



May 18, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT:

Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking (Council District 6)

LOCATION:

1925 Pacific Avenue and 1951 Pacific Avenue

APPLICANT:

Dr. Lawrence A. Lasisi, Pastor for Springs of Hope Christian Ministries
1925 Pacific Avenue
Long Beach, CA 90806

RECOMMENDATION

Approve the Conditional Use Permit, Administrative Use Permit, and Standards Variance requests, subject to conditions of approval.

REASON FOR RECOMMENDATION

1. Positive findings can be made to support the Conditional Use Permit, Administrative Use Permit and Standards Variance requests.
2. The installation of a bookstore at the front of the building will provide a pedestrian-oriented use in a Neighborhood Pedestrian district.
3. The conditions of approval will ensure that the proposed improvements are completed in a timely manner.

BACKGROUND

This case was originally heard at the March 2, 2006, Planning Commission hearing. At that hearing approximately ten individuals spoke in opposition to the project including representatives from the Westside PAC, CPAC, Wrigley Association, North PAC, Neighborhood Advisory Committee for Wrigley, and a nearby business owner in addition to area residents. After a lengthy discussion and substantial amount of testimony in opposition to the project the Planning Commission voted to continue the item to April 6th in

order to allow the applicant, Pastor, Lasisi, an opportunity to obtain a deed restriction for off-site parking.

At the April 6, 2006, Planning Commission hearing the applicant had not yet obtained the deed restriction and requested another continuance. This request was granted to May 18, 2006 on a vote of 4-0. In addition, a request was made by the Commission to investigate other churches in the immediate area operating without City approval.

The applicant has not been able to obtain a deed restriction for the off-site parking. However, revised plans have been submitted that reduce the number of required on-site parking spaces from 39 to 33. The number of on-site parking spaces has been increased from 20 to 23 by relocating the trash area inside the building and converting a storage area of approximately 1,000 square feet to a two-car garage. Two 8'0" wide roll-up garage doors currently exist on the south elevation to access the parking spaces.

Parking requirements for a church use are higher than those for other commercial uses. Therefore, establishing a church in an existing commercial building typically requires the applicant to provide additional parking spaces to make the difference. The plans show a sanctuary area of 1,160 square feet, which has a parking requirement of 23.2 spaces (1,160 square feet at 20/1,000 GFA) and 2,415 square feet for the remaining portion of the building used for the retail bookstore, storage, office and lobby, which has a parking requirement of 9.66 spaces (2,415 square feet at 4/1,000 GFA) for a total of 33 parking spaces. Subtracting the 23 on-site parking spaces results in a requirement of 10 additional parking spaces. The previous plan required sixteen (16) off-site parking spaces, thus, the parking demand has been reduced by six (6) spaces.

Section 21.41.222 of the Zoning Ordinance allows off-site parking within 600 feet of the proposed use, provided a deed restriction is placed on the property with the City as a party. The applicant has submitted an agreement to lease 16 parking spaces at a nearby medical office building at 1951 Pacific Avenue without a deed restriction, which requires approval of a Standards Variance. Site visits have confirmed that the parking is available during the proposed weekday evening and Sunday morning hours of operation. Hours of operation for the medical office building are Monday-Friday 9:00 a.m. to 5:00 p.m. Although the required number of parking spaces has been provided between the 23 on-site and 16 off-site parking spaces, the off-site parking is not guaranteed by a deed restriction.

In addition, as requested by the Planning Commission, Planning Staff has investigated churches operating in the South Wrigley Area. Letters of violation have been mailed to the property owners for the following sites and are attached for your review:

- 2238 & 2240 Pacific Avenue - November 30, 2005 Project # 453050
- 411 East Pacific Coast Highway - April 25, 2006 Project # 483613
- 2165 & 2169 Pacific Avenue - August 25, 2005 Project # 443948
- 2172 & 2176 Pacific Avenue - April 17, 2006 Project # 463357
- 2300 Pacific Avenue - August 10, 2005 Project # 443140

The following two sites listed below have received Conditional Use Permits; however, these sites are in violation of the conditions of approval. A Notice of Violation has been mailed to these property owners:

- 2400 Pacific Avenue- Conditional Use Permit Case No. 0110-09, letter mailed May 9, 2006
- 2452 Pacific Avenue - Conditional Use Permit Case No. 0104-18, letter mailed April 26, 2006

The City has mailed seven letters of violation and has an active code enforcement action against all of the above mentioned properties.

CURRENT ACTION REQUESTED

The applicant is requesting approval of a Conditional Use Permit, Administrative Use Permit and Standards Variance. In order to approve these requests, the Planning Commission is required to make findings in support of an approval decision. These findings along with Staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

CONDITIONAL USE PERMIT FINDINGS

- A. **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 within General Plan Land Use Designation LUD #8P, Pedestrian Oriented Retail Strip. The intent of this designation is to provide pedestrian oriented, small-scale neighborhood serving commercial uses where pedestrians arrive by foot or by car and park in one location and stroll to a number of businesses. The subject site has a zoning designation of CNP, which allows churches subject to the approval of a Conditional Use Permit. Therefore, the proposal is consistent with the Zoning Regulations if it is found that the proposed use will not be detrimental to surrounding properties.

The subject site is also located in the Central Redevelopment Project Area (CPAC). The Central Long Beach Strategic Guide for Development identifies the area on Pacific Avenue between and Pacific Coast Highway and Hill Street as the Pacific Avenue Neighborhood Center. The long-term goals of this area are to focus on neighborhood related and pedestrian oriented uses and upgrade the appearance of the corridors with streetscape and facade improvements. The proposed use of a retail bookstore at the front of the building with storefront windows and other site improvements as required in Condition No. 32 is consistent with the Strategic Guide.

*WIP BOOKSTORE
TUMB
NOT RECOMMENDED*

- B. **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 operational conditions of approval, including maintaining off-site parking for the proposed use and compliance with the noise ordinance, will ensure that the proposed use will not be detrimental to the surrounding community, including public health, safety, or general welfare. Additionally, the bookstore must be maintained and operated in conjunction with the church to provide a pedestrian oriented use, and the building facade must be upgraded to be more consistent with the CNP development standards as listed in Condition No. 32.

- C. **THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

Section 21.52.213 contains the special conditions for churches. These conditions and staff analysis are presented below:

- A. **In a residential zone, the proposed use may consist only of an expansion of an existing church or similar religious facility on the site or on the abutting site;**

The subject site is not located in a residential zone.

- B. **A master plan for long range development shall be submitted;**

The proposed church will be located in an existing commercial building. No additional short term or long-range development is proposed on the subject site.

- C. **In a residential zone, the site shall be limited to forty thousand (40,000) square feet in size; and**

The subject site is not located in a residential zone.

- D. **Any proposed addition or new construction shall conform to the development standards required for principal uses within the district.** No expansion is proposed for the church. Interior alterations will be required for the church and bookstore. The bookstore will be required to install a minimum of 100 square feet of transparent storefront windows at least 5' in height designed to provide an attractive storefront facade similar to the special development standards for CNP districts. These standards are designed to create visual interest and enhance pedestrian activity along the site with pilasters, cornices or structural bays to break up the facade, ground floor windows, and awnings.

STANDARDS VARIANCE FINDINGS

A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE;

The existing building on the site is occupied by a church and encompasses approximately 5,161 square feet and provides 23 parking spaces, which falls short of the parking requirement. Due to the lack of on-site parking, the applicant is seeking to provide 10 off-site parking spaces for a total of 33 parking spaces and to provide off-site parking without a deed restriction. The provision of off-site parking with conditions requiring that the arrangement be maintained while this land use exists is consistent with the intent of this requirement (Condition No. 3).

Due to the age of the structure and previous use of the building for commercial purposes, it would be very unique for this type of building to provide parking for church uses. The typical parking provided for retail and office use is four spaces per 1,000 square feet of usable floor area and churches and public assembly requires twenty spaces per 1,000 square feet of usable floor area.

B. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;

Since the subject site does not have adequate parking to meet code requirements, the proposed church is required to provide additional parking to support the use. There are 23 on-site parking spaces. The Zoning Ordinance allows off-site parking within 600 feet of the subject site, but requires a deed restriction. Requiring a deed restriction presents a hardship for the applicant since most third-party property owners are unwilling to deed-restrict their parking for an off-site use. Granting of relief from the deed restriction standard would not constitute a grant of special privilege, but would allow for the proposed church to provide additional parking for the use. The applicant has obtained a lease agreement with the property owner at 1951 Pacific Avenue to lease 16 off-site parking spaces on Sunday's and during the evening weekdays (see attached letter from O.Z. Salako).

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

Granting of the Standards Variance is not expected to cause adverse effects with respect to parking in the surrounding neighborhood, as the number of parking spaces has been met with 23 on-site and 10 off-site parking. A variance is required to allow the off-site parking spaces without a deed restriction. The City has added a

condition of approval (no. 3) requiring the applicant to maintain the off-site parking and notify the City immediately if the lease is terminated. At that time, the applicant would then be required to replace the lost parking spaces.

D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.

The subject site is not located in the Coastal Zone.

ADMINISTRATIVE USE PERMIT FINDINGS

A. 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 General Plan designation for this site is Land Use Designation LUD #8P, Pedestrian Oriented Retail Strip and the property is located in the Neighborhood Pedestrian District (CNP). This land use district is intended for pedestrian oriented small service commercial uses. The subject site has a zoning designation of CNP, which allows churches subject to the approval of a Conditional Use Permit. Therefore, the proposal is consistent with the Zoning Regulations if it is found that the use will not be detrimental to surrounding properties.

B. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE;

No adverse effects are anticipated with the approval of joint use parking. The medical office building at 1951 Pacific Avenue is open Monday - Friday from 9:00 a.m. to 5:00 p.m. The bookstore and counseling services require parking at a rate of 4/1,000 square feet of GFA, which requires ten (10) parking spaces. Twenty-three (23) on-site parking spaces are provided during the week. Additional parking is required when the church has meetings in the evening after 7:00 p.m. and Sunday services when the medical office is closed. Ten (10) off-site parking spaces are available for church use at 1951 Pacific Avenue after 5:00 p.m. weekdays and all day Saturday and Sunday.

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

Chapter 21.52 has no specific conditions of approval for joint use parking. Chapter 21.41.233 A. allows joint use of a parking facility when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand for parking do not overlap, or only partially overlap. Based on the letters

submitted by the church and owner of the medical office building, the hours of operation for these two uses do not overlap (see attachment).

PUBLIC HEARING NOTICE

A total of 56 Public Hearing Notices were mailed on February 9, 2006, to all owners of properties within a 300-foot radius of the project site, the Wrigley Association, Wrigley Village Business Association, Central Project Area Committee (CPAC) and the elected representative of the 6th Council District.

REDEVELOPMENT REVIEW

The subject site is located within the Central Long Beach Redevelopment Project Area. Redevelopment staff has no opposition to the project as conditioned with a retail storefront, upgraded facade and site improvements as conditioned.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 05-152) has been prepared for this project and is attached for your review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Conditional Use Permit, Administrative Use Permit and Standards Variance requests, subject to conditions.

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By: LYNETTE FERENCZY Approved: CAROLYNE BIHN
PLANNER ZONING OFFICER

CB: lf

Attachments:

1. Conditions of Approval
2. Planning Commission Staff Report and Minutes of March 2, 2006
3. Planning Commission Staff Report and Minutes of April 6, 2006
4. Code Violation letters
5. Letter in opposition
6. Site Plan/Floor Plan/Photographs

**CONDITIONAL USE PERMIT/STANDARDS VARIANCE
ADMINISTRATIVE USE PERMIT
CONDITIONS OF APPROVAL**

Case No. 0508-23

Date: May 18, 2006

1. The use permitted on the subject site, in addition to other uses permitted in the CNP district, shall be a church limited to worship services, counseling by appointment only (seven (7) or fewer individuals), after school tutoring programs, bible study, with a retail bookstore at the front of the building and joint use parking at 1951 Pacific Avenue. The following uses are prohibited: residential use, permanent or temporary shelter for the housing or temporary housing of persons, onsite distribution of food at any time, or social service land uses as defined as defined by the Long Beach Municipal Code shall not be permitted at any time. Failure to strictly comply with this condition shall be grounds for permit revocation.

The code exemption approved for this project is as follows:

- Use of off-site parking without a deed restriction.

The applicant shall provide for the use of 10 off-site parking spaces at 1951 Pacific Avenue as long as the church use remains in operation. If the off-site parking agreement is terminated the applicant shall notify the City immediately and obtain replacement parking to the satisfaction of the Planning Department.

4. Within 60 days of approval of this application, the applicant shall submit plans to the Department of Planning and Building to obtain permits for a change of occupancy to a church use. The submittal shall include detailed plans for upgrading the existing building. At a minimum, the deteriorating exterior walls shall be repaired, the exterior security gates shall be removed, and the metal awning shall be replaced with a new awning, the design of which shall be subject to the approval of the Director of Planning and Building. This work shall be conducted in a timely manner and completed within 180 days to the satisfaction of the Director of Planning and Building.

5. 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). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Planning and Building.

NOT PERMITTED BY LAW

6. 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.
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 must be recorded with all title conveyance documents at time of closing escrow.
8. This approved land use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall be available for periodic re-inspections, conducted 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 the City Council.
9. All operational conditions of approval for this permit must be posted in a location visible to the public in such a manner as to be readable when the use is open for business.
10. 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.
11. The Director of Planning and Building 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. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
12. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
13. 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 Planning and Building.

14. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. 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 condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
15. 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).
16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. All parking areas serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting development standards.
19. The applicant shall prevent loitering and loud noises in the church and in the project site parking lot during and after hours of church operations. The applicant shall clean the parking and landscaped areas of all trash and debris on a regular basis. The applicant shall post and continuously maintain at least one sign at the project site parking lot, in a clearly viewable location, stating all loud noises are prohibited pursuant to the City's noise regulations. The applicant shall be responsible for enforcement of all applicable City noise regulations during and after all church operations. Failure to strictly comply with this condition shall be grounds for permit revocation. If loitering and/or noise problems develop, the Director of Planning and Building may require additional preventative measures such as, but not limited to, additional lighting, private security guards and/or revision of church hours of operation.
20. Energy conserving equipment, lighting and construction features shall be utilized on the buildings.
21. 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 Planning and Building prior to the issuance of a building permit.

22. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property.
23. 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.
24. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters, as applicable.
25. Approval of this 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.
26. 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.
27. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
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. The Department of Public Works submits the following requirements for the proposed development at 1925 and 1951 Pacific Avenue:
 - a. The Developer 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. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
 - b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal installations and modifications, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within

- the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
- c. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability insurance and an endorsement-evidencing minimum limits of required general liability insurance.
 - d. The Developer 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 sidewalk area is necessary to provide the required ADA width, this shall be provided.
 - e. The Developer shall provide on-site alley lighting along the abutting public alley.
 - f. The Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
 - g. After completion of any required off-site improvements, the Developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.
30. Any off-site improvements found to be damaged as a result of construction activities shall be reconstructed by the applicant to the satisfaction of the Director of Public Works.
 31. The applicant shall provide the following to the satisfaction of the Long Beach Police Department:
 - a. The project site and all parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Sodium lighting shall not be used for security lighting purposes. Lighting shall be located underneath all building eyebrows, canopies and awnings to illuminate pedestrian walkways.
 - b. No exterior publicly accessible payphones shall be permitted anywhere on the project site property.
 - c. Exterior roof access ladders shall be strictly prohibited.
 - d. All addresses shall be clearly marked on the building exterior walls.
 - e. Viewers shall be installed in the doors where deliveries are made and in all interior office doorways.

32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:
- a. The applicant shall remove all exterior security bars and grills from the east (front) elevation.
 - b. The existing chain link fence along the front property line (Pacific Avenue) shall be replaced with a decorative wrought iron fence setback 10' from the front property line.
 - c. Storefront windows shall be installed at least 5'0" in height and 20'0" feet in length on the east building elevation. These windows shall be clear transparent glass and shall not be blocked or obscured to prevent visibility into the store.
 - d. The freestanding sign and metal supports shall be removed.
 - e. A building permit shall be obtained to install the bookstore improvements including storefront windows and operate the bookstore.
 - f. New signage shall be channel letters only. Can signs and freestanding sign are not permitted.
 - g. The parking lot shall be restriped and slurry sealed, if necessary.
 - h. All required improvements shall be completed within six (6) months of the date of final action.
 - i. No other activities on-site shall take place while church services are performed.
 - j. Hours of operation for the church are Sunday from 10:00 a.m. to 1:00 p.m.
 - k. Restripe the parking lot and relocate the fence at 1925 Pacific Avenue to provide four (4) additional parking spaces at the rear of the building.
 - l. The assembly area for the church is limited to 1,174 square feet as shown on the submitted plans. No other church activities shall take place when church services are performed.
 - m. The unpermitted banner shall be removed immediately and no banners shall be permitted.
 - n. Parking space number 23 shall be aligned with the other parking spaces behind the building approximately 14'0" from the rear property line. The existing fence and bollards behind parking spaces 17-23 shall be removed to allow access to these spaces from the alley.

33. The bookstore shall be open to the public Monday-Friday from 10:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 5:00 p.m.

34. The applicant shall obtain a City business license for the bookstore.

35. The applicant shall at all times prevent loitering in front of the church adjacent to Pacific Avenue and shall also prevent loitering to the rear of the church and in all areas designated for parking. The applicant shall not permit queuing of any kind in the front of the church adjacent to Pacific Avenue, or in the rear of the church, or in any area designated for parking. All church activities shall cease at 9:00 p.m. daily.

36. A building permit will be required to change the occupancy of the building for the church and associated uses. Plans shall be submitted and a building permit obtained and finalized six months from the date of Final Action.

37. 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.

WHERE IS THE CONDITION OF
A 6-FT HIGHTED SIGN
SPECIFIED LBMC, TITLE 21
CHAPTER 21.41.222 (c)?

LB Municipal Code, Title 21

21.41.222 Off-site parking.

For commercial, industrial and institutional use, parking may be provided off site according to the following limitations:

A. **Distance from Use.** All required parking shall be located within six hundred feet (600') of the use it serves, unless otherwise specified. This distance shall be measured from the middle of the parking facility to the entrance of the use, using the shortest route legally available to a pedestrian. This distance requirement shall not apply within the downtown redevelopment project area, the westside industrial redevelopment project area, parking built to service the project areas or in parking districts.

B. **Guaranteed Permanence.** All required off-site parking shall be guaranteed to remain as parking by a deed restriction to which the City is a party. This guarantee is not required within the downtown redevelopment project area, the westside industrial redevelopment project areas or within a parking district.

C. **Signage.** Any site approved for off-site parking shall provide a lighted sign, not less than six (6) square feet in area, on each street frontage of the business and the parking site, with such lighted sign visible to motorists. (Ord. C-6933 § 32, 1991; Ord. C-6595 § 25, 1989).

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Institutional	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Church or temple	C	C	C	C	C	C	C	C	N	
Convalescent hospital or home	N	N	N	N	N	C	C	N	N	
Crematorium	N	N	N	A	A	A	A	A	N	Accessory to mortuary.
Day care or pre-school	Y	Y	Y	Y	Y	Y	Y	Y	C	
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Mortuary	N	N	N	Y	Y	Y	Y	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to church or temple.
Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Section 21.52.263).
Professional school/business school	N	N	N	Y	Y	Y	Y	Y	N	

**Table 32-1
Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Institutional (continued)	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Social service office (with food distribution)	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	N	
	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Interim Parks	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Community garden	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260.
Passive park	Y	Y	Y	Y	Y	Y	Y	Y	Y	See Section 21.45.155.
Playground	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260.
Recreational park	AP	AP	AP	AP	AP	AP	AP	AP	AP	See Section 21.52.260.