

**SITE PLAN REVIEW
CONDITIONS OF APPROVAL**

6090 Long Beach Boulevard

No. 2004-08

November 11, 2020

1. This Site Plan Review approval is for the construction of a new 1-story, 2,960-square-foot convenience store with a 1,340-square-foot fueling canopy with two (2) new underground 20,000 gallon fuel storage tanks, six (6) fueling positions and ancillary improvements including new landscaping, a surface parking lot with seventeen (17) parking spaces, new parking lot lighting standards, trash enclosure and signage. Site improvements shall be completed in accordance with the project plans filed under Case No. 2004-08.
2. 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).

Special Conditions:

3. Prior to the issuance of a building permit, the applicant shall be required to obtain approval of a Master Sign Program for five or more qualifying signs, in accordance with Long Beach Municipal Code Title 21, Chapter 21.44.
4. The future sale of alcohol for off-site consumption shall be prohibited at the proposed convenience store, if the project site is either located within a high-crime Police Reporting District or within a Census Tract that has been deemed overconcentrated.
5. The operator shall install exterior video security cameras and adequate video surveillance to the area leading to the entrance to the building. The cameras shall record video for a minimum of 30 days and be made available to the Long Beach Police Department (LBPD) upon request. A Public Internet Protocol (IP) address and user name/password shall be provided to allow LBPD to view recorded video from the cameras over the Internet. The operator shall also provide the Police Department the ability to view live stream video surveillance. All video security cameras shall be installed to the satisfaction of the Police Chief, Director of Technology Services, and the Director of Development Services. The cameras shall comply with the following 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.
 - 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.
6. The applicant shall obtain building permits for the change of building occupancy and shall satisfy the requirements of Building and Safety Bureau outlined in the Technical Advisory Committee issued on July 17, 2020 and attached as Exhibit A to these Conditions of Approval.
 7. The applicant shall assemble all properties prior to the issuance of building permits in accordance with Title 20 of the Municipal Code and the Subdivision Map Act.
 8. The applicant shall record a Notice of Lot Merger with the Los Angeles County Registrar-Recorder's office and submit a conformed copy showing proof of recordation prior to the issuance of building permit.
 9. The applicant shall provide two (2) additional trash receptacles along the storefront.
 10. Amazon lockers or any other similar service are prohibited on the exterior of building.
 11. The applicant shall provide an 8-foot high block wall along the rear property line abutting the alley.
 12. During pre-construction and construction activities, the applicant shall post and maintain a minimum of two signs which identify a phone number for a responsible party who is authorized to respond to any complaints regarding property conditions (dust, noise, property maintenance, etc.). The contact information provided must at a minimum include a telephone number.
 13. The proposed project is located along a designated Safe Route to School. The applicant shall not continually encroach within the right-of-way during construction so that it obstructs the safe route to school. Construction activities which requires the temporary closure of the sidewalk shall be minimized and completed outside of school calendar year and/or operating hours to the extent feasible.

Standard Conditions:

14. This permit and all development rights hereunder shall **terminate three years** from the effective date of this permit unless a business license is established, 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.

15. 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.
16. 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).
17. 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.
18. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. 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 approved design 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 Site Plan Review Committee or Planning Commission, respectively.
20. Prior to the start of any on-site/off-site construction, the Developer 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.).
21. Prior to issuance of a building permit, the developer shall submit a landscape plan to the Planning Bureau for review. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.
22. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

23. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
24. Any graffiti found on site must be removed within 24 hours of its appearance.
25. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
26. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
27. 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.
28. 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 allowed

29. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
- a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water all material being excavated and stockpiled.
 - c. Water all grading and cover materials being transported.
 - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
30. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
31. 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.

PUBLIC RIGHT-OF-WAY

32. Applicant shall dedicate and improve three feet of the development site along East Cambridge Street for sidewalk widening purposes, adjacent the northern boundary of the development site, to the satisfaction of Director of Public Works. The dedication area shall be improved with sidewalk improvements constructed of Portland cement concrete. A complete Dedication Application along with all required items plus filing fee shall be submitted for review and processing to the department of Public Works.
33. Applicant shall dedicate and improve 1.6 feet of the development site along East Gordon Street for sidewalk widening purposes, adjacent the southern boundary of the development site, to the satisfaction of Director of Public Works. The dedication area shall be improved with sidewalk improvements constructed of Portland cement concrete. A complete Dedication Application along with all required items plus filing fee shall be submitted for review and processing to the department of Public Works.

34. The Applicant shall be responsible for resolving all matters of easement(s) and/or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

35. Applicant shall improve all dedication areas with sidewalk improvements, per the latest City standards and to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
36. Applicant shall provide for or install alley lighting in the north south alley adjacent to the project site, to the satisfaction of the Director of Public Works.
37. Applicant shall reconstruct the alley curb intersections adjacent to the site at East Cambridge Street and East Gordon Street, to meet full ADA compliance and to the satisfaction of the Director of Public Works. Alley improvements shall be constructed with Portland cement concrete.
38. Applicant shall install truncated domes at the existing curb ramps located on the corners of Long Beach Boulevard and East Cambridge Street, and East Gordon Street adjacent to the project site, to the satisfaction of the Director of Public Works.
39. Applicant shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
40. Applicant shall remove unused driveways and curb cuts along all perimeter streets, and replace with full-height curb, curb gutter and sidewalk to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
41. Applicant proposes improvements that may impact existing under- and above-ground utilities adjacent to the project site, such as street light and conduits, along the perimeter streets and alleyways adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
42. Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Applicant, to the satisfaction of the Director of Public Works.

43. Applicant shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
44. Applicant shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the map and/or release of any building permit.

TRAFFIC AND TRANSPORTATION

45. Applicant shall prepare a trip generation and distribution analysis for the proposed development and submit to the City Traffic Engineer for review prior to project entitlement. Based on these studies, a traffic impact analysis may be required. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by a traffic impact analysis shall be made a part of these conditions.
46. The Applicant shall upgrade the existing crosswalks at the intersection of Long Beach Boulevard and East Gordon Street to new continental style crosswalks, using thermoplastic materials, per the latest City standards and to the satisfaction of the City Traffic Engineer.
47. The Applicant 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.
48. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
49. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
50. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
51. 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.).