

CONDITIONS OF APPROVAL

Via Alcalde Avenue (adjacent to 4000 Via Oro Avenue)

Application No. 1805-03 (GPCC19-002)

August 6, 2020

Special Conditions:

1. The vacation of Via Alcalde Avenue, as shown in the legal description and plat map exhibits provided to the Planning Commission on the above date, is found to be in conformance with the goals and policies of the General Plan of the City of Long Beach subject to the following Conditions of Approval.
2. Prior to the City Council hearing for the approval of the vacation of Via Alcalde Avenue, the applicant shall apply for, complete, and record a Lot Merger to merge the six (6) lots that make up the applicant's development site adjacent to Via Alcalde Avenue, addressed as 4000 Via Oro Avenue and consisting of Lots 8, 9, 10, 11, 12, and 13 (Parcels 33, 18, 19, 20, 21, and 22) of Tract Map No. 27358, recorded in Book 908 of Maps at Pages 82 through 84, inclusive, in the Office of the County Recorder of Los Angeles County.
3. The developer shall agree via an appropriate legal instrument, to the satisfaction of the City Attorney, to retrocede all or part of the vacation area, as necessary, to the City, Caltrans, Metro (LACMTA), or other public agency, at no cost to the public agency, for or related to the purposes of the I-710 Corridor Project.

Standard Conditions – General:

4. 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 shall 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).
5. 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.
6. 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).
7. 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 shall be recorded with all title conveyance documents at time of closing escrow.
8. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

9. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
10. 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.
11. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
12. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
13. Any graffiti found on site shall be removed within 24 hours of its appearance.
14. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
15. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
16. 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.