



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

August 4, 2005

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of a Conditional Use Permit for a Coin-Operated
Laundromat at a Multifamily Residential District (R-4-R)
(Council District 6).

LOCATION: 1195 E. 15th Street

APPLICANT: Audrey Rauschkolb
11816 Western Avenue
Stanton, CA 90680

RECOMMENDATION

Approve Conditional Use Permit, subject to conditions.

REASON FOR RECOMMENDATION

1. The proposed use is compatible with the surrounding neighborhood, and the building has been previously occupied by a commercial use.
2. The subject site is located on a triangular-shaped lot accessible from 15th Street, Alamitos Avenue and Orange Avenue. These corridors are capable of providing adequate access to the proposed use.
3. Positive findings can be made to support the request.

BACKGROUND

The applicant for this request is proposing to locate a coin-operated laundromat in an existing 2,204 square foot building. The site is a triangular shaped lot of 11,313 square feet.

A summary of the surrounding land uses is as follows:

	Zone	General Plan	Land Use
Project Site	R-4-R	Lud#4 (High Density Residential)	Vacant
North	R-3-4	Lud#4 (High Density Residential)	Residential
South	R-4-R	Lud#4 (High Density Residential)	Residential
East	R-3-4 and R-1-N	Lud#4 (High Density Residential)	Residential
West	R-3-4	Lud#4 (High Density Residential)	Residential

The original use of the building was garages. In October 22, 1986 a tenant improvement was granted to enclose the garage doors and remodel. In addition, in November 1986, a Certificate of Occupancy was issued for a commercial use at this site.

A neighborhood meeting was held July 7, 2005, Staff learned that in the past the site has been occupied by commercial uses even though the City records show no valid business licensing for commercial uses. In further review staff found City records showing several code enforcement maintenance issues at the site. The records indicate the building has been vacant and the site has been used as a trash dumpsite in the area for over a year.

The new owner of the subject site is requesting to reestablish a nonconforming commercial use in the Moderate Density, Multifamily Residential District (R-4-R). Under the City of Long Beach, Municipal Code, Section 21.27.050 of the Zoning Ordinance allows an abandoned nonconforming use to change to a use permitted in the CNP zone, and require a Conditional Use Permit to establish a discretionally permitted use. Since Laundromats require an Administrative Use Permit in the CNP zone, a Conditional Use Permit is required to establish a Laundromat in the vacant building.

The following conditions of approval are designed to address concerns about the proposed laundromat:

- An attendant would be required to be on-site whenever the Laundromat is open. (Condition No. 28a)
- The hours of operation would be limited to 6:00 a.m. until 10:00 p.m. (Condition No. 28g)
- Video game machines would be limited to two machines only. (Condition No. 28k)
- The store interior including restrooms to be cleaned daily. (Condition No. 28l)

- No payphone would be permitted within the Laundromat.
(Condition No. 28j)
- Police Department approved lighting within the Laundromat would be required.
(Condition No. 29a)
- Applicant will be required to provide on-site trash receptacles.
(Condition No. 29k)
- A video surveillance system with monitoring and recording capability would be installed.
(Condition No. 29b)
- An alarm would be installed for theft and burglary prevention.
(Condition No. 29h)
- The entire width of the glassed front of the entry area to remain free and clear of any equipment, furniture etc. and no signage permitted to cover any front window area.
(Condition No. 29c)

CURRENT ACTION REQUESTED

The request is for approval of the Conditional Use Permit to allow the establishment of a new coin-operated laundromat in an existing building. The Municipal Code requires a Conditional Use Permit for this type of use.

In considering this matter, the Planning Commission is required to make certain findings in order to approve or deny this request. 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 site is located in the R-4-R Zone District and General Plan Land Use Designation of LUD #4, High Density Residential. In November 6, 1986 a Certificate of Occupancy was issued for commercial use and City records indicate the commercial use has been abandoned for over a year. Therefore Section 21.27.050 of the Zoning Code requires a Conditional Use Permit to re-establish the nonconforming rights.

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 neighborhood surrounding the site is generally residential with some minor legal non-conforming commercial uses along Alamitos Avenue. Typically, tenant occupied housing is provided without laundry facilities and therefore the proposed laundromat will offer a necessary service to the nearby residents and will not be detrimental to the surrounding community.

The proposed project will restore the entire site. The proposal is to remodel the existing building by using three shades of earth-tone stucco. The three shades will provide accent color to match the proposed cultured stone skirting the bottom of the building. The cultured stone will also be used along the exterior wall for the outdoor patio proposed (see attached elevation). This outdoor patio will only have access through the building and will be secured during hours that the Laundromat is closed.

In addition, the proposal will provide a new parking layout that will be illuminated and will provide adequate number of parking to meet the City parking requirement. A lighting plan will meet the requirements of the Long Beach Police Department. The parking lot will be secured through security cameras on the site. Further more, the project will provide new landscaping throughout the lot. The landscaping will be served with automatic irrigation.

Public improvements include the removal of non-useable driveways. The owner will repair the sidewalk to include new street trees and handicap accessibility. Through the conditions of approval (see Condition No. 28c) staff has requested the complete removal of the dilapidated billboard. *Removed from action 8.4.05*

The overall project will provide a complete restoration of the current site with security amenities to service the residential community. Staff believes that the overall improvements to the site and the imposed conditions of approval will eliminate potential negative effects normally presented at these establishments. Therefore, the project will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life.

C. The approval is in compliance with the special conditions for specific conditional use, as listed in Chapter 21.52.

Chapter 21.52 contains no special conditions that are specific to coin-operated laundromats

PUBLIC HEARING NOTICE

A total of 115 Public Hearing Notices were mailed on July 8, 2005 to all owners of properties within a 300-foot radius of the property. In addition, the elected representative of 6th Council District was notified, as were appropriate neighborhood groups, including the Central Project Area Committee. A neighborhood meeting was held on July 7, 2005.

REDEVELOPMENT REVIEW

The project site is not located within a redevelopment project area. Planning has provided Redevelopment staff information about the proposed project. No response from Redevelopment had been received at the time this report was prepared.

ENVIRONMENTAL REVIEW


In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 05-42) has been prepared for this project and is attached for your review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Conditional Use Permit, subject to conditions.


Respectfully submitted,

By:



MONICA MENDOZA
PLANNER

Approved:



CAROLYNE BIHN
ZONING ADMINISTRATOR

CB:mm

Attachments:

1. Conditions of Approval
2. Categorical Exemption
3. Site Plan
4. Elevations
5. Photographs

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
Case No. 0503-09
Date: August 4, 2005**

1. The use permitted hereby on the site, in addition to other uses permitted in the CNA Zone, shall be a coin-operated Laundromat.
2. This permit and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action 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 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 Zoning Administrator.
4. 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.
5. 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.
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 of the inspection cost as per the special building inspection specifications established by City Council (Sec. 21,25.412, 21.25.212)

7. All operational conditions of approval of 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.
8. 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.
9. 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. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.
10. 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.
11. 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 an other screening method approved by the Director of Planning and Building.
12. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. 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. 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 City Council.
13. 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).

14. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
15. Any graffiti found on site must be removed within 24 hours of its appearance.
16. 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. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
17. 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 must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
18. **Energy conserving equipment**, lighting and construction features shall be utilized on the building.
19. 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.
20. 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.
21. Separate building permits are required for signs, **fences**, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
22. 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 use at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

23. 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.
24. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
25. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District.
26. 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 7:00p.m.;
 - b. Saturday: 9:00 a.m. – 6:00 p.m.; and
 - c. Sunday: not allowed
27. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
28. The applicant shall comply with the following requirements to the satisfaction of the Director of Planning and Building:
 - a. Storefront windows facing the parking lot shall be clear to allow visibility into building.
 - b. Parking plan shall be submitted for the approval of the Planning Department indicating that the parking lot shall only be accessed through Orange Ave.
 - c. A Lot Merger shall be processed through the Department of Planning before obtaining building permits and/or business license.
 - d. An attendant shall be present during all hours of operation with an office and telephone number available for his/her use.
 - e. Change machines shall be clearly visible from storefront windows.
 - f. Hours of operation shall be limited to between 6:00 a.m. and 10:00 p.m.
 - g. The business owner shall participate in the Long Beach Business Watch program. Please contact Officer Mike Weber at (562) 570-5805 for additional information on the program.
 - h. Adequate seating shall be provided for the patrons.
 - i. Public payphones shall be prohibited.
 - j. Video game machines would be limited to two machines only.
 - k. The store interior including restrooms to be cleaned daily.

CITY PLANNING COMMISSION MINUTES

AUGUST 4, 2005

The regular meeting of the City Planning Commission convened at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Charles Winn,
Nick Sramek, Leslie Gentile

ABSENT: EXCUSED: Charles Greenberg, Matthew Jenkins,
Mitch Rouse

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Monica Mendoza, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was given by Commissioner Gentile.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Winn moved to accept the staff recommendation on Item 1A. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

Commissioner Winn moved to accept the staff recommendations on Items 1B and 1C. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

1A. Case No. 0505-04, Condominium Conversion, Tentative Tract Map, CE 05-75

Applicant: Kadee Della Donna
Subject Site: 1775 Freeman Avenue (Council District 4)

Description: Request for approval of Tentative Tract Map No. 063028 to convert eight residential dwelling units of an existing apartment building into condominiums.

Continued to the August 18, 2005 meeting.

1B. Case No. 0505-05, Condominium Conversion, Tentative Tract Map, CE 05-76

Applicant: Robert Wickman
Subject Site: 4161 Elm Avenue (Council District 8)
Description: Request for approval of Tentative Tract Map No. 062549 to convert twenty residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 062549, subject to conditions.

1C. Case No. 0505-21, Tentative Parcel Map, CE 05-89

Applicant: Ralph Czarnetzki
Subject Site: 3814 E. 15th Street (Council District 4)
Description: Request for approval of a Tentative Parcel Map for condominium purposes.

Approved Tentative Parcel Map No. 63114, subject to conditions.

R E G U L A R A G E N D A

2. Case No. 0503-09, Conditional Use Permit, CE 05-42

Applicant: Audrey Rauschkolb
Subject Site: 1195 E. 15th Street (Council District 6)
Description: Request for approval of a Conditional Use Permit for a coin-operated Laundromat in an existing building in the R-4-R Zone.

Monica Mendoza presented a revised Site Plan and a slide show outlining the project, which includes complete restoration of the abandoned building and all surrounding landscaping. Ms. Mendoza stated that staff was recommending approval subject to conditions, since the use was compatible with the surrounding neighborhood; and because positive findings could be made to support the request. Ms. Mendoza also noted that staff was recommending deletion of Condition 28c requiring removal of an on-site billboard as this condition was inconsistent with state law.

Audrey Rauschkolb, 11816 Western Avenue, Stanton, CA 90680, applicant, responded to a query from Commissioner Gentile regarding the parapet height, agreeing it was too bulky and low, and that they would be open to alternate design suggestions for the feature.

Vivian Tobias, 1504 Orange Avenue, adjacent neighbor, member of the Central Project Area Committee, stated that the CPAC had voted against the project because they believed that neither the applicant nor the City would be able to fulfill or enforce the conditions of approval to restore the building and maintain new landscaping. Ms. Tobias added that since the odd-shaped lot was a gateway to the area, they had hoped it could be made into green space.

In response to a query from Chairman Stuhlbarg, Ms. Tobias added that she had done an informal survey of the area neighbors, who said they didn't need more Laundromat facilities. Ms. Tobias added that the CPAC had voted to have the RDA acquire the property for green space, but had recently discovered the applicant had already purchased it.

'Bilal,' 1325 E. 16th Street, also objected to the Laundromat use, citing a proliferation of similar facilities in the area.

Andrew Kincaid, 5275 Paoli Way, former chair of the CPAC, echoed Ms. Tobias' comments that they had hoped the site could be purchased and turned into a pocket park.

Commissioner Winn expressed understanding and concern that the lack of code enforcement created problems for neighborhoods, but noted that the existing building was an eyesore. Mr. Winn pointed out that the applicant had purchased the property in good faith and had concrete plans appropriate to area zoning, which he felt was an attractive project and a great improvement over the current situation.

Commissioner Winn then moved to approve the Conditional Use Permit, subject to revised conditions, including the removal of Condition 28c.

Commissioner Gentile suggested that the applicant use the landscaping to provide somewhat of a green space feel to serve both interests.

Chairman Stuhlbarg seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G , A N D B U I L D I N G**

Carolyn Bihn reviewed the agenda for the August 18, 2005 meeting.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:13pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard ! Long Beach, CA 90802 ! (562)570-6194 FAX: (562)570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 () Zoning Administrator on the 11 day of August 2005.
 Planning Commission () Cultural Heritage Commission

APPELLANT: CENTRAL PROJECT AREA COMMITTEE

APPLICANT: _____

Project address: 15th & ALAMITOS TRIANGLE PROPERTY

Permits requested: _____

Project description: LAUNDROMAT

Reason for appeal: CPAC VOTED TO NOT SUPPORT THIS PROJECT.
PLEASE SEE ATTACHED LETTERS (2).

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the
 () Zoning Administrator or Planning Commission () Cultural Heritage Commission
 and () approve or () deny this application.

Signature of Appellant: PAT PARIS-APPLEBY, CHAIR, C.P.A.C.

Print name of Appellant: PAT PARIS-APPLEBY

Mailing address: 3200 BALTIC AVE, LONG BEACH CA 90810

Phone No.: 562) 208-9289

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter staff: [Signature]

Case No. 0503-09

Date: 8/12/05

Filing Fee required: () Yes No Application complete: Yes () No

Central Project Area Committee

Mailing Address: 3200 Baltic Ave., Long Beach, CA 90810

Phone: (562) 208-9289

July 8, 2005

Planning Commission
City of Long Beach
333 W. Ocean Blvd. 4th Floor
Long Beach, CA 90802

Dear Planning Commission:

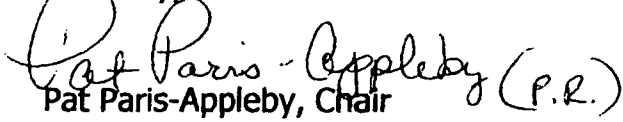
At the Annual meeting of the Central Project Area Committee, it was reported by Jerry Olivera that the property located at 15th & Alamitos has received a proposal for a new Laundromat to be built by a developer.

This particular property has been the scene of several tragic occurrences, and a major problem has been traditionally the lack of maintenance issues, as well as concerns about security. After discussion by the Central PAC regarding the necessity of approving a conditional use permit for this proposed plan, and hearing the opinions expressed by the community representatives of that area, it was voted that we would send this letter in opposition to this proposed project.

It was further discussed that we would like to see this property developed in line with the Central Strategic Guide for Development that has newly been approved by the RDA Board. Suggestions for this location included a pocket park for the children in the area.

We would appreciate your support on our opposition to this proposal, and we will be sending this same letter to the Planning Commission for its upcoming hearing on August 4, 2005.

Sincerely,


Pat Paris-Appleby, Chair (P.R.)
Central Project Area Committee

PPA:pr

Cc: Planning Commission
All Councilmembers

Central Project Area Committee

425 Atlantic Ave. Long Beach, CA 90802

August 11, 2005

Monica Mendoza
Building and Planning
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

RE: Filing an appeal-proposed Laundromat at 15th and Alamitos

Attachments: Opposition Letter, Appeal, Strategic Guide Goals for this area

Dear Monica,

This letter is to notify you that the Central Project Area is filing an appeal on the recent decision to approve the development of a Laundromat on the 15th and Alamitos site.


The letter in opposition from the Central Project Area Committee was delivered to the Planning Department in person by Pepper Russell, CPAC's Administrative Assistant, on July 10, the same day of the RDA Board Meeting. I received a copy of this letter in the form of an email on July 8, two days prior and approved delivery. It is regrettable that this letter never made it to your desk.

It is further regrettable that the decision to approve the Laundromat ignores the goals of the Central Project Area Strategic Plan that details specific uses for this site. While we are aware that Building and Planning have their own zoning requirements, this approval is an example of non-cooperation and a lack of communication among city agencies.

While the Redevelopment Independent Study recently addressed ways to improve actions of the RDA Board, the actions and the lack of cooperation of Planning needs to be improved.

As PAC Chair, I will ask a joint meeting of RDA Staff and Planning to address the issues that could resolve this issues before us.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Paris". The signature is fluid and cursive, with the first name "Pat" being more prominent than the last name "Paris".

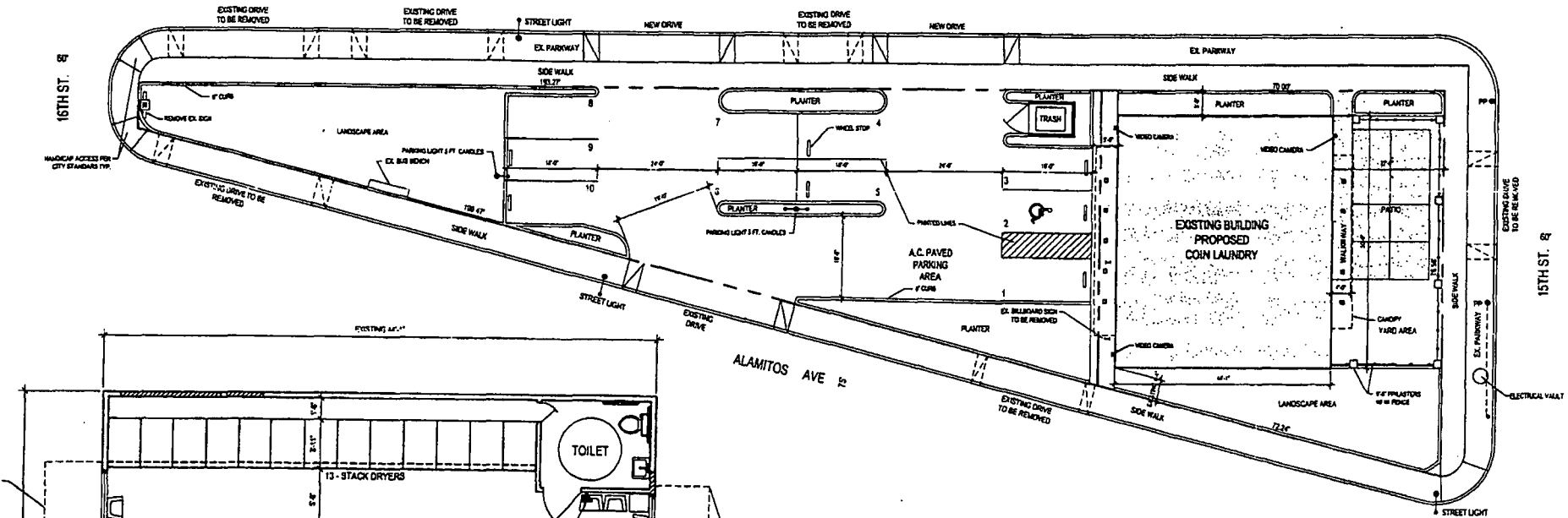
Pat Paris / CPAC Chair

Cc: David White/ Barbara Kaiser/RDA Board
Planning Commission/Building & Planning Staff
CPAC Members

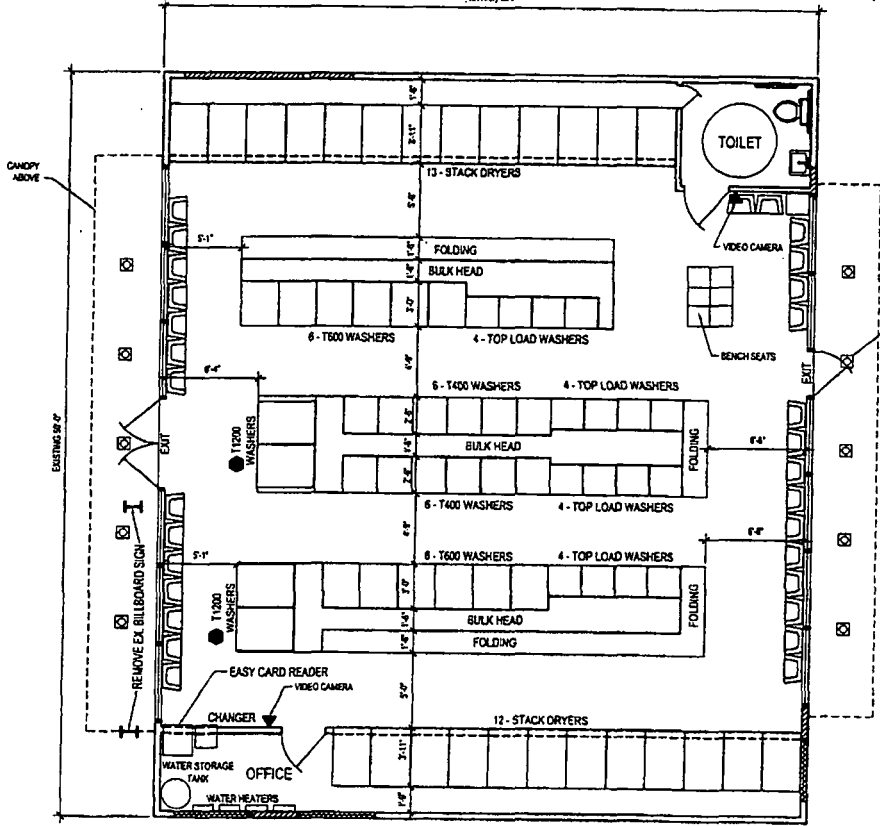
ORANGE AVE

16TH ST.

15TH ST.

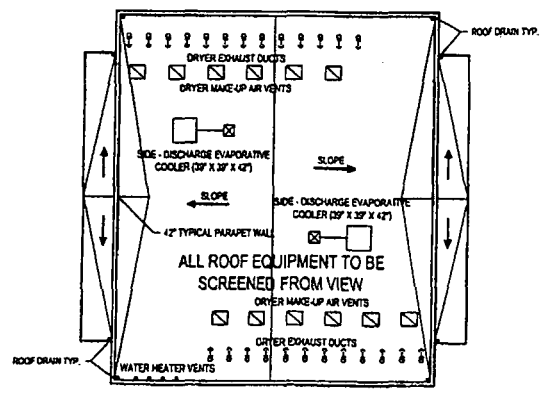


SITE PLAN SCALE: 1" = 10'-0"
(EXISTING STORE BUILDING)



LAUNDRY FLOOR PLAN SCALE: 1/4" = 1'-0"

ROOF DRAINAGE NOTE
ALL ROOF STORM WATER DRAINAGE TO BE COLLECTED BY ROOF DRAINAGE CATCH BASINS AND CONDUCTED IN CONCEALED PIPES THROUGH CURBS TO PUBLIC GUTTER. OVERFLOW TO BE DISCHARGED INTO DECORATIVE PAINTED METAL COLLECTORS.



ROOF PLAN SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
OWNER: TEA & TAN LLC. (BRUCE & BUNTEA TANG)
ADDRESS: 1165 E. 15TH ST.
LOT SIZE: IRREGULAR (263' X 76' X 199')
LOT AREA: 11,313 SQ. FT.
BUILDING AREA: 2,204 SQ. FT.
LOT COVERAGE: 20%
PARKING:
REQUIRED = 1 / 250 SQ. FT. @ 8.8 STALLS
PROVIDED = 1 - 14' X 18' HANDICAP
8 - 8'-6" X 18' STANDAPAD
2 - 8'-6" X 16' COMPACT
TOTAL = 11 PARKING STALLS

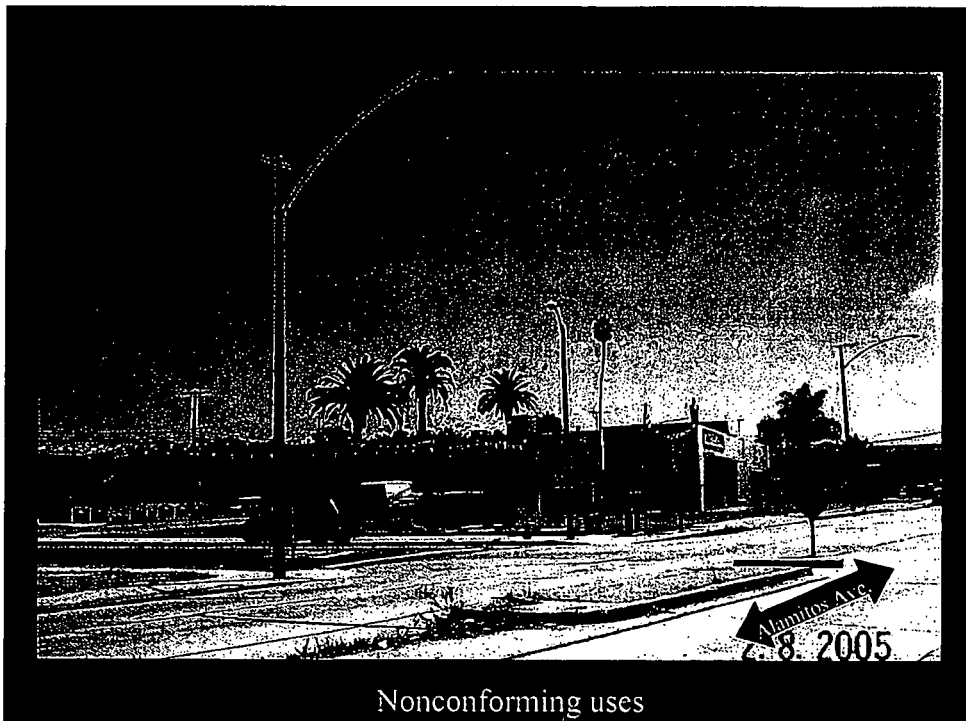
JOE MORENO
(951) 250-9844
OWNER/ARCHITECT/PLANNER/DESIGNER
STERLING EQUIPMENT CO.
17777 KINGS
12108 LURET AVE EL MONTE, CA 91732 FAX (909) 550-1332

OWNER TEA & TAN LLC.
STERLING EQUIPMENT CO.
ATTN: AUDREY RAUSCHKOLB

PROPOSED COIN LAUNDRY
(EXISTING RETAIL BUILDING)
1195 E. 15TH ST.
LONG BEACH, CA

5/17/20
AS NOTED
MORENO
1

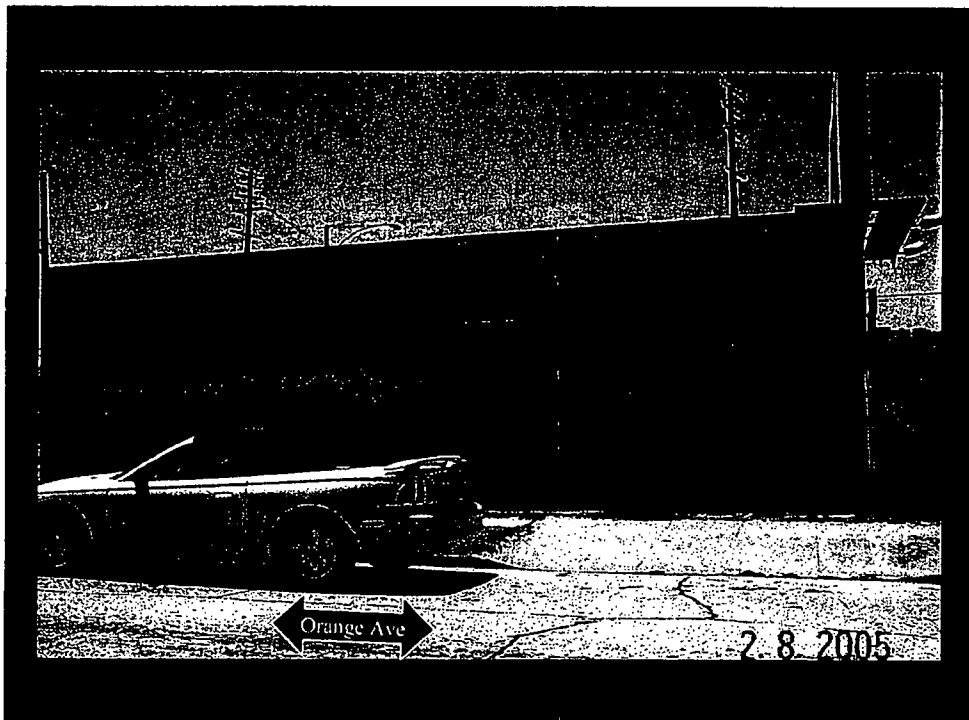
DRUMENT



Nonconforming uses





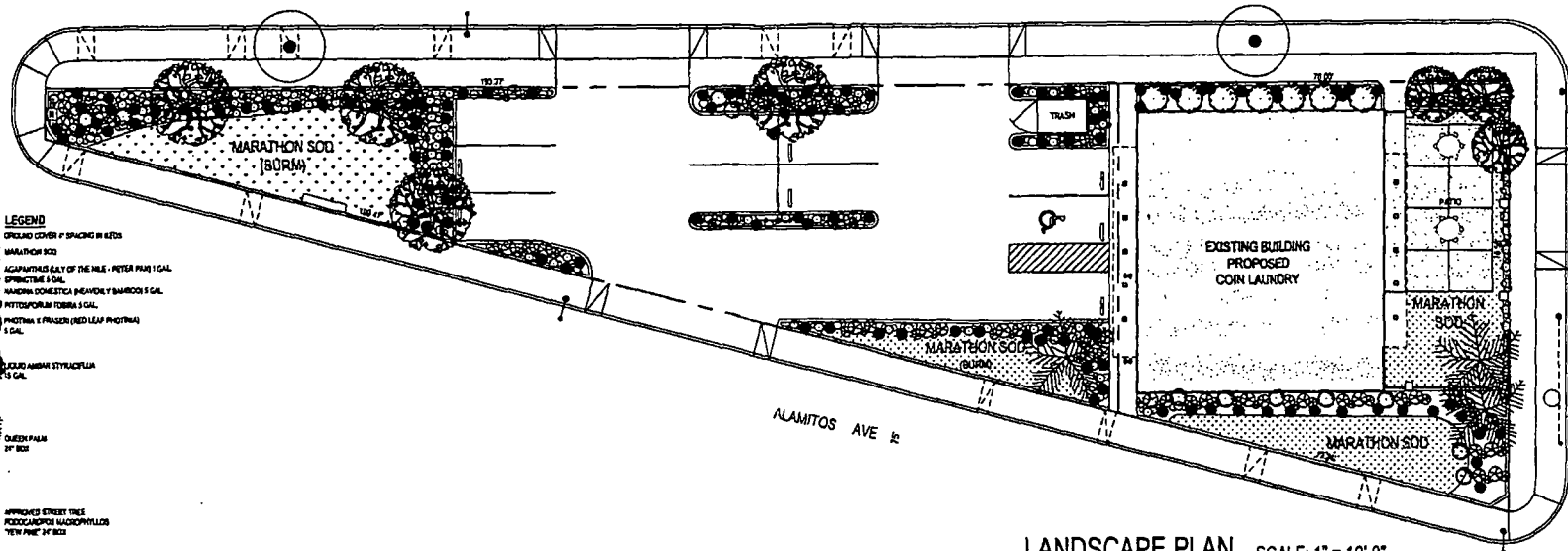


ORANGE AVE S

16TH ST. S

15TH ST. S

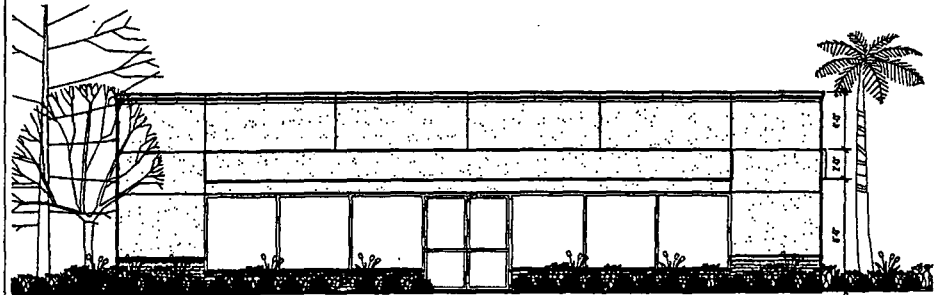
ALAMITOS AVE S



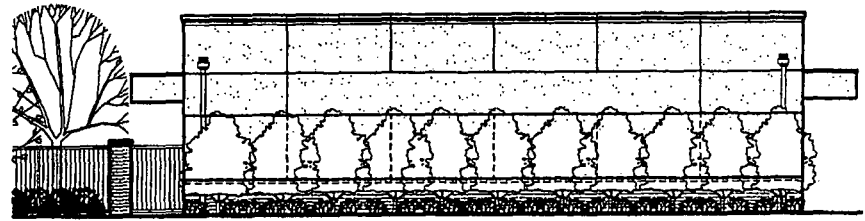
LEGEND

- ORLANDO COVER P SPACING IN 6/20
- MARATHON SOD
- AGAVE (GALY OF THE MILE - PETER PAN) 1 GAL
- SPRINGTIME 4 GAL
- MARINA CORNETTA (HEAVY) 1 BARROCO 5 GAL
- PITTOSPORUM TOMBA 3 GAL
- PHYTOLACCA FRASER (RED LEAF PHYTOLACCA) 5 GAL
- QUEEN PALM 24" BCS
- APPROVED STREET TREE (POINCIANA OR MAGNOLIA) NEW PINE 24" BCS

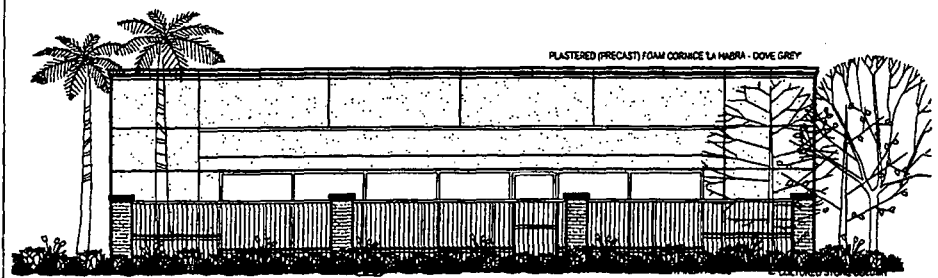
LANDSCAPE PLAN SCALE: 1" = 10'-0"



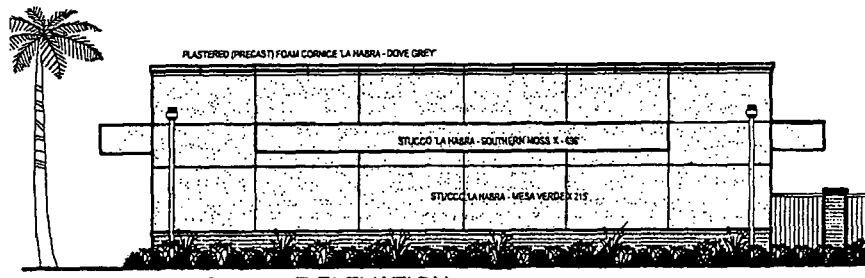
16TH ST ELEVATION SCALE: 1/4" = 1'-0"



ORANGE AVE ELEVATION SCALE: 1/4" = 1'-0"



15TH ST ELEVATION SCALE: 1/4" = 1'-0"



ALAMITOS AVE ELEVATION SCALE: 1/4" = 1'-0"

JOE MORENO
 8171 133-514
 1/1/2013
 OWNER'S OCCUPANTS LIST - RAISED WALK - LAND USE
 POINT - 48000000 - CONFORMANCE - CONSULTING
 15100 ALAMITOS AVE EL MONTE CA 91731 - TEL: (909) 883-1331

OWNER TEA & TAN LLC.
 STERLING EQUIPMENT CO.
 ATTN: AUDREY RAUSCHKOLB

PROPOSED COIN LAUNDRY
 (EXISTING RETAIL BUILDING)
 1195 E. 15TH ST.
 LONG BEACH, CA

3/15/2013
 AS NOTED
 MORENO
 8838

FEE \$133.13

Categorical Exemption CE- -04



NOTICE OF EXEMPTION

To: Office of Planning & Research
1400 Tenth street, Room 121
Sacramento, CA 95814

From: Department of Planning & Building
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

X L. A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001
Norwalk, CA 90650

Project Title: Coin Laundry

Project Location - Specific: 1195 E. 15th Street, Long Beach, CA

Project - City: Long Beach Project Location - County: Los Angeles

Activity Description: perform tenant improvements to
uninstall coin laundry in existing building

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: Audrey Rauschkolk
(Printed Name)

119112 Western Ave, Stanton, CA 90080
(Mailing Address)

714-894-1888 Audrey Rauschkolk
(Telephone) (Signature)

LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section
15301 Class 1 (a)

Statement of Support for this finding: Interior and Exterior alteration on existing facilities

Lead Agency
Contact Person: Yvonne Mendez Area Code/Telephone: (562) 570-6134

Signature: [Signature] Date: 7-26-05 Title: Principal

Signed by Lead Agency

____ Signed by Applicant