

**CONDITIONAL USE PERMIT, AND
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

**6480 E. Pacific Coast Highway
Application No. 2204-38 (CUP22-016 and LCDP22-024)
August 4, 2022**

1. The following approvals are granted for this project:
 - a. Conditional Use Permit (CUP) for the operation of a massage establishment, at a property addressed as 6480 E. Pacific Coast Highway Suite 150, located in the Southeast Area Specific Plan (SP-2) Zoning District.
 - b. Local Coastal Development Permit (LCDP) approval for the massage establishment under the CUP noted above.
2. This permit and all development rights hereunder shall terminate three years from the effective 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 three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgement Form supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. The proposed project shall conform to the site plan, as shown on plans reviewed by the Planning Commission on August 4, 2022; except as modified by the conditions of approval.
5. During construction, the developer shall implement Best Management Construction methods minimize water runoff and debris in accordance with all applicable state, regional, and local requirements.
6. The Applicant shall not modify the exterior façade of the project area.
7. The Applicant shall not remove or modify any existing landscaping.
8. The Applicant is hereby advised that sea level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion upon the subject property. This condition of approval serves in an advisory capacity and does not constitute a vulnerability assessment. The Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood

shields, watertight doors, moveable flood walls, partitions, and other flood proofing techniques.

9. Any expansion of the massage establishment/area shall be subject to a modification to the Conditional Use Permit.
10. The massage establishment is subject to the provisions of Chapter 5.58 and Title 21 of the Long Beach Municipal Code, and any other applicable federal, state and local law.
11. Pursuant to Title 21.52.030. A massage establishment shall post, near the public entrance of the establishment or in another conspicuous place in clear view of the public and employees where similar notices are customarily posted, a notice sized at least 8.5 inches by 11 inches with a minimum of 16-point font stating as follows:

If you or someone you know is being forced to engage in any activity and cannot leave—whether it is commercial sex, housework, farm work, construction, factory, retail, or restaurant work, or any other activity—call the National Human Trafficking Resource Center at 1-888-373-7888 or the California Coalition to Abolish Slavery and Trafficking (CAST) at 1-888-KEY-2-FRE(EDOM) or 1-888-539-2373 to access help and services.

12. Pursuant to Title 21.52.030. No massage establishment located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs or substantially darkens the view into the premises at any time. The interior of the business shall be plainly visible from the exterior of the business by passing vehicles and pedestrians. Prior to the issuance of a Certificate of Occupancy for the massage establishment, all window signage and features such as blinds that limit viewing the inside of the business shall be removed, to the satisfaction of the Director of Development Services.
13. Massage therapy shall be provided or given only between the hours of 7:00 a.m. and 10:00 p.m. No massage establishment shall be open and no client shall be in the establishment between 10:00 p.m. and 7:00 a.m. Hours of operation are allowed as follows:
 - a. Monday through Saturday: 10:00 a.m. to 9:00 p.m.
 - b. Sunday: 10:00 a.m. to 8:00 p.m.

Long Beach Energy Resources Conditions

14. The Applicant shall provide new total gas loads to determine if existing meter(s) and service line(s) need to be upsized.

Standard Conditions:

15. The establishment shall comply with the provisions of the City's Noise Ordinance as contained in Title 8 of the LBMC.
16. The operation shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking (if any) or other actions. Applicant shall prevent loitering in the parking area (if any) and shall control noisy patrons leaving the establishment.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. 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.
19. 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.
20. 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 subsequent reference page.
21. 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).
22. The Director of Long Beach Development Services is authorized to make minor modifications to the approved 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.
23. 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).
24. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or

proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.