



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

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June 16, 2010

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATIONS:

Approve a Conditional Use Permit to allow existing used car dealerships to continue operation in compliance with performance standards codified in Long Beach Boulevard Planned Development District (PD-29). The used car dealerships are located at:

- 1) 2185 Long Beach Boulevard (Application 1103-05) (District 6)
- 2) 2300 Long Beach Boulevard (Application 1103-04) (District 6)
- 3) 2340 Long Beach Boulevard (Application 1103-12) (District 6)

APPLICANT: Pat Brown
5300 E. 7th Street
Long Beach, CA 90814

DISCUSSION

The City Council adopted changes to Long Beach Boulevard Planned Development District (PD-29) on May 8, 2007, that required all non-conforming automobile sales businesses to obtain a Conditional Use Permit (CUP) (Exhibit B- PD-29 Performance Standards). The ordinance required that a CUP application be filed within 90 days, but not more than 180 days, prior to the expiration of a two-year amortization period (May 2007 to May 2009). In addition to the CUP, the amendment established performance standards for all automobile sales businesses. The purpose of the performance standards is to ensure that automobile dealerships do not create adverse impacts on adjacent properties and surrounding neighborhoods due to insufficient on-site customer parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. As a result, the performance standards included the following development requirements: 1) 1,000-square-foot showroom/office, security lighting; 2) Five-foot landscaping buffer; 3) Sufficient vehicle queuing; 4) Limited loading and unloading hours; 5) Noise and signage control; and, 6) Sufficient screening from adjacent uses.

After the amortization period ended, the City Council decided on November 16, 2010, to offer all existing automobile sales businesses an amnesty from CUP and Site Plan Review fees for a period of 60 days (January 1, 2011 to March 1, 2011) due to the difficult economic times.

Within the 60-day amnesty period, a total of nine CUP applications were submitted, three were deemed complete and six others were sent incomplete letters. The three complete

applications were reviewed and all were found to meet performance standards adopted in PD-29, with conditions. Following is a list of improvements required for each business:

2185 Long Beach Boulevard

- 1) A five-foot-wide landscaping strip shall be added along both street frontages and planted with drought tolerant trees and shrubs.
- 2) All existing property line fencing shall be removed and new decorative fencing not to exceed three feet in height shall be placed along both street frontages. A six-foot, six-inch high block wall shall be installed adjacent to residential properties located across the alley.
- 3) The entire parking lot shall be re-slurried and re-striped.
- 4) The existing office building shall be repainted and signage improved.
- 5) Security lighting shall be installed within the parking lot to the satisfaction of the Chief of Police.

2300 Long Beach Boulevard

- 1) A five-foot-wide landscaping strip shall be added along both street frontages and planted with drought tolerant trees and shrubs.
- 2) All existing property line fencing shall be removed and new decorative fencing not to exceed three feet in height shall be placed along both street frontages. A six-foot, six-inch high block wall shall be installed adjacent to residential properties located across the alley.
- 3) The entire parking lot shall be re-slurried and re-striped.
- 4) The existing office building shall be repainted and signage improved.
- 5) Security lighting shall be installed within the parking lot to the satisfaction of the Chief of Police.

2340 Long Beach Boulevard

- 1) A new one-curb approach on Eagle Street shall be provided to allow better on-site circulation.
- 2) The existing landscaping strip located along both street frontages shall be extended to five feet and planted with drought tolerant trees and shrubs.
- 3) All existing property line fencing shall be removed and new decorative fencing not to exceed three feet in height shall be placed along both street frontages. A six-foot, six-inch high block wall shall be installed adjacent to residential properties located across the alley.
- 4) The entire parking lot shall be re-slurried and re-striped.
- 5) The existing office building shall be repainted and signage improved.
- 6) Security lighting shall be installed within the parking lot to the satisfaction of the Chief of Police.

The applicants are requesting approval of CUP's to bring three existing used car dealerships into compliance with performance standards codified in PD-29, Subarea 3.

Staff believes the properties will meet all performance standards codified in PD-29, (Exhibit C – Findings and Conditions of Approval), except the requirement for a 20,000-square-foot lot, with the incorporation of Conditions of Approval. Furthermore, each location is currently in operation and has previously been utilized as a used car lot. With the upgrades to the sites,

CHAIR AND PLANNING COMMISSIONERS

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staff is asking that the Planning Commission approve the Conditional Use Permit requests to allow the continued operation of used car dealerships located at 2185, 2300 and 2340 Long Beach Boulevard.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 1, 2011 and no responses were received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemptions (CE 11-014, 015, and 020) were issued for the proposed projects (Exhibit D).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:sv

Attachments

- Exhibit A – Location Map
- Exhibit B – PD-29 Performance Standards
- Exhibit C – Findings and Conditions of Approval – 2185 LB Blvd.
- Exhibit D – Findings and Conditions of Approval – 2300 LB Blvd.
- Exhibit E – Findings and Conditions of Approval – 2340 LB Blvd.
- Exhibit F – Categorical Exemptions

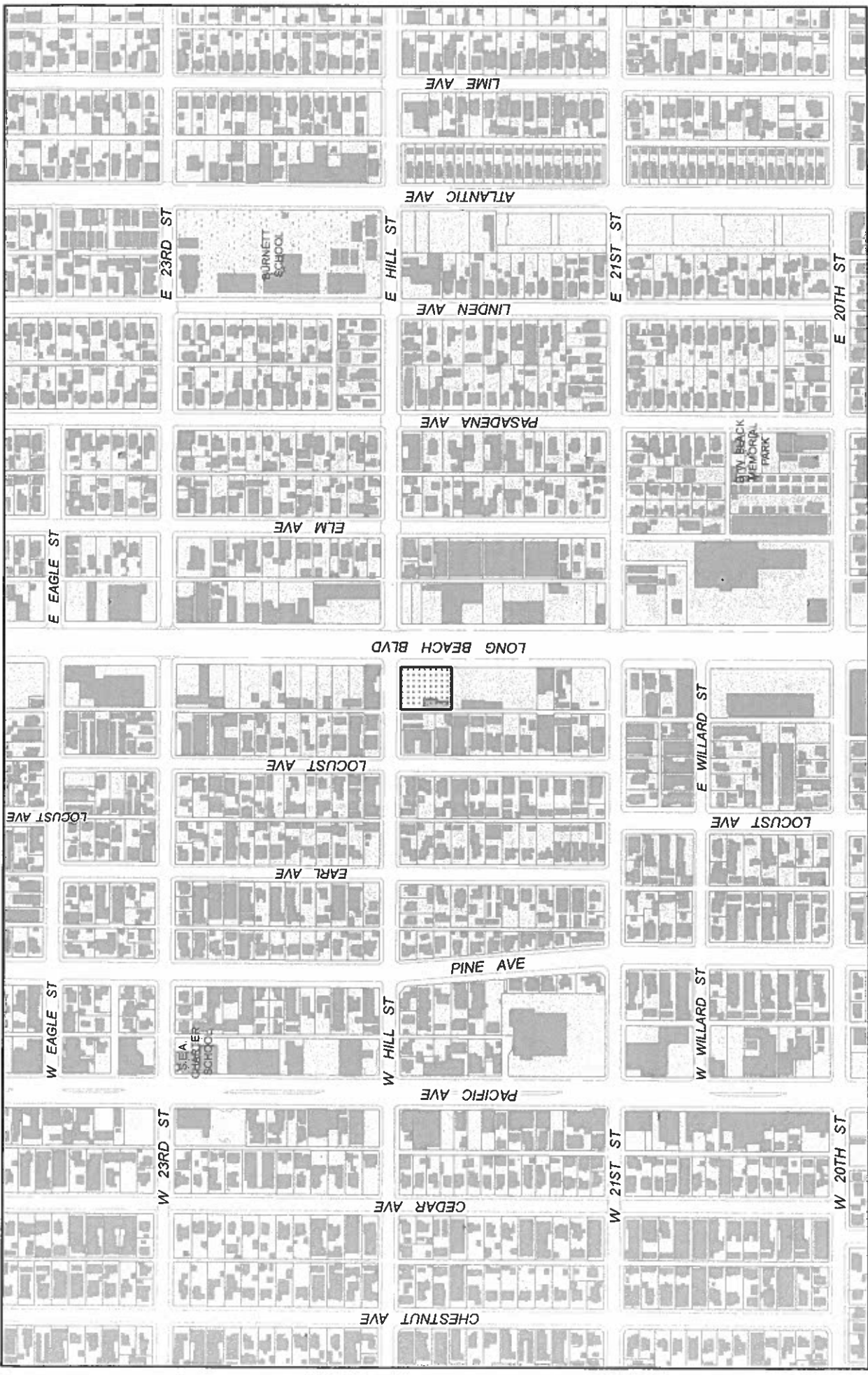
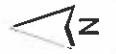
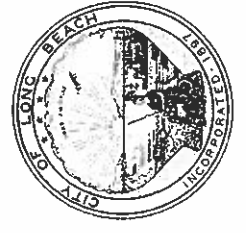


Exhibit A



Subject Property:
 2185 Long Beach Blvd
 Application No. 1103-04
 Council District 6
 Zoning Code : PD-29 (SubArea3)



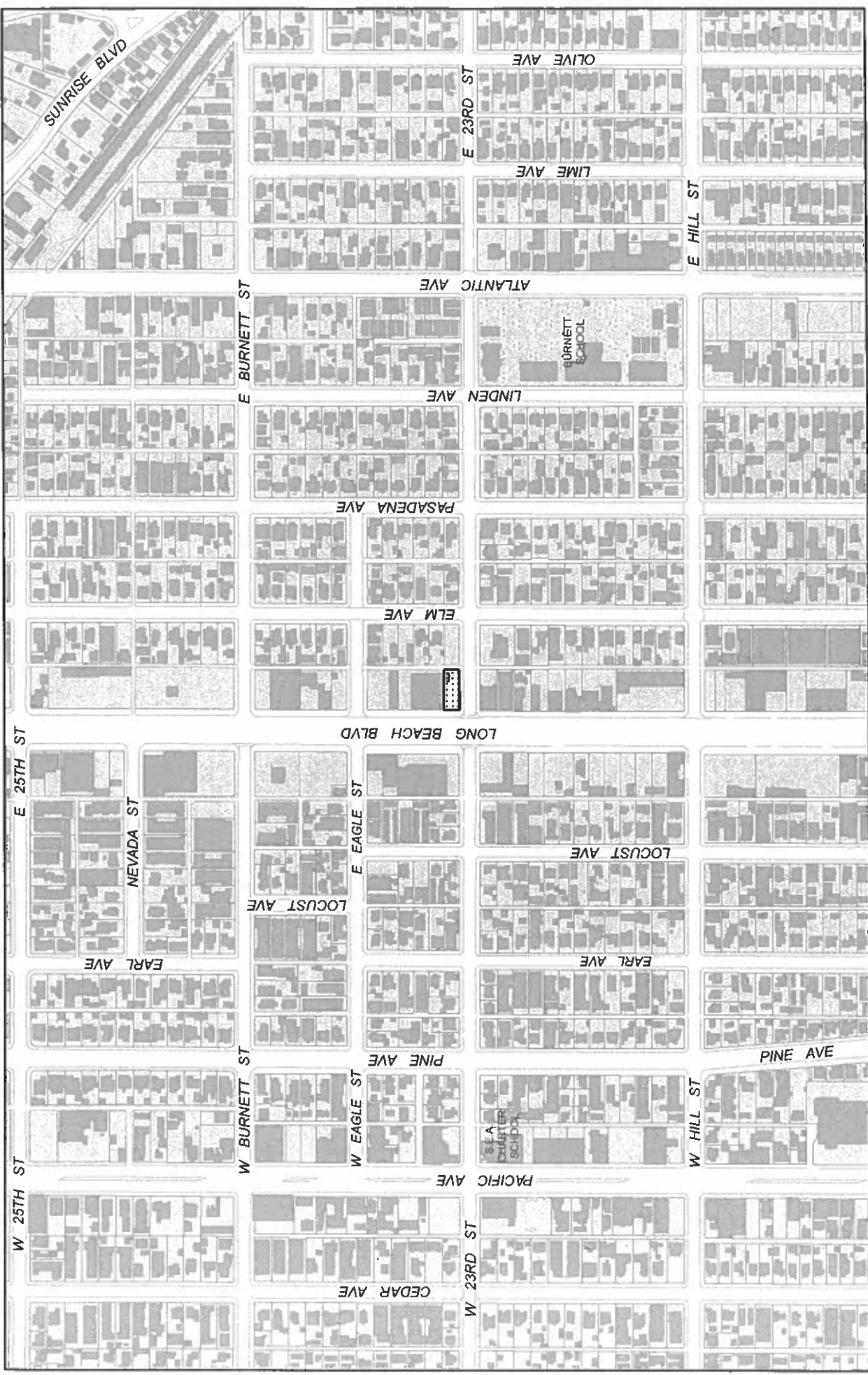


Exhibit A

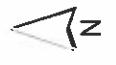


Subject Property:
 2300 Long Beach Blvd
 Application No. 1103-05
 Council District 6
 Zoning Code : PD-29 (SubArea3)

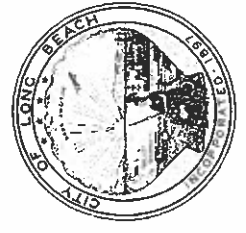




Exhibit A



Subject Property:
 2340 Long Beach Blvd
 Application No. 1103-12
 Council District 6
 Zoning Code : PD-29 (SubArea3)



Long Beach Boulevard Planned Development District (PD-29)

Public right-of-way shall be dedicated and improved as required by Chapter 21.47 (Street improvements) of the Long Beach Municipal Code.

15. Performance Standards for Automobile Sales Businesses

The purpose of this Section is to ensure that automobile dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods by reason of insufficient on-site customer and employee parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. The following special conditions shall apply to automobile sales and shall supersede Section 21.45.140 (Special Development Standards - Outdoor display for sale or rent (vehicles, equipment, garden supply, or building material)) of the Long Beach Municipal Code:

- a. **Applicability.** All newly established automobile dealerships shall comply with the property development standards for the subarea in which it is located and with this Section. Existing automobile sales businesses in subareas 1a, 2 and 5 are subject to restrictions in Section 21.27.010 (Nonconformities) of the Long Beach Municipal Code. Existing automobile dealerships in subareas 1, 3 and 4 shall comply with this Section when seeking any of the following:
 1. Expansion of existing building area or construction of a new structure.
 2. Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two (2) adjacent businesses are combined) or similar method.
 3. Any remodel (50 percent of linear walls) of the existing building.
- b. **Conditional Use Permit Required.** A Conditional Use Permit shall be obtained pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- c. **Site Plan Review Required.** An application for Site Plan Review shall be approved pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- d. **Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.
- e. **Showroom/Accessory Office.** A minimum showroom/accessory office area building of 1,000 square feet is required, however, as to dealerships in existence on the effective date of this ordinance, the 1,000 square feet requirement for showroom/accessory office are may be waived subject to the approval of the Director of Planning and Building.

Long Beach Boulevard Planned Development District (PD-29)

- f. **Parking and Vehicle Storage.** Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41 (Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.
- g. **Screening.** A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.
- h. **Landscaping.** A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district.

All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

- i. **Sustainable Materials.** The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Planning and Building.
- j. **Lighting.** Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.
- k. **Loading and Unloading of Vehicles.** Loading and unloading of vehicles is permitted only in accordance with this subsection.
 - 1. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.
 - 2. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.
- l. **Storage of Vehicles to Be Repaired.** No vehicles to be repaired shall be parked or stored on any public street or alley.
- m. **Repair of Vehicles.** All repair work shall occur within a fully enclosed building.

Long Beach Boulevard Planned Development District (PD-29)

- n. Queuing of Vehicles. An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces.
- o. Test Driving. Test-driving shall not be done on residential streets or alleys. For the purposes of this subsection, streets, which are designated by the City as major or minor arterial streets, shall be permissible areas for test-driving. Each dealership operator shall have an affirmative obligation to inform all its personnel of this requirement and to ensure compliance with it.
- p. Circulation. The location of entries and exits from automobile dealerships shall be located as far away from adjacent residential properties as is reasonably feasible and shall be directed to commercial streets and away from residential areas by means of signage and design. If the vehicle storage structure has multiple levels, the interior circulation system between levels shall be internal to the building and shall not require use of public ways or externally visible or uncovered ramps, driveways or parking areas. No arrangement shall be permitted which requires vehicles to back into an alley or other public way.
- q. Noise Control.
 - 1. The use of outdoor speakers are prohibited.
 - 2. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
- r. Toxic Storage and Disposal.
 - 1. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations.
 - 2. There shall be full compliance with the terms and conditions of all City laws relating to the storage and disposal of toxic chemicals and hazardous wastes.
- s. Signage. All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

- t. Amortization. Any automobile sales business as defined in Section 21.15 which was lawfully in existence as of the effective date of this ordinance which does not comply in whole with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance shall be regarded as a non-conforming use. Such non-conforming use may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Application for said Conditional Use Permit shall be filed with the City at least 90 days, but no more than 180 days, prior to the expiration of the above referenced two (2) year period. At any hearing to obtain a Conditional Use Permit, the City shall require, to the extent reasonably feasible, that the automobile sales business comply with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance. All non-conforming automobile sales businesses that fail to apply for or receive a Conditional Use Permit within the time parameters set forth herein shall be terminated.

D. Through-Block Development

All uses other than through-block development shall comply with the use and development standards applicable to the underlying zoning district.

A through-block development is permitted for the area located within PD-29 where the development site abuts, or adjoins properties fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street, provided that such a development proposal complies with the following conditions:

1. The minimum lot size shall be 22,500 sq. ft.;
2. The proposed site shall be developed as a unified site with the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street;
3. Uses permitted in a through-block development shall be the same as those on the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street with which the site is being developed;
4. The site plan shall be approved by the Planning Commission through the Joint Review Authority reviewing process;

CONDITIONAL USE PERMIT FINDINGS

2185 Long Beach Boulevard

App No. 1103-05

June 16, 2011

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. **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 proposed project is a Conditional Use Permit to bring an existing used car dealership into compliance with performance standards codified in PD-29 (Long Beach Planned Development District). The purpose of the standards is to ensure that automobile dealerships do not create adverse impacts on adjacent properties and surrounding neighborhoods due to insufficient on-site customer parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff.

The existing auto dealership located at 2185 Long Beach Boulevard is within Land Use District #7—Mixed Uses. The objective of LUD #7 is to separate incompatible land uses from one another. LUD No. 7 is intended for vital activity centers such as medical facilities, retail, and high-density residential uses. A used auto dealership is not necessarily defined as a vital activity center, and therefore does not meet the intent of PD-29. However, since the use is allowed with the approval of a Conditional Use Permit, according to Planned Development District 29, staff concludes that approval of this project would be consistent with the General Plan.

The project is not located in the Coastal Zone, but must comply with the following performance standards codified in PD-29:

- A. **Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.

The existing dealership is located on a lot less than 20,000-square-feet in size. The property has been continually used as an auto-dealership since 1992 and is not considered a newly established dealership. Furthermore, with the incorporation of conditions of approval, which require continual maintenance and upgrades to landscaping, fencing, paving and painting, staff is asking that this requirement be waived.

- B. Showroom/Accessory Office. A minimum showroom/accessory office area building of 1,000-square-feet is required, however, as to dealerships in existence on the effective date of this ordinance, the 1,000-square-foot requirement for showroom/accessory office may be waived subject to the approval of the Director of Development Services.

A 1,960-square-foot accessory office exists on the project site, which is larger than the required 1,000-square-feet required in PD-29. The existing office, although in compliance with performance standards for size, is required to upgrade paint and any exterior materials in bad condition to the satisfaction of the Director of Development Services.

- C. Parking and Vehicle Storage. Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41(Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display.

Parking will be designated to customers, and will be available free of charge.

- D. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.

Condition No. 9 requires that a six-foot, six-inch high decorative block wall be added at the alley, adjacent to residential properties, except along the driveway areas. At the driveway a decorative wrought iron gate is required to secure the property at night. Along both street frontages, a maximum three-foot-high solid fence or decorative wall is required to the satisfaction of the Director of Development Services.

- E. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district. All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

A five-foot-wide landscape buffer is required along both street fronts and at all sides of the parking lot to screen the use from public right-of-way and adjacent uses.

- F. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Development Services.

No construction is being proposed, other than fencing and landscaping. As a condition of approval, all landscaping is conditioned to meet green landscaping standards.

- G. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.

Additional lighting is required within the parking lot, to the satisfaction of the Director of Development Services and Chief of Police.

- H. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.

Condition No. 12 was added to the project requiring that all loading and unloading occur on-site and not in the public right of way.

- I. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.

Condition No. 12 was added limiting loading and unloading hours to 7 a.m. to 7 p.m. Monday through Saturday, excluding legal holidays.

- J. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.

Condition No. 12 was added to the project requiring that all loading and unloading occur on-site and not in the public right of way.

- K. Storage of Vehicles to Be Repaired. No repaired vehicles shall be parked or stored on any public street or alley.

Condition No. 10 was added to the project prohibiting the repair of vehicles in the public right of way.

- L. Repair of Vehicles. All repair work shall occur within a fully enclosed building.

Condition No. 10 was added requiring that all repair work occur only within a fully enclosed building.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The proposed use will not be detrimental to the surrounding community. The property is required to comply with newly established performance standards codified in PD-29. The performance standards were created to ensure that all existing used car dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods. Since all performance standards, except a lot size requirement will be met with conditions of approval, staff has determined that the use will not be detrimental to surrounding property owners including public health, safety, and general welfare.

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

There are no special conditions related to the sale of automobiles.

CONDITIONS OF APPROVAL**2185 Long Beach Boulevard****App. No. 1103-05****June 16, 2011**

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-29 zoning district, shall be a used car dealership with minor auto repair.
2. This permit and all development rights hereunder shall terminate one year 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 Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. Prior to the issuance of a city business license and within 90 days from the Notice of Final Action date, the parking lot shall be re-slurried and re-striped to the satisfaction of the Director of Development Services.
5. A parking and landscaping plan shall be submitted and approved, prior to installation/placement of landscaping, paving, and striping. The plan shall include new decorative fencing and at least two designated spaces for customers/employees.
6. A minimum five-foot (5') landscape buffer shall be provided along both street frontages, all vehicle display areas and at the alley adjacent to residential properties. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscape buffer to any adjacent residential district.
7. No streamers, balloons and/or flags shall be placed on the property for advertisement.
8. Test-driving shall not occur on residential streets or alleys. Test-driving shall only occur on streets designated as major and minor arterial streets. The dealership shall inform all personnel of this requirement to ensure compliance.
9. All existing fences shall be removed to the satisfaction of the Director of Development Services. In place of the removed fences, a six-foot, six-inch (6'-6")

high solid fence or block wall shall be provided abutting any residential uses, except at driveway entrances/exits, and a maximum three-foot-high decorative block or wrought iron fence added along each street frontage to the satisfaction of the Director of Development Services.

10. All repair work shall occur on-site within a fully enclosed building.
11. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties. The use of an outdoor speaker system is prohibited.
12. All loading and unloading shall occur on private property and is limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday, excluding holidays.
13. The use of outdoor speakers are prohibited and all noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
14. The existing office building shall be repainted and canopy projections added to the satisfaction of the Director of Development Services.

Standard Conditions:

15. 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 Development Services.
16. 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.
17. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at the time of closing escrow.
18. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

19. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
20. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
21. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
22. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
23. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
24. 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).
25. Any graffiti found on site must be removed within 24 hours of its appearance.
26. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
27. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
28. Prior to the issuance of a building permit, the applicant shall submit landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Sgt. David Marander at (562) 570-5767.
29. 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.

30. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
31. 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
32. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
33. 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.

CONDITIONAL USE PERMIT FINDINGS

2300 Long Beach Boulevard

App No. 1103-04

June 16, 2011

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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 proposed project is a Conditional Use Permit to bring an existing used car dealership into compliance with performance standards codified in PD-29 (Long Beach Planned Development District). The purpose of the standards is to ensure that automobile dealerships do not create adverse impacts on adjacent properties and surrounding neighborhoods due to insufficient on-site customer parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff.

The existing auto dealership located at 2300 Long Beach Boulevard is within Land Use District #7—Mixed Uses. The objective of LUD #7 is to separate incompatible land uses from one another. LUD No. 7 is intended for vital activity centers such as medical facilities, retail, and high-density residential uses. A used auto dealership is not necessarily defined as a vital activity center, and therefore does not meet the intent of PD-29. However, since the use is allowed with the approval of a Conditional Use Permit, according to Planned Development District 29, staff concludes that approval of this project would be consistent with the General Plan.

The project is not located in the Coastal Zone, but must comply with the following performance standards codified in PD-29:

- A. Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.

The existing dealership is located on a lot less than 20,000 square feet lot. The property has been continually used as an auto-dealership since 1992 and is not considered a newly established dealership. Furthermore, with the incorporation of conditions of approval that require continual maintenance and upgrades to landscaping, fencing, paving and painting, staff is asking that this requirement be waived.

Exhibit D

- B. Showroom/Accessory Office. A minimum showroom/accessory office area building of 1,000 square feet is required, however, as to dealerships in existence on the effective date of this ordinance, the 1,000-square-foot requirement for showroom/accessory office may be waived subject to the approval of the Director of Development Services.

A 320-square-foot accessory office exists on the project site, which is considerably less than the required 1,000 square feet required to comply with PD-29 performance standards. Due to the relatively small lot size, staff is asking that the building be remodeled, instead of enlarged, due to the limited area available on the lot. The required improvement will drastically improve the appearance of the property and the placement of a one-way approach will help improve onsite circulations. Thus, with the improvement staff is asking that the requirement for a 1,000-square-foot office be waived.

- C. Parking and Vehicle Storage. Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41 (Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display.

Parking will be provided and designated to customers, and will be available free of charge.

- D. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.

Condition No. 11 requires that a six-foot, six-inch high decorative block wall be added at the alley, adjacent to residential properties across the alley, except along the driveway areas. At the driveway a decorative wrought iron gate is also required to secure the property at night. Along both street frontages, a maximum three-foot-high solid fence or decorative wall is required to the satisfaction of the Director of Development Services.

- E. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscape buffer to any adjacent residential district. All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

A five-foot-wide landscape buffer is required along both street fronts and at all sides of the parking lot to screen the use from the public right-of-way.

Exhibit D

- F. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Development Services.

No construction is being proposed, other than fencing and landscaping. As a condition of approval, all landscaping is conditioned to meet green landscaping standards codified in the Long Beach Municipal Code.

- G. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.

Additional lighting is required to be placed on the lot to the satisfaction of the Director of Development Services and Chief of Police.

- H. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.

Condition No. 12 was added to the project requiring that all loading and unloading occur on-site and not in the public right-of-way.

- I. Loading and unloading of vehicles is limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.

Condition No. 12 was added limiting loading and unloading hours to 7 a.m. to 7 p.m. Monday through Saturday, excluding legal holidays.

- J. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.

Condition No. 12 was added to the project requiring that all loading and unloading occur on-site and not in the public right-of-way.

- K. Storage of Vehicles to Be Repaired. No repaired vehicles shall be parked or stored on any public street or alley.

Condition No. 10 was added to the project prohibiting the repair of vehicles in the public right of way.

- L. Repair of Vehicles. All repair work shall occur within a fully enclosed building.

Condition No. 10 was added requiring all repair work occur within a fully enclosed building.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The proposed use will not be detrimental to the surrounding community. The property is required to comply with newly established performance standards codified in PD-29. The performance standards were created to ensure that all existing used car dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods. Since all performance standards, except a lot size requirement, will be met with conditions of approval, staff has determined that the use will not be detrimental to surrounding property owners including public health, safety, and general welfare.

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

There are no special conditions related to the sale of automobiles.

CONDITIONS OF APPROVAL
2300 Long Beach Boulevard
App. No. 1103-04
June 16, 2011

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-29 zoning district, shall be a used car dealership with no auto repair.
2. This permit and all development rights hereunder shall terminate one year 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 Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. Prior to the issuance of a city business license and within 90 days from the Notice of Final Action date, the parking lot shall be re-slurried and re-striped to the satisfaction of the Director of Development Services.
5. A parking and landscaping plan shall be submitted and approved, prior to installation/placement of landscaping, paving, and striping. The plan shall include new decorative fencing and at least two designated spaces for customers/employees.
6. A minimum five-foot (5') landscape buffer shall be provided along both street frontages, all vehicle display areas and at the alley adjacent to residential properties. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscape buffer to any adjacent residential district.
7. No streamers, balloons and/or flags shall be placed on the property for advertisement.
8. Test-driving shall not occur on residential streets or alleys. Test-driving shall only occur on streets designated as major and minor arterial streets. The dealership shall inform all personnel of this requirement to ensure compliance.

9. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties. The use of an outdoor speaker system is prohibited.
10. All repair work shall occur within a fully enclosed building.
11. All existing fences shall be removed to the satisfaction of the Director of Development Services. In place of the removed fences, a six-foot, six-inch (6'-6") high solid fence or block wall shall be provided abutting any residential uses, except at driveway entrances/exits, and a maximum three-foot-high decorative block or wrought iron fence added along each street frontage to the satisfaction of the Director of Development Services.
12. All loading and unloading shall occur on private property and is limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday, excluding holidays.
13. The use of outdoor speakers is prohibited and all noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
14. The existing office building shall be repainted and canopy projections added to the satisfaction of the Director of Development Services.

Standard Conditions:

15. 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 Development Services.
16. 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.
17. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at the time of closing escrow.
18. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

19. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
20. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
21. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
22. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
23. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
24. 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).
25. Any graffiti found on site must be removed within 24 hours of its appearance.
26. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
27. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
28. Prior to the issuance of a building permit, the applicant shall submit landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Sgt. David Marander at (562) 570-5767.
29. 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.

30. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
31. 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
32. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
33. 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.

CONDITIONAL USE PERMIT FINDINGS

2340 Long Beach Boulevard

App No. 1103-12

June 16, 2011

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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 proposed project is a Conditional Use Permit to bring an existing used car dealership into compliance with performance standards codified in PD-29 (Long Beach Planned Development District). The purpose of the standards is to ensure that automobile dealerships do not create adverse impacts on adjacent properties and surrounding neighborhoods due to insufficient on-site customer parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff.

The existing auto dealership located at 2340 Long Beach Boulevard is within Land Use District #7—Mixed Uses. The objective of LUD #7 is to separate incompatible land uses from one another. LUD No. 7 is intended for vital activity centers such as medical facilities, retail, and high-density residential uses. A used auto dealership is not necessarily defined as a vital activity center, and does not meet the intent of PD-29. However, since the use is allowed with the approval of a Conditional Use Permit, according to Planned Development District 29, staff concludes that approval of this project would be consistent with the General Plan.

The project is not located in the Coastal Zone, but must comply with the following performance standards codified in PD-29:

- A. **Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.

The existing dealership is located on a lot less than 20,000 square feet lot. The property has been continually used as an auto-dealership since 1990 and is not considered a newly established dealership. Furthermore, with the incorporation of conditions of approval that require continual maintenance and upgrades to landscaping, fencing, paving and painting, staff is asking that this requirement be waived.

Exhibit E

- B. Showroom/Accessory Office. A minimum showroom/accessory office area building of 1,000 square feet is required, however, as to dealerships in existence on the effective date of this ordinance, the 1,000-square-foot requirement for showroom/accessory office may be waived subject to the approval of the Director of Development Services.

A 300-square-foot accessory office exists on the project site, which is considerably less than the required 1,000 square feet required to comply with PD-29 performance standards. Due to the relatively small lot size, staff is asking that the building be remodeled, instead of enlarged, due to the limited area available on the lot. The required improvement will drastically improve the appearance of the property and the placement of a one-way approach will help improve onsite circulations. Thus, with the improvement staff is asking that the requirement for a 1,000-square-foot office be waived.

- C. Parking and Vehicle Storage. Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41(Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.

Parking will be designated to customers, and will be provided free of charge.

- D. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.

Condition No. 12 requires that a six-foot, six-inch-high block wall be placed at the alley, adjacent to residential properties, except along the driveway areas. At the driveway, a decorative wrought iron gate shall be added to secure the property at night. Along both street frontages, a maximum three-foot-high decorative wrought iron fence or block wall shall be placed to the satisfaction of the Director of Development Services.

- E. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscape buffer to any adjacent residential district. All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

A five-foot-wide landscape buffer is required along both street fronts and at all sides of the parking lot to screen the use from public right-of-way and adjacent uses.

Exhibit E

- F. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Development Services.

No construction is being proposed, other than fencing and landscaping. As a condition of approval, all landscaping is conditioned to meet green landscaping standards.

- G. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.

Additional lighting is required to be placed on the lot to the satisfaction of the Director of Development Services and Chief of Police.

- H. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.

Condition No. 13 was added to the project requiring that all loading and unloading occur on-site and not in the public right of way.

- I. Loading and unloading of vehicles is limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.

Condition No. 13 was added limiting loading and unloading hours to 7 a.m. to 7 p.m. Monday through Saturday, excluding legal holidays.

- J. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.

Condition No. 13 was added to the project requiring that all loading and unloading occur on-site and not in the public right -of-way.

- K. Storage of Vehicles to Be Repaired. No repaired vehicles shall be parked or stored on any public street or alley.

Condition No. 11 was added to the project prohibiting the repair of vehicles in the public right-of-way.

- L. Repair of Vehicles. All repair work shall occur within a fully enclosed building.

Condition No. 11 was added prohibiting on-site repair work, due to a small lot size.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The proposed use will not be detrimental to the surrounding community. The property is required to comply with newly established performance standards codified in PD-29. The performance standards were created to ensure that all existing used car dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods. Since all performance standards, except a lot size requirement, will be met with conditions of approval, staff has determined that the use will not be detrimental to surrounding property owners including public health, safety, and general welfare.

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

There are no special conditions related to the sale of automobiles.

CONDITIONS OF APPROVAL
2340 Long Beach Boulevard
App. No. 1103-12
June 16, 2011

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-29 zoning district, shall be a used car dealership with no auto repair.
2. This permit and all development rights hereunder shall terminate one year 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 Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. Due to poor onsite circulation, a new one-way curb approach shall be added along Eagle Street prior to the issuance of a city business license and within 90 days from the Notice of Final Action date. The approach shall be located a minimum of 35 feet away from the intersection and 20 feet from the alley. With the new approach, all ingress shall occur from the alley and egress from the new one-way approach. Directional signage shall also be added at the alley and along the new approach on Eagle Street, to direct customers, delivery trucks and guests, and no vehicles shall be parked in a way to prevent ingress or egress from the new approach.
5. Prior to the issuance of a city business license and within 90 days from the Notice of Final Action date, the parking lot shall be re-slurried and re-stripped to the satisfaction of the Director of Development Services.
6. A parking and landscaping plan shall be submitted and approved, prior to installation/placement of landscaping, paving, and striping. The plan shall include new decorative fencing and at least two designated spaces for customers/employees.
7. A minimum five-foot (5') landscape buffer shall be provided along both street frontages, all vehicle display areas, and at the alley adjacent to residential properties. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscape buffer to any adjacent residential district.

8. No streamers, balloons and/or flags shall be placed on the property for advertisement.
9. Test-driving shall not occur on residential streets or alleys. Test-driving shall only occur on streets designated as major and minor arterial streets. The dealership shall inform all personnel of this requirement to ensure compliance.
10. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties. The use of an outdoor speaker system is prohibited.
11. No outdoor storage or repair work is allowed on-site or within the public right-of-way.
12. All existing fences shall be removed to the satisfaction of the Director of Development Services. In place of the removed fences, a six-foot, six-inch (6'-6") high solid fence or block wall shall be provided abutting any residential uses, except at driveway entrances/exits, and a maximum three-foot-high decorative block or wrought iron fence added along each street frontage to the satisfaction of the Director of Development Services.
13. All loading and unloading shall occur on private property and is limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday, excluding holidays.
14. The use of outdoor speakers is prohibited and all noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
15. The existing office building shall be repainted and canopy projections added to the satisfaction of the Director of Development Services.

Standard Conditions:

16. 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 Development Services.
17. 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.
18. 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 the time of closing escrow.

19. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
20. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
21. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
22. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
23. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
24. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
25. 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).
26. Any graffiti found on-site must be removed within 24 hours of its appearance.
27. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
28. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.

29. Prior to the issuance of a building permit, the applicant shall submit landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Sgt. David Marander at (562) 570-5767.
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 fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
32. 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
33. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
34. 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.



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[x] L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 11-014

Project Location/Address: 2185 L.B BIVD L.B
Project/Activity Description: Used Cars Sales - Implementation of Performance
Standards AT AN (E) USED Automobile Dealership.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Saad Isaac
Mailing Address: 2185 L.B BIVD L.B CA 90806
Phone Number: 562 599 8999 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1103-05 Planner's Initials: SV
Required Permits: Conditional use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: New performance standards for
existing business.

Contact Person: Craig Chalkant Contact Phone: 562-570-6368
Signature: [Signature] Date: 6/7/11



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 11-015

Project Location/Address: 2300 Long Beach Blvd
Project/Activity Description: IMPLEMENTATION OF PERFORMANCE STANDARDS AT AN (E) USED AUTOMOBILE DEALERSHIP. *CUP REQUIRED*

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Salah Ishak Tadros

Mailing Address: 2300 Long Beach Blvd

Phone Number: (562) 988 1055 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1103-04 Planner's Initials: SV

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: New performance standards for existing business

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 6/7/11



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
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TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
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Long Beach, CA 90802

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

Categorical Exemption CE- 11-020

Project Location/Address: 2340 Long Beach Blvd

Project/Activity Description: USED CAR SALES - Implementation of Performance Standards at AN(E) USED CAR SALES BUSINESS.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: PAT BROWN

Mailing Address: 5310 E. 7th ST

Phone Number: (562) 498-6048 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1103-12 Planner's Initials: SV

Required Permits: CONDITIONAL USE PERMIT

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: New performance standards for existing business

Contact Person: Craig Chaffant Contact Phone: 562-570-6368

Signature: [Signature] Date: 6/7/11