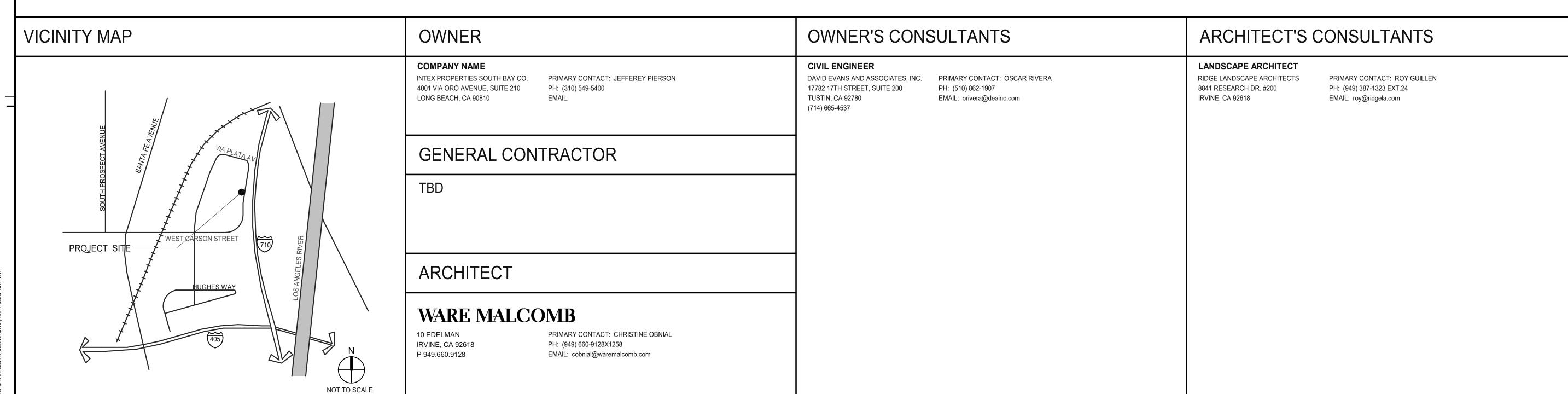
Appendix O

Site Plans

SOUTHBAY LOGISTICS CENTER

4000 VIA ORO AVE. & CARSON ST. LONG BEACH, CALIFORNIA 90810





SHEET INDEX

ARCHITECTURAL

A0.1 TITLE SHEET
A1.1 SITE PLAN

A2.1 FLOOR PLAN
A3.1 ROOF PLAN
A4.1 EXTERIOR ELEVATIONS
A5.0 BUILDING SECTIONS

A5.0 BUILDING SECTIONS
A5.1 BUILDING PERSPECTI
A5.2 BUILDING PERSPECTI
A5.3 BUILDING PERSPECTI
A6.0 TAC COMMENTS

A8.0 TAC COMMENTS
ARCHITECTURAL SHEET COUN

L1.1 PRELIMINARY LANDSCAPE PLAN

LANDSCAPE SHEET COUNT: 2

CIVIL

C1 SITE PLAN CIVIL SHEET COUNT: 1 ARCHITECTURE CIVIL EN

UNITEX

AY LOGISTICS

AVE. & CARSON ST.

SOUTHBAY LC
CENTER
4000 VIA ORO AVE. &
LONG BEACH, CALIFO

DATE

DATE

PLANNING SUBMITTAL

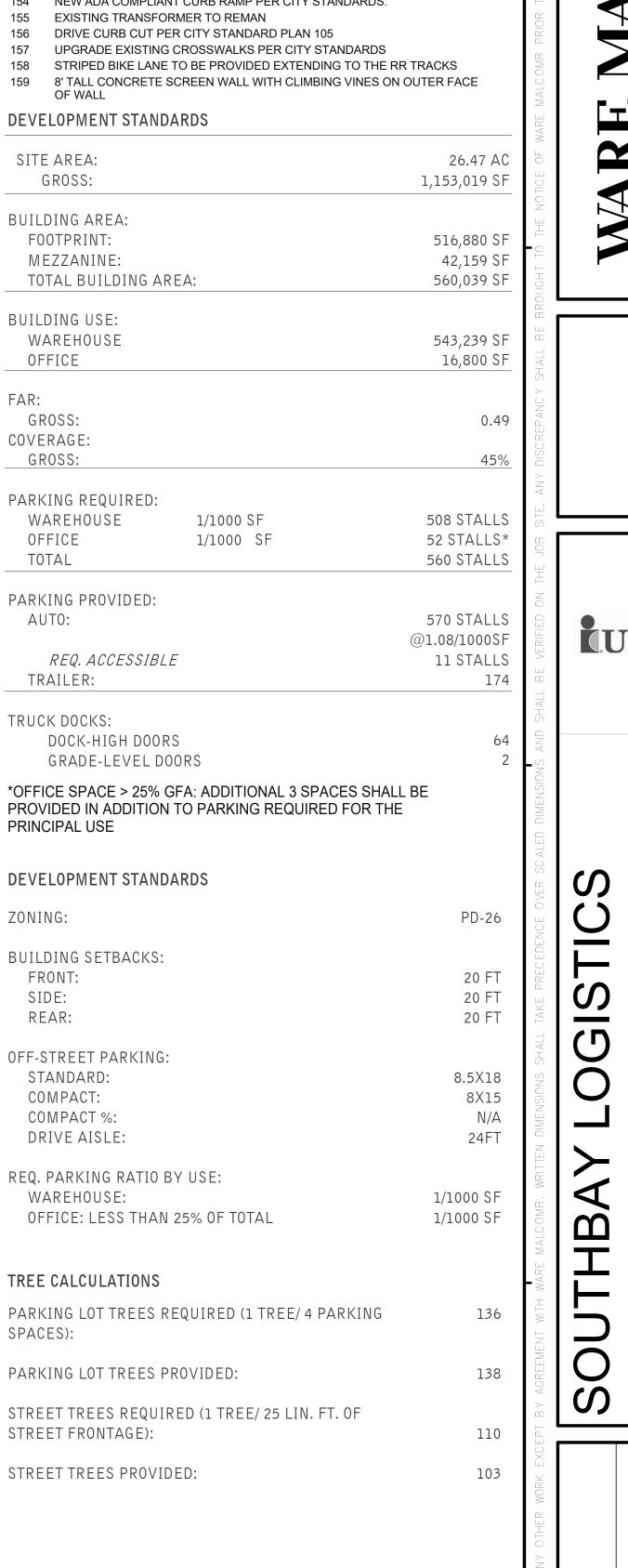
PLANNING SUBMITTAL

PA/PM: C.OBNIAL

DRAWN BY.: J.G./C.B

JOB NO.: IRV15-0034

A0.1



109 LANDSCAPE AND IRRIGATION AREA. 110 TRASH ENCLOSURE WITH RECYCLE BIN. 111 CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL. 152 8'-0" CHAIN LINK SECURITY FENCE WITH ACCESS GATE. 153 NEW 6' WIDE CONCRETE PUBLIC SIDEWALK. REMOVE AND REPLACE EXISTING SIDEWALK WHERE REQUIRED 154 NEW ADA COMPLIANT CURB RAMP PER CITY STANDARDS 155 EXISTING TRANSFORMER TO REMAN 156 DRIVE CURB CUT PER CITY STANDARD PLAN 105 157 UPGRADE EXISTING CROSSWALKS PER CITY STANDARDS 158 STRIPED BIKE LANE TO BE PROVIDED EXTENDING TO THE RR TRACKS 159 8' TALL CONCRETE SCREEN WALL WITH CLIMBING VINES ON OUTER FACE DEVELOPMENT STANDARDS SITE AREA: BUILDING AREA: FOOTPRINT: MEZZANINE: TOTAL BUILDING AREA: BUILDING USE: WAREHOUSE OFFICE FAR: GROSS: COVERAGE: GROSS: PARKING REQUIRED: WAREHOUSE OFFICE TOTAL PARKING PROVIDED: 2-STORY **INDUSTRIA** REQ. ACCESSIBLE TRAILER: TRUCK DOCKS: DOCK-HIGH DOORS GRADE-LEVEL DOORS *OFFICE SPACE > 25% GFA: ADDITIONAL 3 SPACES SHALL BE PROVIDED IN ADDITION TO PARKING REQUIRED FOR THE PRINCIPAL USE DEVELOPMENT STANDARDS ZONING: BUILDING SETBACKS: SIDE: REAR: OFF-STREET PARKING: COMPACT %: DRIVE AISLE: REQ. PARKING RATIO BY USE: WAREHOUSE: OFFICE: LESS THAN 25% OF TOTAL TREE CALCULATIONS PARKING LOT TREES REQUIRED (1 TREE/ 4 PARKING PARKING LOT TREES PROVIDED: STREET TREES REQUIRED (1 TREE/ 25 LIN. FT. OF STREET FRONTAGE):

KEYNOTES: =

106 PROPOSED BUILDING FOOTPRINT.

103 ACCESSIBLE PARKING STALL WITH SIGNAGE. 104 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.

101 PROPERTY LINE.

107 PROPOSED GATE.

PROPOSED CUL-DE-SAC

SETBACK

MEZZANINE

11,572 SF

OFFICE

LUNITEX AVE. & CARSON ST. CALIFORNIA 90810

3-STORY INDUSTRIAL 1"=60' 0 30' 60' 300'

2-STORY INDUSTRIAL

STREET TO BE

ABANDONED

TO STORAGE

MEZZANINE

INTEX CORPORATE OFFICE

AND FULLFILLMENT CENTER

FOOTPRINT: 516,880 SF

MEZZANINE: 43,159 SF

TOTAL: 560,039 SF

CLEAR HEIGHT: 50' CLR

SON VIA ORO AVENUE

2-STORY INDUSTRIAL

8'-0" HIGH SECURITY

CONCRETE TILT WALL

PROPOSED CUL-DE-SAC

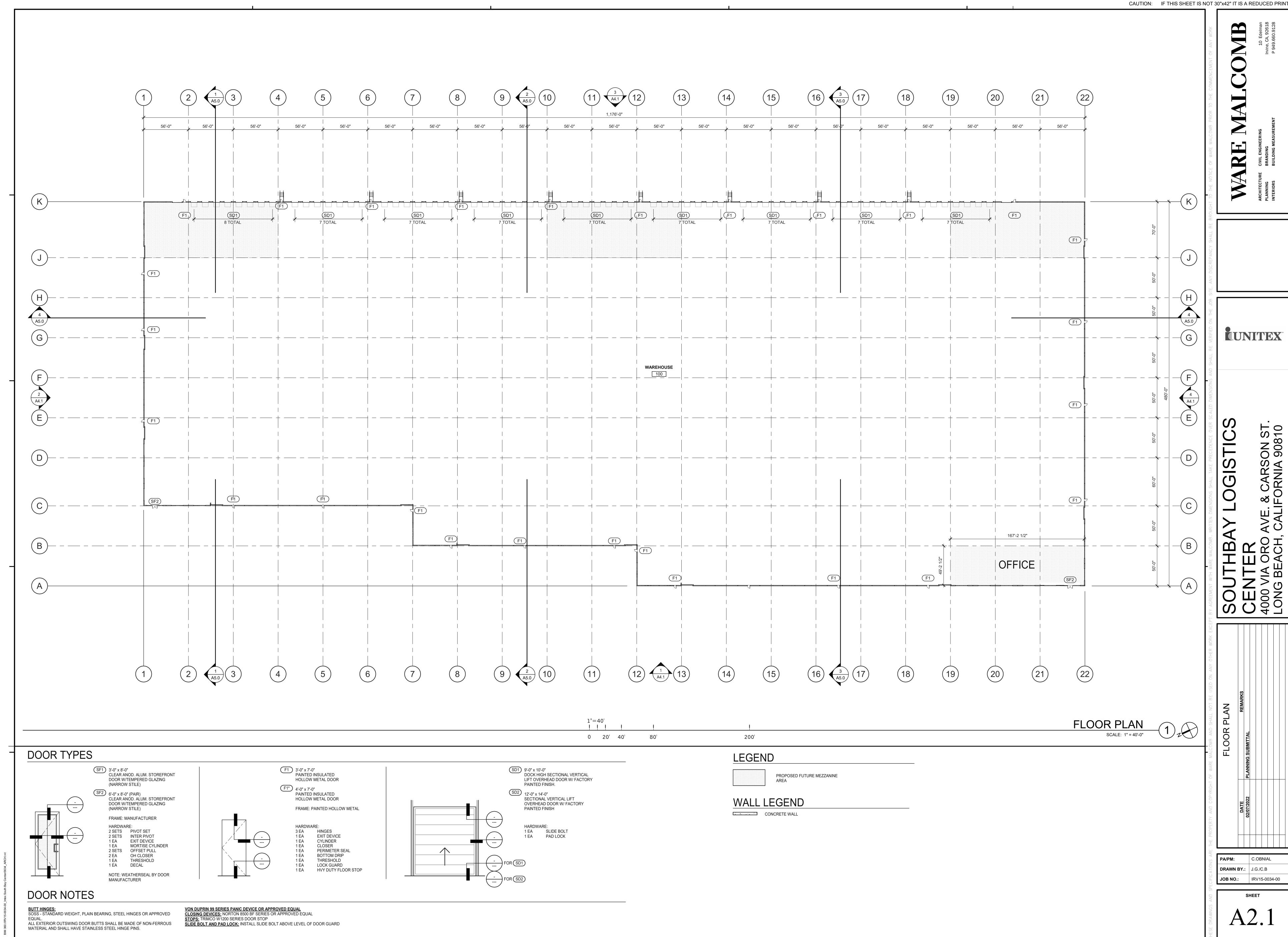
MEZZANINE

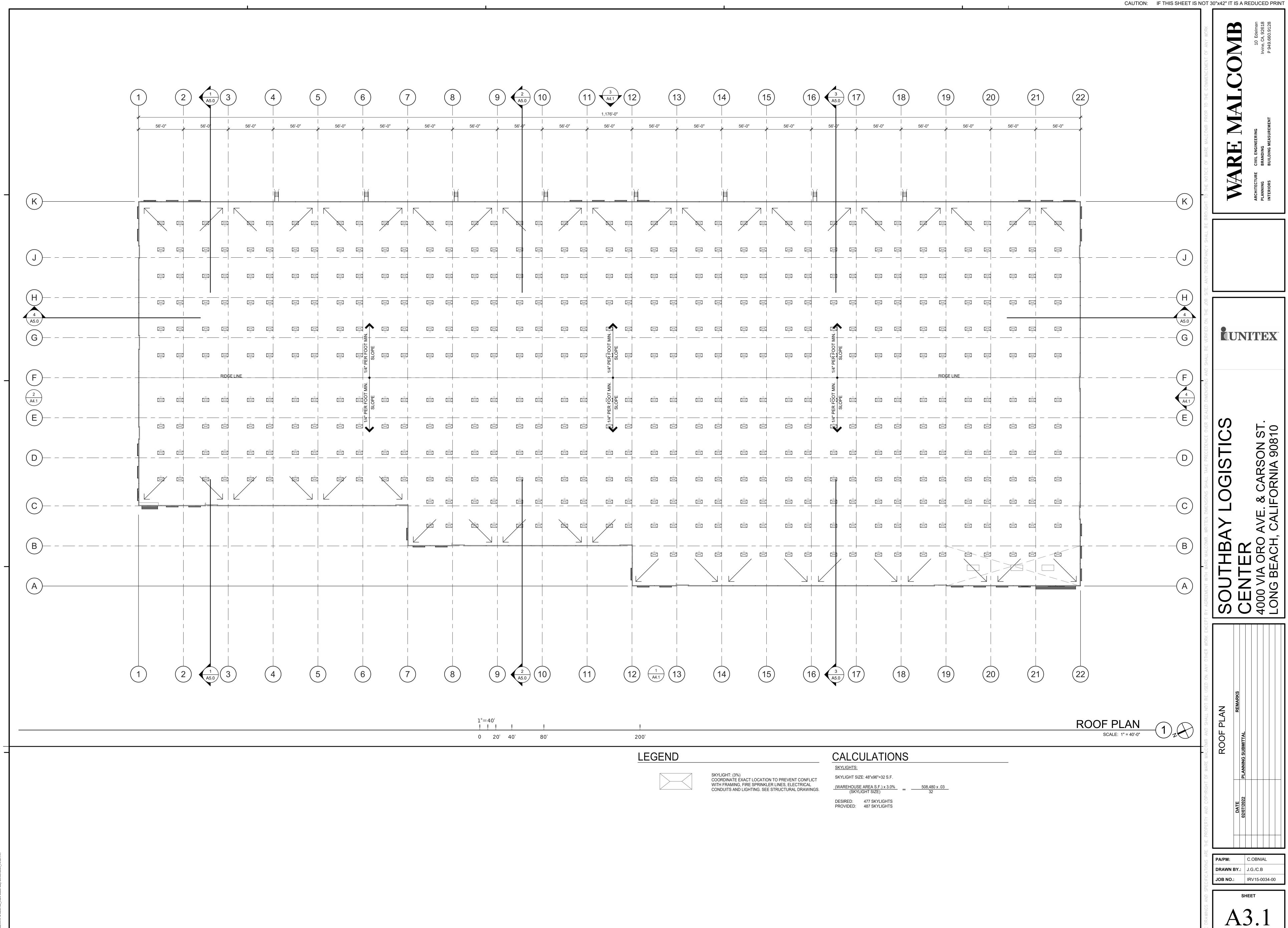
2-STORY INDUSTRIAL

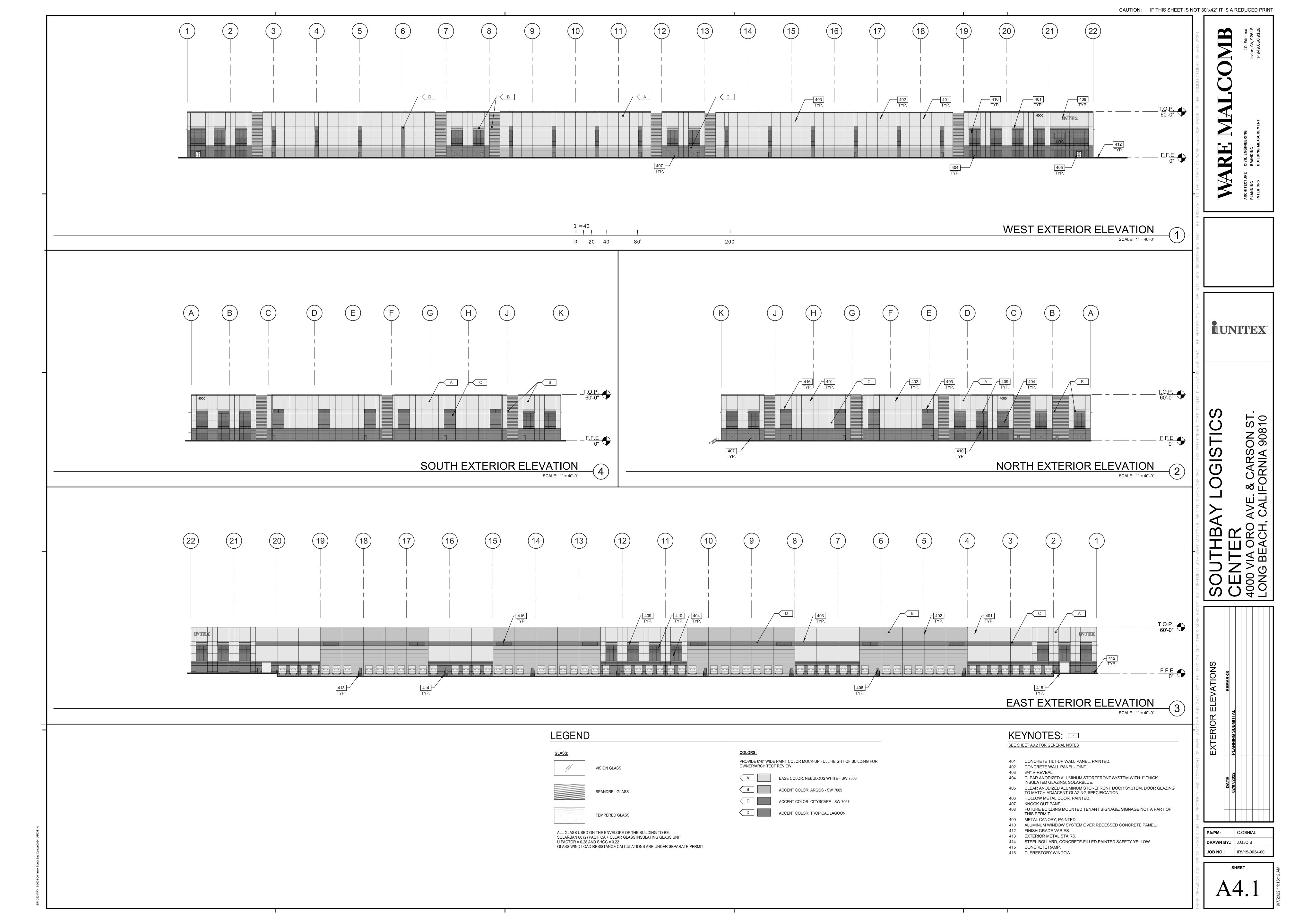
11,560 SF

ХY ₹IAL

2-STORY INDUSTRIAL











ARCHITECTURE CIVIL ENGINEERING

ARCHITECTURE CIVIL
PLANNING BRAN
INTERIORS BUILI

LUNITEX

LOGISTICS

E. & CARSON ST.

NTER VIA ORO AVE. & CARSON ST. IG BEACH, CALIFORNIA 90810

JILDING PERSPECTIVES

REMARKS

C | 400 | 400 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1

PA/PM: C.OBNIAL
DRAWN BY.: J.G./C.B
JOB NO.: IRV15-003

A5.1

LUNITEX

AVE. & CARSON ST. CALIFORNIA 90810









RE MALCO

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASURE

UNITEX

LUNITEX

ER DRO AVE. & CARSON ST.

S PERSPECTIVES

REMARKS

SMITTAL

REMARKS

CE

4000

LONG

BUILDING PERSPECTIVES

DATE

DATE

DATE

DATE

DATE

PLANNING SUBMITTAL

PA/PM: C.OBNIAL

DRAWN BY.: J.G./C.B

JOB NO.: IRV15-0034-00

A5.3

building permit.

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

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

- v. 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
- 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:
- All 8" Traffic Signal indications shall be updated to 12" LED units. 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.
- 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

Public Works Conditions of Approval Planning Case No. 2203-26 Page 6 of 7

- 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
- 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
- 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
- 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.

Public Works Conditions of Approval Planning Case No. 2203-26 Page 7 of 7

- 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

Public Works Conditions of Approval Planning Case No. 2203-26

- 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
- 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
- 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

shall be provided.

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

Public Works Conditions of Approval Planning Case No. 2203-26 Page 3 of 7

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

Public Works Conditions of Approval

Planning Case No. 2203-26

Page 4 of 7

constructed with Portland cement concrete.

- I. 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
- 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

p. Subject to ADA requirements and details of the I-710 Corridor Project, the Applicant shall

q. Applicant shall provide for new street trees with root barriers along all adjacent frontage

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

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

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

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

t. Applicant shall provide for the resetting to grade of existing manholes, pull boxes, and meters

u. The Developer shall install Custom Printed Flex Mesh screen(s), such as FenceScreen.com

v. Applicant shall submit a grading plan with hydrology and hydraulic calculations showing

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.

building elevations and drainage pattern and slopes, for review and approval by the Director

in conjunction with the required off-site improvements, to the satisfaction of the Director of

s. Applicant shall be responsible for the maintenance, repair and replacement of off-site

r. Applicant proposes improvements that may impact existing under- and above-ground utilities

submitting any improvement plans to the Department of Public Works.

the relocation work prior to submitting on-site grading plans.

area within the public right of way.

shall work with each utility directly.

satisfaction of the Director of Public Works.

CUSTOMER GUIDELINES FOR NEW GAS SERVICE INSTALLATION (SMALL OR MINOR PROJECTS)

- Customer shall contact the Utility Billing Services Division at (562) 570-5991 and provide the property address that needs new gas service. Customer shall request that the City of Long Beach, Energy Resources (LBER) Inspection Division perform an investigation.
- □ If gas pressure requirements are greater than standard delivery pressure (7" of water column), an approval for elevated gas pressure by Long Beach Energy Resources Engineering is required. Contact
- □ Plumbing permits are required prior to the installation of a natural gas meter when installing: a new house-line gas piping, new or replacement hot water heater/forced air heater, wall heaters, boilers, replacement of an existing service line over six feet in length, a request for a delivery pressure change, etc. Customer should request plumbing permit for installation of customer gas house-line in the
- appropriate city (Long Beach or Signal Hill) by contacting: City of Long Beach Development Services at (562) 570-6105 (plumbing permit) or (562) 570-
- 6551 (gas pressure tests) City of Signal Hill, Community Development at (562) 989-7348
- Be available to schedule onsite visit with assigned LBER Inspector to size the meter, approve meter location, and layout initial buried service line routing.
- Fill out and complete the "Consumer Gas Load Information" form (for each meter) by:
 - Listing all EXISTING gas operated equipment and/or appliances Locate the manufacturer tag on your equipment, look for "input BTU" usage, and write this number on the form. If the tag is difficult to locate or it may no longer exist, contact the manufacturer, plumbing engineer, or LBER Inspection at (562) 570-2085 to assist
 - with estimating the BTU's. Listing all NEW gas operated equipment and/or appliances.
- The total of NEW and EXISTING equipment and appliances will be used to determine the size of our gas meter that will deliver a sufficient volume of flow to allow equipment to operate at maximum efficiency. Return completed form to your LBER Inspector for review.
- An "Inspection Report" may be left as a guide to assist you with requests from your LBER Inspector. Customer should go through the report and address the emphasized concerns.
- If there is a fee involved, LBER will provide a "Signature Card" to be completed. The Office Copy (white) must be returned to the assigned LBER Inspector. The Customer Copy (yellow) is to be retained by the

ENERGY RESOURCES

- customer as a reference for the work being authorized. The fee will be calculated by the Inspector and a payment will be required prior to the work being scheduled by LBER. There are two options for payment: 1. Return the completed Office Copy to the assigned LBER Inspector and a bill will be created and sent by Utility Billing Services Division to the address written on the form. Payment can be
- made via check or phone with an ATM card, Mastercard, or Visa. 2. Return the completed Office Copy along with a check for the total amount made payable to "City of Long Beach" to the assigned LBER Inspector. This option will help expedite the
- Complete financial review process, confirm all fees have been paid, and inspection report requirements have been met including receipt of Plumbing Permit approval (Plumbing Release) from City of Long Beach, Development Services Department Inspector.
- LBER Inspection will prepare and forward the paperwork to the LBER Construction Division. LBER Construction will schedule to perform the gas service line installation work into the existing
- Customer to schedule gas meter setting and pilot lighting through LBER Utility Billing Services at (562)
- * Note: This checklist typically applies to small or minor projects that generally do not need engineered plans and require simple or no modifications of the gas service line and meter. Otherwise, LBER recommends to schedule a Pre-Application Conference for major projects to review specific gas needs and coordination for
 - Vacations that contain facilities and pipelines
 - Multi-story projects

 - Projects proposing meter rooms Extension of existing gas mains
- For such major projects, in addition to scheduling a pre-application conference, please refer to the LBER developer guidebook for further guidance on new gas service process.

- such projects including: Subdivisions requiring extension of gas service
 - Multiple commercial or residential units with multiple meter locations proposed
 - Commercial uses with high demand and/or pressures

Department of Public Works

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 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
- iii. Submit a plan for construction area and/or site perimeter fencing with custom printed
- 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

Site Plan Review Comment Letter 4000 Via Oro Ave. App. No. 2203-26 (SPR22-036) April 21, 2022 Page 4 of 4

> ii. Add a chain link fence at least 8' tall along the perimeter of the site adjoining the 710 freeway, both to secure the landscaped area from trespassing, and to protect the concrete wall from graffiti while the climbing vines and other landscaping establish themselves.

- c. Color palette: It is requested to add additional color palette variations to the concrete tilt-up wall, based on complementary colors from the building elevations.
- d. Landscaping: The landscaping, especially the large areas of landscaping provided, were well-received. However, concerns were expressed that large amounts of lush landscaping and/or turf show on plans and renderings is not representative of a landscaping plan that will comply with the MWELO requirements. Please revise plans and renderings as necessary to provide a more realistic representation of MWELO-
- 15. Green Building Certification Requirement: Per Section 21.45.400 of the Zoning Regulations, this project will be required to achieve LEED Certified or equivalent level of green building certification.
- 16. Rooftop/Mechanical Equipment: All major building systems and mechanical equipment shall be accommodated within the building or enclosed in a penthouse structure that is integrated with the design of the building. Please note and revise as applicable.
- 17. Lot Merger: A Lot Merger for both lots that make up the project site will be required as part of this entitlement package. Please provide a plat map and new legal description, both prepared by a California-licensed land surveyor. An additional fee of \$1,636.20 will be required for the Lot Merger, and this will be invoiced to you shortly.
- Please do not hesitate to reach out with any questions you might have.

Sincerely, Scott Kinsey, AICP '

Planner V (562) 570-6461 Scott.Kinsey@longbeach.gov

Additional Planning Notes:

There will be no container stacking on site (not permitted by PD-26), and all containers will remain

there will be no outdoor storage of goods on site (not permitted by PD-26)

It is assumed by Unitex Ownership that an individual trailer/container will be delivered to the truck court into a holding stall, then be moved to a truck door [loaded or unloaded], placed back into a holding stall, then picked up for transport. The total time on site would be less than one week, possibly, one day

Memorandum

Date: June 6, 2022

To: David Frazier, Acting Commander, West Patrol Division

From: Janie Cozine, Patrol Resource Officer, West Patrol Division

Subject: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN FOR 4000 VIA ORO AVENUE

This memorandum is in response to Project #2203-26 (SPR22-036) requesting a Crime Prevention Through Environmental Design (CPTED) assessment at 4000 Via Oro Avenue. The Long Beach Police Department has made the following recommendations for public safety, crime prevention, and improving the quality of life.

• The project site is currently an undeveloped land.

Site Design

• Construction of a new 60 foot-tall, 525-280 square foot, corporate warehouse, with approximately 8,228 square foot corporate headquarters office. The site will have approximately 570 parking spaces, 66 truck docks, the merger of two lots that will make up the 26.47-acre (gross) site, will be incorporated into the project site, located at 4000 Via Oro Avenue within the West Long Beach Business Park (PD-26) Planned Development District.

Lighting

- Lighting at pedestrian entrances, and trash container enclosure. • Lighting at vehicle entrances/exits, alley, and around parking lot.
- Lighting around perimeter of building. Lighting along pedestrian walkways.

Crime Prevention Through Environmental Design for 4000 Via Oro Avenue 4000 Via Oro Avenue June 6, 2022 Page 2

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 entire perimeter of buildings to include the open space area.
- Install around parking lot and alley.
- Link cameras to LBCOP-Long Beach Community Camera Partnership.

Building trash enclosure should remain locked when not in use.

External Storage Facilities

- Signs should be large, legible, and identifiable. The use of strong colors, standard
- symbols, single shapes, and graphics is recommended for signs of information • 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.

JC:JC CPTED for 4000 Via Oro Avenue

Development Services 411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802

April 21, 2022

Irvine, CA 92618

Intex Properties South Bay Co. c/o Keith Bryant for Ware Malcomb 10 Edelman

<u>kbryant@waremalcomb.com</u>

Re: 4000 Via Oro Ave. (Application No. 2203-26, SPR22-036)

Dear Mr. Bryant,

I have completed my first review of your initial submittal for Site Plan Review (SPR) for the approximately 525,280-sq. ft. Intex warehouse project located at 4000 Via Oro Ave. This review included consultation and evaluation of the project with a senior staff group to identify major areas of comments as well as zoning compliance issues and application requirements that need to be addressed in order to proceed. Additionally, your project was then reviewed by the full Site Plan Review Committee on Wednesday, April 13, and additional comments were made. The intent of this letter is to transmit these comments and corrections to you so that you may revise and then resubmit your plans and application items, which will then be returned to the full Site Plan Review Committee for another round of review. The City thanks you for your investment in Long Beach, and we look forward to moving this project forward with you.

These comments frequently refer to the standards of the West Long Beach Business Park Planned Development District (PD-26), which can be found on this webpage: https://longbeach.gov/lbds/planning/current/zoning/

Please provide a written response to each of the below comments when resubmitting your plans.

- 1. Written Responses to CSPR Letter: In addition to this letter, please provide written responses to each comment in the Conceptual Site Plan Review (CSPR) conclusion letter, dated February 3, 2021, detailing how each of those comments is or will be addressed, when responding to this letter (design comments previously given, which are satisfied by the new building and site design, can be noted as resolved).
- 2. **CEQA Approach:** It is anticipated that an Environmental Impact Report (EIR) will be necessary for this project, as previously communicated to the developer. Please complete and return the Environmental Intake Form, located at this link: https://longbeach.gov/link/cfa0c6d42ba44c8baa7020f395d93341.aspx
- Civil to address this issue

 3. **Trip Limitations:** The PD-26 ordinance limits the development intensity of projects through a trip budget, specified on pages 2 through 5 of PD-26. Confirmation that the project

Site Plan Review Comment Letter 4000 Via Oro Ave. App. No. 2203-26 (SPR22-036) April 21, 2022 Page 2 of 4

This confirmation should be provided in the form of a technical report or memo from a licensed traffic engineer. If necessary, the project floor area may be increased beyond what would be allowed by the budgeted trips through approval of an Administrative Use Permit (AUP) to approve Transportation System Management/Transportation Demand Management measures to reduce vehicle trips. This AUP would be processed in concert with the other project entitlements and is not required to be completed beforehand. 4. Tree Inventory and Site Maintenance: Your landscaping plan provides an inventory of

complies with these trip budgeting requirements will be required in order to move forward.

trees on the project site. Please confirm that this inventory is correct, as now that your

- project entitlement application has been submitted, no tree removal or significant trimming may occur until the CEQA compliance documentation is complete, unless interim trimming or removal activities receive prior clearance from the City. This precaution is necessary to avoid creating any unwarranted, avoidable CEQA impacts. 5. Via Alcalde Vacation: The proposal to vacate Via Alcalde Ave. previously received the necessary clearances from Caltrans and Metro (LACMTA), due to portions of the proposed
- provide the most up-to-date copies of formal clearances from Caltrans and Metro for the 6. **TAC Comments:** Your project will be circulated to members of the Technical Advisory Committee (TAC), who will then return their comments to Planning staff. Those comments will be forwarded to you as soon as they are received. Please wait to receive all comments before revising and resubmitting plans to ensure you are able to incorporate all necessary

vacation being located within identified right-of-way for the I-710 Expansion Project. Please

- notes or revisions. 7. **EIR Deposit:** Following receipt of your revised plans and Environmental Intake Form, an EIR deposit acknowledgement (invoice) will be generated for you. Once the deposit is made on
- the EIR account, work on the EIR will begin. 8. Off-Site Improvements: Please be advised that this project will be required to provide offsite improvements, or a fair-share in-lieu fee contribution, as set forth on page 1, and in Exhibit C beginning on page 14, of the West Long Beach Business Park Planned Development District (PD-26) ordinance. These improvements are in addition to any standard improvements required by <u>Chapter 21.47</u> of the Zoning Ordinance, to be outlined in the TAC comments you will receive from <u>NOT APPLICABLE</u>ublic Works. Please plan to show all of
- the required off-site improvements on a revised site plan or vicinity plan when resubmitting. 9. Operations Plan: Please provide a written, detailed operations plan describing typical business operations at the proposed warehouse. This should include number of employees (including breakdown of types of employees, e.g. office or warehouse, etc.), hours of operation, anticipated truck trips per day (or week or month, as appropriate), tempo of operations, and any other items relevant to a full description of the business operations.

Site Plan Review Comment Letter 4000 Via Oro Ave. App. No. 2203-26 (SPR22-036) April 21, 2022 Page 3 of 4

- 10. **Truck Fleet:** In addition to the above, please provide details on the proposed truck fleets that will both supply and operate out of the warehouse. Please specify if these trucks will be owned by Intex or another party, and if they will be equipped with green trucking features such as low- or zero-emissions propulsion.
- 11. **Conditional Use Permit:** Depending on the proposed trucking volume, if it is determined that the principal use on the site is a transportation-related use (trucking, SIC codes 4213 and 4214) instead of warehousing (SIC code 4225), then a CUP will be necessary for the project per Table 33-2 (Uses in Industrial Districts) of the Zoning Regulations. A trucking use additionally will be subject to the special development standards of Section 21.45.168. This will be determined as soon as possible based on the operations plan and truck fleet information to be provided. This CUP, if necessary, would be processed in concert with the other project entitlements and is not required to be completed beforehand.
- 12. **Jobs Density:** As previously commented during the Conceptual Site Plan Review process, the City is seeking jobs-dense employers at new commercial/industrial developments. This also is aligned with the intent of PD-26. Please describe in the above-requested operations plan how this use will be a jobs-dense employer, to the greatest extent feasible.
- 13. **Transportation Demand Management:** Please provide a written Transportation Demand Management (TDM) plan. This will be required for this project per Chapter 21.64 of the Zoning Regulations. This plan should focus heavily on reducing single-occupant personal automobile trips by employees and customers (if any) who travel to the site, through use of alternative mobility measures, such as bicycling, walking, carpool/vanpool, ridesharing, and public transit vouchers/credits. Additionally, part-time or full-time telecommuting is highly encouraged for office employees.
- 14. **Building and Site Design:** The redesigned building's architecture and overall site plan was well-received by the Site Plan Review Committee. The following additional comments are
 - a. Roof/parapet articulation: More articulation in the roofline/parapet, especially on the extremely long eastern elevation, would enhance the design and break up the building's bulk. This could include the use of additional architectural "reveals" like those used on the other three elevations, and variations in parapet height at these
 - b. **Concrete tilt-up wall:** The proposed concrete tilt-up wall that screens the truck parking and loading docks from view from the 710 freeway was well received. However, significant concerns were expressed that this wall will become an immediate target for graffiti, which is very much a problem in this area. Several measures are requested in order to prevent this from becoming a problem here:
 - i. Add climbing vines with permanent irrigation and supports (cables/grid for vines to climb) on the outer face of the concrete wall;

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

CUNITEX

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AVE. & CARSC, CALIFORNIA M

STNAMENTS

PA/PM: Approver

DRAWN BY.: Author **JOB NO.:** | IRV15-0034-00 SHEET

562-6678.

REVIEWED BY:

Pittman at 562-562-6996.

GENERAL PUBLIC WORKS REGULATIONS

24. Fire Pump Room. Fire pump room(s) shall be accessed from the exterior of the

25. Private Street Standards. Private streets may be required to be develop to public

26. Public Right-of-Way. New construction, addition, or alteration of existing Public Right-

27. Vacation Process. Vacation of existing Public Right-of-Ways (e.g., alleys, streets, etc.)

28. Graphic Fence Wrap for Temporary Fencing Standards. Temporary fencing wrapped

requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-

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-

29. Occupancy in the Right-of-Way. Outdoor dining, news rack or stand, canopy or patio

If you or the Applicant have any questions or concerns regarding the preliminary

comments provided herein, please do not hesitate to contact me.

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

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.

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

building. Access to the fire pump room(s) shall be coordinated with the Fire Prevention

TAC Case No.: 2203-26

Project Address: 4000 Via Oro Ave

limited to, the following:

threshold, etc.).

GENERAL STRUCTURAL REGULATION

public area, etc.) to the building.

An accessible path of travel within the building.

inches long, access aisles 60 inches wide, etc.).

maneuvering space in front of water closets, etc.).

or projecting into the path of travel, etc.

the CBC Section 505 for additional information.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

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

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

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

All path of travel width, slope, surface condition, including elements encroaching

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

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

compartments, location of water closets, 60 inches wide and 48 inches deep

Means of egress should be made accessible (e.g., entrance and exit doors at the

Toilet facilities should be made accessible (e.g., wheelchair accessible

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

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Development Services

April 27, 2022

TAC Case No.: 2203-26 Scott Kinsey Project Address: 4000 VIA ORO AVE Planning Bureau

description of the proposed project is as follows:

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

"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

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



Truong Huynh, P.E., C.B.O. library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBE General Superintendent of Development Services BUSTCO_CH18.05SUDO_18.05.030CODO Building and Safety Bureau T: 562.570.6921 F: 562.570.6753 The proposed project appears to be located on a site with unknown adverse soils or 411 W. Ocean Blvd, 2nd FI | Long Beach, CA 90802 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 truong.huynh@longbeach.gov | www.longbeach.gov/lbds and footings. TAC 2203-26 BS 4000 Via Oro Ave.docx The proposed project appears to be located near or on fills containing decomposable

TAC Case No.: 2203-26 Scott Kinsey <Scott.Kinsey@longbeach.gov>

Keith Bryant Subject: FW: TAC Comments For Application No. 2203-26, 4000 Via Oro Ave GIS Map 227.pdf; Customer Guidelines For New Gas Service Installation.pdf Attachments

Tuesday, May 3, 2022 3:25 PM

Categories: Southbay

Please see TAC comments below and attached from Gas Department.

Scott Kinsey, AICP

Keith Bryant

From:

Sent:

Long Beach Development Services | Planning Bureau 411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562.570.6461 LONGBEACH **イプ**DEVELOPMENT

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CAUTION: External Email Alert!

From: LBGasDeveloperProjects <LBGasDeveloperProjects@longbeach.gov> Sent: Thursday, April 28, 2022 11:45 AM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov> Cc: Raul Martinez <Raul.Martinez@longbeach.gov>; Giancarlo Moral <Giancarlo.Moral@longbeach.gov>; Chuck Querido <Chuck.Querido@longbeach.gov>; Logan Khy <Logan.Khy@longbeach.gov> Subject: TAC Comments For Application No. 2203-26, 4000 Via Oro Ave REF 227

City of Long Beach, Energy Resources Dept. (LBER) has reviewed the above-named TAC notice and Site Plan Review for the development at 4000 Via Oro Ave and request the following comments to be provided to the applicant:

There currently is no gas service to this property. If gas service is needed for the proposed development, LBER 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, LBER recommends the developer to schedule a pre-application meeting with LBER 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

Please note there is currently no gas mains in the vicinity of this development to connect to and will require a main extension to be able to serve the building. 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 LBER

inspector. The assigned LBER inspector will be the point of contact and will engage additional resources as required depending on project details.

Scott - Please include in the conditions of approval:

Developer is to meet with and contact LBER 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 LBER.

For any questions or concerns please contact Raul Martinez at (562) 570-2033 or Gian Moral at (562) 570-2032.

Thank you,

Engineering Technician II

Long Beach Energy Resources | Engineering & Regulatory Compliance 2400 E. Spring St. | Long Beach, CA 90806 Office: 562.570.2035

ENERGY RESOURCES

Project Address: 4000 Via Oro Ave

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.

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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

TAC Case No.: 2203-26

follows:

26 feet wide;

28 feet inside turning radius;

All weather resistant surface;

Project Address: 4000 Via Oro Ave

GENERAL FIRE 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.

19. Water Flow. A current water flow report should be obtained from the Long Beach

20. Fire Hydrant. New public and/or private fire hydrant may be required. To assist in this

please contact the LBWD staff, Dennis Santos, at 562-570-2381.

on the site plan sheet of the construction documents.

15 feet of clear and unobstructed vertical height;

approved by the Fire Department; and

located to not affect the required exit width.

CFC, the CBC Section 907 and the NFPA 72 standard.

and located in the same room as the fire alarm control panel.

Design for H20 (80,000 lbs) loading.

Water Department ("LBWD"). This information should assist the Applicant to design

specific fire protection systems (e.g., fire sprinkler system). For more information,

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

road(s). The minimum specifications or standards required for the access road are as

Hammerhead turnaround area shall be approved by the Fire Department.

Traffic calming devices (e.g., speed bumps) are prohibited unless specifically

22. Fire Protection System. The proposed project may require the following fire protection

the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.

An approved automatic sprinkler system designed and installed in accordance with

A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC

A manual fire alarm system shall be designed and installed in accordance with the

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

23. Emergency Responder Radio Coverage Systems. Approved radio coverage for

Section 905. Please note that the fire hose valve within the exit stairway should be

Standards contained in CFC Appendix D is not adopted by the City, but may serve

21. Fire Access Road. The proposed project may require a Fire Department access

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Project Address: 4000 Via Oro Ave

Management Plan at:

plan-v20210713

OBEBUSTCO CH18.67CODEREPR

OBEBUSTCO CH18.74LOIMDEST

including any soils/geology engineering report.

OBEBUSTCO CH18.75GREXFI

ACH_CALIFORNIA

Commercial Checklist

Electrical Checklist

Plumbing Checklist

Fire Alarm Checklist

Fire Group B Checklist

Mechanical Checklist

Commercial Accessibility Checklist

Grading and Retaining Wall Checklist

Structural Design General Checklist

Energy Nonresidential Checklist

longbeach.gov/lbds/forms

CALGreen – Non-Residential Checklist

longbeach.gov/lbds/planning/environmental/lid

beaches and waterways. Go to:

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2019 Edition of the California Plumbing Code ("CPC")

2019 Edition of the California Fire Code ("CFC")

safety/information-bulletins/ib-050

A5.106.5.3.WNOEVCHSPCHSTCA

the design phase of the proposed project begins.

systems and signs located either indoors or outdoors.

2019 Edition of the California Energy Code ("CE_NC")

nonresidential 3 stories or less.

201 and over

2019 Edition of the California Mechanical Code ("CMC")

2019 Edition of the California Green Building Standards Code ("CGBSC")

CGBSC Chapter 5 Nonresidential Mandatory Measures will apply to newly

a permit valuation of two hundred thousand dollars (\$200,000) or above.

Electric Vehicle Charging in New Construction or the municipal code at: longbeach.gov/globalassets/lbds/media-library/documents/building--

o CGBSC Section 5.106.5.3.3 as amended by the LBMC Section 18.47.050

constructed nonresidential buildings, nonresidential building additions of one

thousand (1,000) square feet or greater, nonresidential building alterations with

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

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT1

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REQUIRED EV SPACES REQUIRED EVCS

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

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

CE_NC Section 110.10 provides mandatory requirement for solar ready buildings

CE_NC Section 120.8 requires building commissioning to be included in the

and shall be included in the design and construction of new buildings for

design and construction processes of new nonresidential building projects to

Page 5 of 10 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_BE ACH_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 liquefaction.

designed in a safe manner to account for and mitigate issues associated with library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18L OBEBUSTCO 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=TIT18L OBEBUSTCO CH18.05SUDO 18.05.030CODO

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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

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18L OBEBUSTCO 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

safety/information-bulletins/ib-033-construction-and-demolition-management-

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18L

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

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excavation and earthwork construction, including fills and embankments. It will

require construction to comply with the technical requirements of this chapter,

library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18L

LBMC Chapter 18.75 Grading, Excavations and Fills will apply to the grading,

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

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:

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

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

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

LBMC Chapter 18.74 Low Impact Development Standards will apply to new

longbeach.gov/globalassets/lbds/media-library/documents/building--

TAC Case No.: 2203-26 Project Address: 4000 Via Oro Ave

Applications can be obtained at:

 longbeach.gov/lbds/forms longbeach.gov/globalassets/lbds/media-

library/documents/formsapplications/app/app-001-consolidated-permit-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)

562-570-6194 Planning Bureau 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

 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_BE

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

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/medialibrary/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:

TAC Case No.: 2203-26 Project Address: 4000 Via Oro Ave

> longbeach.gov/lbds/forms longbeach.gov/globalassets/lbds/medialibrary/documents/formsapplications/app/app-001-consolidated-permit-

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-isrequired-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")

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April 27, 2022

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PA/PM: DRAWN BY.: Author

Approver **JOB NO.:** IRV15-0034-00

Christopher J. Garner General Manager

1800 E. Wardlow Road, Long Beach, CA 90807-4931 562.570.2300 | Ibwater.org

Mr. Scott Kinsey 411 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802 Scott.Kinsey@longbeach.gov

May 3, 2022

Subject: In Lieu of Technical Advisory Committee Application No.: 2203-26 (SPR22-036) Project Location: 4000 Via Oro Ave.

Dear Mr. Kinsey:

Here is the Water Department's response:

Project Description:

Construction of a new 60-foot-tall, 525,280-sq. ft. corporate warehouse, with 8,228 sq. ft. 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, and the vacation of the Via Alcalde public street, which will be incorporated into the project site, located at 4000 Via Oro Ave. in the West Long Beach Business Park (PD-26) Planned Development District.

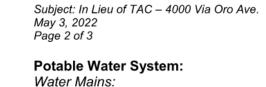
Conditions of Approval:

12" AC-RT 29'N

- 1. An easement shall be provided for water and sewer mains, 20 foot wide minimum and 10 feet from the centerline of water and sewer mains and services.
- 2. Developer shall protect in place or relocate per approved plans all existing water and sewer services affected by this development.
- 3. Developer shall cap all sewer laterals a minimum of 2 feet from the property line, in the public right-of-way.
- 4. All new construction will require the installation of a new cut-in wye (6-inch lateral) or manhole connection (8-inch and larger lateral).

Structures of any type) placed within easements.

5. Plans shall be approved by LBWD prior to construction. 6. 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



1 inch = 180 feet

8" VCP SC-0031 LBWD *** 003 LBWD VARIANA ST *** 001

15" VCP 17"N

15" VCP 17"N

8" VCP

24'S CL 402

WOARSON ST 0003

8" VCP

24'S CL 402

WOARSON ST 0003

8 3158

R-3158 LBWD 8024

023 LBWD

0 50 100 200 1 inch = 180 feet

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

Street / Location Description	Main Size (inches)	Main Material
W. Carson St.	12	Asbestos Cem. Ring Tite (AC-RT)
Via Oro Ave.	12	Asbestos Cem. Ring Tite (AC-RT)
Via Alcalde Ave.	12	Asbestos Cem. Ring Tite (AC-RT)
Via Plata St.	12	Asbestos Cem. Ring Tite (AC-RT)
W. Carson St.	78 (Owned by MWD)	Prestressed Concrete Pipe (PCP)

Note: Water service connections may only be made to water mains 12 inches and

Please note, several existing water services are installed to the property; the property owner is responsible to order a kill tap for any unused water service laterals prior to start

Backflow Assembly Requirement:

Backflow prevention assemblies shall be required on this service. The device shall be located on private property. "A reduced pressure principle 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)

Please submit plumbing and landscaping plans to LBWD for review and approval. 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:

	Main Size	е
Street / Location Description	(inches)	Main Material
W. Carson St.	15	Vitrified Clay Pipe (VCP)
Via Oro Ave.	15	Vitrified Clay Pipe (VCP)
Via Alcalde Ave.	12	Vitrified Clay Pipe (VCP)
Via Plata St.	12	Vitrified Clay Pipe (VCP)
Via Plata St.	8	Vitrified Clay Pipe (VCP)

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\\S-wdfiles\ENGSHARE\DEVELOP\CUSERV\TECHNICAL ADVISORY COMM\2022\4000 Via Oro Ave - 2203-26 (SPR22-036)\TAC

Subject: In Lieu of TAC – 4000 Via Oro Ave.

Page 3 of 3

Please contact LBWD to review design plan and to determine fees, and contact City of Long Beach Public Works to secure a permit.

The project owner shall install a cleanout per LBWD standards at the property line (P.L.). They shall perform a video inspection of the sewer lateral from P.L. to the main under the supervision of an LBWD inspector, submit CCTV results to LBWD, and make repairs to the lateral necessary to ensure proper flow of sewage through the lateral to the satisfaction of LBWD.

Sewer connections shall be made to the smallest sewer main accessible to the site. Water and sewer maps are attached for reference.

Off-Site Water and Sewer Infrastructure:

Certain bigger developments may have a large impact to LBWD's existing water and/or sewer infrastructure. Developments including but not limited to multi-family and high-rise may be required to provide the following:

Sewer capacity study which involves flow monitoring

 Hydraulic study and domestic and fire demand calculation The results of the studies will be used to determine if off-site improvement will be required including new construction, enlargement, and/or relocation of the existing publicly-owned water and sewer facilities.

In addition, developments which propose new water and sewer mains are required to complete an agreement with the Board of Water Commissioners. Please follow the instructions listed on our web site at https://lbwater.org/customer-services/designing-and- planning/developers-agreement/.

Please direct the applicant to review our requirements on our web site at http://www.lbwater.org/. They should contact the Water Engineering Development Services Group at Water-ServiceCounter@lbwater.org or (562) 570-2419 to go over conceptual water and sewer designs, or if they have any questions about processes, procedures, timelines, etc. Sincerely,

Eric L. Buehler, P.E.

Civil Engineer

cc: Dennis A. Santos, Manager of Engineering Axl Cisneros, Civil Engineering Assistant

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UNITEX

DRAWN BY.: Author **JOB NO.:** IRV15-0034-00



PLANT LEGEND

SYMBOL	CALL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS	WUCOLS
TREES						
Ø		RHUS LANCEA	AFRICAN SUMAC	24" BOX	EVERGREEN PARKING CANOPY	LOW
00		CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	SPECIMEN ACCENT	VERY LOW
#		LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	EVERGREEN VERTICAL TREE	MOD
•		LAGERSTROEMIA INDICA OR PYRUS KAWAKAMI	CRAPE MYRTLE OR PURPLE LEAF PLUM	24" BOX	COLORFUL ACCENT TREE	MOD
SHRUBS						
	ARB RED	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL. / 8' O.C.	GROUND COVER	LOW
	BOU LJ	BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	CAL HAE	CALLIANDRA TWEEDIEI	MEXICAN FLAME BUSH	5 GAL. / STAKED	FLOWERING VINE	LOW
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	FOREGROUND	LOW
	SAL BB	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL. / 36" O.C.	ORNAMENTAL GRASS	LOW
	RHA MSB	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	RHA IC	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL. / 36" O.C.	EVERGREEN SHRUB	LOW
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS / 12" O.C.	GROUND COVER	LOW
	WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL. / 36" O.C.	EVERGREEN HEDGE	LOW
▼	MAC	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL. STAKED	FLOWERING VINE	LOW

NOTES:

A. IRRIGATION AND PLANTING TO MEET MWELO REQUIREMENTS.

B. STREET TREES WILL PROVIDE 50% COVERAGE AT 5 YEARS

GROWTH

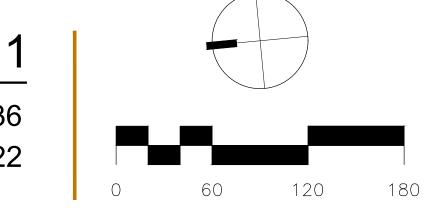
EXISTING TREE LEGEND (TO BE REMOVED)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
(R)	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	37
(R)	ERYTHRINA SP.	CORAL TREE	7
(R)	FICUS NITIDA	INDIAN LAUREN FIG	11
(R)	CEIBA SPECIOSA	SILK FLOSS TREE	59
(R)	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	1
(R)	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	5

TREES MARKED WITH AN (E) ARE EXISTING TO REMAIN, TREES MARKED WITH AN (R) ARE EXISTING TO BE REMOVED.

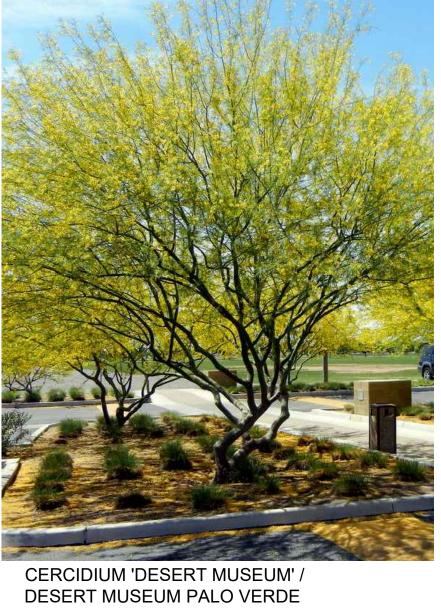
NOTE: EXISTING TREE COUNT HAS BEEN CONFIRMED.

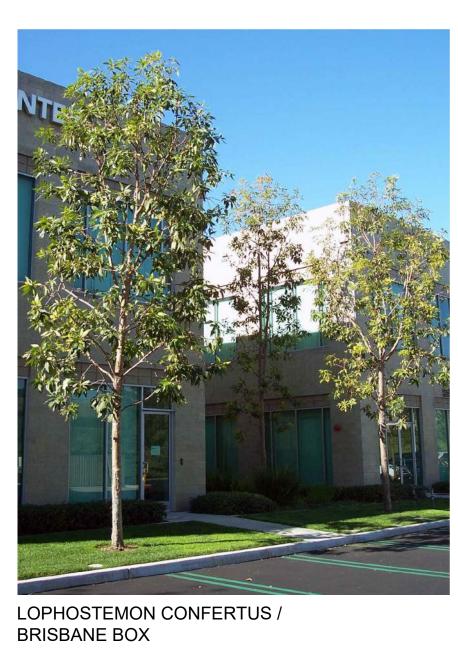
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LAGERSTROEMIA INDICA SPP. / CRAPE MYRTLE





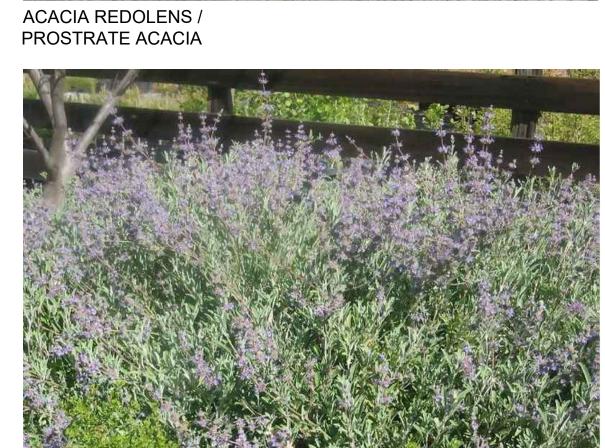


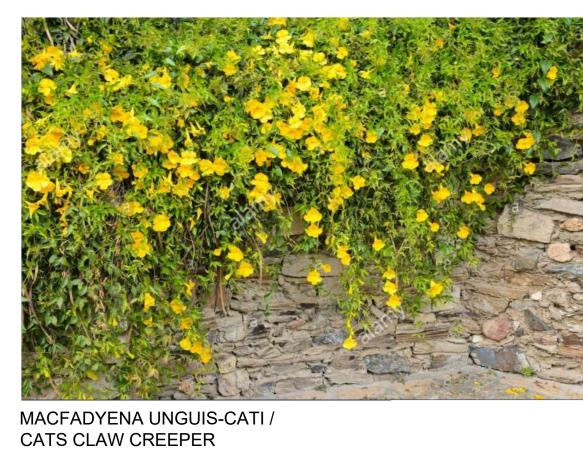




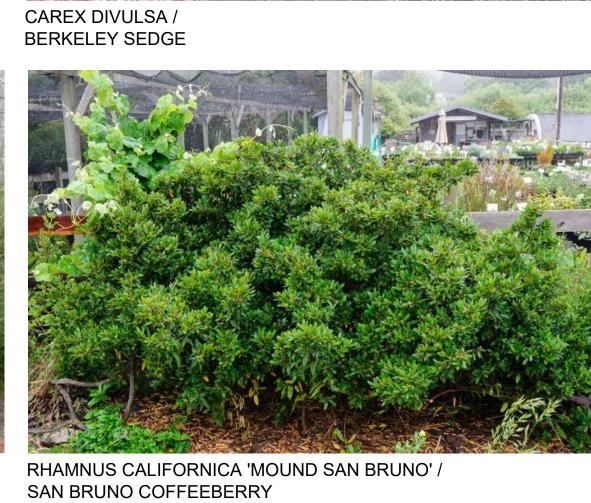




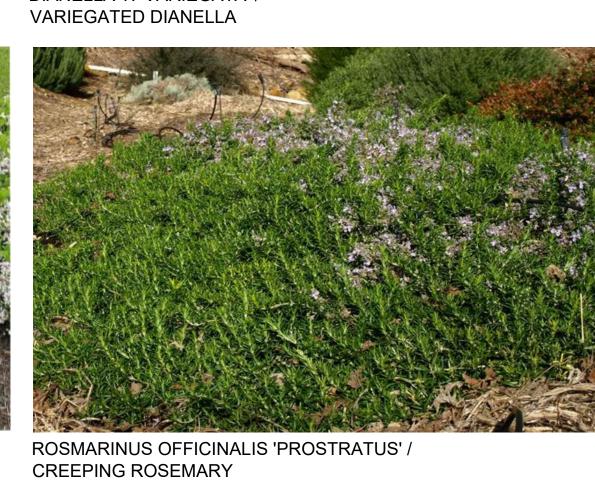
















SALVIA 'BEE'S BLISS' / BEE'S BLISS SAGE

DEER GRASS

