

Appendix C

TAC Letter

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

Date: April 21, 2022

To: Scott Kinsey, Planner

Date of TAC Notice: April 20, 2022

From: Giselle Terzian, Civil Engineer, Public Works Project Management
Pablo Leon, Capital Projects Coordinator IV, Public Works Project Management

Subject: 4000 VIA ORO AVE – Case No. 2203-26

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.

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. 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.

- c. 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.
- d. 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.
- e. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent Americans with Disabilities Act (ADA) standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- f. 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.
- g. 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 Development Services, Building & Safety Bureau.**
- h. 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

- i. The Applicant proposes the vacation and use of Via Alcalde Avenue as part of the new development. The Los Angeles County Metropolitan Transportation Authority (LA Metro) and California Department of Transportation (Caltrans) have a plan in place to widen Interstate 710 in this area, known as the I-710 Corridor Project, and the Applicant may need to dedicate additional right-of-way for future use. Based on preliminary review, approximately 15 feet of

the project site along the length of Via Alcalde Avenue would be needed for future street purposes.

Note: Subject to a successful right-of-way vacation, the Developer is responsible for relocating or reserving an easement for all public utilities within Via Alcalde Avenue to the satisfaction of the interested utility agency, City department and the Director of Public Works. The vacation application shall be applied for prior to issuance of the building permit. The vacation is not guaranteed and is subject to City Council action. Additionally, subject to a successful vacation, the vacated area may be building restricted and said restrictions may be conditioned upon the vacation.

- j. The Applicant shall dedicate and improve as needed along the perimeter of the project site to provide for a 6-foot wide public sidewalk, with 5-foot minimum pedestrian clear path. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- k. Applicant shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- l. The Applicant shall demolish the existing sidewalk and curb ramp located on the corner of Via Oro Avenue and Carson Street adjacent to the project site, and construct a new ADA compliant curb ramp 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.
- m. The Applicant shall improve the sidewalk dedicated area and construct new sidewalk pavement along the perimeter of the project site, where no sidewalk pavement currently exists, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- n. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of curb and curb gutter adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).

- o. Applicant shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- p. Subject to ADA requirements and details of the I-710 Corridor Project, the Applicant shall provide for the relocation of the pad-mounted transformers along Via Oro Avenue and Via Alcalde Avenue to accommodate the new sidewalk pavement, to the satisfaction of the Director of Public Works. The Applicant shall contact Southern California Edison to schedule the relocation work prior to submitting on-site grading plans.
- q. Applicant shall provide for new street trees with root barriers along all adjacent frontage streets, per Section 21.42.050 of the Long Beach Municipal Code. Any street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. Applicant and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. Applicant shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area within the public right of way.
- r. 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.
- s. Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Applicant, to the satisfaction of the Director of Public Works.
- t. 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.
- u. The Developer 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.
- v. 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 approval of the map and/or release of any building permit.

- w. Applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- x. 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

- y. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required) and submitted for review prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- z. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within the signalized intersection of Long Beach Boulevard and East Burnett Street, directly impacted by the Developer's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic

signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.

- vii. The developer may be asked to update the traffic signal controller located in the traffic signal cabinet. At the discretion of the City Traffic Engineer, it may be decided that the existing traffic signal controller does not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the developer will be asked to install a new traffic signal controller based on the most current City Standard.

- aa. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.

Note: As illustrated in the plans provided, the proposed driveways are shown with curb return geometry, which is not acceptable to Public Works. Driveway geometry shall be per City standard plan 105.

- bb. Applicant shall upgrade all existing crosswalks at the intersection of Carson Street and Via Oro Ave adjacent to the project site to thermoplastic continental crosswalks and install all new crosswalks per the most current City standard and to the satisfaction of the City Traffic Engineer.
- cc. Applicant shall be responsible to implement the most recent Bicycle Master Plan of the City along Carson Street to the satisfaction of the City Traffic Engineer. Applicant shall provide for striped bike lanes from the Railroad (located to the west) to the eastern limit of the proposed project. Applicant shall provide striping plans for the full street width of Carson Street, curb to curb, that incorporate the striped bike lanes to the satisfaction of the City Traffic Engineer. Contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding the most recent Bicycle Master Plan of the City of Long Beach..
- dd. Applicant shall submit a signing and striping plan for review and approval by the City Traffic Engineer.
- 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.).

BP:DT:PVD:GT:pl

April 27, 2022

Scott Kinsey
Planning Bureau

TAC Case No.: 2203-26
Project Address: 4000 VIA ORO 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 4000 Via Oro Ave. The description of the proposed project is as follows:

“Construction of a new 60 ft, 525,280 sf corporate warehouse, with 8,228 sf of corporate headquarters office, 570 auto parking stalls, 66 truck docks, the merger of two lots that make up the 26.47-acre (gross) site.”

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.
 - Fire permit application.
 - Public Work right of way occupancy application.



Applications can be obtained at:

- longbeach.gov/lbds/forms
- longbeach.gov/globalassets/lbds/media-library/documents/formsapplications/app/app-001-consolidated-permit-application

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 Department 562-570-2381/2382 (2415/2393 for backflow)
- Energy Resource Department 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)
- 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/lbds/media-library/documents/building-safety/inspections/information-bulletins/ib-bu-044-development-impact-fees--rev-04-04-17-

For more information on the Sewer Capacity Charge, obtain a copy of the FORM-034 (or FORM-035 if within the Douglas Park area) at:

- longbeach.gov/lbds/forms
- longbeach.gov/globalassets/lbds/media-library/documents/formsapplications/form/form-034-sewer-capacity-fee-acknowledgement-v20211001

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

- longbeach.gov/lbds/fee-schedules

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/lbds/forms
- longbeach.gov/globalassets/lbds/media-library/documents/formsapplications/app/app-001-consolidated-permit-application

For 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/lbds/building/Plan-Review-Service

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/lbds/media-library/documents/building-safety/information-bulletins/ib-043

To request the service, please complete FORM-010 and submit your request per the instruction on the form.

- longbeach.gov/globalassets/lbds/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/lbds/media-library/documents/building-safety/information-bulletins/ib-013-when-a-registered-design-professional-is-required-v20200122

GENERAL BUILDING REGULATIONS

7. State Code. The 2019 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, 2020 through the end of December 31, 2022. The portion of the Code that will likely be applicable to the proposed project are as follows:

- 2019 Edition of the California Building Code (“CBC”)
- 2019 Edition of the California Electrical Code (“CEC”)

- 2019 Edition of the California Plumbing Code (“CPC”)
- 2019 Edition of the California Mechanical Code (“CMC”)
- 2019 Edition of the California Fire Code (“CFC”)
- 2019 Edition of the California Green Building Standards Code (“CGBSC”)
 - CGBSC Chapter 5 Nonresidential Mandatory Measures will apply to newly constructed nonresidential buildings, nonresidential building additions of one thousand (1,000) square feet or greater, nonresidential building alterations with a permit valuation of two hundred thousand dollars (\$200,000) or above.
 - CGBSC Section 5.106.5.3.3 as amended by the LBMC Section 18.47.050 requires new nonresidential developments to facilitate future installation and use of EV chargers. EV supply equipment shall be installed in accordance with the CEC Article 625. The requirements are as shown on LBMC Table 5.106.5.3.3. For more information, please refer to Information Bulletin IB-050 Electric Vehicle Charging in New Construction or the municipal code at:
 - longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/ib-050
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.47GRBUSTCO_18.47.050AMCASE5.106.5.3.3T A5.106.5.3.WNOEVCHSPCHSTCA

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	NUMBER OF REQUIRED EVCS
0-9	0	0
10-25	3	1
26-50	7	2
51-75	13	3
76-100	19	4
101-150	26	6
151-200	38	8
201 and over	25 percent of total	5 percent of total

- CGBSC Section 5.410.2 requires building commissioning to be included in the design and construction processes of newly constructed nonresidential building projects 10,000 sq. ft. and over to verify that the building systems and components meet the owner’s or owner representative’s project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.
- 2019 Edition of the California Energy Code (“CE_NC”)
 - CE_NC will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The CE_NC may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, pool and spas, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.
 - CE_NC Section 110.10 provides mandatory requirement for solar ready buildings and shall be included in the design and construction of new buildings for nonresidential 3 stories or less.
 - CE_NC Section 120.8 requires building commissioning to be included in the design and construction processes of new nonresidential building projects to

verify that the building energy systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.

Please visit the following websites to access any of the code information noted herein:

- codes.iccsafe.org/codes/california
- longbeach.gov/lbds/building/plan-review-service/code/resources
- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BEACH_CALIFORNIA

8. 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:

- LBMC Section 18.05.030.A.11(c) will require the proposed development within the known or potential liquefaction zone to demonstrate through soils/geology engineering report that the proposed building or structure will be structurally designed in a safe manner to account for and mitigate issues associated with liquefaction.
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.05SUDO_18.05.030CODO
- LBMC 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/lbds/media-library/documents/building--safety/information-bulletins/ib-055-methane-gas-mitigation-10152021
- LBMC Chapter 18.61 NPDES and SUSMP Regulations will apply to proposed development or redevelopment projects. It will require 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=TIT18LOBEBUSTCO_CH18.61NPSURE
- LBMC Chapter 18.67 Construction and Demolition Recycling Program 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 BU-033 Waste Management Plan at:

- longbeach.gov/globalassets/lbds/media-library/documents/building--safety/information-bulletins/ib-033-construction-and-demolition-management-plan-v20210713
- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.67CODEREPR
- LBMC Chapter 18.74 Low Impact Development Standards 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/lbds/planning/environmental/lid
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO_CH18.74LOIMDEST
- LBMC Chapter 18.75 Grading, Excavations and Fills 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

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

9. 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
- Grading and Retaining Wall Checklist
- Structural Design General Checklist
- Electrical Checklist
- Mechanical Checklist
- Plumbing Checklist
- Energy Nonresidential Checklist
- Fire Alarm Checklist
- Fire Group B Checklist
- CALGreen – Non-Residential Checklist

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

- longbeach.gov/lbds/forms

10. Mezzanine. The proposed project appears to incorporate the use of mezzanine levels. The aggregate area of the mezzanine level within the room or space which it is located should not be greater than 1/3 (1/2) of the floor area of that room or space (for Type I

and II construction with an approved automatic sprinkler system and emergency voice/alarm communication system). The enclosed portion within the room or space cannot be included in the total floor area of that room or space. General provisions to consider include height clearance, means of egress, openness, etc. Please refer to the CBC Section 505 for additional information.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

11. 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.).

GENERAL STRUCTURAL REGULATION

12. 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=TIT18LOBE_BUSTCO_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 recommendation for the structural design of the building's foundation, slab and footings.

The proposed project appears to be located near or on fills containing decomposable

material. The report should address how to mitigate this hazard, provide recommendation to isolate the fill by a natural or manmade protective system, and minimize and prevent the accumulation of decomposition gases within or under enclosed portion of the building or structure. Refer to Information Bulletin IB-055 Methane Gas Mitigation for additional information and instruction.

- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBE_BUSTCO_CH18.05SUDO_18.05.030CODO
- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBE_BUSTCO_CH18.79MEGAMI
- arcgis.com/apps/webappviewer/index.html?id=18d6b7027f8f4e99b0173eed3886a9b0
- longbeach.gov/globalassets/lbds/media-library/documents/building--safety/information-bulletins/ib-055-methane-gas-mitigation-10152021

GENERAL ELECTRICAL REGULATION

13. 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 PLUMBING REGULATIONS

14. 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.

15. 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 Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

16. 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 Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

17. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

18. 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 Energy Resources Department ("LBERD"). For more information, please contact the LBERD staff, Paul Lange, at 562-570-2085.

GENERAL FIRE REGULATIONS

19. Water Flow. A current water flow report should be obtained from the Long Beach Water Department (“LBWD”). This information should assist the Applicant to design specific fire protection systems (e.g., fire sprinkler system). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.
20. 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 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.
21. 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.
22. 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.
23. 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.

24. 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.

GENERAL PUBLIC WORKS REGULATIONS

25. Private Street Standards. Private streets may be required to be developed to public street standards pursuant to Public Works Regulation or the conditions of approval associated with the tract map. Please follow up with Mr. Bill Pittman at 562-562-6996.

26. 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.

27. 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.

28. 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.

29. 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.

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:

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Building and Safety Bureau
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