

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

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## NOTICE OF FINAL ACTION

Case No. 9505-01

Project Location: 710 W. Willow Street

Applicant: K-B Club  
Teena Main

Applicant Address: 710 W. Willow Street  
Long Beach, CA 90806

Permit Requested: Conditional Use Permit and Standards Variance

Project Description: The expansion of an existing tavern into an adjacent lease space for a pool hall (4 pool tables) with 6 parking spaces (instead of not less than 11).


Action taken by: City Planning Commission  
June 15, 1995

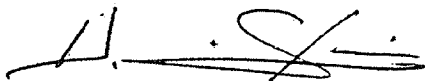
Decision: Approve Conditional Use Permit and Standards Variance subject to conditions.

Action was final: June 15, 1995

For projects in the Coastal Zone, this action \_\_\_\_\_ is X is not appealable to the Coastal Commission.

*You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.*

  
Robert Benard  
Zoning Administrator

  
Harold Simkins, Senior Planner  
Project Planner Phone No. 570-6607  
Council District: 7

Attachments

This information is available in an alternative format by request to Peggy Rasnick at (310) 570-6405.

# CONDITIONAL USE PERMIT/STANDARDS VARIANCE

## CONDITIONS OF APPROVAL

Case No. 9505-01

Date: June 15, 1995

### GENERAL REQUIREMENTS

1. The use permitted hereby on the site, in addition to uses permitted in the Community Automobile-Oriented (CCA) Zone, shall the expansion of an existing tavern into an adjacent lease space for a pool hall (4 pool tables) with 6 parking spaces (instead of not less than 11).
2. This permit and all rights hereunder shall terminate within one year of the effective date of the permit unless construction or the use has commenced or a written time extension is granted, based on a written 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 approval shall be invalid if the owner(s) and applicant(s) have not returned a written acknowledgment of their acceptance of the conditions of approval on forms supplied by the Planning Department. This acknowledgement must be submitted within one month from the date of approval of the Conditional Use Permit.
4. Violation of any of the conditions of this Conditional Use Permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this Conditional Use Permit together with all conditions which are a part thereof. The specific requirements must be recorded with all title conveyance documents at time of closing escrow if the same use is to be continued.
6. This approval is required to comply with these Conditions of Approval as long as this use is on this site. As such the site shall allow periodic re-inspection to verify compliance. When such inspection is carried out, the property owner or the responsible party of the property shall reimburse the city for the cost according to the special building inspection established by City Council.

7. All operational conditions of this Conditional Use Permit shall be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
8. 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.
9. The Director of Planning and Building is authorized to make minor modifications to the approved concept design plans or any of the conditions without benefit of an additional public hearing before the Planning Commission if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions and if no detrimental effects to neighboring properties are caused by said modifications.
10. Site development shall conform to plans approved and on file in the Department of Planning and Building.
11. The operator of the use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventive measures such as but not limited to, additional lighting or private security guards.
12. All parking and common areas shall be provided with appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential uses.
13. All structures shall conform to Building Code requirements. Notwithstanding this Conditional Use Permit and Standards Variance, all required permits from the Building and Safety Bureau must be secured.
14. The operator of the use shall provide security measures to the satisfaction of the Chief of Police.

15. Any graffiti found on site must be removed within 24 hours of its discovery.
16. Demolition, site preparation, and construction activities are limited to the hours between 7:30 a.m. and 6:00 p.m., except for the pouring of concrete, which may occur as needed.
17. Any off-site improvements found damaged shall be replaced to the satisfaction of the Director of Public Works.
18. All required utility easements shall be provided for to the satisfaction of the concerned department or agency.

**SPECIAL CONDITIONS**

19. The applicant/developer shall prohibit the installation of an exterior public telephone to the satisfaction of the Director of Planning and Building.
20. The applicant/developer/operator shall be required to provide for and maintain 5 additional parking spaces from adjoining property owners by shared use agreement for the use of said parking after 5:00 p.m. 7 days of the week to the satisfaction of the Director of Planning and Building. Such agreement shall be recorded in the Los Angeles County recorders office.