



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

June 15, 2017

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE 17-083 and approve a Conditional Use Permit request for the establishment and operation of a commercial parking lot at 2600 California Avenue within the Institutional (I) zoning district. (District 7)

APPLICANT: 2H Construction, Inc.  
c/o Sean Hitchcock  
2653 Walnut Avenue  
Signal Hill, CA 90755  
(Application 1703-43 / CUP17-007)

## DISCUSSION

The 30,940-square-foot subject site, addressed 2600 California Avenue, is comprised of a single parcel located at the northeast corner of Willow Street and California Avenue in the Institutional zoning district (Exhibit A – Location Map). The long, linear parcel measures 630' x 50' and abuts the 13.2-acre Sunnyside Cemetery to the east and the 47-acre Willow Springs Park to the north. Properties across California Avenue (to the west) and Willow Street (to the south) are located in Signal Hill and developed with a mix of nonresidential uses. The parcel is currently vacant and without record in the City's permit archive, suggesting it has never been developed. The applicant is proposing a commercial surface parking lot with approximately 15,000 square feet of landscaping. A commercial parking lot requires approval of a Conditional Use Permit in the Institutional (I) zoning district.

The request involves improving the southern portion of the site with a 51-stall surface parking lot and the northern portion of the site with an approximately 12,000-square-foot garden area (Exhibit B – Site Plan). As proposed, access to and from the parking lot is via separate, 24-foot-wide driveway aprons on California Avenue that are located 289 feet apart. An ingress-only driveway at the southern-end of the parking lot leads to a one-way drive aisle that exits at the northern-end of the parking lot. The majority of stalls (33) within the parking lot are 60-degree stalls. Opposite the angled parking stalls, across the drive aisle, are 14 parallel stalls. The four remaining stalls, including two accessible parking spaces, are in the traditional 90-degree format and located south of the parking lot entrance.

The parking area is screened along the two street frontages by ground cover, hedges, and trees. Twenty-five 24-inch box trees line the site's street frontages, including fifteen adjacent to the parking lot. An additional nine 24-inch box trees are located on the east side of the parking lot, adjacent to the parking area, to provide for additional parking area shading and to soften the appearance of the existing six-foot-tall block wall that separates the site from the adjacent cemetery. For public safety, light standards have been incorporated around the parking areas. Areas north of the parking lot would be improved with a passive landscape area. This open garden area will feature California native and drought-tolerant plantings consistent with the City's recently adopted Water Efficient Landscape Ordinance. A decomposed granite walking path extending north from the parking area will provide access to the garden. Within the garden two seating areas and a trash receptacle are provided in accordance with the passive park provisions of the zoning regulations.

The parking lot would not serve an on-site use. Rather, the lot will serve a use located directly west of the site, across California Avenue, at 999 E. Willow Street in the City of Signal Hill. The two properties – 2600 California Avenue and 999 E. Willow Street – are under the same ownership. The 7,101-square-foot 999 E. Willow Street property is developed with a two-story, 10,160-square-foot commercial office building that is currently vacant and without on-site parking. A Site Plan & Design Review application has been filed with the City of Signal Hill to convert the building to medical office occupancy and perform various building and site improvements (Exhibit C – Signal Hill Application). The pending change of occupancy from commercial office to medical office will require between 42 – 51 parking stalls, depending on the floor plan. These required parking stalls are to be located within the proposed parking lot on the subject site. The parking lot will function as a private use intended only for 999 E. Willow Street employees and visitors. Signage identifying the prohibition of public parking and gathering will be posted at the entrance to the parking lot and garden space.

The subject proposal will improve a vacant lot that has historically been susceptible to litter, debris, and public dumping. Its unique shape and adjacency to a cemetery use have contributed to the lot's historical lack of development. Improvements proposed under this permit will serve to activate, beautify, and positively contribute to the site (Exhibit D – Findings). Applicable parking lot design standards have been incorporated, and site-specific conditions have been tied to the use to mitigate potential impacts (Exhibit E – Conditions of Approval). Staff recommends approval of the requested Conditional Use Permit, subject to these conditions.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on May 30, 2017, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

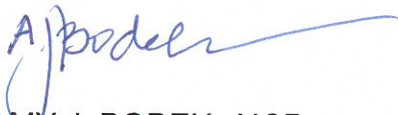
**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption CE 17-083 (Exhibit F – Categorical Exemption) was issued for the proposed project.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:mh

Attachments:

- Exhibit A – Location Map
- Exhibit B – Site Plan
- Exhibit C – Signal Hill Application
- Exhibit D – Findings
- Exhibit E – Conditions of Approval
- Exhibit F – Categorical Exemption





**Subject Property:**  
2600 California Ave  
Application No. 1703-43  
Council District 7  
Zoning Code : I



## Exhibit A



# EXHIBIT C

CITY OF SIGNAL HILL  
2175 Cherry Avenue, Signal Hill, CA 90755  
(562) 989-7340

(This form must be completed in full. Please print.)

Date Submitted:

3/31/17 CD

Deposit Received:

\$1500 CD

## Application for:

<input checked="" type="checkbox"/> Site Plan & Design Review	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Zoning Ord. Amendment
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Lot Merger
<input type="checkbox"/> Zone Change	<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Variance
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> House Moving	<input type="checkbox"/> Other
<input type="checkbox"/> Appeal		

Application Fee(s):

Environmental Fee(s):

Miscellaneous Fee(s):

TOTAL FEE(S):

Describe in detail the nature of the request, including but not limited to, type of use, building type, hours of operation and design concept. Attach additional pages if necessary.

Commercial tenant improvement of two story building. Proposed use is a medical facility with an I1.2 Occupancy on the first floor and a B occupancy

on the second floor. Design includes new facade, landscaping, elevator lobby, storefront entrance, seating, private courtyard and interior build out.

Zoning District:

CG (Commercial General)

Property Address/Location:

999 Willow Street, Signal Hill, CA 90755

Legal Description:

Lot 14, Block B of Butler Tract in City of Signal Hill, County of Los Angeles Book 10, Page 89

Property Owner(s):

2H Property 4101, LLC

Authorized Agent:

Signature:

Signature(s):



Email Address\*:

Company:

Address:

2653 Walnut Avenue

Telephone:

Signal Hill, CA 90755

Fax:

Telephone:

562-424-5567

\* A copy of your staff report may be transmitted via email upon request.

## REQUEST FOR HEARING

(All required information must be provided or application will be deemed incomplete.)

### I. Applicant

A. Name: 2H Property 4101, LLC

B. Mailing Address: 2653 Walnut Avenue Signal Hill, CA 90755

C. Telephone: 562-424-5567

Fax: 562-424-5578

D. Email: sean@2hconstruction.com

E. Indicate under what capacity you are filing (please circle one):

a. The recorded owner or purchaser of the property as of 8/8/16 (date).

b. Tenant as of (date).

c. An authorized agent (written authorization must be attached). Name of person or organization for whom you are an agent:

### II. Property

A. Complete address of property: 999 Willow Street Signal Hill, CA 90755

B. Legal description\*: Lot 14, Block B of Butler Tract, in the City of Signal Hill per Los Angeles County Map in Book 10, Page 89

a. \*Include lot or parcel number, block, tract or parcel map number.

b. Attach copy of a grant deed or title report.

C. Assessor's Parcel Number: 7207-016-010

D. Deed or tract restriction(s) on the property: N/A

E. Easement(s) on the property: N/A

F. Said easement(s) will expire on N/A (date).

G. Property Owner Name(s): 2H Property 4101, LLC, a California Limited Liability Company

H. Mailing Address: 2653 Walnut Avenue

Signal Hill, CA 90755

I. Telephone: 562-424-5567

Note: See Information Sheet Before Answering the Following Questions

### III. Request

Site Plan review of two story tenant improvement. Proposed medical facility containing an I1.2 occupancy on the first floor and a B occupancy on the second floor.

VALUATION OF PROJECT \$ 350,000

### IV. Justification

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_

*(Attach a supplemental sheet if necessary)*

### V. Documentation

A. A site plan and/or vicinity map and pictures of this property are attached and made a part of this request for public hearing. See instruction sheet for number and types of plans required. *(Pictures are optional.)*

B. Signatures of property owners:

I (we), the undersigned owner(s) of the property legally described in this request for public hearing, hereby authorize the aforesaid applicant to act as my (our) agent in this zone change request.

1. \_\_\_\_\_

2. \_\_\_\_\_

*(attach a supplemental sheet if necessary)*



VI. Affidavit of Statement (signature(s) must be notarized)

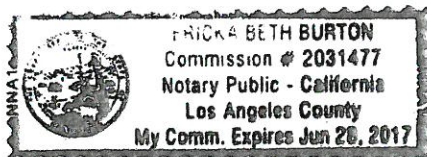
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On April 4, 2017 before me, Erica Beth Burton Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Sean Hitchcock  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**VII. Not in Scope**

I hereby acknowledge that in making this request, I have not relied upon any statement of any member of the City of Signal Hill staff as indicating that this request for public hearing will be favorably acted upon.



Signature of Applicant

Sean Hitchcock

Name (please print)

**VIII. Time of Hearing**

The act of submitting a REQUEST FOR HEARING application form for a Zoning Code Amendment, Variance or Conditional Use Permit, and paying the necessary fees does not constitute the legal filing of an application until verified by the Director of Community Development, or a person delegated by him, as to the accuracy and completeness of the application.

Such verification shall be made within thirty (30) days of the submittal of such application. Said date of verification shall be noted on the REQUEST FOR HEARING application form. All times for hearings shall begin from the certification date for all such hearings.

IX. Owner's Affidavit of Statement (signature(s) must be notarized)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

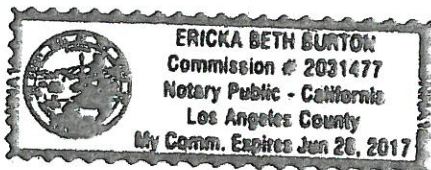
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On April 4, 2017 before me, Erica Beth Burton, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Sean Hitchcock  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RECORDING REQUESTED BY:  
TICOR TITLE

AND WHEN RECORDED MAIL TO:

2H Property 4101, LLC  
2653 Walnut Avenue  
Signal Hill, CA 90755

Order No.: 00386257-997-BOC  
Escrow No.: RO-17302-JK  
A.P.N.: 7207-016-010



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE  
**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 1,045.00

CITY TRANSFER TAX IS \$0.00

- [ x ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] unincorporated area [ x ] City of **Signal Hill** AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Investech Limited Partnership, a California Limited Partnership**

hereby GRANT(S) to

**2H Property 4101, LLC, a California Limited Liability Company**

the following described real property in the County of Los Angeles, State of California:

**Lot 14, Block B of The Butler Tract, in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 10, Page(s) 89, Inclusive, of Maps, in the office of the County Recorder of said County.**

AKA: 999 East Willow Street, Signal Hill, CA 90755

Dated: August 8, 2016

Investech Limited Partnership,  
by: 975-999 Willow Street Inc., a California Corp.,  
General Partner

By: Anoushiravan Eslamdoust  
its: President **Anoushiravan**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE )SS.

On 8-09-2016 before me Pedro J. Lugo, Notary Public Notary Public, personally appeared

ANOUSHIRVAN ESLAMDOUST

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

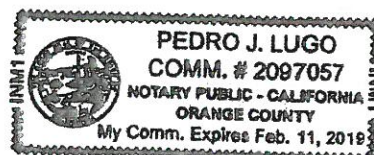
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary

Commission Expiration Date: 2-11-19



MAIL TAX STATEMENTS TO: 2H Property 4101, LLC, 2653 Walnut Avenue, Signal Hill, CA 90755



**CONDITIONAL USE PERMIT FINDINGS**  
**APPLICATION NO. 1703-43 / CUP17-007**  
**2600 California Avenue**  
**June 15, 2017**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Planning Commission shall not approve a Conditional Use Permit unless all of the following findings are positive. 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, addressed 2600 California Avenue, is located at the northeast corner of Willow Street and California Avenue. The site abuts Sunnyside Cemetery to the east and Willow Springs Park to the north. Properties across California Avenue (to the west) and Willow Street (to the south) are located in Signal Hill and developed with a mix of nonresidential uses.

Per the General Plan's Land Use Element, the site is located within Land Use District (LUD) No. 9G – General Industry, a district established “to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses which employ many different processes, creating a wide variety of products.” Where the General Industry district abuts sensitive uses, such as parks, light or medium industrial uses are seen as appropriate. Principal use parking lots are permitted as by-right uses in the Light Industrial (IL) and Medium Industrial (IM) zones. As such, development of the park-adjacent subject site with a principal use parking lot is consistent with and carries out the General Plan. Per the Long Beach Zoning Map the site is located in the Institutional zoning district. The Institutional zoning district permits principal parking lot uses with approval of a Conditional Use Permit.

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

The proposed development will improve a vacant, oddly shaped lot that's historically been susceptible to litter, debris, and public dumping. Proposed site improvements, which consist of a 51-stall parking lot and approximately 15,000 square feet of landscaping, will activate the site and positively contribute to its appearance. The parking lot, approximately 12,000-square-foot garden space, and site perimeter landscaping will function as a private use, serving only the employees and visitors of the two-story commercial office (proposed to be medical office under a separate permit filed with the City of Signal Hill) building located

across California Avenue at 999 E. Willow Street in the City of Signal Hill. As designed and conditioned, the use would not be detrimental to the surrounding community, which consists of a cemetery, a City park, and a mixture of commercial and industrial uses. Regular maintenance of the site will be required, and landscape buffers, including perimeter hedges, will be put in place to screen the parking area from right-of-way view.

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

Section 21.52 contains special conditions which apply to uses requiring a use permit. Special conditions for commercial parking lots and parking structures in nonresidential districts are found in Section 21.52.219.

**A. The use shall be permitted only if no other reasonable alternative use of the site exists during the time period covered by the permit.**

There are no available permit records for the subject site, suggesting it has never been developed. This is likely due in large part to the site sharing 630 linear feet of property line with Sunnyside Cemetery, established in 1906 and located at 1095 E. Willow Street, and the long, linear configuration of the property, which features a width:length ratio of 1:12.6 (50' × 630') that places significant limitations on the developability of the site. The site's vacant condition would likely continue, as it historically has, based on these site conditions.

**B. The use and design of the site shall not disrupt, impede or negatively affect pedestrian circulation, traffic circulation or public transportation.**

The proposed parking lot and landscaping have been designed in a manner which poses no negative impact on pedestrian circulation, traffic circulation, or public transportation. The parking lot's ingress driveway apron is located a code-compliant 38 feet from the intersection of California Avenue and Willow Street. The parking lot is developed on the southern portion of the site in the area of closest proximity to the off-site use it will serve, a commercial use located across California Avenue at 999 E. Willow Street, reducing pedestrian path of travel from the parking lot to the use it serves. Ongoing Public Works improvements to the stretch of California Avenue between Willow Street (south) and Spring Street (north) will include installation of curb and gutter to the east, Long Beach side of the right-of-way, as well as a restriping of the pedestrian crosswalk at California Avenue and Willow Street, improving pedestrian circulation and safety. The site is served by the 102 and 104 Long Beach Transit bus routes. The closest westbound bus stop serving these routes is located on the north side of Willow Street approximately 250 feet west of the site. The closest eastbound bus stop serving these routes is located on the



south side of Willow Street approximately 150 feet southeast of the site. No impacts to these bus routes or bus stops will result from the project.

**C. The use and design of the site shall not disrupt, impede or negatively affect the concentration of high intensity activities.**

Development of the site with a principal use parking lot and landscaping would not disrupt, impede, or negatively affect a concentration of high intensity activities. Uses surrounding the site consist of a 47-acre public park (north), a 13.2-acre cemetery (east), low-scale commercial and industrial uses across California Avenue (west), and low-scale commercial uses across Willow Street (south). The two abutting uses, the park and cemetery, are open land uses with minimal building development. As such, the proposed parking lot and landscaping will not interrupt a concentration of high intensity developments or uses.

**D. Attractive landscape buffering and screening shall be provided.**

The parking lot will be screened by live plant material on both the California Avenue and Willow Street frontages. The parking lot's California Avenue frontage will feature a five-foot landscape buffer containing groundcover, a code-required hedge for screening, and thirteen 24-inch box trees, one for every 25 linear feet of frontage. The parking lot's Willow Street frontage will feature a 20-foot landscape buffer containing groundcover, a code-required hedge for screening, and two 24-inch box trees, one for every 25 feet of frontage.

**4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.**

This request to improve the vacant 30,940-square-foot subject site with a 51-stall principal use parking lot and approximately 15,000 square feet of landscaping does not require compliance with the City's green building program. Additionally, because the proposal does not require Site Plan Review, green building development standards listed in Section 21.45.400(l) are not applicable.



**CONDITIONAL USE PERMIT  
CONDITIONS OF APPROVAL  
APPLICATION NO. 1703-43 / CUP17-007  
2600 California Avenue  
June 15, 2017**

**Special Conditions:**

1. This Conditional Use Permit approval is for the establishment and operation of a 51-stall principal use surface parking lot on the 30,940-square-foot site addressed 2600 California Avenue.
2. Use of the parking lot shall be restricted to employees and visitors of the two-story commercial building located at 999 E. Willow Street in the City of Signal Hill. A covenant acknowledging this off-site parking arrangement shall identify the required number of stalls on the subject parking lot that are to be allocated to the 999 E. Willow Street use. A recorded copy of said covenant shall be provided to Planning Bureau staff prior to final inspection. Any modification to the allocation of parking stalls within the subject parking lot shall require Director of Development Services review and approval and the recording and provision of additional covenants.
3. Installation of fencing, walls, or other form of access control over three feet in height shall be prohibited for the full extent of the property's California Avenue and Willow Street frontages.
4. Signage identifying the parking lot and garden space areas as for private use only shall be posted at the entrance to the parking area and at the head of the decomposed granite pathway leading from the parking lot into the garden area.
5. The operator/owner/tenant shall prevent loitering and loud noises on site during 999 E. Willow Street operating hours. In the event the Long Beach Police Department expresses concern about off-hours public use of the parking lot, manual security gates shall be installed at the parking lot's ingress and egress points. Gate design and locations shall be subject to Planning Bureau review and approval prior to installation.
6. A suitably-sized trash receptacle with a recycling component shall be provided at the head of the decomposed granite pathway leading from the parking lot into the garden area. The receptacle shall be emptied, and the site cleared of any accumulated litter and debris, at least once per week.
7. A Do Not Enter sign directed at vehicular traffic on California Avenue shall be installed at the parking lot's northern exit.
8. A complete Landscape Document Package consistent with the Special

Requirements for Water Efficient Landscaping shall be included in the project's building permit filing. Approval of the Landscape Document Package shall be obtained prior to the issuance of any building permits, including site grading. Final landscape installation shall be subject to Planning inspection and approval.

9. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations, subject to Special Requirements for Water Efficient Landscaping. 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.
10. Compliance with all Department of Public Works requirements, including those identified on that department's Technical Advisory Memo dated May 30, 2017, shall be met to the satisfaction of the Director of Public Works.

**Standard Conditions:**

11. This permit and all development rights hereunder shall terminate two 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 two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
12. 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).
13. 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.
14. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.

15. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
16. The Director of 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 project. Major modifications to site operations shall be reviewed and approved by the Planning Commission.
17. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Building, and, if applicable, Fire Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
18. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, access control, and additional security lighting if problems develop at the site.
19. 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 maintenance of parking areas, site landscaping, and the perimeter of the site (including all public parkways).
20. 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.
21. Any graffiti found on site must be removed within 24 hours of its appearance.
22. 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.
23. The applicant shall comply with all Low Impact Development (LID) measures as required by the Building Bureau.
24. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.



25. 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 permitted
26. 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 CE

## EXHIBIT F

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbdslongbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☐ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Project Title: CE- 17-083

Project Location/Address: 2600 California Ave

Project Activity/Description: (N) 51-STALL COMMERCIAL PARKING  
LOT WITH APPROXIMATELY 15,000 SQ FT  
OF LANDSCAPING

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

Applicant Name: KRISTA BYERS FOR ZH CONSTRUCTION, INC

Mailing Address: 2053 WALNUT AVENUE SIGNAL HILL, CA 90755

Phone Number: 562-221-1107

Applicant Signature: KRISTA BYERS

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1703-43 Planner's Initials: MH

Required Permits: CONDITIONAL USE PERMIT

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15311, ACCESSORY STRUCTURES (CLASS II)

Statement of support for this finding: CLASS II EXEMPTIONS COVER ACCESSORY  
COMPONENTS TO EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL  
FACILITIES. THESE COMPONENTS INCLUDE PARKING LOTS.

Contact Person: MARK HUNTER

Contact Phone: (562) 570-6489

Signature: [Signature]

Date: 5/24/2017