40. The applicant shall install signage at the outdoor dining areas to enforce smoke-free dining ordinance.
41. Windows shall not be obscured by placement of signs, dark window tinting, shelving, racks or similar obstructions.
42. The Applicant shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
43. The applicant shall post and maintain urban etiquette signage within the on-site parking area notifying patrons and employees to be quiet, turn radios off and limit idling of vehicles. The size, location, and final content of the sign shall be approved

by the Director of Community Development or designee, and installed prior to the certificate of occupancy.

Special Conditions – Landscaping:

44. The use of invasive plant species, such as those listed by the California Invasive Plant Council, shall be prohibited in the Coastal Zone.
45. No trees within the public right-of-way or marina shall be trimmed or removed as part of this approval.
46. The applicant shall submit a landscape plan for review and approval to all trees removed and all new trees planted onsite and in parking lot areas to the satisfaction of the Community Development Director.
47. All modifications to vegetation on private property shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree or vegetation removal. If initial construction activities take place during the bird nesting season (January through September), a nesting bird survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.
 - a) If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
 - b) If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
48. Replacement trees shall be at an appropriate height to support nesting birds, as determined by a biologist or ornithologist.
49. The use of invasive plant species, such as those listed by the California Invasive Plant Council, shall be prohibited in the Coastal Zone.

50. 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.

51. Landscape plans shall be submitted as a separate, but concurrent plan check.

52. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):

- a) Weekdays: 7:00 a.m. to 7:00 p.m.;
- b) Saturday: 9:00 a.m. - 6:00 p.m.; and
- c) Sundays and Federal Holidays: not permitted

Police Department Conditions

53. 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 September 7, 2022.

Building and Safety Conditions

54. The applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated March 1, 2023.

Long Beach Energy Resources Conditions

55. The applicant shall comply with all comments from the Long Beach Energy Resources Department dated January 10, 2022.

56. The developer/owner shall coordinate with Long Beach Energy Resources (LBER) to ensure the completion of a plan in place for the relocation, or cut and cap of gas facilities.

57. The developer/owner shall obtain approval for proposed gas meter(s) locations with LBER inspector.

58. The developer/owner shall provide gas loads for proposed development to confirm that the new meter(s) locations meet all LBER requirements.

Water Department Conditions

59. The applicant shall comply with all comments from the Long Beach Water Department dated September 1, 2022.

Fire Department Conditions

60. The applicant shall comply with all comments from the Long Beach Fire Department dated June 13, 2024

- a. Fire House Pull Distance – from Fire Engine to first-floor exterior walls: 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 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.
- b. Private Fire lanes on the property will be required, to achieve the 150-foot hose pull requirement. The proposal of a private fire lane(s) requires a separate fire master plan permit, to be submitted to Community Development prior to, or simultaneously, along with the building permit application plans. The permit type is a FACC. For FACC plan proposals, contact Bret Anderson, Deputy Fire Marshal at City Hall at 562-570-6092 or bret.anderson@longbeach.gov.
- c. When Private fire lanes are proposed, the following are important requirements on the future FACC plans: a. Fire lane roads shall be designed and constructed to support loading of 80,000 pounds and b. Dimensions. Fire lane access roads shall have width requirements and turning radius requirements. *A separate fire master access plan permit can be submitted to Community Development for a fire plan check, prior to, or simultaneously along with the building permit application plans. The permit type is a FACC. For FACC plan proposals, contact Bret Anderson, Deputy Fire Marshal, in advance at 562-570-6092 or bret.anderson@longbeach.gov. The approved FACC plan can then be copied into the Building Architectural plans. Contact Bret for a pre-submittal meeting if needed.
- d. 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.
- e. For new buildings, or additions creating large 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.
- f. Where a portion of the facility or building constructed is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants shall be provided.
- g. 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 and b. Fire Alarm System.
- h. 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 or b. The Fire Code Official determines that an automatic sprinkler system is required to provide a minimum level of public safety.
- i. All new commercial, industrial and non-residential buildings that require two or more exits or that are greater than 3,000 sq. ft. shall be protected by an automatic sprinkler system.
 - j. 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.) The Fire Department requires that the valves on the DCDA, be electronically supervised, to a listed central station monitoring company.
 - k. Fire Department Connections (FDC) is required for automatic fire sprinkler systems.

FCC Requirements

- I. 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.
- ii. FDC is required within approximately 10 feet from a fire lane or public road and unobstructed.
- iii. Where located in landscaping or other similar areas, shall be provided with a minimum 3-foot pad around the FDC.
- iv. An approved concrete pathway leading to the FDC.
- v. 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.
- vi. 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.

Department of Public Works Conditions

61. The developer shall provide for the following to the satisfaction of the Director 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. 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 counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, 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.**
- k. 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

- l. 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

- m. If applicable, backflow preventer must be installed on private property and a Grant of Easement to the City must be applied for and processed.

Note: Applicant's site plan proposes construction within the vicinity of existing underground/overhead utility lines and gas lines. Applicant shall be responsible for resolving all matters of utility line encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- n. Subject to the improvement limits of the proposed driveways servicing the project site, the Applicant shall provide for the relocation of all existing facilities in conflict with the new points of access, to the satisfaction of the Director of Public Works. The Applicant shall contact the interested agency or City Department to schedule relocation work prior to submitting on-site grading plans.

- o. The Applicant shall remove all non-ADA compliant driveway approaches servicing the project site and construct new driveway approaches per the most current ADA (Americans With Disabilities Act) requirements. Driveway approaches shall be constructed with Portland cement concrete.
- p. The Applicant shall remove unused driveway approaches and curb cuts, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- q. The Applicant shall demolish the existing sidewalk and curb ramps adjacent to the project site, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- r. The Applicant shall reconstruct cracked, deteriorated, non-compliant or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- s. The Applicant shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Applicant shall consult with the Department of Public Works to review and approve.
- t. The Applicant shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.

TRAFFIC AND TRANSPORTATION

- u. 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 Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- v. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- w. The Developer shall repaint all traffic markings obliterated or defaced by

construction activities to the satisfaction of the City Traffic Engineer.

- x. The Developer shall contact the Transportation Engineering Division, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- y. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2014 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- z. 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:

- 62. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
- 63. The establishment shall comply with the provisions of the City's Noise Ordinance as contained in Title 8 of the LBMC.
- 64. The operation shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking (if any) or other actions. Applicant shall prevent loitering in the parking area (if any) and shall control noisy patrons leaving the establishment.
- 65. There shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00 pm to 7:00 am daily. Trash containers shall be secured with locks.
- 66. Any graffiti found on site must be removed within 24 hours of its appearance.
- 67. The applicant shall be responsible for maintaining the premises and adjoining sidewalks free of debris and litter.
- 68. 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.
- 69. In the event of transfer of ownership or lease of the property involved in this application, the new owner/lessee 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 or transfer of lease.

70. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Community Development. These conditions must be printed on the site plan or subsequent reference page.
71. 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).
72. The Director of Community Development is authorized to make minor modifications to the approved plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
73. 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. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
74. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.