



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

December 6, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for a new 3,793-square-foot Goodyear Tire Center in conjunction with a Conditional Use Permit (CUP) request to allow the operation of tire sales with installation located at 2533 Lakewood Boulevard in the Regional Highway District (CHW) zone. (District 5)

APPLICANT: Al Gossett (Representative for business owner)
29885 Second Street, Unit X
Lake Elsinore, CA 92532
(Application No. 1209-12)

DISCUSSION

The project site is located at 2533 Lakewood Boulevard, between Willow Street and 23rd Street (Exhibit A – Location Map). The 24,596-square-foot lot has a zoning designation of Regional Highway District (CHW). The applicant is proposing to construct a new 3,793-square-foot building and relocate the existing business which is located across the street from the subject site at 2528 Lakewood Boulevard (Exhibit B - Plans & Photos).

The Site Plan Review Committee reviewed the initial design concept on June 13, 2012. After working with the applicant on several design concepts, the Committee recommended approval of the applicant's new design. The proposed contemporary building will be located along the south property line adjacent to the alley with ten garage bays facing north. The massing of the building has a proportional relationship to the site and its surroundings. The project incorporates an angled roofline and architectural elements that provide additional architectural interest by helping to break up the horizontal plane. The building façade has ample articulation through the use of window design and adds additional interest by including a modern metal awning. The building will be smooth stucco finish painted in a light gray tone with dark gray trim and two accent colors. The walls facing the alley will include a green screen and a landscape strip to discourage graffiti. The streetscape along Lakewood Boulevard is fully enhanced with landscaping on the development site and parkway area.

In the CHW zone, tire sales with installation is permissible if approved by the Planning Commission through a Conditional Use Permit (CUP). Staff has prepared positive findings and conditions for your review (Exhibit C – Findings and Conditions of Approval). The recommended conditions will require compliance with the “Special Development Standards” under Chapter 21.45.150, which limit the hours of operation from 7:00 a.m.-10:00 p.m., require compliance with the City’s Noise Ordinance, Chapter 8.80 of the Municipal Code, and prohibit the storage of wrecked or dismantled vehicles at the site.

Operational conditions recommended by the Long Beach Police Department (LBPD) will address security concerns. These conditions include proper lighting, prohibition of loitering and the installation of security cameras.

Staff believes that the project is well designed and that approval of this application will have minimal impact on surrounding land uses. Conditions of approval will also require prevention of nuisances and other potential negatives effects. For these reasons, staff recommends the Planning Commission approve the request for a Site Plan Review and a Conditional Use Permit.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 19, 2012, as required by the Long Beach Municipal Code. No responses have been received as of the date of this report.

ENVIRONMENTAL REVIEW

The project has been deemed categorically exempt from further environmental review pursuant to the Guidelines of the California Environmental Quality Act (Exhibit D – Categorical Exemption 12-072).

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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AJB:DB:JW:MDG

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions
 - D. Categorical Exemption 12-072

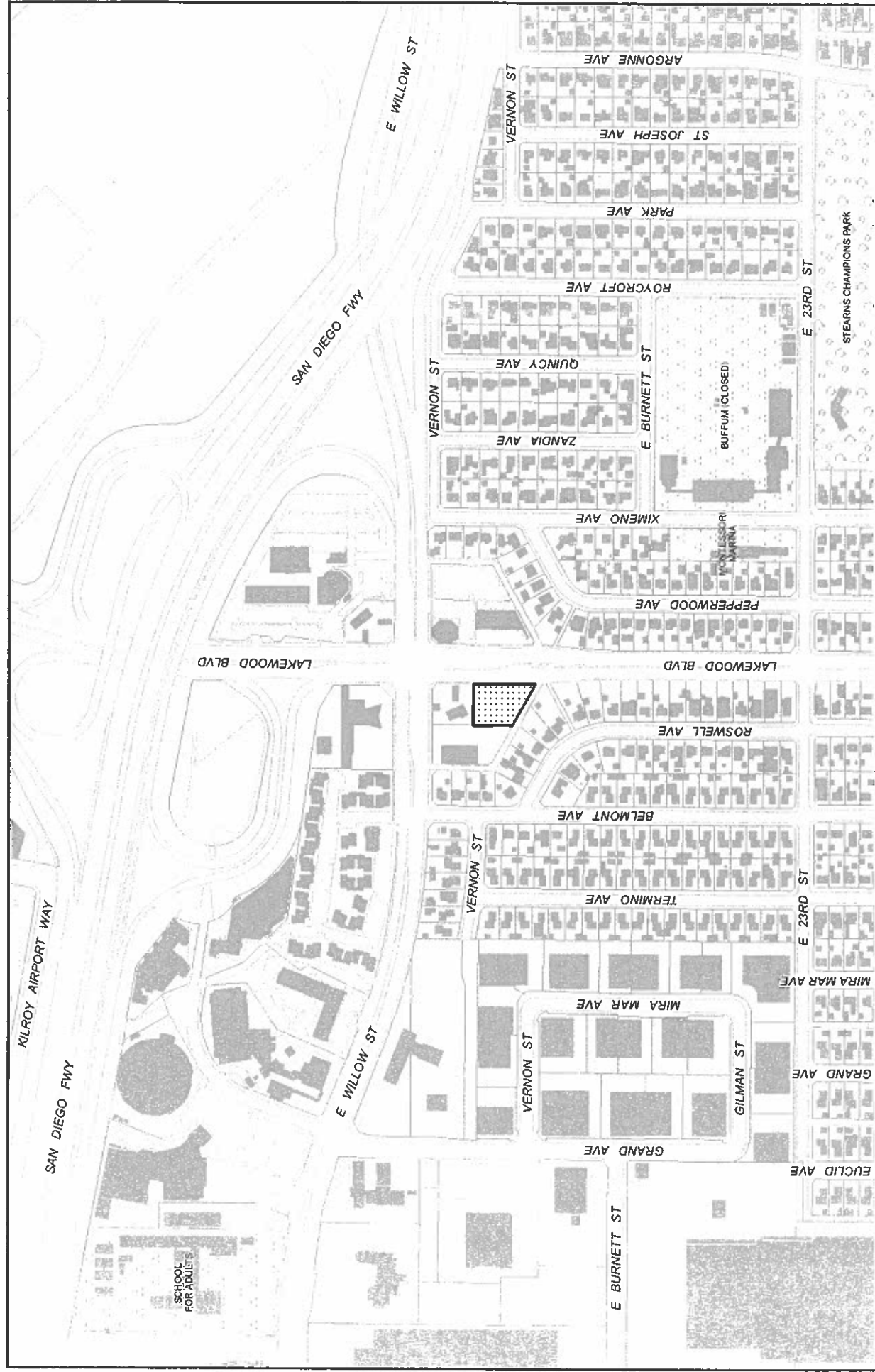
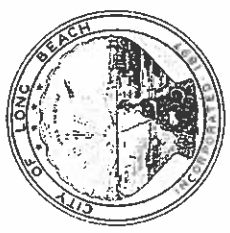


Exhibit A



Subject Property:

2533 Lakewood Blvd
Application No. 1209-12
Council District 5
Zoning Code : CHW



SITE PLAN REVIEW FINDINGS**Application No. 1209-12****Date: December 6, 2012**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

1. **THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project design is harmonious, consistent, and complete within itself through the use of materials, architectural styles and colors. The proposed design has ample articulation through the use of projections, and compatible exterior architectural materials. The building façade incorporates large window design that creates a pedestrian oriented environment appropriate with the street scale. The project design is also compatible in design, character and scale with the neighboring structures and community.

2. **THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

The proposed project is consistent with the intent of the Regional Highway District, and General Plan Designation LUD: 8N, Shopping Nodes by improving the exterior aesthetics of the lot and maintains the commercial fabric of the neighborhood.

3. **THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;**

The proposed project will not remove mature street trees from the site.

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

There are no public improvement requirements for this project but to only maintain and repair any damaged public streets, parkway or sidewalk as the result of the proposed construction.

5. **THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)**

Not applicable.

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

**2533 Lakewood Blvd.
Application No. 1209-12
December 6, 2012**

1. This Site Plan Review and Conditional Use Permit approval is for the construction of a new 3,793-square-foot Goodyear Tire Center and allows the operation of tire sales with 32 parking spaces in the Commercial Regional Highway District.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Director of Development Services 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 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).

Special Conditions:

4. No vehicles may be stored at the site for purposes of sale.
5. All operations shall be conducted indoors.
6. No outdoor displays of tires for sale.
7. Hours of operation shall be limited from 7:00 a.m. to 10:00 p.m.
8. Operational activities shall comply with the City's Noise Ordinance, Chapter 8.80 of the Municipal Code.
9. A solid 6-foot-foot high wall shall enclose the exterior storage area.
10. No wrecked or dismantled vehicles or outdoor equipment may be stored on site.
11. The developer shall provide one street tree for each 25 feet of street frontage in the public right of way adjacent to the project site.

12. An adequately sized trash enclosure shall be designed and provided for this project as per Section 21.45.167 of the Zoning Ordinance. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property, to the satisfaction of the Director of Development Services.
13. The applicant shall incorporate all measures listed in the memo to the Planning Bureau from the Long Beach Police Department dated November 5, 2012.
14. Any paving on the site shall consist of light-colored pavement or concrete. The pavement material shall be submitted to the Director of Development Services for approval prior to issuance of a building permit.
15. Stucco used on the exterior walls of the approved building shall consist of the smooth sand float finish type to the satisfaction of the Director of Development Services.
16. A separate sign permit shall be required for the address sign and any other non-exempt signs as defined in Section 21.44.070 of the Zoning Ordinance. All non-exempt signs shall be submitted to the Zoning Administrator for review and approval prior to issuance of a sign permit.
17. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.
18. The Department of Development Services, the Department of Community Development, and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.

Standard Conditions:

19. 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 Director of Development Services.
20. 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.
21. 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.
22. 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).
 23. 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.
 24. 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 and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.
 25. The Director of Development Services 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 Zoning Administrator or Planning Commission, respectively.
 26. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. 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.).

PUBLIC RIGHT-OF-WAY

- b. 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.

ENGINEERING BUREAU

- c. 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.
- d. 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. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- e. The Developer shall provide for tree wells, new street trees with root barriers and irrigation on Burnett Street and Eagle Street, adjacent to the project site. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- f. 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. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- g. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
- h. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- i. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION BUREAU

- j. 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.

- k. 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.
 - l. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - m. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
 - n. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
27. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants 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 the City Council.
28. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Pubic Works. Approved root guards shall be provided for all street trees.
29. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
30. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
31. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue,

rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.

32. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
33. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
34. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
35. 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).
36. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
37. Any graffiti found on site must be removed within 24 hours of its appearance.
38. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.

39. 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 Development Services prior to the issuance of a building permit.
40. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
41. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
42. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
43. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Corporal Erickson at (562) 570-7448.
44. 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.
45. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
46. 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.
47. 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

48. 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 all material being excavated and stockpiled.
 - c. Water all grading and cover materials being transported.
 - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
49. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
50. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
51. 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.



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
lbds.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

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

Categorical Exemption CE- 12-072

Project Location/Address: 2533 LAKEWOOD BLVD

Project/Activity Description: Construct a 3793 S.F. Building used ~~warehouse~~
used as a tire center for Scher Good Year. The tire center
will be selling repairing and installing ~~auto~~ commercial
tires

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

Applicant Name: AL Gassett

Mailing Address: 29885 Second St Unit X LAKE ELIZABETH CA 92

Phone Number: 951 258 3109

Applicant Signature: AL Gassett

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1209-12 Planner's Initials: MDG

Required Permits: Site Plan Review and Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15332, in Fill Development projects
Class 32.

Statement of support for this finding: Project is consistent with
general plan and applicable zoning designation
regulations no value is highlighted for
endangered, rare or threatened species.

Contact Person: Monica D. Brown

Contact Phone: (562) 570-6134

Signature: [Signature]

Date: 11/20/12