

**EXHIBIT F**  
**CONDITIONAL USE PERMIT**  
**CONDITIONS OF APPROVAL**  
**3525 E. Anaheim St.**  
**Application No. 1804-01 (CUP18-007)**  
**November 15, 2018**

1. This request is to accept Categorical Exemption CE-18-097, and approve a Conditional Use Permit (CUP) to demolish 6,758 square-feet of an existing car wash, and approve the use of a new 5,712-square-foot automated car wash located at 3525 E. Anaheim Street, within the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 4)
2. This permit and all development rights hereunder shall terminate two years 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 two-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).
4. All conditions of approval from the previous Site Plan Review entitlement (Application No. 1804-01, SPR18-024) for this project shall remain in full force and in effect. If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition(s) shall apply.
5. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services and Planning Bureau, received October 23, 2018.
6. All conditions of approval must be printed verbatim on a reference sheet in all plan sets submitted for plan review to the Department of Development Services.
7. 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.
8. 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).
9. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
  10. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Site Plan Review Committee.
  11. 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.
  12. Prior to the issuance of a building permit, the Developer shall submit a revised set of plans reflecting all design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
  13. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
  14. All structures and improvements shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
  15. The Developer 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.
  16. Prior to the issuance of a building permit, the Developer shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
  17. Prior to issuance of a building permit, the Developer shall submit a reduced 11"x17" set of final construction plans to the Planning Bureau for the project file.
  18. 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.

19. 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.
20. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
21. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
22. Any graffiti found on site must be removed within 24 hours of its appearance.
23. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
24. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
25. 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
26. The Applicant/Developer(s) 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/Developer(s) 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/Developer(s) of any such claim, action or proceeding or fails to cooperate fully in the defense, the Applicant/Developer(s) shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

**Special Conditions:**

27. Car wash, vacuum, and vehicle cleaning and detailing activities shall occur only between the hours of seven (7:00) a.m. and ten (10:00) p.m. There are no limitations for hours of operation for all other on-site uses (including retail, office, and pet wash areas).
28. Noise levels emanating from the project's common open space areas shall not exceed applicable noise standards specified in Long Beach Municipal Code Section 8.80.150 – Exterior Noise Limits.

29. Prior to the issuance of a building permit, the Applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. Per LBMC 21.42.035, all new commercial projects requiring Site Plan Review and with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a landscape plumbing permit, shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELo), pursuant to the State Water Conservation in Landscaping Act (AB1881). Please access <http://www.lbds.info/lbsmartscape/> for the MWELo Performance Compliance Checklist and guidelines to demonstrate performance compliance with State MWELo standards.
30. The Developer shall coordinate with Planning Bureau to staff provide a landscape plan detailing the specific species, size and location of on-site trees. The trees shall be canopy trees that provide adequate year-round shade and sun on the site, and they shall not impede pedestrian or vehicular circulation on or off-site.
31. The Developer shall provide new canopy street trees in the public right-of-way adjacent to the project site on E. Anaheim Street and Newport Avenue to the satisfaction of the Director of Public Works and the Director of Development Services. The street trees shall be of a species approved by Public Works. One tree shall be provided for each 25 feet of site frontage or portion thereof, and trees shall be spaced no more than 25 feet on center. Tree wells shall be a minimum of 4 feet by 4 feet in dimension and shall be larger where feasible. Tree grates shall be of a high-quality design to the satisfaction of the Director of Development Services and the Director of Public Works. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
32. Prior to the issuance of building permits, the Developer shall coordinate with Long Beach Transit, the Director of Public Works and the Director of Development Services to refurbish, replace or relocate the existing bus stop located on E. Anaheim Street to the satisfaction of Long Beach Transit and Public Works. The Developer shall work with the above entities to create a temporary access and/or relocation plan for the bus stop during construction, and the Developer shall coordinate with the above entities to provide adequate access and clearance according to the California Building Code and the Americans With Disabilities Act (ADA) during and after construction.

33. The Developer shall obtain a Sign Program and/or Creative Sign Permit per the regulations in Long Beach Municipal Code 21.44, for all signs requiring additional entitlements and discretionary approval. The Sign Program and/or Creative Sign Permit shall include all signs, including any wall-painted signs, directional signs, all future tenant signage, and shall incorporate the design of any existing or previously-permitted sign on site.
34. All proposed construction shall support and incorporate features that achieve Low Impact Development (LID). Effective, November 12, 2013, the LID Ordinance applies to any new development or redevelopment that results in the replacement of more than fifty percent (50%) of an existing building structure, or impervious surface area. The LID manual is available online at: [http://www.lbds.info/low\\_impact\\_development/](http://www.lbds.info/low_impact_development/). Please contact the Building and Safety Bureau at (562) 570-5237 for further information and clarifications.
35. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the Developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
36. Architectural slate, siding, metal cladding, and accent materials shall be included in the building plans as shown on the conceptual color elevation drawings provided to the Site Plan Review Committee. The type of materials used shall be the type selected by the Site Plan Review Committee from the options presented on the applicant's updated material board and revised plans, received October 9, 2018. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
37. All wall materials, finishes, colors and textures shall be detailed on all elevations, to the satisfaction of the Director of Development Services. The type of cladding used shall be the smoothest possible not requiring hand troweling.
38. All window frames and metal cladding finishes shall have a matte, non-glossy, finish to reduce building glare and to be compatible with the smooth stucco and other surfaces on the building exterior.
39. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

40. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
41. The Department of Public Works submits the following requirements for the proposed development at 3525 East Anaheim Street. It is the recommendation of this department that a parcel map be processed for this subdivision project. For additional information regarding final map processing, contact the Right-of-Way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magaña, at (562) 570-6678.

### **GENERAL REQUIREMENTS**

- a. The Subdivider's overall site plan shows an existing automobile service business on the same lot as the proposed development. Public Works recommends that the Subdivider process a parcel map to subdivide the property, so the uses are on two separate parcels.
- b. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- c. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- d. All facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- e. Prior to the start of any on-site/off-site demolition or construction, the Subdivider shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- f. The Subdivider shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.
- g. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans). Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to

Public Works for review and approval.

- h. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

## **PUBLIC RIGHT-OF-WAY**

- i. The Subdivider shall dedicate and improve an additional 2.5 feet for sidewalk purposes along East Anaheim Street adjacent to the development site, resulting in a minimum 10-foot wide public sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

Note: City records indicate a 7.5-foot wide public sidewalk exists along East Anaheim Street, excluding the improved curb extension within in the vicinity of the Long Beach Transit bus stop.

- j. The Subdivider shall dedicate and improve a 7-foot by 7-foot corner cut-off for ADA curb ramp purposes at the corner of Newport Avenue and East Anaheim Street adjacent to the development site, to the satisfaction of the Director of Public Works.
- k. The Subdivider shall provide easements to the City of Long Beach for any City required facilities including required slopes, bus stops and any other public necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.
- l. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- m. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the Subdivider shall dedicate additional right-of-way necessary to satisfy unfulfilled ADA requirements.

## **OFF-SITE IMPROVEMENTS**

- n. The Subdivider shall improve the sidewalk dedicated areas to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- o. The Subdivider shall remove unused driveways and curb cuts, or portions thereof, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- p. The Subdivider shall demolish the existing sidewalk and curb ramp located on the corner of Newport Avenue and East Anaheim Street adjacent to the project site, and construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- q. The Subdivider shall reconstruct the sidewalk pavement, curb and curb gutter along East Anaheim Street adjacent to the project site, resulting in a 10-foot wide public sidewalk, excluding the existing curb extension, to the satisfaction of the Director of Public Works. The Subdivider shall provide for or relocate all facilities required in connection with the sidewalk widening. Sidewalk improvements shall be constructed with Portland cement concrete.
- r. The Subdivider shall construct new sidewalk pavement, curb and curb gutter along Newport Avenue adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- s. The Subdivider shall improve the parkway along Newport Avenue fronting this project with new tree wells, street trees with root barriers, and irrigation system, consistent with the parkway across the street, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. In addition, the Subdivider shall reconstruct the sidewalk pavement along Newport Avenue to achieve the desired streetscape adjacent to the project site. The Subdivider and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- t. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or



equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.

- u. All rough grading shall be completed prior to the approval of the final map, otherwise, the Subdivider shall be responsible for processing an appropriate grading bond. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- v. The Subdivider shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the final map.

## **TRAFFIC & TRANSPORTATION**

- w. The Subdivider shall provide a trip generation and trip distribution analysis for the proposed development. Based on these studies, a traffic impact analysis may be required. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by a traffic impact analysis shall be made a part of these conditions.
- x. There is a high volume Long Beach Transit bus stop on East Anaheim Street adjacent to the development site. The Subdivider shall incorporate enhancements to improve the bus stop into this project. The Subdivider shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- y. The Subdivider shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on East Anaheim Street. Contact the Manager of Service Development Planning, Shirley Hsiao, at (562) 591-8753.
- z. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.

Note: All proposed driveways shall be subject to the standards and requirement of Long Beach Municipal Code Section 21.41.251, including driveway location and separation.

- aa. Public Works does not support the use of the easternmost driveway adjacent to the existing Valvoline automobile service center. The Subdivider shall demolish the driveway approach and replace with full-height curb, curb gutter and sidewalk pavement, to the satisfaction of the Director of Public Works.
- bb. The Subdivider shall submit a Traffic Circulation Study inside the development to the satisfaction of the City Traffic Engineer.
- cc. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify the existing curb marking zones adjacent to the project site.
- dd. All traffic control device installations, including pavement markings within the private lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

### **LONG TERM MAINTENANCE**

- ee. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, and for the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

### **POLICE DEPARTMENT (Crime Preventions Through Environmental Design)**

The Long Beach Police Department has made the following recommendations for public safety, crime prevention, and improving the quality of life.

- 42. Lighting.
  - Lighting shall be placed at pedestrian entrances to building.
  - Lighting shall be placed around perimeter of building.
  - Lighting shall be placed along all pedestrian walkways surrounding the building and parking lots.
- 43. Landscaping (if applicable)
  - Trees (canopy shall not block lightings).
  - Trees (trimmed up from the ground min 6ft).
  - Shrubs (no higher than 36 inches in height).
- 44. Camera Locations
  - Install inside the building facing towards main pedestrian exit/entrances.

- Install by vehicle entrance/exit to property parking lots.

45. External Storage Facilities

- Building trash enclosures shall remain locked when not in use.
- All outbuildings, storage sheds, mechanical, electrical, HVAC or other equipment shall be adequately secured.

46. Signage

- Signs should be large, legible, and identifiable. The use of strong colors, standard symbols, single shapes, and graphics is recommended for signs of information and help.
- Signs should be strategically located at entrances near activity areas and placed for visibility at an appropriate height.
- Hours of operation should be indicated at the entrance of buildings.
- "No Loitering" and "No Trespassing" signs with California Penal Code shall be posted at front doors entering the premises.
- Signs stating that a surveillance system is in place on the property shall be placed near the video surveillance cameras.