

ZONING DIVISION

AGENT

2

## Attachment #1

Case No. 0406-18  
ND 20-04

# CITY OF LONG BEACH

# H-2

DEPARTMENT OF PLANNING & BUILDING

333 W. OCEAN BLVD. • LONG BEACH, CA 90802 • (562) 570-6194 FAX (562) 570-6068

November 4, 2004

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Request for Approval of a Zone Change for a Portion of an Existing Self Storage Facility from a Regional Highway Commercial District (CHW) to a Commercial Storage District (CS) and a Site Plan Review and Conditional Use Permit to Expand the Self Storage Facility by Adding Floor Area within an Existing Three-Story Building (Council District 7)

LOCATION: 4100 Cherry Avenue

APPLICANT: Jim Fitzpatrick  
c/o Martin Parker of Pacific Planning Group  
23412 Moulton Parkway  
Laguna Hills, CA 92653

### RECOMMENDATION

1. Certify Negative Declaration 20-04;
2. Recommend that the City Council approve a Zone Change from CHW (Regional Highway Commercial District) to CS (Commercial Storage); and
3. Approve the Site Plan Review and Conditional Use Permit, subject to conditions of approval.

### REASONS FOR RECOMMENDATION

1. The site is currently improved with an existing self-storage facility that has been operating for four years without any reported complaints or negative impacts to the neighborhood.
2. A zone change from a Regional Highway Commercial District (CHW) to a Commercial Storage (CS) District will provide for consistency between the existing uses and proposed zoning designation.

3. The increase in floor area will take place completely within the existing building footprint with no exterior building changes visible from the street.
4. The Negative Declaration concludes that no negative environmental impacts are anticipated as a result of the project.

### **BACKGROUND**

The subject site is a 4.62 acre parcel improved with an existing self storage facility consisting of a three-story building and nine one-story buildings located on the east side of Cheery Avenue just north of East Carson Street. The three-story building contains a self-storage warehouse, pick-up and delivery warehouse, and office space. The pick up and delivery warehouse area for this three-story building is open from the ground floor and currently used for stacked container storage. The one-story buildings are all individually accessible self-storage units with exterior rollup doors.

Surrounding uses include a church and single family residential uses to the west across Cherry Avenue, commercial recreational vehicle storage and the All Souls Cemetery to the north, multifamily residential uses to the east in the City of Lakewood, and commercial retail uses and storage facilities to the south.

The following characterizes the sites Zoning and General Plan designations of the area:

	<b>ZONING</b>	<b>GENERAL PLAN</b>	<b>LAND USE</b>
<b>SITE</b>	CHW/CS	LUD #9R – RESTRICTED INDUSTRY	SELF STORAGE
<b>NORTH</b>	PD-20	LUD #9R – RESTRICTED INDUSTRY	OPEN STORAGE
<b>SOUTH</b>	CHW	LUD #9R – RESTRICTED INDUSTRY	RETAIL COMMERCIAL SELF STORAGE
<b>EAST</b>	R	LUD – CITY OF LAKEWOOD	MULTIFAMILY RESIDENTIAL
<b>WEST</b>	CCA/R-1-N	LUD #1 – SINGLE FAMILY	SINGLE FAMILY RESIDENTIAL CHURCH

A parking analysis for the project is as follows:

<b>Required Parking</b>	<b>Parking Provided</b>
19	40

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a plan to install interior renovations to the existing three-story pick-up and delivery warehouse area by remodeling the 30,167 square foot first floor to self-storage units and adding a second and third floor with 28,296 square feet per floor for a total of 56,592 square feet of new floor area. The amount of net rentable floor area available for client storage will be 63,850 square feet, which will accommodate 636 self-storage units on the three floors. The individual storage units will range from 5' by 5' to 10' by 30'. In comparison, the warehouse currently accommodates storage of individual pick-up and delivery containers measuring 5' by 8' stacked three containers high, with a total capacity of 67,635 square feet. The project would result in a 3,785 square foot reduction in rentable storage area.

Exterior changes proposed for this remodel include the removal and installation of new doors and elevators along the north and east elevations and an 18" projection above the roofline for a new elevator shaft on the east elevation. The proposed changes are not visible from the street.

The nine one-story self-storage buildings with 911 units in 71,730 square feet of storage area were constructed in 1986. The portion of the lot where the one-story buildings are located is on a 3.3 acre parcel currently zoned Commercial Storage (CS) and the portion of the lot where the three-story warehouse and office is located is on a 1.3 parcel site zoned Regional Highway District (CHW). The two parcels were merged into one parcel in 2000 although the different zoning designations remain. On May 18, 1999, a Conditional Use Permit, Site Plan Review, Standards Variance, and Lot Merger to construct a 76,000 square foot expansion to an existing self storage facility that included a three-story climate controlled storage building and warehouse with a height of 35'5" and tower element of 38' (instead of not more than 28') were conditionally approved by the Planning Commission. At the time of approval self-storage uses were permitted with the approval of a Conditional Use Permit in the CHW zone. Since the time of approval a self-storage study has been performed that resulted in changes to the Zoning Ordinance and restricted self-storage uses. Currently, self-storage uses are not permitted in the CHW zone and require the approval of a Conditional Use Permit in the CS zone. The code changes have made the existing self-storage facility in the CHW a legal nonconforming use that cannot be expanded under the current CHW zone. Therefore, the applicant has submitted a request to rezone the property from CHW to CS and apply for a Conditional Use Permit to expand the facility and a Site Plan Review for new floor area exceeding 1,000 square feet.

## **ENTITLEMENTS AND REQUIRED FINDINGS**

The subject site is currently zoned (CHW) Regional Highway District and CS (Commercial Storage) with the three-story building located in the CHW zone and the remainder of the site in the CS zone. The CHW zone no longer allows self-storage facilities; therefore, the applicant is requesting the approval of a Zone Change from CHW (Regional Highway District) to CS (Commercial Storage). In addition, a Conditional Use Permit (CUP) is required for self-storage uses in the CS zone and a Site Plan Review shall be conducted for any commercial development in excess of 1,000 square feet of floor area.

Analysis and findings for each of these requests are as follows:

### **FINDINGS FOR A ZONE CHANGE**

- A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area.**

The site has an existing RV storage facility to the north, an approximately 80' wide Union Pacific Railroad Right-of-Way to the east, commercial and self-storage uses to the south, and a major arterial street, Cherry Avenue, to the west. The site is already improved with a self-storage facility and the proposed changes will not affect the appearance of the building from the street. Self-storage uses are low-intensity uses with minimal noise and traffic impacts.

- B. The proposed change is consistent with the goals, objectives and provisions of the General Plan.**

The site is located in the Bixby Knolls Neighborhood of the Land Use Element of the General Plan. The "Summary of Neighborhood Policies" states that: retaining the overall lower density character of the area is recommended and existing land uses should be largely retained. The Bixby Knolls area is one of the largest neighborhoods in the City and housing conditions are good to excellent. Parcels that front onto Cherry Avenue and other major streets should be reviewed to ensure appropriate land uses are developed and architectural conformance with surrounding buildings in terms of colors, texture and materials are maintained. The self-storage use currently exists. This use creates minimal traffic impacts and is compatible with surrounding uses, which include self-storage uses to the north and south.

- C. If the proposed change is a rezoning of an existing mobile home park, that the requirements of Section 21.25.109 have been fully met.**

The subject proposal does not involve the rezoning of a mobile home park.

### **SITE PLAN REVIEW FINDINGS**

- A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN, WHICH IT IS LOCATED.**

A positive finding can be made on this item.

The existing building is a modern light industrial building with a light colored stucco and flat and sloped roof elements. An office and storefront windows are located on the street facade for design and security purposes. The street elevations will not change due to the proposed improvements inside the warehouse.

- B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT", THE "DOWNTOWN DESIGN GUIDELINES", PD GUIDELINES OR THE GENERAL PLAN;**

The new square footage is located within the existing three-story pick up and delivery warehouse portion of the building.

- C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS NO ALTERNATE DESIGN IS POSSIBLE;**

There are no landscape alterations proposed. All existing landscaping and street trees will remain.

- C. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The Public Works Department has reviewed the plans and the required improvements for this site and has no comment.

- D. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1.**

Chapter 21.64 deals with requirements for trip reduction measures. The threshold for nonresidential development is 25,000 square feet of building area. Due to the very low number of employees required to operate a self-storage facility trip reduction measures are not appropriate for this use.

### **CONDITIONAL USE PERMIT FINDINGS**

- A. 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;**

A positive finding can be made for this item.

The Land Use Designation is LUD #9R, Restricted Industry. The current zoning designation is CHW, Regional Highway District and the proposed zone is Commercial Storage (CS). The General Plan is intended to accommodate industrial, manufacturing, research and development, warehousing and large-scale wholesale and industrial support office development. Uses with negligible environmental impacts are desired in this district. The restricted industry district typically will include clean, non-nuisance industries whose primary activities are confined completely indoors and those whose operations produce minimal off-site

impacts with respect to traffic, emissions. Noise, operating hours, etc. A self-storage facility is permitted with the approval of a Conditional Use Permit in the CS zone.

The project complies with all the zoning designations, development standards, and is consistent with the North Long Beach Redevelopment Plan.

There are no zoning overlays for the subject site, and it is not located in the Coastal Zone.

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

A positive finding can be made for this item.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Negative Declaration ND 20-04 has been prepared and is included in this application for concurrent consideration.

Additionally, the Mitigation Monitoring Plan has been incorporated into the conditions of approval (condition of approval no. 12).

**C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

The following conditions shall apply to commercial storage/self-storage uses pursuant to Section 21.52.219.7:

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

The existing self-storage facility is located on an individually developed parcel and not in a business or office park. An open storage use is located to the north and commercial and self-storage uses to the south.

**2. Commercial storage/self-storage shall only be permitted with a Conditional Use Permit if the development site is impractical for 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 one-story self-storage facility was constructed in 1986 and the three-story warehouse in 2002 and has been in continuous use since 1986.

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

This requirement has been included in the conditions of approval.

- 4. Prefabricated shipping containers shall not be allowed to be on sites located within 1,000 feet from any property zoned for residential use, unless located or screened so as not to be visible from a public street.**

This requirement has been included in the conditions of approval.

- 5. 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.**

A Site Plan Review was approved for this three-story self-storage warehouse and office building in 1999. At the time of approval positive findings were made to approve the Site Plan Review. The building was found to be compatible with neighboring structures and conform to the design standards of the zone. The building is a modern design finished in a light stucco color with a darker accent trim. Windows are provided in the office area and along the front facade for design and security purposes. The building has both flat and sloping roof elements with a building setback at the third floor. This building currently meets this condition and is very well maintained. The proposed modifications within the existing warehouse will not affect the west (street) elevation.

- 6. Building materials. The material 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.**

The finish material on the building is a cream colored stucco with a metal seam roof. Fencing materials include block and wrought iron. The front elevation that faces residential uses to the west across Cherry Avenue is pleasing and attractive. The only exterior changes proposed to the existing building are on the north and east elevations and are not visible from the street. The minor changes include new door and window locations at grade and an elevator shaft that projects 18" above the existing roofline at the rear of the building.

- 7. Street facades. The design and layout of the street side of the site shall be 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 right of ways.**

The current building design is both attractive and acceptable in its' current state. The front facade is improved with a tower element to emphasis the entrance, windows have been placed along the entire front facade at the street level, a setback is provided at the upper floor to provide some variation in the front elevation, and varying roof heights have been utilized. This facade will not change with the proposed modification. Access to all storage units in the three-story warehouse building where the new floor area will be located is from interior hallways.

- 8. 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 existing landscaping is abundant and maintained in good condition.

- 9. 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.

No new fencing is proposed.

- 10. Lighting.** Exterior lighting shall not intrude on surrounding properties.

The site is currently in compliance with this condition.

- 11. Noise.** The hours of operation and access to the storage units shall be limited to seven o'clock (7:00) a.m. to seven o'clock (7:00) p.m. Monday through Friday and none o'clock (9:00) a.m. To five o'clock (5:00) p.m. Saturday and Sunday and holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular monthly basis.

The current hours of operation for the office are 9:30 a.m. to 6:00 p.m. Monday – Friday, 8:30 a.m. to 5:00 p.m. Saturday, and 8:30 a.m. to 2:00 p.m. Sunday. The hours of operation for the one-story units with exterior access are 6:00 a.m. to 6:00 p.m. Monday-Friday, Saturday 6:00 a.m. to 5:00 p.m., and Sunday 6:00 a.m. to 2:00 p.m. The hours for the three-story warehouse are 9:30 a.m. to 6:00 p.m. Monday- Friday, 9:30 a.m. to 5:00 p.m., Saturday, and Sunday 9:30 to 2:00 p.m.

This self-storage facility has operated with these hours for over two years for the indoor three-story self-storage building and since 1986 for the one-story outside spaces without any negative impact; therefore, no change to the hours of operation is proposed. A condition of approval will be added that if noise problems arise the hours of operation will be subject to further restriction to the satisfaction of the Director of Planning and Building.



**12. 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 conditions of approval require that the applicant submit a lighting and security plan to the Police Department prior to issuance of a building permit.

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

Approximately 40 parking spaces are provided outside of the required fire lanes and only 19 parking spaces are required.

**PUBLIC HEARING NOTICE**

45 Notices of Public Hearing were mailed on October 18, 2004, to those property owners within a 300 ft. radius of the property. In addition, the elected representative of the 7<sup>th</sup> Council District was notified, as were the Cerritos Park HOA and Bixby Highlands NIA.

**REDEVELOPMENT REVIEW**

The site is not located in a Redevelopment Project Area.

**ENVIRONMENTAL REVIEW**

In accordance with the guidelines to implement the California Environmental Quality Act, a Negative Declaration (ND 20-04) has been prepared and is forwarded to the Planning Commission for concurrent consideration.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

1. Certify Negative Declaration 20-04;
2. Recommend that the City Council approve a Zone Change from CHW (Regional Highway District) to CS (Commercial Storage); and
3. Approve Site Plan Review and Conditional Use Permit, subject to conditions of approval.

Respectfully submitted,

FADY MATTAR,  
ACTING DIRECTOR OF PLANNING AND BUILDING

By:   
LYNETTE FERENCZY  
PLANNER

Approved:   
GREG CARPENTER  
PLANNING BUREAU MANAGER

**SITE PLAN REVIEW, CONDITIONAL USE PERMIT  
CONDITIONS OF APPROVAL**

**Case No. 0406-18**

**Date: November 4, 2004**

1. This approval and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. The use permitted hereby on the site, in addition to other uses permitted in the CS zone, shall be a self-storage facility.
3. This approval shall be invalid if the owner(s) and/or applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. 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.
5. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
7. 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).

8. The operational conditions of approval of this permit **must be posted** in a location visible to the public, in such a manner as to be readable when the use is open for business.
9. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
10. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee. The building shall be painted to match the existing building. **No substantial changes** shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
11. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.
12. The applicant shall comply with all mitigation measures of the applicable Environmental Review (ND 20-04) prior to issuance of a Certificate of Occupancy. These mitigation measures must be printed on all plans submitted for plan review (attached).
13. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. 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.
14. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
15. 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).

16. Any graffiti found on site must be removed within 24 hours of its appearance.
17. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
18. **Energy conserving equipment**, lighting and construction features shall be utilized on the building.
19. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
20. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
21. Adequately sized **trash enclosure(s)** shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
22. 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. Please see Building Department TAC comments from July 14, 2004 (attached).
23. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
24. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
25. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit. The applicant shall provide occupancy classification of existing building and new addition. The applicant shall also disclose all storage of any new or existing hazardous materials.

26. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
- a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
  - b. Water material being excavated and stockpiled.
  - c. Water grading and cover materials being transported.
  - d. Maintain grading and construction equipment in proper tune.
  - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
  - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
27. The following shall be provided to the satisfaction of the Director of Public Works:
- A. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works permit. Contact the Public Works counter on the 4th floor of City Hall, at (562) 570-6651, for additional information regarding building permits.
  - B. Any off-site improvements found damaged as a result of construction activities shall be reconstructed by the Developer to the satisfaction of the Director of Public Works.
  - C. The Director of Public Works shall approve the location of any proposed driveways.
28. The applicant shall comply with the following requirements to the satisfaction of the Fire Department:
- A. Provide a current water flow test from the Long Beach Water Department;
  - B. Justify the new square footage for the total building;
  - C. All sprinkler drawings to be submitted separately for new layouts of the building; and
  - D. Additional requirements will apply at the time of plan review.
29. The applicant shall comply with the following recommendation to the satisfaction of the Long Beach Police Department:
- o Address markers (including street names shall be clearly posted at all street level entrances, using letters and numbers no less than four inches in height, of a contrasting color to the background. These address markers shall be illuminated during hours of darkness.
  - o Address marker (Including street name) shall be clearly posted, using 4' strokes of a contrasting color to the background, on the rooftop for police

helicopter identification.

- Each exterior entry door shall have a light, which clearly illuminates the entryway.
- All vehicular drive and parking surfaces shall be illuminated with a minimum maintained one foot-candle of light at ground level during darkness.
- All public and private stairwells shall be illuminated with a minimum maintained five-tenths (0.5) foot-candle of light at all times.
- All exterior lighting shall be controlled by a dusk-to-dawn automatic switch.
- No sodium lighting shall be installed-white lighting only. Metal halide is strongly recommended.
- Gates shall be wrought iron to enhance natural surveillance.
- All light fixtures shall have vandal resistant features.
- Elevators shall have a wide-angle mirror in them to allow the entire inside to be viewed before entering. Minimum lighting inside elevators shall be two-foot candle at all times.
- Video and audio monitoring of the new facility is staff is not stationed inside.
- Call boxes shall be provided on each floor.

The final lighting and security plan along with photometric calculations shall be submitted to the Police Department for review prior to the issuance of a building permit. If you have any questions or need further information, please feel free to contact Mike Weber at (562) 570-5805.

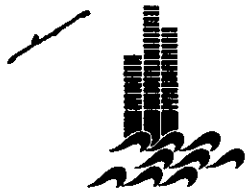
30. The conditions of approval from Case No 9909-06 shall remain in effect.
31. The facility shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.
32. Prefabricated shipping containers shall no be allowed on site located within 1000 feet of any property zoned for residential use, unless located or screened so as to not be visible from a public street.
33. The hours of operation for the office and three-story warehouse shall be from 7:00 a.m. to 7:00 p.m. Monday –Friday and 8:30 a.m. to 5:00 p.m. Saturday and Sunday. The hours of operation for the one-story units with exterior access shall be from 6:00 a.m. to 6:00 p.m. Monday-Friday, Saturday 6:00 a.m. to 5:00 p.m., and Sunday 6:00 a.m. to 5:00 p.m. If noise problems arise the hours of operation shall be subject to further restriction to the satisfaction of the Director of Planning and Building.
34. Metal roll-up doors shall be lubricated and maintained on a regular monthly basis.
35. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.

Changed  
at P.C. 11/4/04  
7am-  
7:30pm

36. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed.
37. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

**NOTE(S):**

Unless this project obtained vested rights, it is subject to changes relative to Zoning or General Plan amendments that occur after the attainment of Site Plan Review approval. Thus, it is strongly recommended that the project manager closely monitor the activities of the Planning Commission and City Council. It is not the responsibility of the Department of Planning and Building to provide constant updates on possible changes.



**Date:** July 14, 2004

**To:** Pacific Planning Group

**From:** Alexander Dixon, Jr., Civil Engineer [(562) 570-6214]

**Subject:** **PROPOSED CONVERSION OF WAREHOUSE TO MINISTORAGE @ 4100 CHERRY AVENUE**

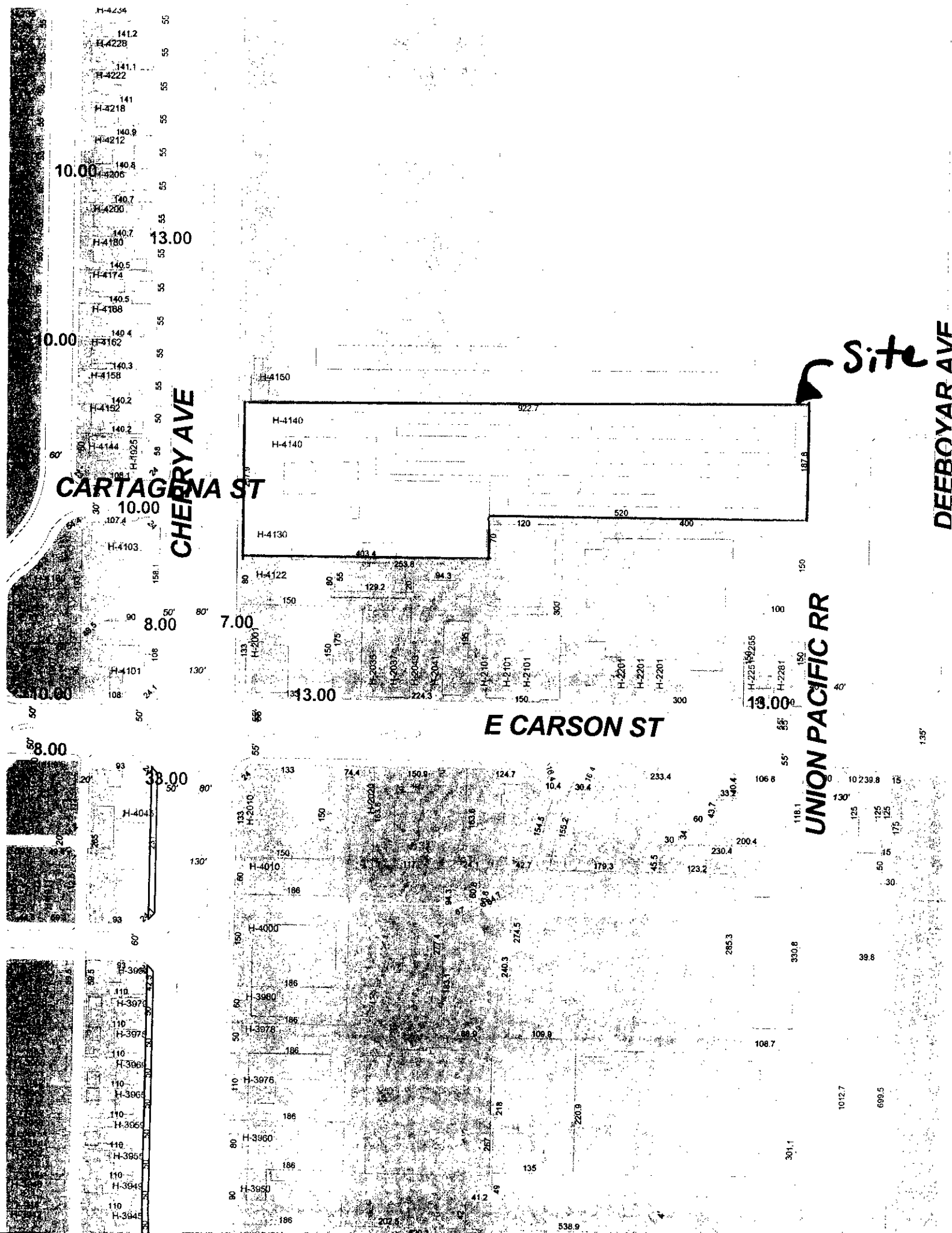
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1. The current prevailing building and construction codes in the City of Long Beach are the 2001 Edition of the California Building Code, 2001 Edition of the California Mechanical Code, 2001 Edition of the California Plumbing Code and 2001 Edition of the California Electric Code, except as amended and modified in the Long Beach Municipal Code.
2. The building and facilities must be accessible to and usable by the physically disabled per Title 24, California Code of Regulations.
3. Show on the plans a continuous and unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities. The path must satisfy the width, slope and surface condition ( ie . . . drainage swale . . . ) mandated by the 2001 California Building Code.
4. The customer side of the cash register counter must be made accessible to the disabled.
5. The Clean Water Act of 1972 requires for your proposed project that adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. A NPDES (National Pollutant Discharge Elimination System) permit may be required prior to any storm waters being discharged into any receiving waters from a building site or a construction site.
6. All sheets of the plans and the first sheet of the calculations are required to be stamped and signed by the California licensed Architect and/or Engineer responsible for the design.
7. The engineer of record, or another equally qualified engineer appointed by him/her, shall make "Structural Observation" visits to the jobsite at significant construction stages and at completion of the structural system to verify general conformance of the structural system to the approved plans and specifications. A narrative shall be provided on plans that gives a detailed description of the structural observation program. The engineer must clearly describe and list the intended visits at the particular stages of construction and the intended structural systems/elements to be observed. (Long Beach Municipal Code Section 18.24.084)



8. Separate permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters.
9. Separate approvals and construction permits shall be required for the Mechanical, Electrical and Plumbing disciplines.
10. A separate demolition permit shall be required to demolish any existing buildings on the site.
11. This project requires Fire Prevention Bureau approval stamp and signature on the final plans prepared for building permit issuance.
12. This project requires Planning Department approval stamp and signature on the final plans prepared for building permit issuance.
13. The Building and Safety Bureau offers the capability for "front end" permit processing and recommends that your proposed project information be faxed to the Chief Building Inspector or to the Senior Combination Building Inspector prior to your visit to the office for Plan Check submittal. If the staff should be given an opportunity to begin processing the application for permit prior to your visit, the time needed to complete the application process may be significantly reduced. Contact may be made by Voice: (562) 570-6651 and Fax: (562) 570-6753.





## MITIGATION MONITORING PROGRAM

**Measure 1:** All construction activities shall conform to Rule 403 of the South Coast Air Quality Water District on Fugitive Dust.

Timing: Ongoing during construction.

Enforcement Agency: Department of Planning and Building

**Measure 2:** All wastewater on the project site resulting from construction cleanup activities shall be pumped and removed to an appropriate disposal facility in accordance with NPDES requirements.

Timing: Ongoing during construction.

Enforcement Agency: Department of Planning and Building

**Measure 3:** All streets and alleys in and on the perimeter of the project site shall be dry swept to minimize mud, along with all applicable NPDES requirements for pollutant reduction techniques when flushing paved surfaces.

Timing: Ongoing during construction.

Enforcement Agency: Department of Planning and Building

**Measure 4:** All project construction activities must conform to the City's Noise Ordinance. As stated in §8.80.202, "no person shall operate or permit the operation of any tools or equipment used for construction, alternation, repair, remodeling, drilling, demolition or any other related building activity which would produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of seven p.m. and seven a.m."

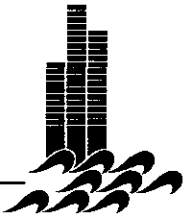
Timing: Ongoing during construction.

Enforcement Agency: Department of Planning and Building,  
Health Department

**Measure 5:** Prior to commencement of any construction activities, a truck schedule and transportation plan shall be submitted for the discretionary review and approval of the City's Traffic Engineer.

Timing: Ongoing during construction.

Enforcement Agency: Department of Public Works,  
Traffic Engineering



**December 21, 2004**

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PLEASE CONTACT  
THE LONG BEACH CITY CLERK DEPARTMENT AT  
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