



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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October 2, 2014

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept a Categorical Exemption (13-094), approve Tentative Parcel Map No. 72905 and a Site Plan Review request to demolish two single-story buildings, and construct two, one-story commercial buildings (3,800 and 2,900 square feet in size) to accommodate a bank and fast food restaurant on three parcels, in conjunction with a Conditional Use Permit for two drive-thru lanes at 4700 Cherry Avenue in the Regional Highway (CHW) zoning district. (District 7)

APPLICANT: Rich Development Corporation
600 N. Tustin Avenue, Unit 150
Santa Ana, CA 92705
(Application No.1310-08)

DISCUSSION

The subject site is located on the east side of Cherry Avenue near the intersection of Del Amo Boulevard and Cherry Avenue (Exhibit A – Location Map) and is located in the Automobile-Oriented Commercial (CHW) zoning district. The site is approximately 3.58 acres in size and is improved with three one-story commercial buildings (a 51,000 square-foot supermarket, a 64-square-foot key shop, and a 2,000-square-foot warehouse) with a total of 290 parking spaces. The two built (not prefabricated) structures were built in 1970 and 1971 in a monolithic design; both the warehouse and supermarket have tilt up walls with very little articulation.

The existing, 51,000-square-foot supermarket is currently undergoing a façade change and interior remodel. The proposed changes were approved by the Site Plan Review (SPR) Committee under Application No. 1306-13. That approval allowed the alteration of the supermarket facade from a box design to a Spanish style, in conjunction with a reduction in parking from 290 to 245 parking spaces, parking lot improvements, lighting, and new landscaping.

The property owner is now proposing to demolish two, one-story commercial buildings located on the north side of the shopping center with a drive-thru lane for both buildings (a proposed bank and restaurant). The demolition and reconstruction of two, one-story

Both buildings were initially designed in a Spanish style to match the existing supermarket currently under construction. The SPR Committee, however, asked that the applicant revise the design of both buildings, so that all buildings would have an independent and more modern style. The applicant revised the drawings, setbacks, parking, lighting and landscaping and the Site Plan Review Committee recommended approval to the Planning Commission in July of this year (Exhibit C – Findings and Conditions), subject to conditions of approval.

Attachments: Exhibit A – Location Map
Exhibit B – Tentative Parcel Map
Exhibit C – Findings and Conditions
Exhibit D – Categorical Exemption

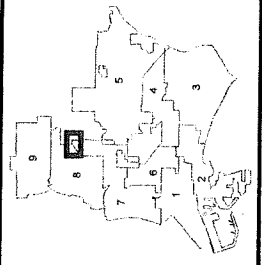
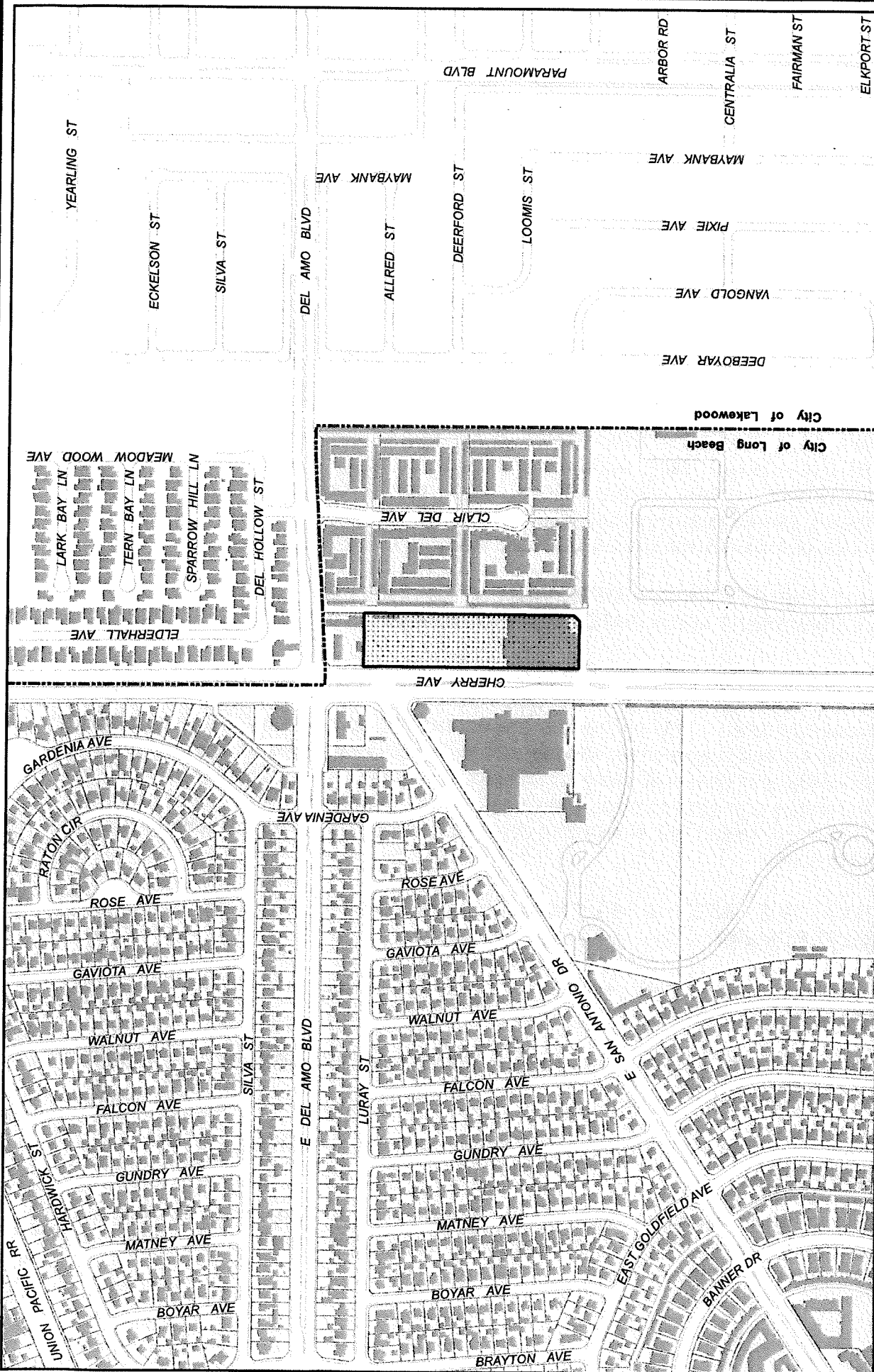
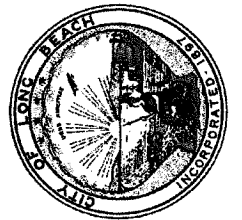


Exhibit A



Subject Property:
 4700 Cherry Ave
 Application No. 1310-08
 Council District 7
 Zoning Code : CHW



TENTATIVE TRACT MAP FINDINGS
4700 Cherry Avenue
App. No. 1310-08
Date: October 2, 2014

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

**1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE
GENEREAL AND SPECIFIC PLANS;**

The subject site is currently located in an area of General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. The proposed restaurant use and financial service use are allowed in the LUD and in the CHW zoning district.

**2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION
IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The design of the proposed subdivision is unusual because of the placement of the two buildings on the lot. The placement of the buildings leads to the design of irregular lots. Two of the lots are conforming to existing CHW and LUD#7 guidelines and regulations. However, one is nonconforming to existing parking standards and does not allow for access to a public street. Since one lot is not conforming to minimum size guidelines and the shape of three lots are irregular, a reciprocal easement is required to ensure access to required parking from a public street.

**3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF
DEVELOPMENT;**

The site is already developed with commercial buildings and is physically suitable for the proposed development.

**4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY
OF DEVELOPMENT;**

There are no density standards provided for commercial uses in the CHW zoning district.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF
IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR
SAFETY PROBLEMS; AND**

The proposed subdivision is for the purpose of splitting one commercial parcel into three individual lots. The lot split will not result in any negative impacts to an existing commercial lot.

6. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PORPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City Departments have reviewed the Tentative Parcel Map and has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

**SITE PLAN REVIEW, TENTATIVE PARCEL MAP AND CONDITIONAL USE
PERMIT
CONDITIONS OF APPROVAL
4700 Cherry Avenue
Application No. 1310-08
Date: October 2, 2014**

1. A Site Plan Review and Tentative Parcel Map (No. 72905) request to demolish two single-story buildings and construct two, one-story commercial buildings (3,800 and 2,900 square feet in size) on three newly created parcels (0.30, 0.57 and 2.82 acres) to accommodate a bank and fast-food restaurant, in conjunction with a Conditional Use Permit for two drive-thru lanes at 4700 Cherry Avenue in the CHW zoning 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 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 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 existing pylon signs shall be evaluated and brought up to current standards to the satisfaction of the Director of Development Services.
5. A reciprocal easement shall be approved and recorded prior to the issuance of a building permit. The parking easement shall require a shared parking arrangement for all uses on the property.
6. The north side of the parking lot shall be re-slurried and restriped to the satisfaction of the Director of Development Services.
7. Along Cherry Avenue, one street tree shall be added for every 25 linear feet of the property. The location of each tree shall be approved to the satisfaction of the Director of Public Works.
8. A five-foot-wide landscape buffer shall be provided along Cherry Avenue, along the rear of the proposed bank building, and along the north property line. One tree and three shrubs shall be planted for every 15 linear feet of the property line, and one tree shall be planted for every four parking spaces. All landscaping shall be drought tolerant. The use of palm trees is prohibited.

9. The parking lot shall be illuminated with lights directed and shielded to prevent light and glare from intruding onto adjacent sites. The light standards shall not exceed the height of the principal use structure or one foot (1') for each two feet (2') of the distance between the light standard and the nearest property line, whichever is greater. All lights shall be illuminated to the applicable standards of the Illuminating Engineers Society.
10. A solid masonry wall three feet (3') in height shall be provided along the Cherry Avenue property frontage. The three foot wall shall be placed behind the required five foot landscaping area.
11. The parking lot shall provide pedestrian crossings outside of vehicle circulation areas. The crossings shall be at least six feet (6') wide and shall link the building to the street property line. All lots containing one hundred (100) or more spaces shall provide continuous vehicle circulation. Dead end aisles are prohibited in such lots.
12. The building shall be constructed as shown on the approved plans on file with the City of Long Beach, except as modified by said conditions. The Site Plan Review Committee shall approve any alterations or modification to the plans, and shall approve the color scheme before issuance of a Certificate of Occupancy.
13. Prior to the issuance of a business license, the applicant shall obtain approval of the Final Map and pay all applicable fees for processing.
14. Installation of any exterior newsstands, pay phones or vending machines shall be prohibited.
15. Video or coin operated games and the like shall be prohibited on site so as to discourage loitering on the premises.
16. The operator shall prevent loitering and loud noises around the project site, and in all parking areas serving the use during and after hours of operation.
17. The parking lot and building shall be significantly lit to reduce loitering. The lights shall be limited to 15-feet in height and contain glare shields. The lighting plan shall be approved to the satisfaction of the Director of Development Services.
18. The hours of operation for the fast food drive-thru lane shall be limited to 5 a.m. – 11:00 p.m., Monday-Sunday. The bank drive-thru teller shall only be open during normal business hours. The ATM accessible from the drive-thru lane can remain open 24-hours a day.

19. Security cameras shall be installed along the exterior of both buildings to monitor the business and site on a 24-hour basis. The cameras should monitor all portions of the property, to the satisfaction of the Chief of Police.
20. The speakers associated with the bank drive-thru lane shall not face the residential properties to the east to the satisfaction of the Director of Development Services.
21. Deliveries to the fast food restaurant shall be limited to non-peak hours, generally between 9 a.m. and 3 p.m. on no more than two occasions per week. The use of 18-wheel trucks for deliveries is prohibited.

Standard Conditions:

22. The Developer shall complete the following requirements to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider 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.).
- e. The Subdivider shall dedicate 3 feet for sidewalk widening purposes along Cherry Avenue and improve the entire width of sidewalk with Portland Cement Concrete (PCC), resulting in a 10-foot-wide paved public sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed per plans reviewed and approved by Public Works prior to the start of construction.

- f. The Subdivider 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 shall be provided.
- g. There are utility easements within the project site along the north property line. No vertical structures shall be constructed within the easement areas.
- h. The Subdivider 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 Subdivider to the satisfaction of the Director of Public Works.
- i. The Subdivider 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.
- j. The Subdivider shall improve the entire alley (length and width) east of the project site to the satisfaction of the Director of Public Works. The Subdivider shall remove the existing asphalt alley pavement from Del Amo Boulevard to Cherry Avenue and reconstruct with Portland cement concrete per plans reviewed and approved by Public Works to the satisfaction of the Director of Public Works.
- k. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- l. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at

www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- m. 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.
- n. There is a high volume Long Beach Transit bus stop on Cherry Avenue adjacent to this property. A widened sidewalk with enhanced paving should be provided for the bus stop area (at a minimum, 12 feet of sidewalk should be provided). Subdivider shall collaborate with Long Beach Transit and the City's Urban Design Officer to take advantage of this opportunity.
- o. The Subdivider shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Cherry Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- n. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- o. A traffic report must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.
- p. The Subdivider shall submit Traffic Impact Study for affected area.
- q. The Subdivider 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.
- r. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- s. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - t. 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), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
 - u. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
23. 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.
24. 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.
25. 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).
26. 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.
27. 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 Planning Commission, respectively.
28. 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).

29. Any graffiti found on site must be removed within 24 hours of its appearance.
30. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the 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.

SITE PLAN REVIEW FINDINGS

4700 Cherry Avenue

App. No. 1310-08

Date: October 2, 2014

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 forth 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 proposed demolition of two one-story commercial buildings and construction of a one-story ready-to-eat restaurant is located in LUD No. 8A – Traditional Retail Commercial Strip and within the Regional Highway (CHW) zoning district. The CHW zoning district allows mixed scale commercial uses located along major arterial streets and regional traffic corridors. Residential uses are not permitted. Retail, restaurant, office and service related uses are allowed by right. The construction of a fast food restaurant with a drive-thru lane is allowed with the approval of a Conditional Use Permit and Site Plan Review application in the CHW zone.

The project was found to have a promotional relationship to the site and its surroundings. The project design is contemporary in style and is also harmonious, consistent, and complete within itself through the use of modern materials, a variety of compatible colors and varying heights. The buildings are designed with ample articulation through the use of projections, and will complement the existing supermarket that is currently being remodeled.

A fast-food restaurant, according to Conditional Use Permit findings is not allowed adjacent to a residential zone. Although the existing lot is currently adjacent to a residential zone to the east, the lot will be split into three separate parcels. The proposed restaurant parcel was designed to not abut the existing residential zone to the east. The Site Plan Review Committee recommended approval of the location, layout and design of both buildings in July of 2014.

- 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 LUD #8A – Traditional Retail Commercial Strip in that a fast-food restaurant and Bank use is allowed with an approved Conditional Use Permit in the CHW zone. There are no design guidelines or specific plans regulations that apply to this location.

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

The proposed project is consistent with the intent of LUD #8A and will not result in the removal of mature trees.

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

The widening of the sidewalk to a width required by the General Plan is necessary to ensure a safe and improved pedestrian flow in front of the project.

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

The conditions of approval require compliance with Chapter 21.64

CONDITIONAL USE PERMIT FINDINGS
4700 Cherry Avenue
App. No. 1310-08
October 2, 2014

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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;**

The subject site is located in Land Use District 8A – Traditional Retail Commercial Strip and within the Regional Highway (CHW) zoning district. The CHW zoning district allows fast food restaurants and drive-thru lanes with the approval of a Conditional Use Permit (CUP). Other common commercial uses, such as retail, office, banks and service related uses are allowed by right. A CUP is consistent when it carries out the intent of the land use district in which it is located, and otherwise complies with the required findings of the Zoning Regulations. Approval of a Conditional Use Permit would allow a commercial use with conditions of approval.

The Land Use Element designation of LUD 8A – Traditional Retail Commercial Strip allows mixed scale commercial uses located along major arterial streets and regional traffic corridors. The proposed fast-food restaurant, bank and both drive-thru lanes will operate on the project site with ample parking. All buildings will be required to share parking through a reciprocal parking easement.

The subject site is not within the Coastal Zone.

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

In accordance with the California Environmental Quality Act and the CEQA Guidelines, a Categorical Exemption (CE 13-094) was prepared for this project and is attached for your review.

The proposed uses are not anticipated to be detrimental to the surrounding community as both proposed drive-thru lanes are designed to exceed the queuing distances required for drive-thru lanes. Furthermore, with the utilization

of the alley as an alternate exit, the on-site traffic flow and potential backups will be reduced.

It is anticipated that the peak hours of drive-thru usage and functionality will be from 6:00 a.m. – 9:00 a.m., and 4:00 p.m. – 6:00 p.m., Monday thru Friday for the fast-food restaurant, with a gradual decline in traffic thereafter. Peak usage for the bank will be minimal. Conditions of approval will require the applicant to install directional signage, and comply 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 arise in the future.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52

Chapter 21.52 has standards pertaining to restaurants and fast food eating facilities. The following conditions shall apply to fast-food restaurants.

A. The site shall not adjoin or abut a residential use district;

The property will be subdivided into three parcels. The parcel which will contain the fast-food restaurant will not abut the residential property line to the east. Therefore, a fast food restaurant is allowed with an approved Conditional Use Permit.

B. The proposed site shall not interrupt or intrude into a concentration of retail uses and shall not impede pedestrian circulation between retail uses;

The proposed fast food restaurant and drive-thru lane will not interrupt or intrude into a concentration of retail uses and will not impede pedestrian circulation between retail uses. With the improvements to the lot, the site will be improved, and circulation improved between adjoining retail uses.

C. The use shall not constitute a nuisance to the area due to noise, litter, loitering, smoke or odor; and

Operational conditions of approval were added to address potential issues with noise, litter, smoke and odor.

D. Order board speakers shall be oriented and directed away from adjacent residential uses

Although the residential zone is not located within 50 feet of the proposed building, a condition of approval was added requiring the menu board to be re-oriented away from adjacent residential uses.



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-13-014

Project Location/Address: 4700 CHERRY AVE. LONG BEACH
Project/Activity Description: NEW 4000 S.F. BANK W/ DRIVE-UP
TELLER - NEW 3000 S.F. FAST FOOD (PAD ONLY) W/
DRIVE THRU. - ADJOINS EXISTING MARKET ON 3.68 AC.
SITE - SITE IMPROVEMENTS - LANDSCAPING, PARKING

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

Applicant Name: TAB JOHNSON, RIGHT DEVELOPMENT CO.

Mailing Address: 600 N. TUSTIN AVE #150 SANTA ANA CA 92705

Phone Number: (714) 835 3311 Applicant Signature: [Signature] (for Tab Johnson)

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1310-08 Planner's Initials: SV

Required Permits: Conditional Use Permit AND Site Plan Renew, w Parcelmap

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15309, Class 3, New Construction of Small Structures

Statement of support for this finding: New construction of commercial structures
less than 10,000 square feet in floor area
on site zoned for such use.

Contact Person: Craig Chalfant Contact Phone: 562-570-6368
Signature: [Signature] Date: 9/24/14

