

**SITE PLAN REVIEW
CONDITIONS OF APPROVAL
1395 Coronado Avenue
Application No. 1910-25 (SPR20-004)
March 23, 2020**

1. The use permitted on the subject site, in addition to the other uses permitted in the IL zoning District. The Site Plan Review approval is for an Adaptive Reuse of a former pre-school to a restaurant and art gallery with associated retail.
2. 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 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 form 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 applicant shall be required to have continued access to the 11 on-site parking spaces serving the subject property, for the duration of the establishment and operation of the Art Gallery, Restaurant and bar during the allowable hours of operation.
5. During the hours of operation, all doors facing the residential area to the north of the site shall always remain closed to minimize noise.
6. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review.
7. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
- 8.
9. 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

Standard Conditions

10. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site at all times for reference purposes during construction and final inspection.

11. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
12. Operator shall comply with the occupancy load and shall post and maintain Occupancy limit signs at all times within the restaurant.
13. 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.
14. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
15. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
16. The establishment shall at all times comply with the provisions of the City's Noise Ordinance as contained in Title 8 of the LBMC.
17. In accordance with LBMC 21.52.212 (Annual Reinspection), all projects for which a conditional use permit is approved shall be required to undergo an annual reinspection to verify compliance with the conditions of approval. The property owner shall be required to pay an annual fee to the City as established by the City Council to cover the costs of the reinspection program.
18. The operator of the approved use shall prevent loitering along the sidewalk and in the parking lot serving the use during and after hours of operation. If loitering and/or noise problems develop, the Director of Development Services may require additional prevention measures such as, but not limited to, private security guards.
19. The operation shall at all times 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.
20. Minor amendments to any Plans referenced in these Conditions of Approval shall be subject to the approval of the Director of Development Services. Any significant change, as determined in the sole discretion of the Director of Development Services, in the approved Plans or concept shall be subject to the Site Plan Review Committees approval. No expansion or reconfiguration in the number of seats, intensity of operation, or outdoor seating area shall occur without the prior approval of the City.
21. No exterior activity such as trash disposal, disposal of bottles or noise generating trash, deliveries, or other maintenance activity generating noise audible from the exterior of the building shall occur during the hours of 11:00 pm to 7:00 am daily. In addition there shall be

no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00 pm to 7:00 am daily. Trash containers shall be secured with locks.

22. Applicant shall defend, indemnify, and hold harmless, the City and its boards, commissions, agents, officers, and employees (collectively "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referred to as "Claims") filed against the City to attack, set aside, void, or annul the approval of the subject CUP or related entitlements, or any Claims brought against the City due to acts or omissions in any way connected to the Applicant's project. City shall promptly notify the Applicant of any Claim and shall cooperate in the defense of the Claim. Applicant shall be responsible to pay any and all costs of defending any claims brought against the City including any and all costs, including attorney's fees, incurred by the City in defense of the Claim or Claims.
23. Any graffiti found on site must be removed within 24 hours of its appearance.
24. All conditions of approval must be printed verbatim on all plans submitted for review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
25. The Department of Public Works submits the following requirements for the proposed development. The Applicant must comply with all requirements noted below.

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Developer shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Developer shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- a. The Developer is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Developer and/or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.

- b. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. This is in addition to any plan check required by the Department of Development Services.
- c. The Applicant shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project site. At this stage in the entitlement process the plans are conceptual in nature, and Public Works plan check is required for in-depth review of ADA compliance. As determined during the plan check process, the Applicant shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.
- d. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review.

PUBLIC RIGHT-OF-WAY

- e. As currently improved, the gate adjacent to the western property boundary line of, and attached to the property at 1395 Coronado Avenue, prohibits public access to the north south alley right-of-way adjacent to the western property boundary line of that property. The Applicant shall remove the gate from the alley right-of-way adjacent to 1395 Coronado Avenue. Alternatively, the Applicant may submit an application to request a vacation of the alley. If the Applicant requests vacation of the alley, only the Application to initiate the process needs to be made prior to issuance of the Certificate of Occupancy.

OFF-SITE IMPROVEMENTS

- f. The Developer shall construct a new 4.5-foot-wide sidewalk pavement, curb and curb gutter along the north side of 14th Street across the street from 1395 Coronado Ave, the project site, where no sidewalk pavement currently exists, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. Improvement plans for this work will be prepared and submitted for review and approval by the Department of Public Works.
- g. The Developer shall paint the curb yellow along the entire frontage of the 1395 Coronado Avenue property on Coronado Avenue, designating this area as a passenger loading and unloading zone only to accommodate the planned valet parking service. No parking will be allowed any time in this zone.

TRAFFIC AND TRANSPORTATION

- h. A trip generation and trip distribution analysis shall be prepared for this project. Based on these studies, a traffic impact analysis (TIA) 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 the analysis shall be made a part of these conditions.

- i. The Applicant shall protect or replace/repaint all traffic signage, markings and colored curb within the public right-of-way adjacent to the project site.
- j. All traffic control device installations, including pavement markings within the private parking area, shall be installed in accordance with the current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).
- k. The size, configuration and location of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer.

SITE PLAN REVIEW AND CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
1395 Coronado Avenue
Application No. 1910-25 (CUP18-040)
May 21, 2020

1. The Conditional Use Permit approval is for a Type 47 (On Sale General - Eating Place) Alcoholic Beverage Control license only. Any request to modify this ABC license shall require approval of the Planning Commission.
2. Within thirty (30) days from the approval of and acceptance of the CUP and associated Conditions of Approval, the Applicant shall provide a copy of the CUP together with the Conditions of Approval to the local (or regional) office of the State Alcoholic Beverage Control Department.
3. 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 one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
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 Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment form 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

5. The subject location shall be maintained as an art gallery, and restaurant with the full menu available at the bar and the surrounding dining area. Any changes in the operation shall be reviewed by the Director of Development Services to ensure compliance with this approval.
6. Any live entertainment will require the approval of an Entertainment Permit or an Occasional Event Permit through the Business License Division. The operating hours and conditions for live entertainment must be consistent with these Conditions of Approval
7. The hours of operations shall be limited to 11:00 a.m. to 10:00 pm to the public in order to limit the noise that might carry on to the abutting residential area.
8. No exterior-mounted speakers or televisions shall be installed on the premises.
9. The applicant shall be required to have continued access to the 11 on-site parking spaces on-site in the building at 1326 Obispo to serve the subject property, for the duration of the establishment and operation of the Art Gallery, Restaurant and bar during the allowable hours of operation.

10. During the hours of operation, all doors facing the residential area to the north of the site shall always remain closed to minimize noise.
11. There shall be no expansion of the proposed bar, or dining area. The service bar area shall not exceed 825 square feet, and the perimeter square footage of the dining area shall not exceed 850 square feet, in accordance with the plans approved by the Planning Commission. The bar and dining area shall be maintained at the same occupancy and square footage of floor area as shown on the current plans provided as a part of application 1910-25, a copy of which plans are attached hereto as "Exhibit B," and incorporated herein by this reference as though set forth in full.
12. All tables and chairs shall remain in place as per the floor plans attached as 'Exhibit B' and shall not be removed to create standing room only. A copy of said floor plan/seating plan is attached hereto as "Exhibit B," and incorporated herein by this reference as though set forth in full.
13. The applicant shall prohibit the queuing of patrons in any area outside of the doors of the establishment at all times. Any queuing of patrons should occur exclusively inside the establishment at all times.
14. Employees of the restaurant shall walk a 100-foot radius from the facility nightly 30 minutes after closing and shall pick up and dispose of any discarded trash that may have been left by patrons of their establishment.
15. No alcoholic beverages or beverages containing alcohol shall be served in any disposable container, such as plastic or paper cups.
16. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review.
17. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
18. All existing sewer laterals to the property must be capped prior to site demolition. Please contact City of Long Beach Public Works to secure a permit. All new construction will require the installation of a new cut-in wye or manhole connection.
19. 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.

Alcohol-Related Conditions

20. The sale of alcoholic beverages for consumption off-premises is strictly prohibited.

21. There shall be no exterior advertising or signage of any kind or type, including advertising directed to or visible from the exterior of the establishment, promoting or indicating the availability of beer, wine, or other alcoholic beverages.
22. Prior to commencement of alcohol service, the applicant shall submit a plan for approval by the Director of Development Services regarding an employee alcohol awareness training program and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol training program (e.g., "Leadership and Education in Alcohol and Drugs" (LEAD) within 90 days of the effective date of the Conditional Use Permit. In the case of new employees, the employee shall attend and complete the alcohol awareness program within 90 days of hiring. In the event ABC no longer sponsors an alcohol training program, all employees having contact with the public shall complete an alternative program as approved by the Director of Development Services. The Applicant shall provide the City with an annual report regarding compliance with this condition. This project shall be subject to any future City-wide alcohol awareness training program condition affecting similar establishments.
23. Happy hours and promotions shall not be directly marketed to local college students, such as, but not limited to, those students attending Long Beach Community College or Cal State University, Long Beach. This includes targeted advertising placed in local college newspapers, radio stations, college publications or the like. The restaurant shall not participate in organized "pub or bus crawl" events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the establishment.
24. The operator shall maintain full compliance with all applicable laws, Alcohol Beverage Control laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, Conditional Use Permit, or Alcoholic Beverage Control license, the more stringent regulation shall apply.
25. In the event the business at the subject location is sold to another entity or person the rights granted under this Conditional Use Permit will be modified to the extent that the liquor license shall be downgraded to a Type 41 (beer and wine) license. If the new owner wishes to upgrade to a Type 47 license, they will be required to apply for a Conditional Use Permit and the Planning Commission shall review and act on that request.

Security Conditions

26. The operator shall provide exterior video security cameras of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with output of at least four hundred eighty (480) lines resolution. Recordings shall be retained for no less than (30) days on an IP-configurable Digital Video Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Long Beach Police Department.

Standard Conditions

27. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site at all times for reference purposes during construction and final inspection.
28. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
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30. 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.
31. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
32. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
33. The establishment shall at all times comply with the provisions of the City's Noise Ordinance as contained in Title 8 of the LBMC.
34. In accordance with LBMC 21.52.212 (Annual Reinspection), all projects for which a conditional use permit is approved shall be required to undergo an annual reinspection to verify compliance with the conditions of approval. The property owner shall be required to pay an annual fee to the City as established by the City Council to cover the costs of the reinspection program.
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36. The operation shall at all times 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.
37. Minor amendments to any Plans referenced in these Conditions of Approval shall be subject to the approval of the Director of Development Services. Any significant change, as determined in the sole discretion of the Director of Development Services, in the approved Plans or concept shall be subject to Planning Commission review. No

expansion or reconfiguration in the number of seats, intensity of operation, or outdoor seating area shall occur without the prior approval of the City.

- 38.** No exterior activity such as trash disposal, disposal of bottles or noise generating trash, deliveries, or other maintenance activity generating noise audible from the exterior of the building shall occur during the hours of 11:00 pm to 7:00 am daily. In addition there shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00 pm to 7:00 am daily. Trash containers shall be secured with locks.
- 39.** Applicant shall defend, indemnify, and hold harmless, the City and its boards, commissions, agents, officers, and employees (collectively "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referred to as "Claims") filed against the City to attack, set aside, void, or annul the approval of the subject CUP or related entitlements, or any Claims brought against the City due to acts or omissions in any way connected to the Applicant's project. City shall promptly notify the Applicant of any Claim and shall cooperate in the defense of the Claim. Applicant shall be responsible to pay any and all costs of defending any claims brought against the City including any and all costs, including attorney's fees, incurred by the City in defense of the Claim or Claims.
- 40.** Any graffiti found on site must be removed within 24 hours of its appearance.
- 41.** All conditions of approval must be printed verbatim on all plans submitted for review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.