



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

November 21, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit (CUP) request to allow the operation of a tattoo shop and art studio located at 242 East 7th Street in the Downtown Planned

Development District (PD-30). (District 1)
The subject tenant space has been vacant for a number of years and the proposed use offers an opportunity to occupy this space. The gallery and vending (retail) space, which are visible through the large storefront windows, will add visual interest to the street. There is no on-site parking as the

restaurant, parr
number of years
accessory art ga
storefront window

APPLICANT: Benjamin Mene (Tenant/Applicant)
12544 Dessa Drive
Garden Grove, CA 92840
(Application No. 1309-09)

DISCUSSION

The project site is located at 242 East 7th Street, between Locust Avenue and Long Beach Blvd. in the Downtown Planned Development District (PD-30) (Exhibit A – Location Map). The building covers the entire lot. Surrounding uses include fast food to the south, east and west. Located to the north are a variety of small scale personal services uses, and to the northwest at Locust Avenue and 7th Street is the International Elementary School. Due to the proximity of the tattoo parlor to the school, staff has added a condition to screen the

Downtown Planned Development District (PD-30) (Exhibit A – Location Map). The applicant is proposing to establish a tattoo parlor and art studio within a vacant space in a single story commercial building constructed in 1923 (Exhibit B - Plans, Photos and Description). The proposed tenant space has an area of approximately 1,150 square feet. The building is 15 feet from the street with a 5 foot 6 inch high screen wall.

Blvd. in the Downtown Planned Development District (PD-30). The applicant is proposing to establish a tattoo parlor and art studio within a vacant space in a single story commercial building constructed in 1923 (Exhibit B - Plans, Photos and Description). The proposed tenant space has an area of approximately 1,150 square feet. The building is 15 feet from the street with a 5 foot 6 inch high screen wall.

The business, the Art Shack, also plans to sell art such as drawings, paintings, and sketches and has allocated 365 square feet for gallery space. The business will offer art classes in the evening from 5 p.m. to 7 p.m. and on Saturday mornings from 10 a.m. to 12 p.m. for small groups of eight or less. The Art Shack may also offer tattoo

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on-sale general
of the proposed
type 41 license
of operation are

apprenticeships on a one-on-one basis. The proposed hours of operation are in compliance with the allowed hours of operation for this type of business and have been incorporated into the conditions of approval (Exhibit D – Findings & Conditions).

compliance with the allowed hours of operation for this type of business and have been incorporated into the conditions of approval (Exhibit D – Findings & Conditions).

As required within PD-30, tattoo parlors are permissible if approved by the Planning Commission through a Conditional Use Permit (CUP). In order to approve a CUP request

Monday through Saturday 10:00 a.m. to 8:00 p.m. Thus, the proposed use is in compliance with the two findings listed in Section 21.52.273 of Zoning Code.

As required by the Police Department (LBPD), operational conditions of approval are incorporated to ensure the proposed use will not have adverse impacts on the subject site

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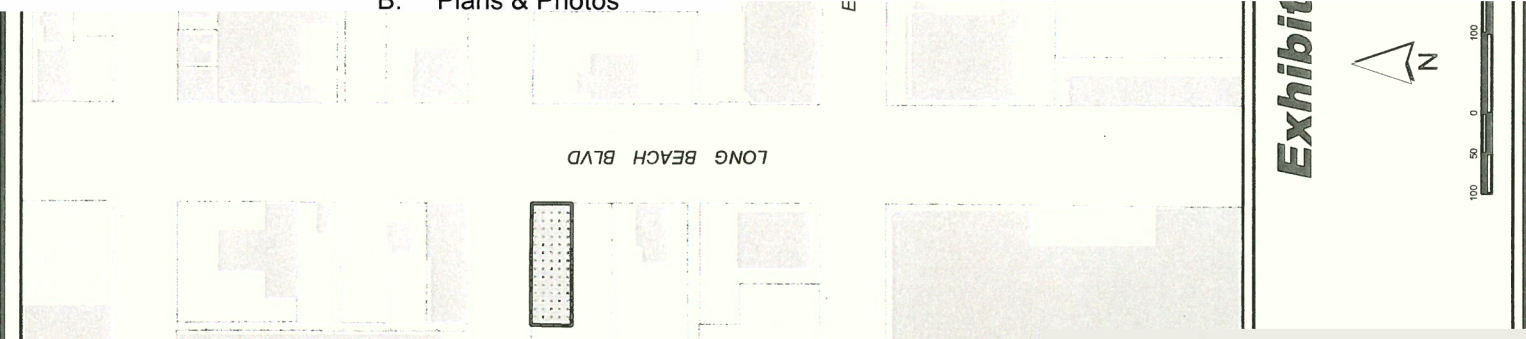
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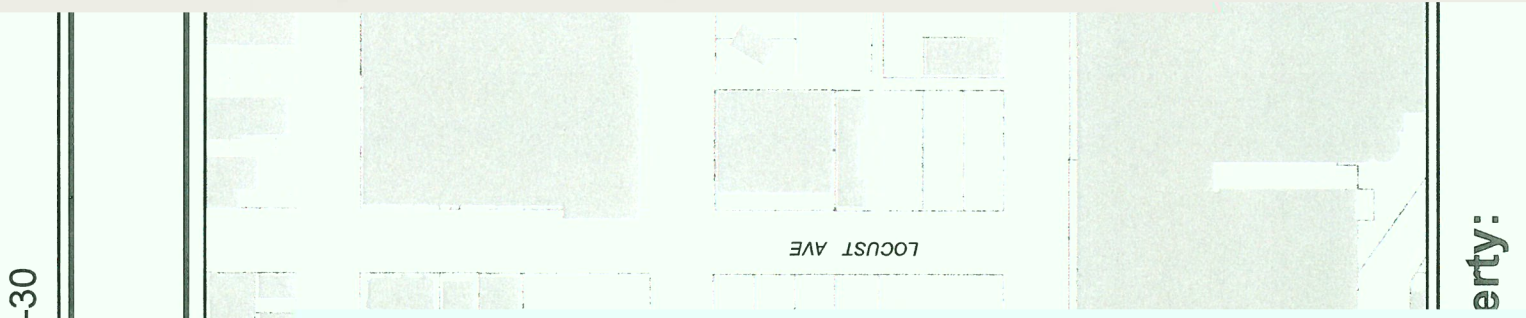
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- Exhibits: A. Location Map
 B. Plans & Photos



- C. Long Beach Tattoo Business Map & 1000 foot Alcohol Map
D. Findings & Conditions
E. Categorical Exemption 13-087

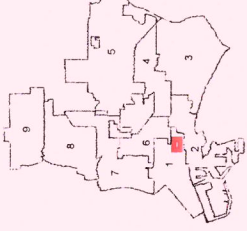
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Project Propo
E 7th St
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ng Code : PD

E 5TH ST



W 6TH ST

W 5TH ST

Sut
242
Appl
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Zoni



A

200 Feet



E 8TH ST

E 7TH ST

6TH ST

ELM AVE

W 8TH ST

W 7TH ST

PINE AVE

PACIFIC AVE

LINDEN AVE

ART Shack

242 E. 7th St.

Long Beach, CA 90813

Project Description:

THE ART SHACK goal is to pursue a successful business selling and educating

others about different styles and understand the safe practices, and to know the difference between styles good and bad. Today, Tattoos are becoming more acceptable and more advanced as it now combines fine art with an urban appeal. From pencil sketching, or charcoal drawings, to painting with oils and acrylics anyone can schedule an appointment to learn in a one on one, hands on, environment. Anyone can also purchase artwork sold and produced at the Art Shack gallery where we combine Fine Art with today's trends. Aiming to educate one on one lessons on different styles of painting and fine art, plus a tattoo appreciation course, the Art Shack can be the center of learning more about art or refining your artistic skill. Customers will take with them a new outlook on art, and a new appreciation for tattoos.

practices, and becoming more urban appeal. With painting with oils and acrylics one, hands on, environment. the Art Shack gallery where we combine Fine Art with today's trends. Aiming to educate one on one lessons on different styles of painting and fine art, plus a tattoo appreciation course, the Art Shack can be the center of learning more about art or refining your artistic skill. Customers will take with them a new outlook on art, and a new appreciation for tattoos.

Art with today's trends. Aiming to educate from 5 pm to 7 pm and Saturday Morning for all who want to improve or further their art and enjoy our gallery.

ART Shack... and inspire we offer Art Labs every evening Art Classes from 10 am to 12 pm. We welcome all who want to improve their skill, and also those who just want to have fun. For Artist looking to pursue a career

Hours of Operation

MON THRU SAT. 10:00 am to 8:00 p.m.

SUN CLOSED

EXHIBIT C

LONG BEACH LINK ASSAULT

PACIFIC

ISLAND

THE SS MAP

City of Los Angeles

OUTER LIMITS (ATTN: with seven additional)

	START DATE
	12/02/2003
	02/27/2013
	03/28/2012
	09/01/1983
	10/03/2006
	11/06/2007
	Proposed



owed

s Allowed

Area

ONA, CS,

ices

City of Compton

U.S. CO (Rancho Dominguez)

City of Carson



© 2012 The City of Long Beach Planning Department

City of Long Beach California 1,000' Buffer 242 E 7th St



Map Features

242 E 7th St

Existing Alcohol License

1,000 Foot Buffer

City Boundary

Code: 40, 41, 42, 48, and 61 sale: Locations taken from the CA Alcohol Beverage Control website.

Department of
Technology Services

GIS



EXISTING
Type 41 License

PROPOSED
Type 41 License

EXISTING
Type 41 License

Map Legend
Type 41 license
Tattoo Location



proposed tattoo parlor will be located in a one story multi-tenant building that includes primarily pedestrian oriented commercial uses. Tattoo parlors are considered personal services, which are also consistent with the goals of the land use designation.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING

in the Zoning Ordinance. These findings and staff analysis consideration, adoption and incorporation into the record of

following criteria set forth are presented for consideration in the proceedings:

**CONSISTENT WITH AND CARRIES OUT THE GENERAL
THE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL**

**1. THE APPROVAL IS CO
PLAN, ANY APPLICAB**

is attached for your review.

The proposed use is not anticipated to be detrimental to the surrounding community. Conditions of approval will incorporate several operational requirements that address potential negative impacts from the proposed use such as allowable hours of operation, explicit signage requirements, screening of work areas, from

consistent
icated, and
. Approval
nditions of

process. A Conditional Use Permit when it carries out the intent of the land use district in which it is located otherwise complies with the required findings of the Zoning Regulations of a Conditional Use Permit would allow a commercial use, with conditional approval required.

d for use in

The Land Use Element designation of LUD 7 (Mixed Use) is intended to be in public view, security measures, and compliance with all applicable standards of the Health Department. Approval of such requested Conditional Use Permits enables the City to enforce these conditions and address potential nuisances that may come in the future.



CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

242 East 7th Street
Application No. 1309-09

under the age of 18",
e

pliance with the sign

1309-09

21, 2013

In addition to the other uses permitted in the
(PD-30), shall be the establishment of a

under shall terminate one year from the
Long Beach Municipal Code. The design, color and
with the brick exterior.

The awnings on the north elevation of the building
shall be approved by the Director of Development Services. The
color shall be compatible with the building exterior.

This permit 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

6. A sign stating, "No tattoo service will be provided for anyone
under the age of 18" shall be visible at all times on the door of the front entrance

7. Any new signage shall be individual channel letters in accordance with
Ordinance Chapter 21.44 of the Long Beach Municipal Code.

Application No.

Date: November

1. The use permitted on the subject site, in a
Downtown Planned Development District
tattoo shop.

2. This permit and all development rights hereunder
shall be compatible with the surrounding
materials shall be compatible

8. The applicant shall replace the awning
subject to review and approval of the
awning shall be canvas and a

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10. The hours of operation shall be Monday to Saturday from 10:00 a.m. to 8:00 p.m. Weekday evening and Saturday morning art classes shall be limited to small groups of no more than eight individuals.

11. The applicant shall replace the missing street tree in front of the building on 7th

following Street to the satisfaction of the City. Record in color with output of at least 480 lines resolution. Be positioned where they are vandal and tamper resistant. Use vandal resistant housings where necessary. Full camera coverage of all public rights-of-way and private parking areas provided by the business. A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred. An IP-configurable DVR or digital storage setup with a public IP address. Ability to provide a surveillance system username and password to the Long Beach Police Department. Internet service with a minimum bandwidth of 1 Mbps.

15. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

16. 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.

17. This approval is required with the following conditions:

Private parking areas provided by the business. A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred. An IP-configurable DVR or digital storage setup with a public IP address. Ability to provide a surveillance system username and password to the Long Beach Police Department.

Internet required to comply with these conditions of approval as long as the site 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).

Internet with a minimum upload speed of 1 Mbs (megabytes per second), 5 Mbs upload speed is preferred. Cameras and DVR should support standard MPEG formats. Cameras should have low light, auto iris and auto focus (letter attached).

Internet service (per second), should support light capabilities.

Standard conditions:

14. If for any reason there is

a violation of any of the above conditions of this permit, the City may take the following actions (Sec. 21.20.412, 21.20.212).

18. 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.

19. The Director of Development Services is authorized to make minor modifications to the approval design plans or 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.

20. 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).

21. Any graffiti found on site must be removed within 24 hours of its appearance.

22. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its



Date: October 22, 2013
To: Lynette Ferenczy, Planner, Community Design and Development
From: Milton Thomas, Sergeant, Support Bureau
Subject: 242 E. 7TH STREET, APPLICATION NO.: 1309-09

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

Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 foot-candle.
- ❖ Wall pack lighting should be placed above exterior doors.
- ❖ 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 other similar bulbs, which emit a "white light", should be used. Avoid yellow sodium lighting.
- ❖ 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.
- ❖ 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.
- ❖ **A photometric report and electrical plan should identify all lighting requirements.**

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.
- ❖ 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.

Other Business Considerations

- ❖ Businesses should be clearly marked at all access points.
- ❖ Mailboxes should be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail should be installed to help prevent mail and identity theft.
- ❖ Each business should be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- ❖ The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.

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.
- ❖ Address numbers should be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level. Numbers should be parallel the address street.
- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.
- ❖ Individual unit numbers shall be placed near but not on the main entry doors. Each unit should have its address/number clearly marked and illuminated in clear view. The numbers should be of a contrasting color to the background where it will be placed.

Landscape General

- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

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 purposes 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 and garages
- ❖ Elevator lobbies

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.
- ❖ Full camera coverage of all public rights of way and private parking areas provided by the business.
- ❖ A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred
- ❖ An IP-configurable DVR or digital storage setup with a public IP address.
- ❖ Ability to provide a surveillance system username and password to the Long Beach Police Department.
- ❖ Internet service with a minimum upload speed of 1 Mbs (megabytes per second), 5 Mbs upload speed is preferred.
- ❖ Cameras and DVR should support standard MPEG formats.
- ❖ Cameras should have low light capability, auto iris and auto focus.

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.
- ❖ DVR or digital storage system should be surge protected.

For questions about these specifications or assistance with design/placement of surveillance systems, please contact **Detective Eduardo Reyes at (562) 570-7324.**

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.



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
lbsd.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- 13-087

Project Location/Address: 242 E. 7th St. LONG BEACH, CA 90813
Project/Activity Description: ART GALLERY AND TATTOO SHOP. W/ ART
CLASSES ON SATURDAY FROM 10 AM TO 12 PM.
AND EVENING ADVANCED COURSES.

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

Applicant Name: BENJAMIN MENE

Mailing Address: 12544 DESSA DR. GARDEN GROVE CA. 92840

Phone Number: 562-200-3383 Applicant Signature: B Mene

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1309-09 Planner's Initials: [Signature]

Required Permits: CUP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: New commercial land use in existing
building.

Contact Person: Craig Chalfant Contact Phone: 562-570-6369

Signature: [Signature] Date: 11/5/13