

**CONDITIONS OF APPROVAL  
SITE PLAN REVIEW, ADMINISTRATIVE USE PERMIT, LOCAL  
COASTAL DEVELOPMENT PERMIT**

**5716 East 2nd Street (Restaurant)**

**5790 East 2nd Street (Off-site, joint-use parking)**

**Application No. 2106-01 (AUP21-026, SPR21-030, LCDP21-027)**

**November 18, 2021**

**Special Conditions:**

1. The following approvals are granted for this project:
  - a. Administrative Use Permit (AUP) for off-site, joint-use parking to be provided for nine (9) parking stalls at 5790 East 2nd Street to serve a restaurant located at 5716 East 2nd Street in the CNP Zoning District. The off-street parking is required in conjunction with the exterior remodel of an existing building (subject property) at 5716 East 2nd Street.
  - b. Site Plan Review (SPR) approval for the exterior remodel of an existing building (subject property) at 5716 East 2nd Street to include a new entry, windows, doors, and canopy on the existing front façade of the building and the conversion of a portion of the existing parking lot to outdoor dining with a new steel patio structure, landscape and hardscape improvements, and perimeter gate enclosure. The remainder of the parking lot will receive a grind and overlay of asphalt paving. The existing curb cut for vehicle entry from 2nd Street shall be demolished and a sidewalk with a full height curb constructed in its place. No new floor area shall be added as part of the project.
  - c. Local Coastal Development Permit (LCDP) approval for the scope of work covered under the Administrative Use Permit and Local Coastal Development Permit noted above.

**Plans and Construction**

2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, and reviewed by the Site Plan Review Committee on August 25, 2021, except as modified by the subject conditions.
3. A minimum of 14 required parking stalls shall be permanently maintained and in useful operation on site and at the off-site parking location at 5790 East 2nd Street.
  - a. Alternate off-site, joint use parking may be approved through a modification to the approved AUP.

4. One year after the granting of a Certificate of Occupancy, the applicant shall provide a status report to the Zoning Administrator every year for the first three (3) years of operation demonstrating the functionality of the off-site, joint-use parking operations. Subsequent reviews after the initial three (3) years of operation shall be conducted on a as needed basis with applicable reinspection fee from the applicable fee schedule.
  - a. If documented complaints are filed prior to the annual reporting timeline, the Zoning Administrator may review the record of operations sooner than the timeline noted in this condition.
5. The on-site and off-site parking shall operate via a valet parking service during the restaurant's dinner hours from 5 p.m. to closing, seven (7) days a week.
  - a. If parking demand during non-valet hours results in parking complaints, the hours of valet operation shall be extended at the discretion of the Zoning Administrator based on review of filed complaints.
6. Prior to the issuance of building permits, a signage plan for on-site and off-site parking shall be provided, to the satisfaction of the Director of Development Services, to ensure adequate wayfinding to direct patrons to the off-site parking location during non-valet service hours. The restaurant website shall include information for off-site parking and reference to trip reduction measures identified in the Transportation Demand Management (TDM) plan (See Condition No. 8).
7. The off-site parking configuration at 5790 East 2nd Street shall maintain the following:
  - a. A minimum of nine (9) off-site parking stalls shall be for the use of the restaurant during operating hours for the restaurant at 5716 East 2<sup>nd</sup> Street.
  - b. In addition to the off-site restaurant parking, a minimum of three (3) parking stalls shall be maintained for car wash employees.
  - c. Employees for the restaurant at 5716 East 2nd Street shall utilize the off-site, joint-use parking at 5790 East 2nd Street.
8. Prior to issuance of building permits, the Applicant shall provide a final transportation demand management (TDM) plan, to the satisfaction of the Director of Development Services, that includes a menu of measures, including, but not limited to, the following provisions:
  - a. Increased secure on-site bicycle parking for employees and customers above the minimum Municipal Code requirements.
  - b. Complimentary security code engraving for employee bikes.
  - c. Ridesharing opportunities through companies such as "Lyft", "Uber" and "the Rideshare Company" to be provided to employees; the restaurant

- website shall also encourage patrons to travel to the restaurant using ridesharing services.
- d. Commuter benefits and incentive program for employees that will identify ride sharing opportunities and provide a rewards incentive program that fosters continued and increased use of ridesharing.
  - e. Monthly subscriptions to the LB Bikeshare and bus passes for employees.
9. The operable window system at the east building elevation shall be for food and/or beverage passthrough service only. This area shall not support a service area for direct food or beverage service to restaurant patrons.
  10. The proposed vines at the front elevation shall be comprised of live plant material. No artificial vines shall be permitted to replace the proposed live landscaping.
  11. The applicant shall record a Notice of Lot Merger with the Los Angeles County Registrar-Recorder's office prior to the issuance of building permits.
  12. Prior to issuance of building permits, the Applicant shall provide a final off-site parking diagram, to the satisfaction of the Director of Development Services, or designee. The illustrative diagram shall explicitly call out all off-site and joint use parking spaces. The plan will include a striping plan and painted lettering designating the off-site parking spaces for the carwash and restaurant uses. The parking spaces for the restaurant shall indicated that the spaces are "Reserved" and have a minimum painted lettering size of eight (8) inches in height. The applicant shall complete the striping of the parking spaces prior to final of the building permit for the outdoor patio. The final plan shall be included in all plans approved for building permits associated with the restaurant remodel and site improvements at 5716 East 2<sup>nd</sup> Street.
  13. Construction staging, equipment, and materials shall not impede public access to the coast at all locations for vehicular, bicycle, and pedestrian traffic.
  14. No trees within the public right-of-way shall be trimmed or removed as part of this Local Coastal Development Permit.
  15. The use of invasive plant species, such as those listed by the California Invasive Plant Council, shall be prohibited in the Coastal Zone.
  16. If initial construction activities take place during the bird nesting season (January through September), a nesting bird survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.

- a. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
  - b. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
17. During construction, the developer shall implement Best Management Construction methods minimize water runoff and debris in accordance with all applicable state, regional, and local requirements.
18. To ensure notification of all interested parties and successors in interest, that the City of Long Beach issued an approval of a Local Coastal Development Permit at the subject property, the current property owner shall record the conditions of approval on the property title, in a form approved by the City Attorney, with the Los Angeles County Registrar-Recorder's office prior to the issuance of building permits. The Notice of Restriction shall include a complete property description, the conditions of approval as an exhibit, and contain the notarized signature of the property owner(s). The Notice shall not be removed or amended without the prior written approval of the Director of Development Services.
19. The Applicant is hereby advised that sea level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion upon the subject property. This condition of approval serves in an advisory capacity, and does not constitute a vulnerability assessment. The Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood shields, water tight doors, moveable flood walls, partitions, and other flood proofing techniques.
20. All required off-site street improvements shall be installed or provided for to the satisfaction of the Director of Public Works prior as provided in the conditions of approval below.
21. Pursuant to section 21.45.400 (i), the project shall provide:
  - a. Canopy trees shall provide shade coverage, after five (5) years of growth, of forty percent (40%) of the total area dedicated to parking stalls and

- associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation;
  - b. Bicycle parking shall be provided at a minimum of one (1) space for each five thousand (5,000) square feet of commercial building area. Fractions shall be rounded up to whole numbers;
  - c. A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
22. 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.
23. Prior to the issuance of a building permit for construction, the applicant shall notify all adjacent property owners and occupants in writing of when the start of grading/construction is to occur. The letter shall include a name and phone number of a responsible person who has the authority to resolve concerns.
24. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
25. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
26. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
27. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these

conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.

28. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.
29. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
30. Landscape plans shall be submitted as a separate, but concurrent plan check.
31. Pursuant to Section 21.42.050 of the City Municipal Code, one (1) large canopy street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length.
  - a. Street trees shall be spaced from driveways, light standards, intersections, utility poles and street furniture and shall be located only in the prescribed width of parkway as provided in Chapter 14.28 of the Municipal Code.
32. All forms of barbed wire and razor wire shall be prohibited on the site.
33. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.

#### Use and Operation

34. All refuse collection shall take place at the alley, with all trash receptacles being moved internally within the project site to the alley for collection. Trash receptacles shall be collected and serviced with the frequency needed to avoid an unsightly and undesirable buildup of refuse at each trash receptacle.
35. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.

#### Police Department Conditions

36. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated June 13, 2021, attached to these conditions of approval and by this reference made a part hereof.

Building and Safety Conditions

37. The applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated on July 17, 2020.

Water Department Conditions

38. The applicant shall comply with all comments from the Water Department dated on August 2, 2021.

Public Works Conditions

39. The developer shall provide for the following to the satisfaction of the Director of Public Works:

**GENERAL REQUIREMENTS**

- a. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,
  - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
  - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
  - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
  - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Applicant shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- b. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Applicant and/or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- c. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- d. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- e. All off-site improvements shall provide a minimum of 5 feet clear dedicated right-of-way between any and all obstructions for pedestrian travel purposes compliant with the most recent ADA standards. All hardscape shall be constructed with Portland cement concrete. All removal limits shall consist of entire panel replacements (from joint line to joint line).
- f. The Applicant 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. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
- 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. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. 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). **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**
- 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. Applicant proposes architectural projection encroachments into the public right-of-way that include signage, awnings or canopies. All architectural projection

encroachments, such as signage and canopies, shall be corrected and/or constructed in compliance with Long Beach Municipal Code, Title 14, Chapter 14.48 and to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all projections over the public right-of-way, to be reviewed for approval as to compliance with the referenced code or be eliminated and City Pedestrian Accessibility Guidelines, to the satisfaction of the Director of Public Works.

Note: Per the referenced LBMC, the maximum allowable canopy projection into the public right of way at a height of 10.5 feet is 2.5 feet. Per the code, aerial projections into the right of way are only allowed above 8 feet in height at a 1 to 1 ratio to a maximum 4-foot projection above 12 feet and above.

- j. Applicant shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.

#### **OFF-SITE IMPROVEMENTS**

- k. Applicant shall remove any unused driveways and curb cuts along the Project's frontage on all perimeter streets, and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- l. Applicant shall reconstruct any damaged and/or deteriorated sections of sidewalk pavement, curb and curb gutter on East 2nd Street adjacent to the development site with Portland cement concrete, and to the satisfaction of the Director of Public Works. The Applicant shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- m. Applicant shall reconstruct the full width of the alley, from the eastern boundary to the western boundary, adjacent to the project site with Portland cement concrete, to the satisfaction of the Director of Public Works. Alley improvements shall be constructed with Portland cement concrete.
- n. Applicant shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- o. Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, street light conduits and utility poles and overhead lines, and along the perimeter

streets and alleyways adjacent to the project site. The Applicant shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.

- p. Applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Applicant, to the satisfaction of the Director of Public Works.
- q. Applicant shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- r. Applicant 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 map and/or release of any building permit.
- s. Applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

### **TRAFFIC AND TRANSPORTATION**

- t. Applicant shall provide a trip generation and trip distribution analysis. Based on these studies, a traffic impact analysis may be required. Any conditions generated by the analysis shall be made a part of these conditions.
- u. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- v. The Applicant shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- w. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- x. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- y. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- z. All traffic control device installations, including pavement markings within the private parking 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.).

**Standard Conditions – Plans, Permits, and Construction:**

- 40. 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.
- 41. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
- 42. The plans submitted for plan review shall 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 or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
- 43. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
- 44. 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 Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
- 45. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall 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 shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

46. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
47. 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.
48. 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.
49. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
50. 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.
51. Prior to the issuance of a building permit, the applicant 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.
52. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
53. 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.
54. For projects consisting of new buildings, parking lots, or landscaped area, the applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of

- landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
55. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
56. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
57. 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.
58. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
59. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
60. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
61. 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

**Standard Conditions – General:**

62. This permit and all development rights hereunder shall terminate three 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 three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
63. 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 shall 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).
64. 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.
65. 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).
66. 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 shall be recorded with all title conveyance documents at time of closing escrow.
67. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
68. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.

69. 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.
70. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
71. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
72. Any graffiti found on site shall be removed within 24 hours of its appearance.
73. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
74. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
75. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.