



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

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August 16, 2012

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit (CUP) to allow a used car dealership to operate at 1990 Long Beach Boulevard in compliance with performance standards codified in Long Beach Boulevard Planned Development District (PD-29). (District 6)

APPLICANT: Rachelle Anderson
77-6541 Princess Keelikolani Drive
Kailua Kona, HI 96740
(Application No.1103-17)

DISCUSSION

The subject site is located on the east side of Long Beach Boulevard on the corner of Long Beach Boulevard and 20th Street on a 13,500-square-foot lot at 1990 Long Beach Boulevard (Exhibit A- Location Map and Plans). According to building permit records, the property was originally developed as a used car dealership in 1952 with a 403-square-foot office. The original office building was relocated to the southeast corner of the property in 1965 and a 1,000-square-foot auto garage was added to the northeast corner in 1983. The site is adjacent to multi-family residential properties to the east, a mortuary to the south, County mental health offices to the west, and a shopping center to the east.

The applicant applied for a Conditional Use Permit (CUP) in 2011 (between January 1, 2011 to March 1, 2011) during the 60-day amnesty period that was approved by the City Council on November 16, 2010, to allow all existing automobile sales businesses amnesty from fees for CUP and Site Plan Review for a period of 60 days to encourage their participation. The application was incomplete for a number of months, due to insufficient plans and was just recently considered a complete application. The property has been vacant for over a year, but had maintained a business license for auto sales since 1952. The applicant submitted revised plans and is requesting approval of a Conditional Use Permit to re-establish a Used Car Sales business.

In considering a CUP for a used auto sales business in Planned Development District 29 (PD-29), staff reviews the proposal to ensure the request meets minimum performance

standards (Exhibit B- PD-29 Performance Standards) for used auto sales businesses. The proposal was reviewed and was determined to meet most of the performance standards adopted in PD-29 (Exhibit C- Findings and Conditions of Approval).

The following conditions of approval have been incorporated:

- 1) A five-foot-wide landscaping strip shall be added along Long Beach Boulevard and 20th Street street frontages and planted with drought tolerant trees and shrubs.
- 2) All existing street facing fencing shall be removed and replaced with new decorative wrought iron fencing, not to exceed three feet in height and shall be placed along both street frontages.
- 3) A six-foot, six-inch-high block wall shall be installed adjacent to residential properties located at the rear of the lot.
- 4) The entire parking lot shall be re-slurried and re-stripped.
- 5) The existing office building shall be repainted and signage improved.
- 6) The property owner shall obtain a Lot Merger to merge two underlying lots into one parcel.
- 7) The unused curb approach on 20th Street shall be removed and replaced with a curb and gutter.
- 8) The illegal outdoor car lift shall be removed.
- 9) Parking lot lights shall be added to the satisfaction of the Director of Development Services.

With the proposed conditions, staff is recommending that the Planning Commission approve the CUP and waive the lot and building size requirements given that the parcel and building are existing legal non-conforming and cannot be enlarged without affecting the operation on the parcel or adjacent lots. This is consistent with the findings made by the Planning Commission on other similar structures and previous CUP's for used car sales.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on July 31, 2012 in accordance with the provisions of the Municipal Code. No responses have been received as of the writing of this report.

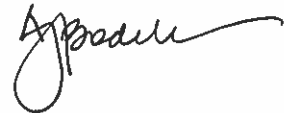
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 11-023) was issued for the proposed project (Exhibit D).

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:sv

Attachments:

- Exhibit A – Location Map and Plans
- Exhibit B – PD-29 Performance Standards
- Exhibit C – Findings and Conditions of Approval
- Exhibit D – Categorical Exemption

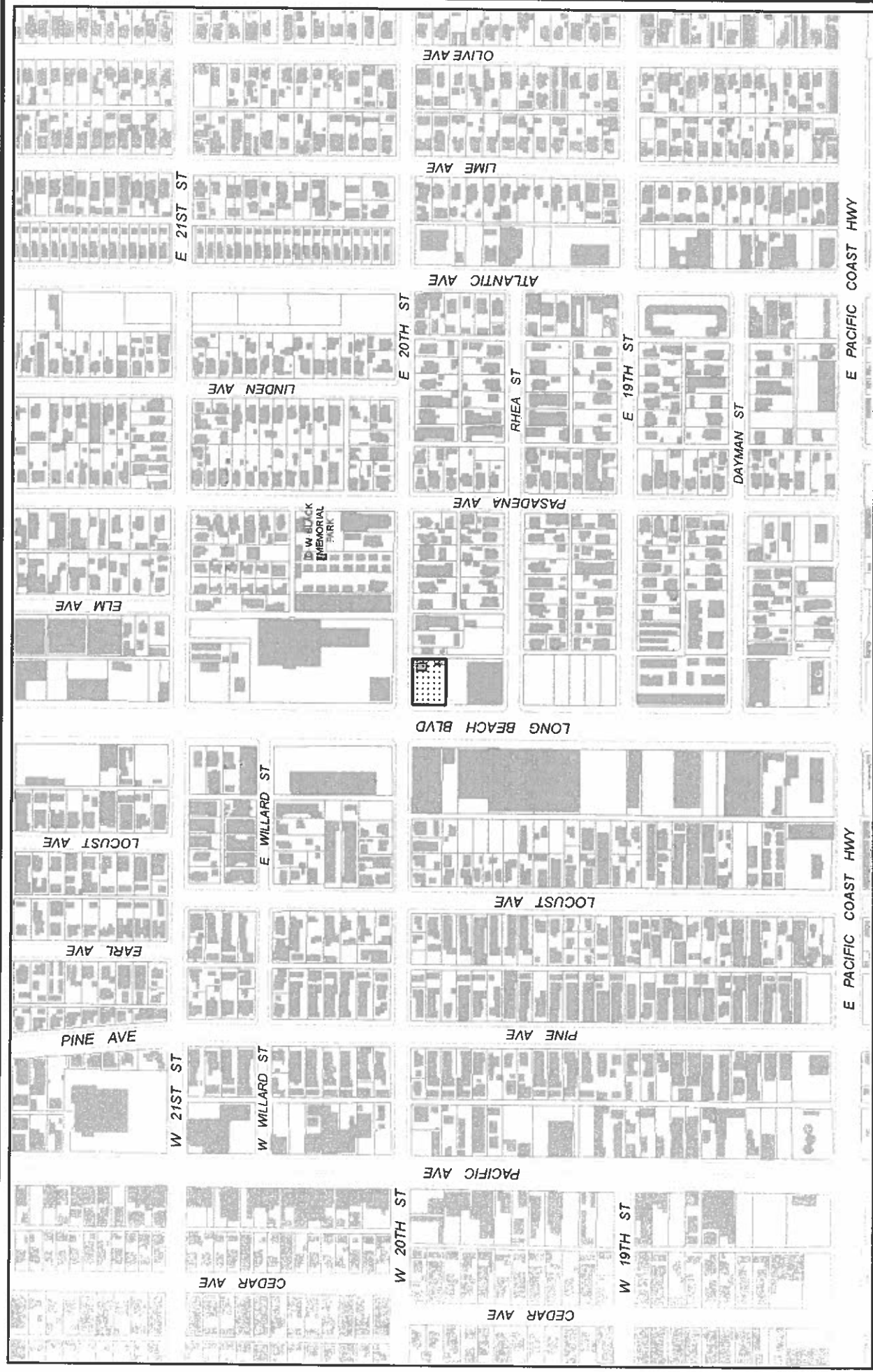


Exhibit A



Subject Property:
 1990 Long Beach Blvd
 Application No. 1103-17
 Council District 6
 Zoning Code : PD-29 (SubArea4)

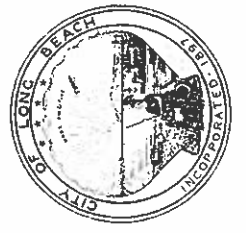


Exhibit B

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.
- 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.

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- 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.
- 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.

CONDITIONS OF APPROVAL**1990 Long Beach Boulevard****App. No. 1103-17****August 16, 2012**

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-29 (Subarea 4) 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. 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.
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-striped, and a test-driving route approved to the satisfaction of the Director of Development Services.
6. A minimum five-foot (5') wide landscape buffer shall be provided along both street frontages, and at the rear property line adjacent to residential properties.
7. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Development Services.
8. No streamers, balloons and/or flags shall be placed on the property for advertisement or promotion.
9. All repair work shall occur only within the existing auto bays and no vehicles to be repaired shall be parked or stored on any public street or alley.

10. 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.
11. The illegal outdoor car lift shall be removed and no outdoor repair shall occur within the parking lot, right-of-way or any open areas on the lot.
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 block wall shall be provided along interior and rear property lines, except at driveway entrances/exits, and a maximum three-foot-high decorative wrought iron fence added along the Long Beach Boulevard and 20th Street street frontages 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 and auto repair building shall be repainted to the satisfaction of the Director of Development Services.
16. The applicant shall obtain a Lot Merger to merge two underlying lots into one lot.
17. The existing unused curb approach on 20th Street shall be removed and returned to full curb height.
18. 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
19. All legal non-conforming signage shall be brought into compliance with Section 21.44 of the Long Beach Municipal Code. This includes wall signs and/or painted wall signs for both the auto repair business and used sales office.
20. 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.
21. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations. 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.

Standard Conditions:

22. 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.
23. 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.
24. 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.
25. 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).
26. 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.
27. 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.
28. 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.
29. 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.

30. 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.
31. 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).
32. Any graffiti found on-site must be removed within 24 hours of its appearance.
33. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
34. 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.
35. 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.
36. 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.
37. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
38. 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
39. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

40. 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

2090 Long Beach Boulevard

App No. 1103-17

August 16, 2012

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 1990 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, sub area 4, 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 (13,500 square feet) in size. However, the property has been continually used as an auto-dealership since 1952 and therefore 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 has determined that the condition does not apply because the use is not considered new.

- 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.

An existing 403-square-foot accessory office on the project site is less than the required 1,000 square feet required to comply with PD-29 performance standards. Since the office existed before the effective date of the ordinance, staff is recommending that the office requirement be waived given that a condition of approval was added requiring that the existing office be improved 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.

A condition of approval requiring that parking spaces be provided and designated to customers at no charge is incorporated.

- 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.

The applicant will be required to replace an existing fence and provide a minimum six-foot, six-inch high decorative block wall at the rear and side property lines. The new block wall at the rear property line shall screen the existing use from the multi-family residence to the rear of the lot. Along the Long Beach Boulevard and 20th Street street frontages, a maximum three-foot-high decorative wrought iron fence 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.

As a condition of approval, a five-foot-wide landscape buffer is required along Long Beach Boulevard and 20th Street street frontages, and at all sides of the

parking lot to screen the use from public right-of-way and adjacent uses. Drought tolerant and native plants shall be used to the satisfaction of the Director of Development Services

- 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 required 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.

A lighting plan shall be submitted and approved 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.

A condition of approval requires all loading and unloading to occur on-site and not in the public right of way.

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

A condition of approval limits 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.

1. Loading and unloading of vehicles are limited to the hours of 7 a.m. to 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.

A condition of approval requiring that all loading and unloading occur on-site, not in the public right of way and only during designated hours without blocking ingress or egress to adjacent properties was incorporated.

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

A condition of approval prohibits the repair of vehicles in the public right of way.

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

A condition of approval requires that all repair work occur only within the auto bays onsite. No repair work shall occur in the parking lot or other open areas. Thus, the existing outdoor auto lift is required to be removed, as a condition of this approval.

- M. 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.

As a condition of approval on-site queuing areas for customers is required to the satisfaction of the Director of Development Services.

- N. 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.

A condition of approval requires all test-driving to occur on designated streets and not in residential neighborhoods. All test driving routes shall be submitted to the city prior to obtaining a city Business License.

- O. 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.

The property already contains adequate circulation with the three existing curb approaches on the lot. However, the unused curb approach on 20th Street is conditioned to be removed and replaced to full curb height.

- P. 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.

A condition of approval prohibits the use of outdoor speakers and noise generating equipment.

P. 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.

A condition of approval prohibits storage of toxic materials. No gasoline tanks are anticipated to be installed and are prohibited by conditions of approval.

Q. Signage. All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

A condition of approval requires that all signage be improved to the satisfaction of the Director of Development Services.

- R. 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 nonconforming 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.

The City Council approved an amnesty period of sixty-days to allow all non-conforming businesses to obtain a Conditional Use Permit, to allow compliance with Performance Standards codified in PD-29. Since the project was submitted during the amnesty period, this standard does not apply.

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.