



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

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August 21, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit (CUP) request to establish a recreational vehicle (RV) storage yard on two Southern California Edison properties located near Cherry Avenue and 70th street at 6899 Cherry Avenue within the General Industrial (IG) zone and accept Categorical Exemption 14-004. (District 9)

APPLICANT: R.V.S.A., LLC
c/o Mike Newman
P.O. Box 23B
Newport Beach, CA 92662
(Application No. 1401-15)

DISCUSSION

The project site is located on the west side of Cherry Avenue between 68th Street and 70th Street (Exhibit A – Location Map). The site consists of two large parcels of land owned by Southern California Edison (SCE) and are zoned for general industrial uses (IG). The first parcel is approximately 4.45 acres in size (200 feet x 970 feet) and has access off of Cherry Avenue; the second parcel is 5.4 acres (790 feet x 300 feet) and is located behind the first parcel with access from the Cherry Avenue lot as well as from an access road off of Orange Avenue near 70th Street. The first parcel contains SCE transmission towers and the second has been used as an outdoor storage facility and contains a small office building. Adjacent properties to the north and east of the project site are also zoned IG and contain industrial uses, except on the far northern property line, where a mobile home park in the City of Paramount borders the site. The property to the west has a zoning designation of public right-of-way (PR) and contains a SCE transformer yard. Properties immediately south of the project site are zoned for residential (R-1-M) and some commercial (CCA) uses but are primarily improved with multi-family developments.

The applicant is proposing to use the two lots as a recreational vehicle (RV) storage yard with two small office buildings, a dump site, and a wash rack (Exhibit B – Site Plans, Elevations, and Photographs). One office building, a new 320-square-foot structure, will be located near the proposed entry off of Cherry Avenue and will be finished with materials reflecting a residential development. The second office building,

an existing structure that will be refinished to match the materials of the new office building, is located at the north end of the second parcel adjacent to the dump sites and wash rack. This area is directly accessible from the private driveway off of Orange Avenue parallel to the SCE transformer site.

In considering a CUP application for the establishment of a commercial storage facility, staff evaluates the development site to determine whether the site is impractical for industrial development due to existing conditions on the site including if there is close proximity to residential uses. In addition, the Zoning Code requires that building design and materials used for commercial storage be compatible with surrounding development, especially nearby residential uses, and that landscaping on site shall be abundant and provide an appropriate transition from public to private spaces. Finally, the Code requires that all open storage must be screened by a solid wall of a minimum height of 8 feet.

The proposed project is located on one parcel that has SCE transmission towers running down the middle of the property and the other parcel is accessible only by a private drive, making both IG-zoned sites impractical for industrial development especially in light of the adjacent residential developments to the south and north of the project site. Additionally, in order to mitigate any potential conflicts with the residential uses, a 45-foot buffer will be required along the southern border where no storage will be allowed. The buffer will include a 13-foot-wide landscape area and a drive aisle for access around the site; abundant landscaping utilizing drought-tolerant plantings will be required for other areas as well including, but not limited to, the Cherry Avenue frontage and along the north property line. Finally, solid screen walls will be required per the requirements and the hours of operation for the wash rack will be conditioned to limit impacts on the adjacent mobile home site.

Staff believes that approval of this application will have minimal impact, if any, upon the surrounding area and recommends that the Planning Commission approve, subject to conditions, the Conditional Use Permit (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on July 30, 2014. No responses have been received as of the date this report was prepared.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 14-004) was prepared for the proposed project (Exhibit D).

CHAIR AND PLANNING COMMISSIONERS

August 21, 2014

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Respectfully submitted,



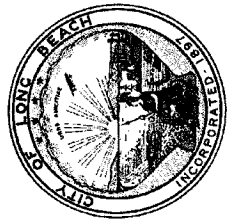
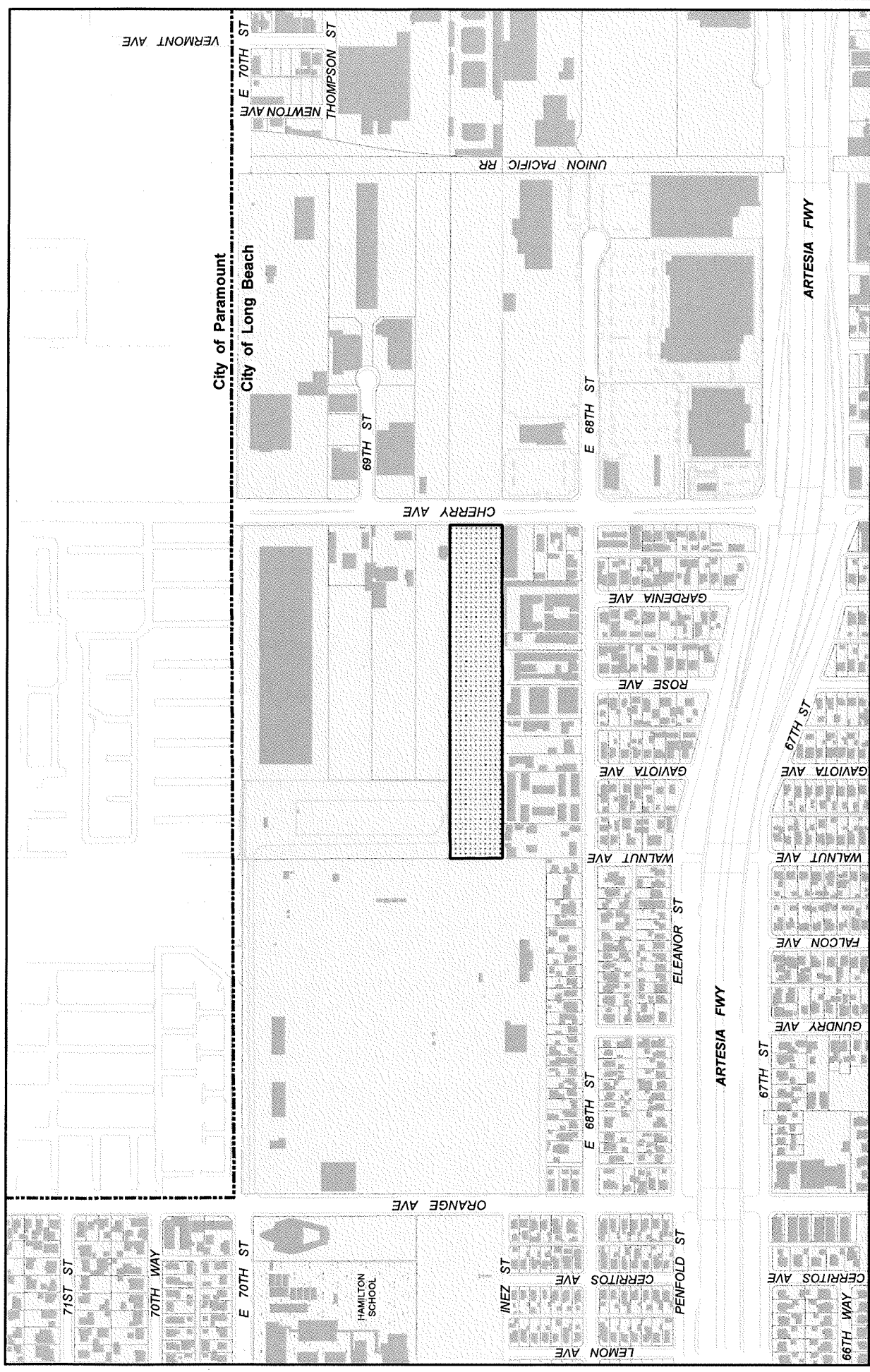
JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

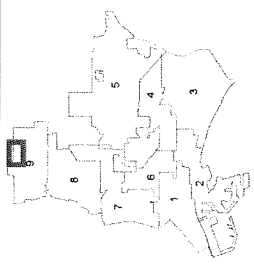
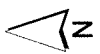
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- Exhibits:
- A. Location Map
 - B. Site Plan, Elevations, & Photographs
 - C. Findings and Conditions of Approval
 - D. Categorical Exemption CE 14-004



Subject Property:
 6899 Cherry Ave
 Application No. 1401-15
 Council District 9
 Zoning Code : IG

Exhibit A



CONDITIONAL USE PERMIT FINDINGS

Application No. 1401-15

Address: 6899 Cherry Avenue

Date: August 21, 2014

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The project site is located within the General Plan Land Use District 9G (General Industry) and the General Industrial (IG) zone. The IG zone is considered the City's "industrial sanctuary" district where a wide range of industries that may not be desirable in other districts may locate. The emphasis is on traditionally heavy industrial and manufacturing uses. The IG district is intended to promote an "industrial sanctuary" where land is preserved for industry and manufacturing, and where existing industries are protected from non-industrial users that may object to the operating characteristics of industry. Performance standards still must be met, but the development standards are the minimum necessary to assure safe, functional, and environmentally-sound activities.

LUD 9G was established in order to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses which employ many different processes, creating a wide variety of products. The 9G district is intended to provide areas for any business to conduct legitimate industrial activities, indoors or outdoors, provided such business conducts its operations in a manner consistent with all applicable safety, environmental and zoning regulations. Where the application of the General Industry District abuts residences, schools, parks or other sensitive uses, the zoning designation implementing the this district shall only allow light or medium industrial uses.

Here, the proposed use is located on two properties. One of which is land-locked and only has access across a private driveway from Orange Avenue and the other has Southern California Edison transmission towers running down the middle of it making the site impractical for traditional industrial uses. Further, the project location abuts a residential zone with multi-family development on the southern border and a mobile home park in the City of

Paramount on the northern border. Given the limitations of the site itself and the sensitive residential uses abutting the property, a lighter industrial use is preferred. The proposed use is for a recreational vehicle (RV) storage yard that will provide open storage of RV's when not in use by their owners, essentially long-term parking. The use complies with the special conditions, as noted below, for commercial storage and the development standards for the IG zone. Staff feels the use is compatible with the General Plan, Zoning, and special conditions in light of the existing site conditions.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

In accordance with the California Environmental Quality Act (CEQA) and the CEQA guidelines, a Categorical Exemption (CE 14-004) was prepared for this project.

The proposed use will not be detrimental to the surrounding community. With the proposed Conditions of Approval incorporated, the use will not be detrimental as it incorporates a number of operational requirements that address potential negative impacts from the proposed use. Approval of the requested Conditional Use Permit will enable the City to enforce these conditions and address potential nuisances that may arise in the future.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

Section 21.52.219.7 states that the following conditions shall apply to commercial storage/self-storage uses:

A. Commercial storage/self-storage shall not be permitted or located in an existing business or office park.

The subject site is located on IG zoned property and is not improved with an existing business or office park.

B. Commercial storage/self-storage shall only be permitted with a conditional use permit if the development site is impractical for industrial development due to such conditions as the shape or topography of the site, difficult vehicular access or close proximity to residential uses that would preclude industrial development uses.

The project site consists of two parcels, both owned by Southern California Edison (SCE). One parcel is landlocked and has access only across a private driveway off of Orange Avenue; the other parcel has SCE transformers running down the middle of it at regular intervals. Further, the site borders residential zones on both the north and south property lines. Consequently, the site is impractical for industrial development due to the existing condition of the site and its close proximity to residential use.

C. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.

The proposed use is for a recreational vehicle (RV) storage yard. Conditions of Approval will limit the use to long-term parking only and the RVs shall not be used for manufacturing, retail or wholesale selling, office, other business or service, or human habitation.

D. Prefabricated shipping containers shall not be allowed to be on sites located within one thousand feet (1,000') from any property zoned for residential use, unless located or screened so as to not be visible from a public street.

The proposed use is for a RV storage facility; no prefabricated shipping container will be stored on site and the proposed Conditions of Approval will prohibit the use for storage of shipping containers.

E. Building and roof design. The building and roof shall be designed to be compatible with surrounding development, especially nearby residential uses. Considerations include design elements that break up long, monotonous building and rooflines and elements that are compatible with the desired character of the zone.

The RV storage yard proposed will include two small office buildings, approximately 320 square feet each (10 feet wide by 32 feet long), one located at the north entry to the property, the other along the Cherry Avenue frontage to the east of the project site. The roofs shall feature a gable design and the exterior of the buildings will be in scale with and use material and finishes, such as trim work, consist with residential development.

F. Building Materials. The materials used for buildings, roofs, fences and other structures shall be compatible with the desired character of the zone and shall be visually pleasing, especially near residential uses.

As shown on the conceptual elevations, the two office buildings will feature gabled roofs with composition shingles, wood siding, wood trim around the windows, and exterior entries consistent with a residential porch entry. The Conditions of Approval will require that all materials be called out on the construction drawing and the materials must be consistent with residential development and are subject to the approval of the Site Plan Review Committee or its designee.

- G. Street facades. The design and layout of the street side of the site shall provide a varied and interesting façade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.**

For the proposed project, the only street façade will be along Cherry Avenue. At that entry point, one of the office structures will be visible. As discussed above, the finishes for the building will be consistent with residential development and the rest of the street frontage shall be landscaped and finished with a decorative wall to screen the RVs stored on site.

- H. Landscaping. The landscaping on the site shall be abundant and shall provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses, and provide visual relief from stark, linear building walls.**

The proposed landscaping on site will be abundant and is necessary to provide a buffer between the residential uses to the north and south as well as to screen the use from Cherry Avenue. Full and complete landscape plans, utilizing drought tolerant plantings, will be required as part of the construction drawing submittal and will be subject to the review and approval of the Site Plan Review Committee or its designee.

- I. Fencing. Any proposed fencing shall be designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is prohibited adjacent to residential zones.**

Fencing, at a minimum of eight (8) feet in height will be required to screen the site. Decorative fencing will be required along those property lines abutting residential uses as well as at the Cherry Avenue street frontage. Rolled razor wire will be prohibited.

J. Lighting. Exterior lighting shall not intrude on surrounding properties.

Conditions will require that any exterior lighting will not intrude on surrounding properties.

K. Noise. The hours of operation and access to the storage units shall be limited to seven (7:00) a.m. to seven (7:00) p.m. Monday through Friday and nine (9:00) am to five (5:00) p.m. on Saturday, Sunday, and holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular monthly basis.

Given that the proposed use is not a self-storage facility, staff is recommending more liberal hours of operation for owners to access their RVs. However, strict hours of operation will be conditioned for the wash rack and dump sites to mitigate any potential impacts to the adjacent residential uses, especially the mobile home park on the northern boundary of the site where the wash rack and dump site is located.

L. Security. Prior to the issuance of building permits, the project shall submit a security plan that will be subject to the review and approval of the police department.

The applicant shall comply with all requirements of the Police Department as required by response as part of the Technical Advisory Committee and is included in the Conditions of Approval.

M. Loading. Provide adequate loading and unloading areas outside of fire lanes.

The applicant shall comply with all requirements of the Fire Department and must submit construction plans for their review and approval.

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

6899 Cherry Avenue
Application No. 1401-15
Date: August 21, 2014

1. The use permitted on the subject site, in addition to the other uses permitted in the IG zoning district, shall be to allow the establishment of a recreational vehicle (RV) storage yard with accessory office use and a wash rack and dump site on two Southern California Edison properties (APNs: 7116-004-800 and 801) located between Orange and Cherry Avenues to the east and west and 68th and 70th Streets to the north and south.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. The subject location shall be used for the open storage of recreational vehicles only and shall not be used for manufacturing, retail or wholesale selling, office, other business or service, or human habitation.
5. Prefabricated shipping containers shall be prohibited from being stored on site.
6. A building containing not less than three hundred (300) square feet of floor area, including employee restroom facilities and a private office space for the business, shall be provided on the same parcel or an adjacent parcel associated with the same business, per 21.45.120 (Commercial Storage).
7. As proposed, the RV storage yard will contain two small office buildings, approximately 320 square feet each (10 feet wide by 32 feet long), will be located on the project site. One located at the north entry to the property, the other along the Cherry Avenue frontage to the east of the project site. The roofs shall feature a gable design and the exterior of the buildings will be in scale with and use material and finishes, such as trim work, consist with residential development.
8. The exterior materials must be called out on the construction drawings and the materials must be consistent with residential development, including, but not limited

- to, gabled roofs with composition shingles, wood siding, wood trim around the windows, and exterior entries consistent with a residential porch entry. The materials are subject to the approval of the Site Plan Review Committee or its designee.
9. The street frontage along Cherry Avenue shall include an enhanced elevation on the office building, decorative fencing, and abundant landscaping to the satisfaction of the Director of Development Services and the Site Plan Review Committee or their designee.
 10. A 45-foot-wide buffer is required along the south property line between any outdoor storage use and the residentially zone properties. As proposed, this buffer shall include a 13-foot wide landscape buffer and the drive aisle for interior access.
 11. The proposed landscaping on site shall be abundant and provide the necessary and required buffer between the residential uses to the north and south as well as to screen the use from Cherry Avenue. Full and complete landscape plans, utilizing drought tolerant plantings, will be required as part of the construction drawing submittal and will be subject to the review and approval of the Site Plan Review Committee or its designee. For additional information and assistance with selecting moderate to drought tolerant plants for conservation purposes, please contact the Long Beach Water Department Conservation Office at 562-570-2315 or visit their website at www.lbwater.org.
 12. Required landscaped areas shall be landscaped with one tree, of minimum twenty-four inch (24") box size, for each twenty linear feet along the property line, as well as appropriate shrubs and groundcover. Per the approved plans, a 13-foot-wide landscape buffer shall be provided along the south property line abutting the residential uses. A minimum 5-foot landscape buffer shall be provided along the north property line abutting the mobile home park. A minimum 10-foot landscape buffer shall be provided along the Cherry Avenue frontage. All other landscape requirements of the IG zone shall apply in addition to the above requirements.
 13. All open storage shall be screened by a solid wall of minimum height eight feet (8'). Material being stored shall not be visible above the wall. Decorative fencing will be required along those property lines abutting residential uses as well as at the Cherry Avenue street frontage. Details of the style of fence and type of block used shall be included on the construction drawings for review and approval. Rolled razor wire will be prohibited.
 14. Trash receptacles proposed for the site must be setback from the street and screened from view. All trash receptacles shall be enclosed on at least three sides by a solid masonry wall of minimum height five feet six inches (5' 6"). The receptacles shall not be visible above the wall. A visually solid gate shall be provided. All trash areas if visible from a street shall be further screened with a two-foot wide landscape strip. The strip shall be planted with shrubs of minimum five (5) gallon size, which grow to a height of four feet with vines planted. Provide a detail

drawing, elevations, and landscape plan to show compliance with this requirement.

15. Any proposed exterior lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The location of any proposed exterior lighting and the methods used to shield light and glare shall be included on the construction drawings to the satisfaction of the Director of Development Services.
16. The hours of operation shall be limited to:
 - a. Ingress and Egress: 5:00 AM to 10:00 PM daily.
 - b. Wash Rack and Dump Site: 7:00 AM to 8:00 PM daily.
 - c. Signs shall be posted indicating the hours of operation at both entry points and at the wash rack and dump site.

17. The applicant shall provide the following to the satisfaction of the Director of Public Works:

- a. **GENERAL REQUIREMENTS**

- i. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

- b. **PUBLIC RIGHT-OF-WAY**

- i. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

- c. **ENGINEERING BUREAU**

- i. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- ii. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- iii. The Developer shall construct or provide for new sidewalk pavement constructed to the property line. In addition, the Developer shall construct a landscaped parkway along the west side of Cherry Avenue adjacent to the project site. The sidewalk improvements shall

consist of a 6-foot wide paved sidewalk paved to the property line with Portland Cement Concrete (PCC) and a new 4-foot wide landscaped parkway strip, street side along Cherry Avenue to the satisfaction of the Director of Public Works. All street fixtures and street trees to remain in place shall be protected in place.

- iv. The Developer shall improve the existing and the new public parkway along Cherry Avenue with drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.060 of the Long Beach Municipal Code to the satisfaction of the Director of Public Works.
- v. The Developer shall relocate the existing utility pole that is located on the southeast side of the project site to within the new parkway in line with the neighboring utility poles to the satisfaction of the Director of Public Works.
- vi. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- vii. The Developer and/or successors shall provide for an irrigation system and privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- viii. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work along Cherry Avenue. The Street Tree Division will assist with the size, type and manner in which street trees are to be installed.
- ix. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way, which includes the relocation of the utility pole. Contact Russ Caveness of Construction Management for information for the excavation permit at (310) 570-6530.
- x. The Developer shall repair cracked, uplifted and/or deteriorated sidewalk section of sidewalk pavement adjacent to the site along Cherry Avenue. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- xi. 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) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- xii. Public improvements shall be constructed per Public Works Standards in accordance with plans approved by the Department of Public Works. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

d. **TRAFFIC & TRANSPORTATION BUREAU**

- i. 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 requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- ii. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- iii. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- iv. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- v. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the 2012 or current edition Manual On Uniform Traffic Control Devices (MUTCD), (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- vi. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
- vii. For additional information regarding off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

- 18. The Long Beach Police Department has made the following recommendations for public safety and crime prevention:

a. Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 foot-candle.
- ❖ Wall pack lighting should be placed on each side of the buildings and above exterior doors.
- ❖ Light alcoves to discourage homeless people from sleeping there.
- ❖ Lighting should clearly illuminate the building addresses.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ Metal halide or similar bulbs, which emit a “white light”, should be used.
- ❖ All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- ❖ All light fixtures should be vandal resistant.
- ❖ Porch lights on photocells should be installed for every exterior door.
- ❖ Install lights on building exterior walls.
- ❖ Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.

b. Other Lighting

- ❖ All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- ❖ All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- ❖ Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- ❖ All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- ❖ A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ A photocell device or a timeclock shall control the light source.

c. Addressing General

- ❖ Street address should be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.

- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.

d. Landscape General

- ❖ Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

e. Video Surveillance System Guidelines

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purpose of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

1. Camera Locations

- ❖ All main commercial/office space entries and exits
- ❖ Parking lots

2. Camera Specifications

- ❖ Record in color with output of at least 480 lines resolution.
- ❖ Automatic exposure for day/night conditions.
- ❖ Positioned where they are vandal and tamper resistant.
- ❖ Use vandal resistant housings where necessary.

3. Video Recording Equipment Specifications

- ❖ A Digital Video Recorder (DVR) should be used.
- ❖ Capable of exporting images in TIFF, BMP or JPG format.
- ❖ DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.

- ❖ Recordings should be retained for no less than 30 days.
- ❖ Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- ❖ The DVR units must be stored in a secure place.

f. Fencing General

- ❖ All fencing and gates should be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- ❖ The design of fence should be such that no vertical bars extend above the top most horizontal bar.

g. Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- ❖ Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage to partially screen the walls.
- ❖ Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

If you require further information or need clarification, please feel free to call Sergeant Milton Thomas at (562) 570-5835, or by email at Milton.Thomas@longbeach.gov.

19. The applicant shall incorporate all measures listed in the memo to the Planning Bureau from the Long Beach Fire Department dated June 5, 2014. Please contact the Fire Department for more information.
20. The applicant must comply with all requirements of the Building Bureau including, but not limited to, LID, NPDES, as well as surface condition and drainage requirements. Please contact the Building Bureau for more information regarding these requirements.
21. Signs shall be reviewed under a separate permit and must comply with Chapter 21.44 (On-Premises Signs) of the Zoning Code.
22. Installation of any exterior newsstand and vending machines shall be prohibited.
23. Windows shall not be obscured by placement of signs, dark window tinting, shelving, racks or similar obstructions.
24. The operator of the approved use shall prevent loitering and loud noises around the

project site, and in all parking areas serving the use during and after hours of operation.

25. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.

Standard Conditions:

26. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
27. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
28. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
29. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
30. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
31. The operator of the approved use shall prevent loitering and loud noises around the project site, and in all parking areas serving the use during and after hours of operation. Failure to comply with this condition shall be grounds for permit revocation. If loitering and/or noise problems develop, the Director of Development Services may require additional preventative measures such as, but not limited to, additional lighting, private security guards and/or alteration of business hours.
32. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health

Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

33. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
34. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
35. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting, foundations and planters, as applicable.
36. Any graffiti found on site must be removed within 24 hours of its appearance.
37. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



CITY OF LONG BEACH

FIRE DEPARTMENT

3205 Lakewood Boulevard • Long Beach, CA 90808-1733 • Telephone (562) 570-2500 • FAX (562) 570-2506

MICHAEL DuREE
FIRE CHIEF

June 5, 2014

Angie Zetterquist
Planning Bureau
5th Floor City Hall

T.A.C. Application No: **1401-15**
Project Address: **Cherry Ave and 70th St.**

**SUBJECT: IN LIEU TECHNICAL ADVISORY COMMITTEE COMMENTS
RV STORAGE YARD ON TWO SOUTHERN CALIFORNIA EDISON
PROPERTIES**

In Lieu Technical Advisory Committee (TAC) review and comments from the Fire Department are intended to aid the applicant in preparation of the project for plan submittal and are not a substitute for plan check corrections. Plan check corrections will be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Fire and Building Codes, local ordinances, and State laws.

1. New construction in this project shall comply with the requirements of the current construction codes in the City of Long Beach as adopted by Title 18 of Long Beach Municipal Code.
2. Since no detailed plans have been provided at this time for our initial review, please be informed that complete plan check comments will only be issued after the completed plans have been submitted and reviewed.
3. The following are general plan review comments based on the plan submitted:
 - a. All design shall be per the 2013 California Building Code (CBC) and 2013 California Fire Code (CFC).
 - b. Fire department access roads shall be a minimum of 26 feet wide, with a minimum inside turning radius of 28 feet and have a clear unobstructed height of 15 feet.
 - c. All roadways shall be all weather surfaces and designed for H20 (80,000 lbs) loading.
 - d. Traffic calming (speed bumps) devices are prohibited unless specifically approved by the Long Beach Fire Department per California Fire Code Section 503.4.1.

Administration
(562) 570-2510
FAX (562) 570-2506

Disaster Management
(562) 570-9250
FAX (562) 570-9254

Fire Prevention
(562) 570-2560
FAX (562) 570-2566

Operations
(562) 570-2530
FAX (562) 570-2564

Support Services
(562) 570-9450
FAX (562) 570-9549

- e. Show locations of all fire hydrants within 300 ft of property lines.
- f. Additional public and/or private fire hydrants may be required at time of submittal in accordance with CFC Section 507 and Appendix C.
- g. Access gates to property shall be provided with Knox Boxes in accordance with CFC Section 506. Electronic gates shall utilize Knox electric key switches.
- h. Provide a current water flow report from Long Beach Water Department Dennis Santos (562-570-2381).

Please let me know if you have any questions.

Sincerely,



David Zinnen
Deputy Fire Marshal



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[x] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-004

Project Location/Address: 6899 CHERRY AVE LONG BEACH, CA.
Project/Activity Description: RV STORAGE FACILITY

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: RVSA LLC.

Mailing Address: 960 N. San Antonio Road #114

Phone Number: 650-209-3232 Applicant Signature:

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1401-15 Planner's Initials: AZ

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15303, Class E, New Construction of
Small Structures

Statement of support for this finding: Use of property as open RV storage
compatible with general industrial zoning. Accessory structures
including two small office buildings (approx 320sq.ft each), wash
rack and dump site minimal impact as less than 2,500 sq.ft.

Contact Person: ANGLE ZETTERQUIST

Contact Phone: 562 570 6194

Signature: [Handwritten Signature]

Date: 8/21/14