

ATTACHMENT A , Modification To Final Conditions / Permit
Findings and Supplemental Information
Compound: 1395 Coronado Avenue, Long Beach, CA 90804

SITE INFORMATION

- Address: 1395 Coronado Avenue ("Main Site"), Long Beach 90804
Lot area: 6,500 square feet
- APN(s): 7259-008-011

- Address: 1322-1326 Obispo Avenue ("Parking Site"), Long Beach 90804
Lot area: 19,516 square feet
- APN(s): 7259-008-010

CONDITIONS / MODIFICATION TO EXISTING PERMIT

- CUP Condition 8 – Speakers: The condition currently prohibits “exterior mounted speakers and televisions.” The team does not intend to install televisions nor an extensive mounted speaker system, however they would like the flexibility to use small-scale speakers for microphones (like for a yoga instructor or an outdoor lecture series) and small musical performances. See below for project description and detailed operations and attachments for specific speaker locations.

- CUP Condition 20 – Off-premises Sale: This condition strictly prohibits the sale of alcohol for consumption off-site and the applicant would like the ability to sell only beer and wine in conjunction with their ancillary retail component (i.e. buying a bottle of wine for take away with a sandwich). According to ABC, on-sale liquor licenses are generally also granted the ability to sell **off-sale beer and wine only**. However, ABC says this is not permitted if the conditions are specifically prohibitive and they are interpreting Condition 20 to prohibit this. ABC has listed the following in regards to Off- premises sales of alcohol: Unless restricted by special license conditions, on-sale general an on-sale beer and wine licensees may sell all types of wine and malt beverages. Unless restricted by special license conditions, on-sale beer licensees may sell malt beverages. The privilege of selling distilled spirits to-go comes only with an off-sale general license (Section 23401). We understand this off-sale option did not explicitly come up during the CUP process, but it would not be an intensification of the current use. The ability to sell beer and wine for takeaway would complement the uniqueness of the use.

COMPOUND LB – PROJECT DESCRIPTION

Compound is a cultural sanctuary fostering the intersection of contemporary art, wellness and community. As Long Beach community members, we are grateful for the opportunity to share a creative space with our neighbors and provide a place for reflection, healing and connection.

Our approach is holistic and inclusive. We offer contemporary art exhibitions and immersive experiences, classes and workshops in the healing arts, performances, an artisan retail shop, and a food and beverage program - all of which contribute to a sense of belonging, connection, and growth. Learn more about and register for our programs at compoundlb.com.

Our facilities will be the first of their kind in Long Beach, and our programming is truly a new offering to the Southern California region. We chose the Zaferia neighborhood intentionally and are excited to bring an art and cultural center to the community. Compound is in a 10,000-square-foot converted warehouse and courtyard, designed with the highest standards in mind to create a beautiful, welcoming experience for our guests. The space includes nearly 2,000 square feet set aside for food and beverage preparation and service, with our restaurant space seating approximately 50 guests.

Our food and beverage program focuses on fresh, healthy, and accessible options for our community. We plan to operate a daily cafe offering juices, coffee, and freshly prepared food for grab-n-go or to enjoy in our courtyard. We envision our guests grabbing a juice and a freshly made breakfast bowl after their morning yoga class, or a group of friends reflecting on the panel discussion or art exhibition over wine and pizza. Food is an important component of the intersectionality that makes Compound unique. Our goal is to bring people together through experiences, and that includes food and beverage. We will partner with culinary chefs to host dinner series, local pop ups, organic farmers markets, and provide food and beverage for programming events like artists talks, cultural film screenings, acoustic performances and more.

Any live entertainment will be held between 11am and 10pm and managed closely by our visitor experience, operations and programs teams. We are focused on the safety and comfort of our neighbors and guests, and have plans in place to monitor all operations closely. Clear roles and responsibilities will be assigned to staff to ensure procedures and safety measures are defined and executed, providing a safe environment for our neighbors and guests from arrival through departure. Additionally, we will coordinate cleaning prior to and after events, require alcohol training for key

staff, and provide well placed, clear signs to indicate to visitors to respect the neighbors, including no smoking, no loud noise after 10 PM, and no loitering after hours. In addition to our twenty four hour surveillance, we will have trained security guards onsite for special events. Our team is committed to being a great community partner and is always accessible to our fellow neighbors and local businesses.

Example food and beverage schedule:

- Monday-Wednesday: Closed to the public (private events).
- Thursday-Sunday from 8am-5pm:
 - Cafe with grab-n-go or dine-in lunch service.
 - Food menu examples include grilled paninis, pizzas, salads, protein bowls, pastries, charcuterie boards with baked bread, cold pressed juice, coffee, tea, kombucha.
 - Designed to complement our daily programming including wellness classes (yoga, meditation, sound baths), contemporary art exhibitions and workshops.
- Thursday-Sunday from 5-9pm:
 - Dinner service.
 - Food menu examples include meat and plant-based entrees, local organic vegetables, pizza, pasta, etc., and/or specific menu items from a culinary partner.
 - Designed to complement our artist and speaker series, film screenings and other curated programming and art-focused events.
- Other special events including food-specific, like hosting community farmers markets, culinary residencies and pop-ups, etc., will be managed similarly and will likely be hosted on the weekends.

PROJECT LOCATION |
1395 CORONADO AVE
LONG BEACH CA 90803

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL | Application #1910-25 (CUP 18 -040)
Compound requests the following condition be reviewed and revised to include outdoor speakers. The additional documentation & narrative have been provided in regards to operations as well as the foundation of our project. It also includes the proposed locations of exterior speakers to be located within the landscaping of the courtyard.

CUP Condition 8 – Speakers: The condition currently prohibits “exterior mounted speakers and televisions.” The team does not intend to install televisions nor an extensive mounted speaker system, however they would like the flexibility to use small-scale speakers for microphones (like for a yoga instructor or an outdoor lecture series) and small musical performances.





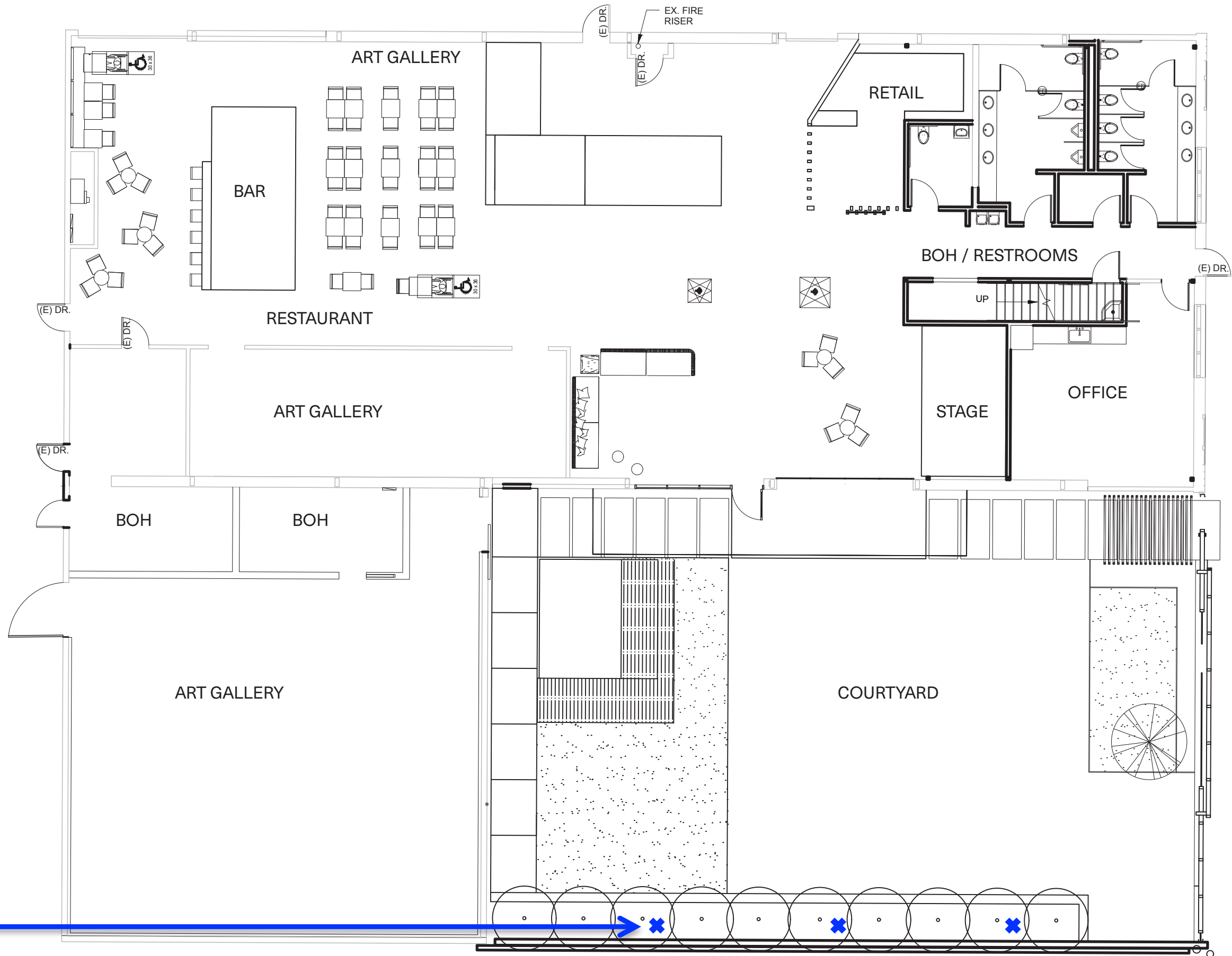
Outdoor speakers to be located within the landscape planter box.

See Below For Exact Locations:

The speakers will be directed towards the courtyard away from any neighboring businesses.

The use of the speakers will be intertwined with our exterior programming involving yoga & meditation.

COMPOUND OUTDOOR
SPEAKER LOCATIONS ✖



CORONADO AVENUE



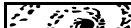
SF FLOOR PLAN
SCALE: NTS



HARDSCAPE_{SUB}
Landscape Subwoofer



HS-SUB-12BR/TN

Speaker Type:	Outdoor subwoofer
Woofers:	12" polypropylene
Power:	400 watts
Impedance:	4 Ω or 70V
70v Taps:	200 watts
Freq Response:	36 - 150 Hz (+/-3 dB)
Sensitivity:	90 dB
Colors Available:	Brown or Tan
Finish Dims:	16.5" (419mm) H x 15.6" (396mm) W x 15.6" (396mm) D
Family:	 UNIVERSAL

LUXURY OUTDOOR SOUND PACKAGES



HS12TN-PAKCROWN-AS2-8



HS12BR-PAKCROWN-AS1-6



Acoustiscape™ 6.5" Landscape outdoor, 2-way speaker, 2.5 - 50 watts, 8Ω / 70v / 100v switchable, includes stake. Sold each.

\$570.00

SKU: AS-2

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AS-1

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AS-BASE

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OVERVIEW SPECS VIDEO

COLOR	Black
MOUNTING	Ground Stake, (Optional wall base)
SPEAKER TYPE	2-Way, Landscape Outdoor
TWEETER	1" Silk soft dome
MIDRANGE	No
WOOFER	6.5" Molded Polypropylene
POWER	50 Watts
GRILL TYPE	Aluminum Mesh
SENSITIVITY	88 dB
FREQUENCY RESPONSE	60 - 20K Hz. (+/-3 dB)
FINISH DIMENSIONS	D: 7.7" (196mm) x L: 9.4" (239mm)
70V TAPS	3, 6, 13, 25, 50W
100V TAPS	6W-50W selectable
IMPEDANCE	8Ω or 70V / 100V selectable
EQ ADJUSTMENT	No



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ART GALLERY

3,890 SF

RESTAURANT

850 SF

BAR

825 SF

OFFICE

384 SF

RETAIL

278 SF

BOH / RESTROOMS

1,474 SF

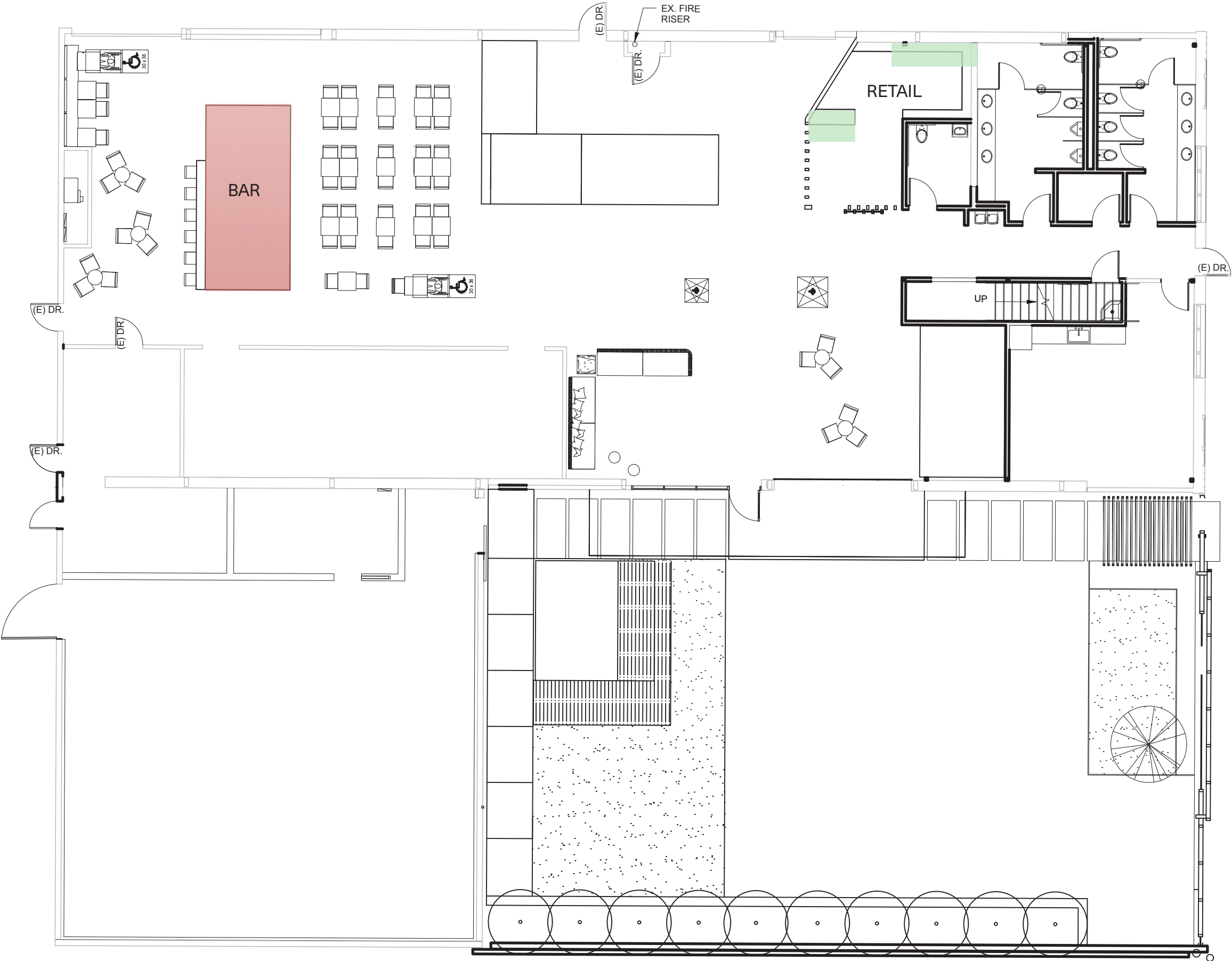


SF FLOOR PLAN
SCALE: NTS

COMPOUND OFF-SALES
ALCOHOL LOCATIONS

BAR
190 SF

RETAIL
60 SF



CORONADO AVENUE



SF FLOOR PLAN
SCALE: NTS