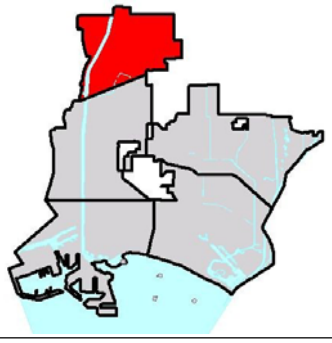
MAR 2006

North Long Beach
Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building
Community and Environmental Planning Division
www.longbeach.gov/plan/pb/cpd



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at Scott_Mangum@longbeach.gov if you have questions about this bulletin.

This bulletin is also available on the internet at:
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NEW APPLICATIONS

1. Conditional Use Permit for a Church at 5350 Long Beach Blvd. (Case 0601-37) SV (see Attachment 3)

The approximately 57' x 119' lot is zoned CCA (Commercial Community Automobile-Oriented). The structure was originally constructed as a retail store, and occupied by Jones Department Store. Churches are permitted in the CCA zone with a Conditional Use Permit. The Shield of Faith Church, which currently conducts services at this location, was cited by code enforcement for operating without a CUP. The Church uses a 14-space parking lot located across the alley behind the Church. The Planning Commission will hear the CUP request at a date uncertain.

2. Conditional Use Permit for a Day Care Center at 85 W. Del Amo Blvd. (Case 0602-06) SV (see Attachment 7)

A Child Day Care Center is proposed at an existing 1,704 SF single family structure at 85 W. Del Amo Boulevard. The 5,150 SF lot is zoned R-1-N. A Conditional Use Permit is required for Day Care Centers with more than 15 persons in the R-1-N zone. Child Care facilities must also be licensed by the State of California Department of Social Services. The Planning Commission will hear the CUP request at a date uncertain.

3. Sign Standards Waiver at 2139 E. Artesia Blvd. (Case 0602-07) JU (see Attachment 8)

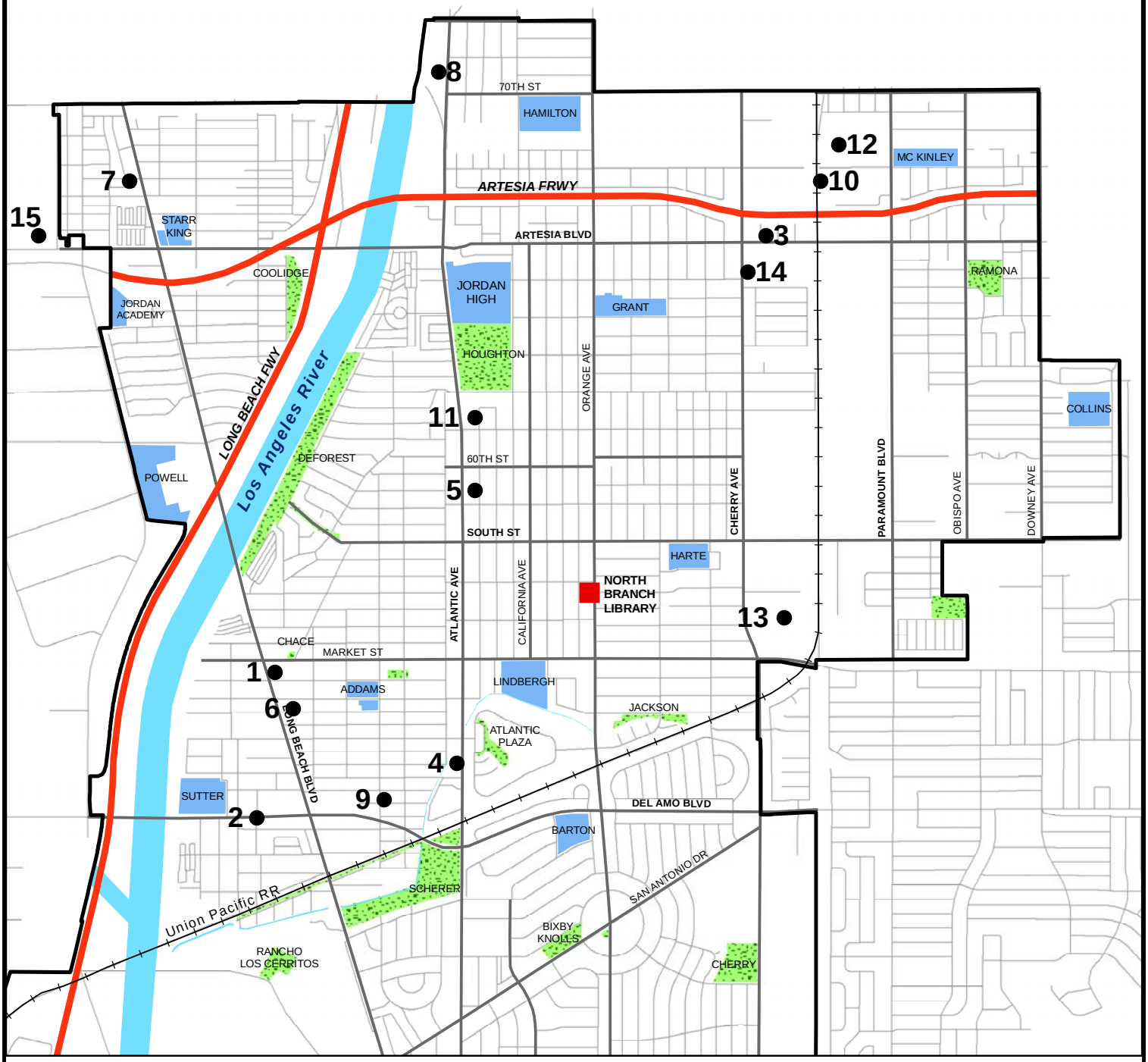
The applicant has requested sign standards waiver to allow a new 16 SF roof sign at the Animal Hospital located at 2139 E. Artesia Boulevard. Roof signs are not allowed by code, but may be approved through a Sign Standards Waiver. The request will be reviewed by the Staff Site Plan Review Committee.

PENDING CASES PREVIOUSLY REPORTED ON

4. Conditional Use Permit for new cellular Mono-Palm at 5115 Atlantic Ave. (Case 0512-25) LH (see Attachment 5)

A 45' high cellular monopole, designed as a palm tree, is proposed behind a commercial building at 5115 Atlantic Avenue. The equipment cabinets are proposed within the existing building. A Conditional Use Permit is required

North Long Beach - Site Location Map



Library

Park

School

N

0 1,250 2,500 5,000 Feet

1. 5350 Long Beach Blvd. – CUP for Church (PC)
2. 85 W. Del Amo Blvd. – CUP for Day Care Center (PC)
3. 2139 E. Artesia Blvd. – SSW for Roof Sign
4. 5115 Atlantic Ave. – CUP for a 45' Mono-Palm (3/2 PC)
5. 5948 Atlantic Ave. – SSPR for retail office building
6. 5290 Long Beach Blvd. – CUP for a 45' Mono-Palm (3/2 PC)
7. 6769 Long Beach Blvd. – CSPR for self-serve car wash (PC)
8. 7105 Atlantic Place – SV to legalize Horse Stalls (ZA)
9. 306 E. Home St. – AUP to convert commercial to residential (PC)

for cellular monopoles in all Commercial zones. Planning Staff has asked for an analysis of alternative sites that would meet the location requirements, but would not require a monopole.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

5. Staff Site Plan Review for new two-story retail/office building at 5948 Atlantic Ave. (Case 0506-29) LF (see Attachment 6)

A new 1,257 SF two-story retail/office building with 5 parking spaces is proposed on the 40' x 115' vacant lot. The revised design is more consistent with the North Long Beach Design Guidelines than the original submittal. However, as proposed the design would require standards variances for an open carport on the north property line, instead of a 3' 0" side yard setback, a two-way driveway less than 20' wide, and a reduced number of parking spaces. Staff would not support the variance requests. The most recent submittal is **incomplete** as it lacks all four colored elevations and a material board.

As background, in July 2005 the Site Plan Review Committee reviewed and determined that the project required significant redesign to comply with the North Long Beach Design Guidelines. Specifically, the design should reflect that of a storefront building, where the submitted design had a residential look.

6. Conditional Use Permit for new cellular Mono-Palm at 5290 Long Beach Blvd. (Case 0512-01) LH (see Attachment 2)

A 45' high cellular monopole designed as a date palm tree is proposed behind the Optical Optometry building at 5290 Long Beach Boulevard. Additionally, equipment cabinets screened by a 6' block wall at ground level are proposed. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. Staff asked the applicant to explore other locations in the area for an attached/roof mounted cellular site.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

7. Conceptual Staff Site Plan Review for new coin-operated car wash at 6769 Long Beach Blvd. (Case 0511-29) SV (see Attachment 1)

A coin-operated car wash with six self-wash bays, eight vacuum machines, a 405 SF second story office, and eleven parking spaces is proposed at 6769 Long Beach Boulevard (Northwest corner of 67th Way and Long Beach Boulevard). The proposed development would take access from 67th Way and two adjacent alleys. The five lots, totaling 15,044 SF, are zoned CCA (Commercial Community Automobile-Oriented.) A Conditional Use Permit is required for a Car Wash in the CCA zone. Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues, which may affect the development; and to suggest alternatives. Following Conceptual

Site Plan Review, the applicant may apply for the necessary entitlements at which time a Planning Commission Public Hearing date would be scheduled.

At Conceptual Site Plan Review it was determined that a Site Plan Review application would require a Conditional Use Permit, a Mitigated Negative Declaration (environmental review), and a standards variance for less than required setback from the Northern property line. As submitted staff would recommend denial based on concerns about the proximity of the use to single-family residential, noise, hours of operation, and light/glare.

8. Standards Variances to legalize horse stalls at 7105 Atlantic Place (Case 0509-29) JM (see Attachment 4)

The property, zoned R-2-N, is located within a Horse Overlay District. The Horse Overlay District establishes regulations, safeguards, and controls for keeping and maintaining horses. A property within the Horse Overlay District and R-2-N zone may keep one horse for every 2,500 SF of lot area. The applicant requests to legalize 18 horse stalls, where a maximum of 8 horses/horse stalls are allowed by code. The applicant is also seeking standards variances for setbacks from rear and side property lines (0' setback is proposed where 10' is required) and minimum distances between horse stalls and other structures. The property owner has been sited by code enforcement. The Standards Variance requests will be heard at a future Zoning Administrator Hearing once applicable fees have been paid.

9. Administrative Use Permit to convert commercial building to residential at 306 E. Home St./5052 Locust St. (Case 0506-28) JM (see Attachment 9)

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. The existing two-car garage serves the existing house. The applicant has proposed to provide one or two additional open parking spaces on site to serve the proposed residential unit. Standards Variances will not be required for the existing structures. A firm Planning Commission date will be set once complete plans are submitted.

10. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

11. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) SV (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by code enforcement for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed and a parking study is submitted.

12. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19, 2004 meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second

hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of December 14, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

ACTIONS ON COMPLETED CASES

13. Administrative Use Permit top establish an outdoor vending Coffee Cart at 5502 Cherry Ave. (Case 0601-01) SV

The former K-Mart site at 5502 Cherry Avenue, now a Superior Warehouse and the Superior Galleria indoor merchandise mall, is zoned IL (Light Industrial). The applicant has proposed to locate a Coffee Cart on the exterior walkway in between the two entrances to the merchandise mall. An Administrative Use Permit is required for vending carts in the IL Zone.

The Zoning Administrator **approved** the AUP request at the February 6, 2006 hearing.

14. Staff Site Plan Review, AUP, and Standards Variances for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) MM

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary. The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required.

A redesigned plan was presented to the Staff Site Plan Review committee. The applicant has proposed a standard parking plan as well as a stacked tandem-parking plan to accommodate additional vehicles during a funeral service. Staff has requested a written parking plan describing how the proposed tandem-parking plan would operate.

The AUP request for a Caretaker residence and standards variances for parking and side-yard setback for the 2nd story addition was scheduled to be heard at the January 9, 2006 Zoning Administrator's hearing. The applicant was not able to attend and requested a continuance to the February 6th hearing. Three neighboring property owners did attend and expressed concerns with the project.

The Zoning Administrator **approved** the AUP request for a smaller 1,007 SF second story addition for a caretakers unit and standards variances for setbacks and parking at the **February 6, 2006** hearing.

ANNOUNCEMENTS

15. Compton Community College Mitigated Negative Declaration for new Performing Arts Complex (see Attachment 11)

Compton Community College has prepared an environmental review document to consider potential environmental impacts for a proposed performing arts complex. The proposed 55,600 SF performing arts complex would include a 433-seat theater, a 99-seat experimental theater and support spaces and classrooms. The complex would also include the construction of a new campus entry (West of the existing entry on Artesia Blvd.), new roadways, an outdoor gathering space and garden, campus wide utility improvements, and an additional 230 to 280 parking spaces. The City of Long Beach has submitted comments regarding the Mitigated Negative Declaration.

The Board of Trustees is scheduled to meet **Tuesday March 7th** in the boardroom of the Compton Community College Administration Building at 1111 E. Artesia Blvd (in Compton) to consider the certification of the Mitigated Negative Declaration.

16. NLB Parks Construction Update

Grace Park, located on both the Northeast and Northwest corners of Plymouth Avenue and Elm Street, is on schedule and is expected to be completed by the end of April. The contractor will be installing the landscaping (turf, shrubs and ground cover over the next couple of weeks). Once the landscaping is completed, the contractor begins a 60-day maintenance and establishment period. The play equipment has been shipped from the factory and is expected to arrive by the end of January. The community garden at the Northwest corner of Plymouth and Elm is nearing completion. If a resident is interested in a community garden plot, please contact Anna Mendiola, Parks, Recreation and Marine at (562) 570-3165. An organizing meeting for the garden will be held in February.

Ed "Pops" Davenport Park, located just East of Paramount Boulevard at the terminus of 55th Way, is expected to be completed in April, with a 60-day maintenance and establishment period following. Installation of electrical underground for site lighting, irrigation main line and control wiring, and 3 new fire hydrants are complete. The parking area curbs and gutters, the restroom walls, and the basketball court have been constructed.

17. General Plan Update (GPU) – PHASE II BEGINS

The City of Long Beach began a project a year and a half ago to update the General Plan. The General Plan provides the roadmap for the City's growth and development over the next 20 to 25 years. A General Plan reflects the community's vision through goals and policies that are implemented through strategic plans, land use plans, design guidelines, and zoning regulations.

The General Plan helps shape how the City will change over time. How will neighborhoods change, will there be new shopping areas, should there be mixed use development along major streets, what type of jobs and businesses will exist, what will future buildings look like, how will people move around throughout the City, what kind of streets, sidewalks and landscaping will there be, and most important, how will Long Beach continue to be a great place to live, work and play.

The first phase of the General Plan update is complete. Community Cluster Advisory Teams, made up of individuals from five Community Planning Areas came together to provide input and identify issues. Not surprisingly, these geographic groups identified many of the same issues and concerns.

Phase II of the General Plan update will kick-off in March 2006. During this process it will be important for the community to develop a shared vision for the future in Long Beach. There will be a creative and comprehensive public outreach program to shape the vision. If you have ideas about the various ways we can reach the widest possible audience, please tell us. We are interested in reaching out to faith-based groups, neighborhood watch, community organizations and other public gatherings that would be good opportunities for public participation on the General Plan.

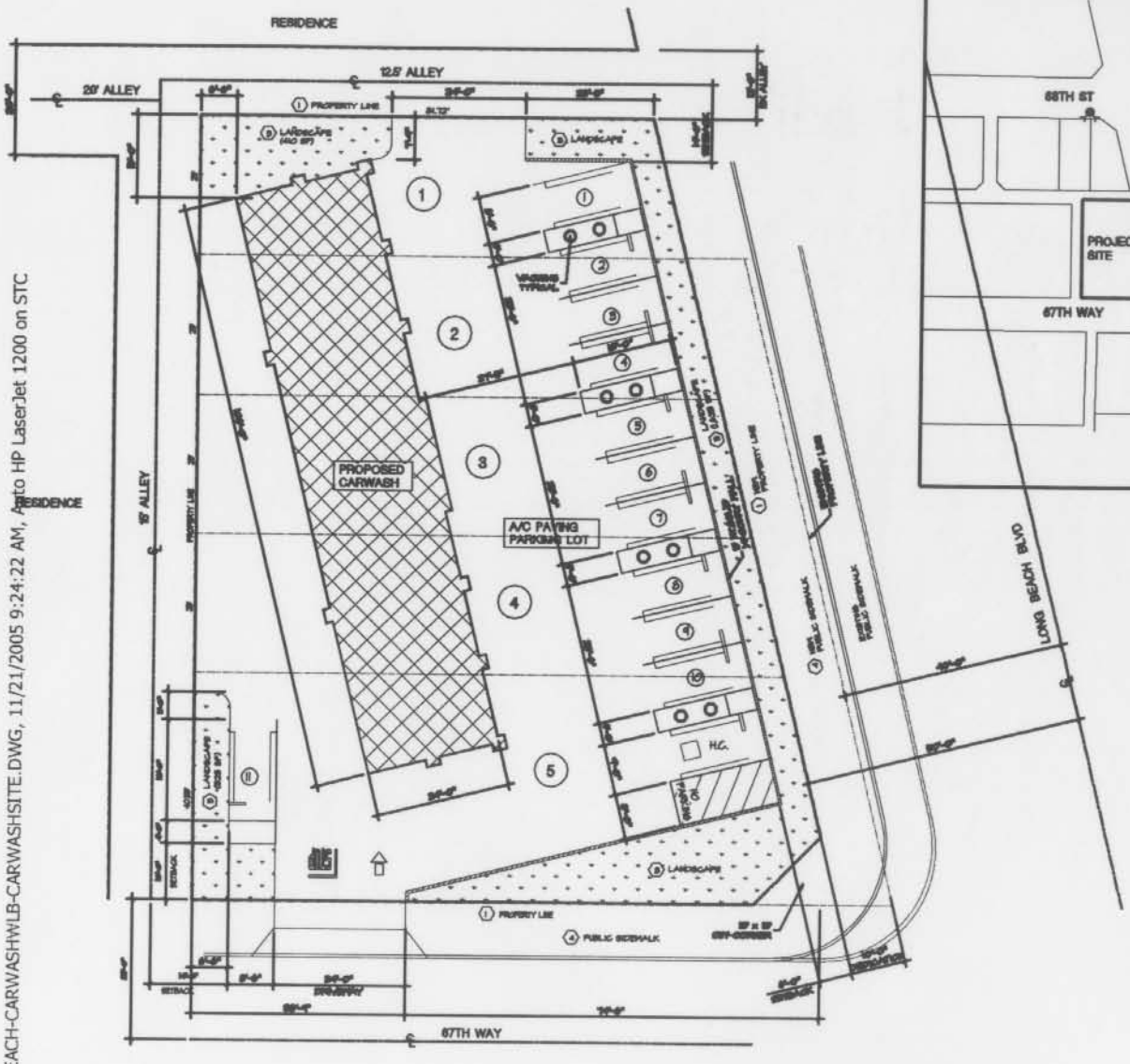
With your participation, we can shape a General Plan to reflect our shared values and vision, and provide a roadmap that takes Long Beach into the future.

Maps, demographic information, reports, documents, and community cluster input, is available online at: http://www.longbeach.gov/apps/advance_plan/index.html

IMPORTANT PHONE NUMBERS

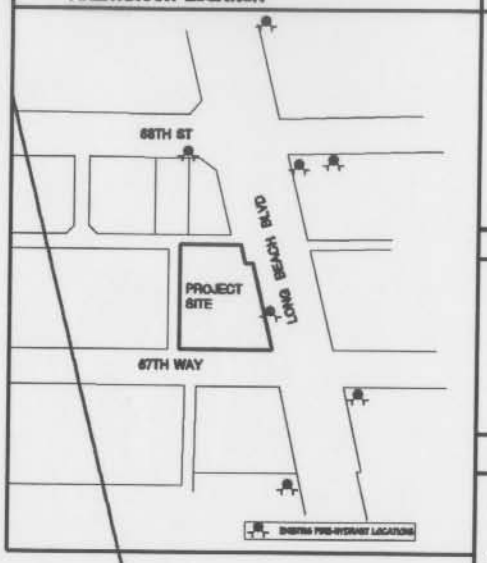
Council Member (8th District), Rae Gabelich	**(562) 570-6685**
Council Member (8th District), Field Office	**(562) 570-1326**
Council Member (9th District), Val Lerch	**(562) 570-6137**
Council Member (9th District), Field Office	**(562) 570-3319**
Police, toll free, anonymous, Gang Tip	**1- (866) 426-4847**
Police non-emergency calls	**(562) 435-6711**
Police narcotics tip	**(562) 570-7125**
Community Policing, Marlene cyarron@longbeach.gov	**(562) 570-9825**
Animal Control Center	**(562) 570-7387**
Rats, Roaches, Vermin & Other – Environmental Health	**(562) 570-4132**
Pot Hole Patrol, reporting street pot holes	**(562) 570-3259**
Maintenance for City Traffic Signs	**(562) 570-5264**
Abandoned shopping carts removal	**1-(800) 252-4613**
Things on power lines, SCE Hazardous Conditions	**1-(800) 611-1911 press 2, then 4**
Property Maintenance, Building, Zoning Code Enforcement	**(562) 570-CODE**
Zoning Information	**(562) 570-6194**
Building Permit information	**(562) 570-6651**
Call Before you Dig (Underground Service Alert)	**(800) 227-2600**
Noise Complaint, Environmental Health	**(562) 570-5650**
Unlicensed food vendors Business License	**(562) 570-6211 ext. 7**
Unlicensed food vendors Health & Human Services	**(562) 570-4219**
Damaged Sewer lines from street trees	**(562) 570-3259**
Graffiti hotline, on private property	**(562) 570-2773**
Graffiti in City Parks, Park Maintenance, Emy Arteaga	**(562) 570-4895**
Graffiti in City Beaches	**(562) 570-1582**
Graffiti on County flood control channel	**(562) 256-1920**
Graffiti on Union Pacific Railroad property	**(714) 379-3376**
Graffiti on Caltrans property, Christine Anderson	**(310) 342-6161**
Special Refuse Pick-ups (Free twice a year for large items)	**(562) 570-2876**
Public Service	**(562) 570-2700 listen to menu**
Neighborhood Resource Center, Margaret Madden	**(562) 570-1010**
Storm Drain Hotline, report items dumped in storm drain	**(562) 570-3867**
City Park Issues, Tom Shippey	**(562) 570-4899**
Street Median Issues, Tom Shippey	**(562) 570-4899**

ATTACHMENT 1



SITE PLAN
SCALE : 1" = 10'-0"

FIREHYDRANT LOCATION



PROJECT DATA

LOT SIZE: 15,044 SQ. FT.
ZONE: CCA
PROPOSED BUILDING AREA: 3,940 SQ. FT.
FIRST FLOOR - 3,989 SQ. FT.
SECOND FLOOR - 405 SQ. FT.

REQUIRED PARKING: 6 WASH BAY X 2 = 12 SPACES
PROVIDED PARKING: 12 SPACES
11 STANDARD SPACES
1 H.C. SPACE

PROVIDED LANDSCAPING AREA: 2,260 SQ. FT.

SITE PLAN NOTES

1. PROPERTY LINE
2. FUTURE ELECTRICAL METER LOCATION.
3. LANDSCAPE
4. PUBLIC SIDEWALK
5. ROOF DOWN DRAIN - SEE PLUMBING DWGS.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

NOTE : AN WET WEATHER EROSION CONTROL PLAN (WPECP), UTILIZING SEDIMENT AND EROSION CONTROL BMP, FOR PROJECTS THAT WILL LEAVE DISTURB SOIL DURING THE RAINY SEASON (OCTOBER 1 to APRIL 15) IS REQUIRED. THE WPECP MUST BE PREPARED, FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WPECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WPECP MUST BE SUBMITTED TO THE 'BUREAU OF ENGINEERING, PUBLIC WORKS' FOR REVIEW AND APPROVAL. THE WPECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

J. LEE & ASSOCIATES

LONG BEACH CARWASH
6769 LONG BEACH BLVD.
LONG BEACH, CA

Revisions
1
2
3
4

Scale
Drawn JJK
Checked LEE
Job No.
Date

Sheet Title
SITE PLAN

Sheet No.
A-2
OF

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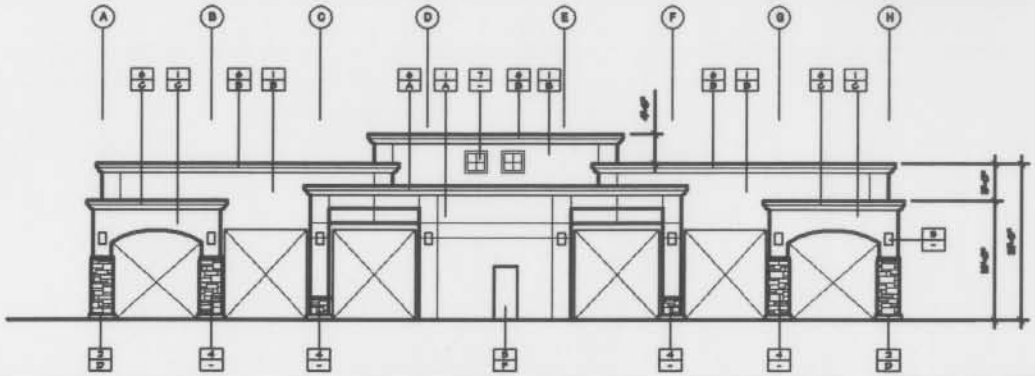
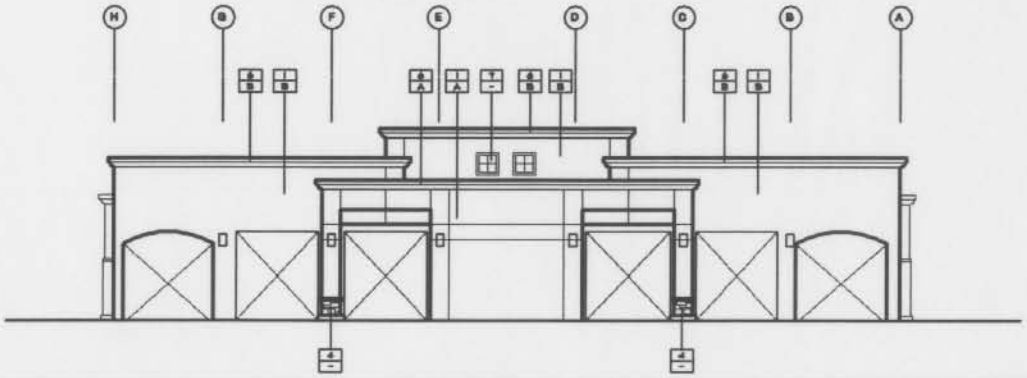
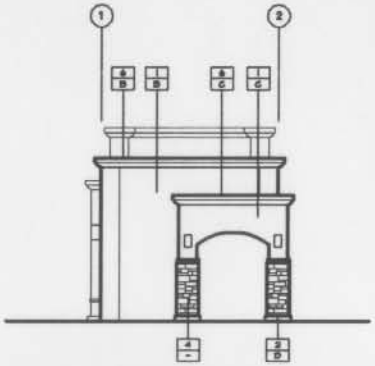
ATTACH. 1 (Cont.)



EAST ELEVATION — SCALE 1/8" = 1'-0" — 1



WEST ELEVATION — SCALE 1/8" = 1'-0" — 2



SOUTH ELEVATION — SCALE 1/8" = 1'-0" — 3

EXTERIOR MATERIALS

- EXTERIOR CEMENT PLASTER "LA HABRA STUCCO"
- CONCRETE CURB BASE
- GALVANIZED METAL
- STONE VENEER – "CULTURED STONE"
- DECORATIVE LIGHT, SEE ELECTRICAL DRAWINGS.
- EPS SHAPED MOULDING
- ALUMINUM STOREFRONT AND CLEAR GLASS.

EXT. COLORS AND FINISHES

- INTERIOR COLOR DUNN EDWARD "VIVA" – DE 5200, MACHINE APPLIED FINISH WITH WASH PROOF, SUPERFREE, CONTRA COLOR TO MATCH INTERIOR COLOR, FLORIDA COLOR, SEE SPECS.
- SAME AS B EXCEPT COLOR TO BE DUNN EDWARD "BANANA PEEL" – DE40
- SAME AS B EXCEPT COLOR TO BE DUNN EDWARD " CARAMEL APPLE" – DE5[illegible]
- STANDARD GREY WITH SMOOTH FINISH.
- ANODIZE ALUMINUM DARK BRONZE
- PRIME AND PAINT WITH EPS – GLOSS ENAMEL. COLOR TO MATCH ADJACENT EXTERIOR SURFACE.

J. LEE & ASSOCIATES

LONG BEACH CARWASH
6769 LONG BEACH BLVD.
LONG BEACH, CA

Revisions	
1	
2	
3	
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5	
6	
Scale	
Drawn	JH
Checked	LEE
Job No	
Date	

Sheet Title: ELEVATIONS

Sheet No: A-4

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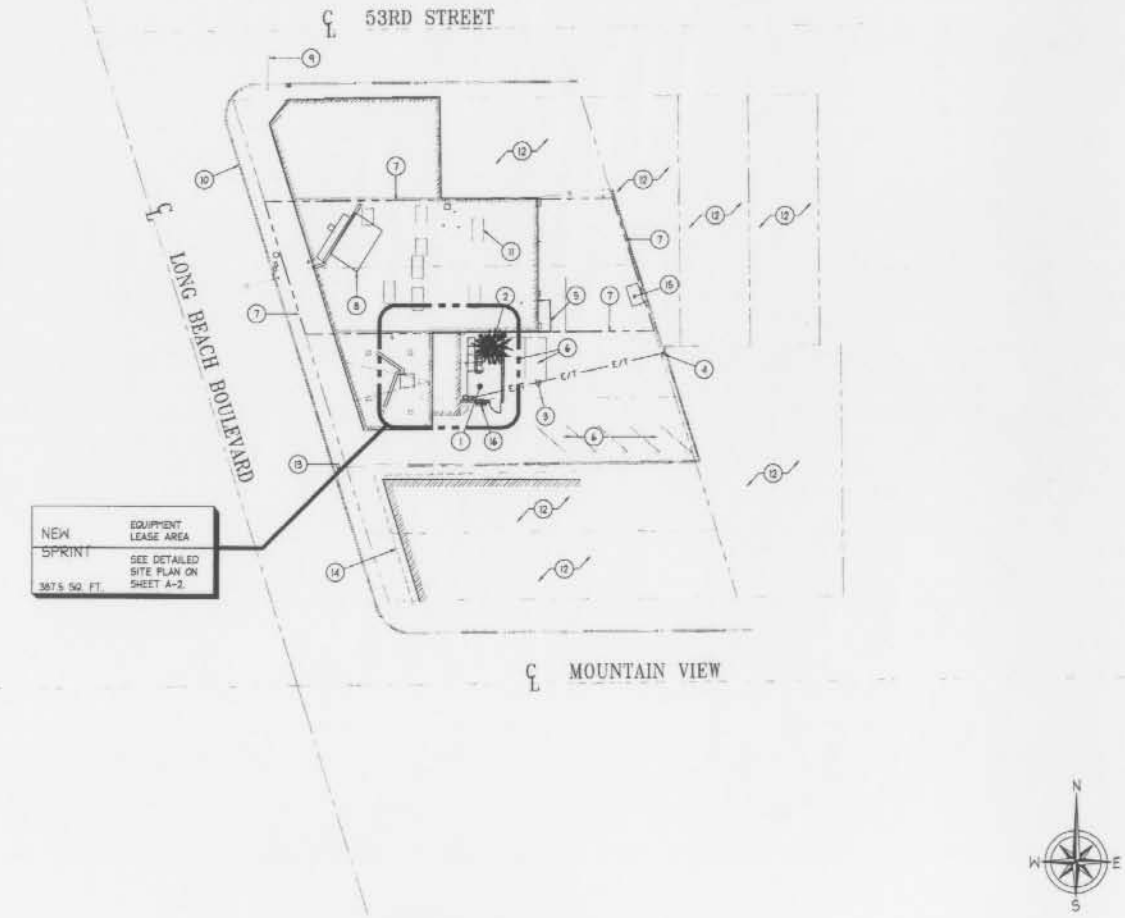
ATTACHMENT 2

NOTES:

1. NEW SPRINT 15'-6" x 25'-0" (387.5 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GRADE LEVEL REFER TO DETAILED SITE PLAN ON SHEET A-2
2. NEW SPRINT 46' HIGH MONOPALM (DATE PALM) AND LOCATION OF NEW PANEL ANTENNAS (4) ANTENNA PER SECTOR, (3) SECTORS, (12) ANTENNAS TOTAL
3. NEW SPRINT UNDERGROUND POWER AND TELCO RUN
4. EXISTING UTILITY POLE WITH TRANSFORMER AND NEW SPRINT POWER AND TELCO P.O.C.
5. EXISTING SHED
6. EXISTING PARKING LOT & PARKING SPACES TYPICAL
7. EXISTING PROPERTY LINE
8. EXISTING SIGN
9. EXISTING LIGHT POLE TYPICAL
10. EXISTING CURB/SIDEWALK
11. EXISTING A/C UNITS ON ROOF TYPICAL
12. EXISTING ADJACENT PROPERTY/BUILDING
13. EXISTING WATER METER
14. EXISTING ROOF OVERHANG
15. EXISTING MOBILE TRASH RECEPTACLE
16. NEW VERIZON TELCO H-FRAME



REV:	DATE/BY:	REVISION DESCRIPTION:
1	10/7/05 JY	SUBMITTAL SET
2	10/13/05 JSY	POLE REVISION
3	10/18/05 JDH	CLIENT REVISIONS
4	11/8/05 JDH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER

Sprint.
Sprint PCS

18200 VON KARMAN, SUITE 100
IRVINE, CA 92612

SITE BUILDER:

A&E DEVELOPMENT

ACO ARCHITECTS - INC.

26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST. MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
OPTICAL OPTOMETRY/
CLEAR CHANNEL
LA70XC306B

SITE ADDRESS:
5290 LONG BEACH BLVD.
LONG BEACH, CA 90805

SHEET TITLE:

SITE PLAN

DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
A1	JY	10/7/05

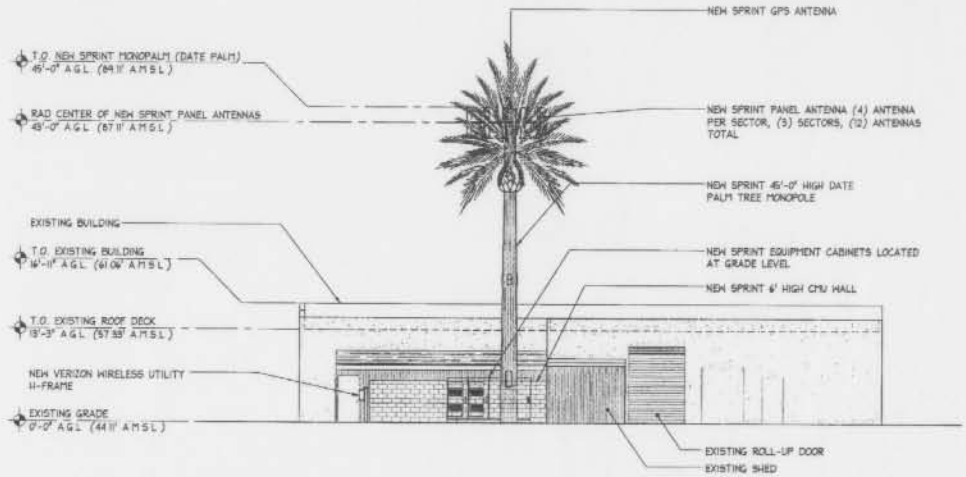
SHEET NUMBER:

3 OF 5 | A-1

SITE PLAN

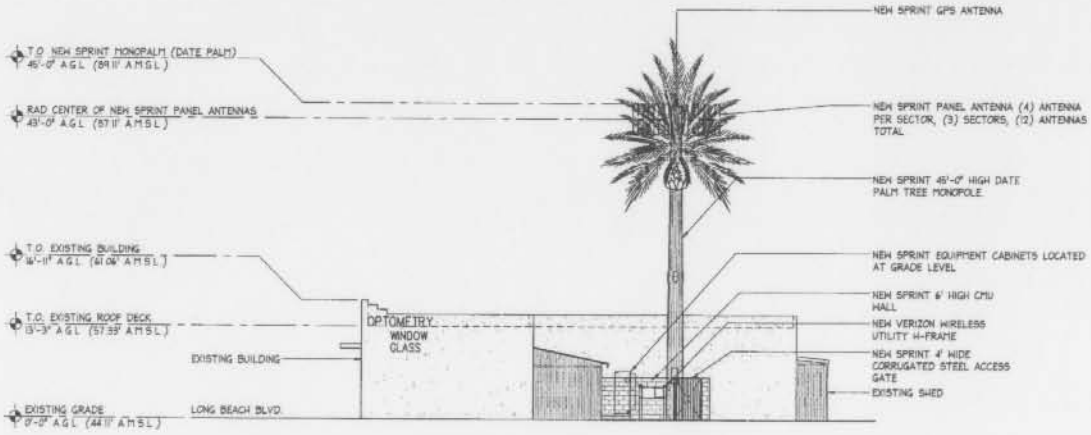
SCALE: 1" = 20'-0"

ATTACH. 2 (Cont.)



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REV:	DATE/BY:	REVISION DESCRIPTION:
1	10/7/05 JY	SUBMITTAL SET
2	10/19/05 JSY	POLE REVISION
3	10/18/05 JDN	CLIENT REVISIONS
4	11/8/05 JDN	CLIENT REVISIONS

SITE ACQUISITION / PLANNER

Sprint.
Sprint PCS ™
18200 VON KARMAN, SUITE 100
IRVINE, CA 92612

SITE BUILDER:

A&E DEVELOPMENT

ACO
ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:
OPTICAL OPTOMETRY/
CLEAR CHANNEL
LA70XC306B

SITE ADDRESS:
5290 LONG BEACH BLVD
LONG BEACH, CA 90805

SHEET TITLE:

ARCHITECTURAL ELEVATIONS

DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
A3	JY	10/7/05

SHEET NUMBER:

5 OF 5 | A-3

ATTACH. 2 (Cont.)

LA70XC306B

OPTICAL OPTOMETRY/CLEAR CHANNEL
(LONG BEACH)

5290 Long Beach Blvd.
Long Beach, CA 90805

LOCATION

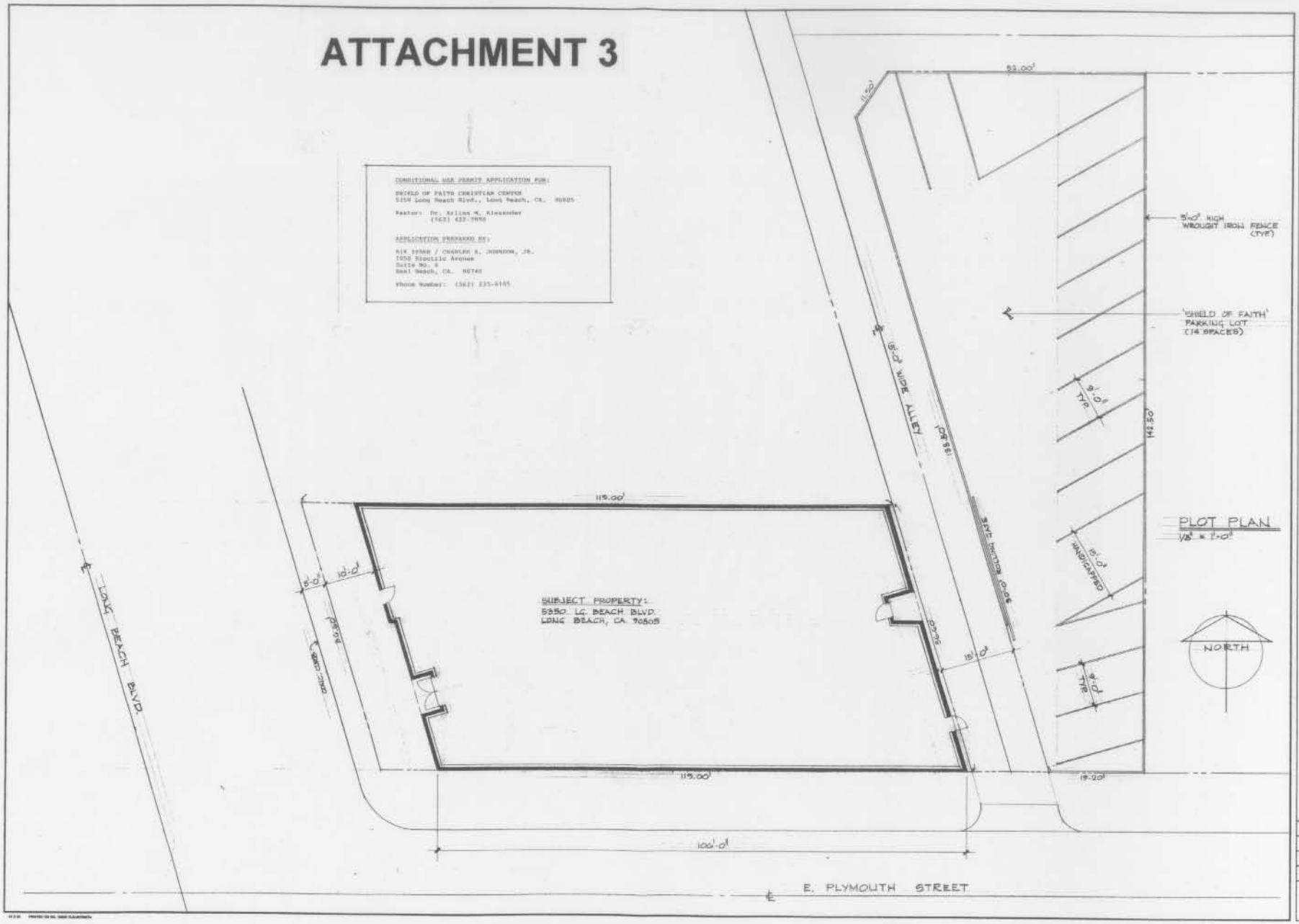
LA 765-D3

VIEW 2

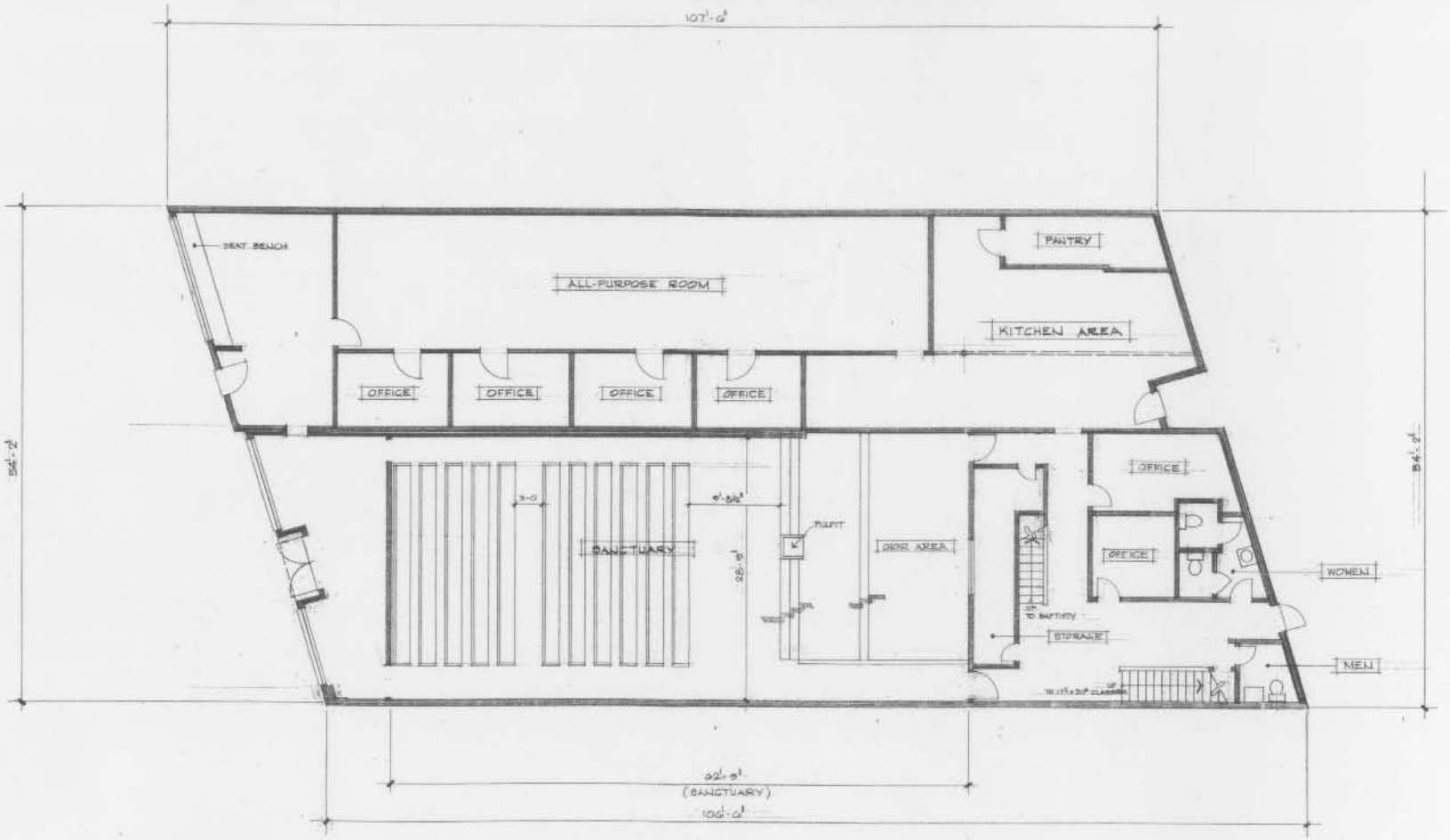
EXISTING

PROPOSED - EAST SIDE OF LONG BEACH BLVD. LOOKING NORTHEAST TOWARD SITE.

ATTACHMENT 3



ATTACH. 3 (Cont.)



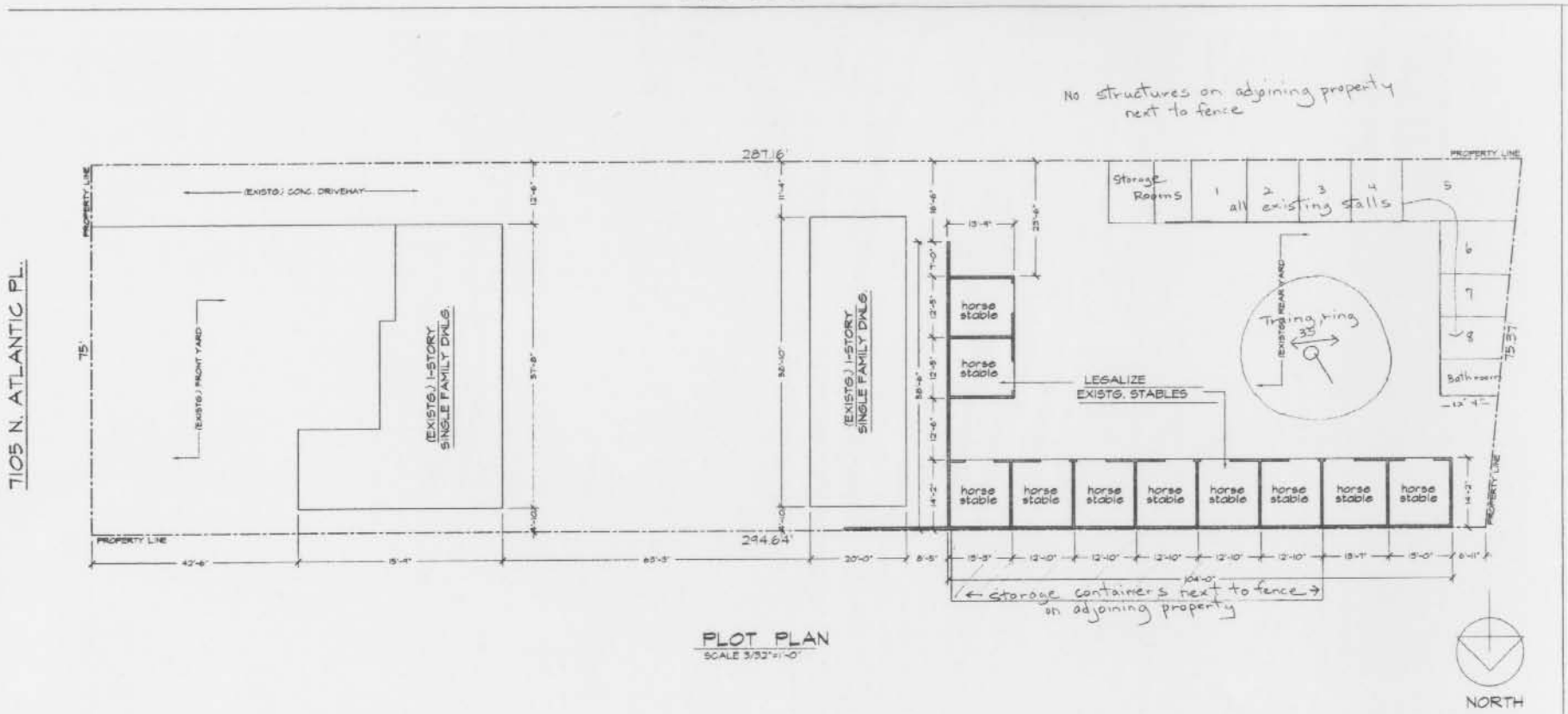
EXISTING FLOOR PLAN
3/16" = 1'-0"

REVISIONS	BY

SHIELD OF FAITH CHRISTIAN CENTER
5350 LONG BEACH BLVD., LONG BEACH, CA. 90805

Date
Scale
Drawn
Job
Sheet 2 Of Sheets

ATTACHMENT 4



PLOT PLAN
SCALE 3/32"=1'-0"

REVISIONS	BY

Plans drawn by:

G P. FOX DRAFTING

RESIDENTIAL COMMERCIAL
GUILLERMO PALAFOX
8050 E. Florence Ave.
suite #27
Downey, CA. 90240
phone: (562) 928-5467
pager: (562) 409-3116

GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

LEGALIZE EXIST. HORSE STABLES

Sheet Title:

PLOT PLAN

Project for:

JESUS AVILA

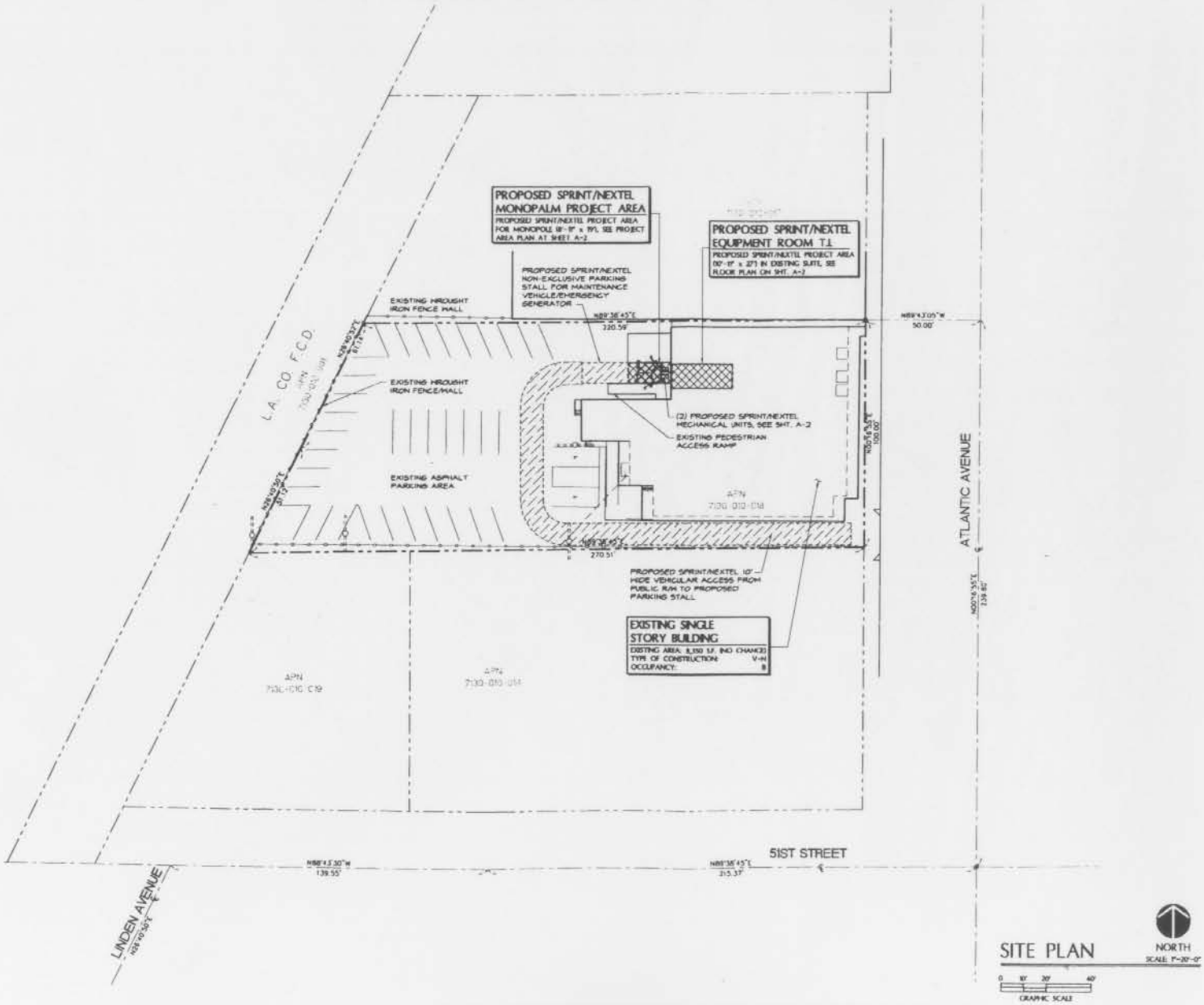
Project Address:

7105 N.
ATLANTIC PL.
LONG BEACH, CA.

Checked	
Job no.	0210
Drawn	robertO
Date	1/2/05

SHEET: 1

ATTACHMENT 5



derra

Sprint

Together with NEXTEL

310 Commerce Drive
Irvine, California 92602
Ph: (714) 368-3500
Fax (714) 368-3501

Site Number

CA-7746B
Del Atlantic

Site Address

5115 Atlantic Ave.
Long Beach ,Ca 90805

Revisions

1 11-29-05 PRELIMINARY Z.D. REVIEW

2 12-8-05 Z.D. REVISIONS

Job No.	Date
5100V	11/31/05
Drawn By	Checked By
JR/HFA	WGA

SITE PLAN

A-1

Proposed View

ATTACH. 5 (Cont.)

Sprint

Together with Nextel.

CA7746 Del Atlantic
5115 Atlantic Ave.
Long Beach, CA 90805

Existing View

Rec'd 11/21/05
LM 11/21/05

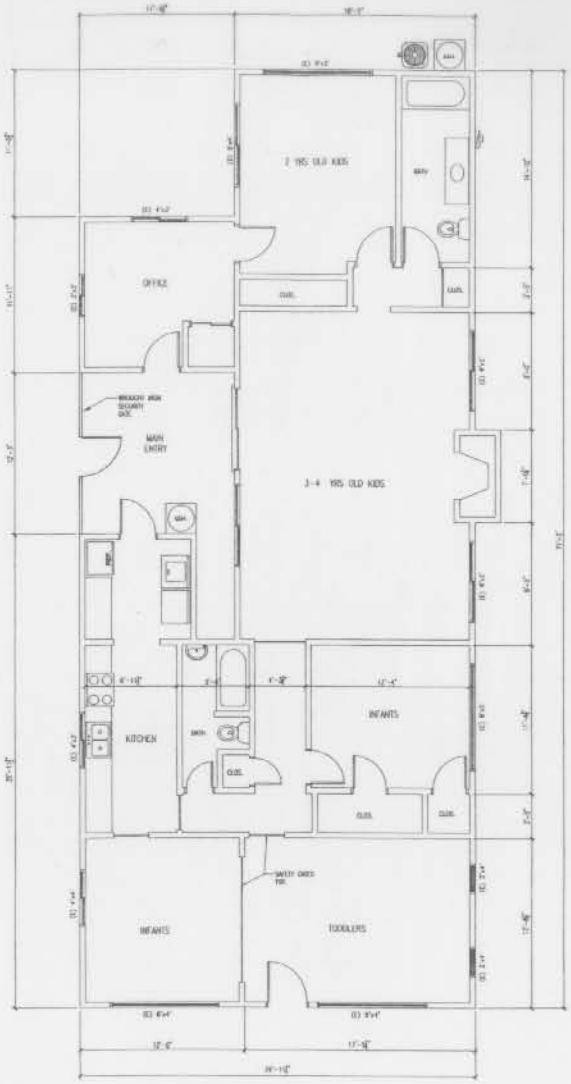
ATTACHMENT 6

WEST ELEVATION

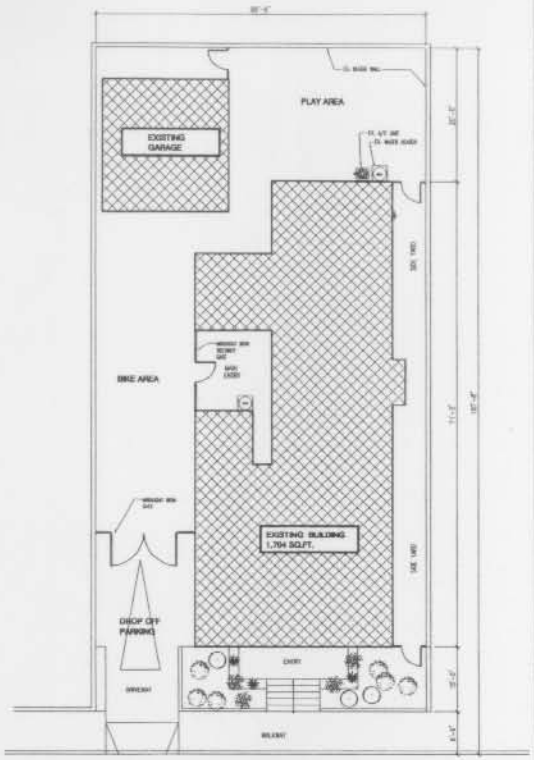
SCALE
1/4" = 1'-0"

ATTACHMENT 7

③ FRONT ELEVATION
1/4" = 1'-0"



② FLOOR PLAN
1/8" = 1'-0"



① SITE PLAN
1/16" = 1'-0"

N

REVISIONS

85 DEL AMO
LONG BEACH, CA 90805

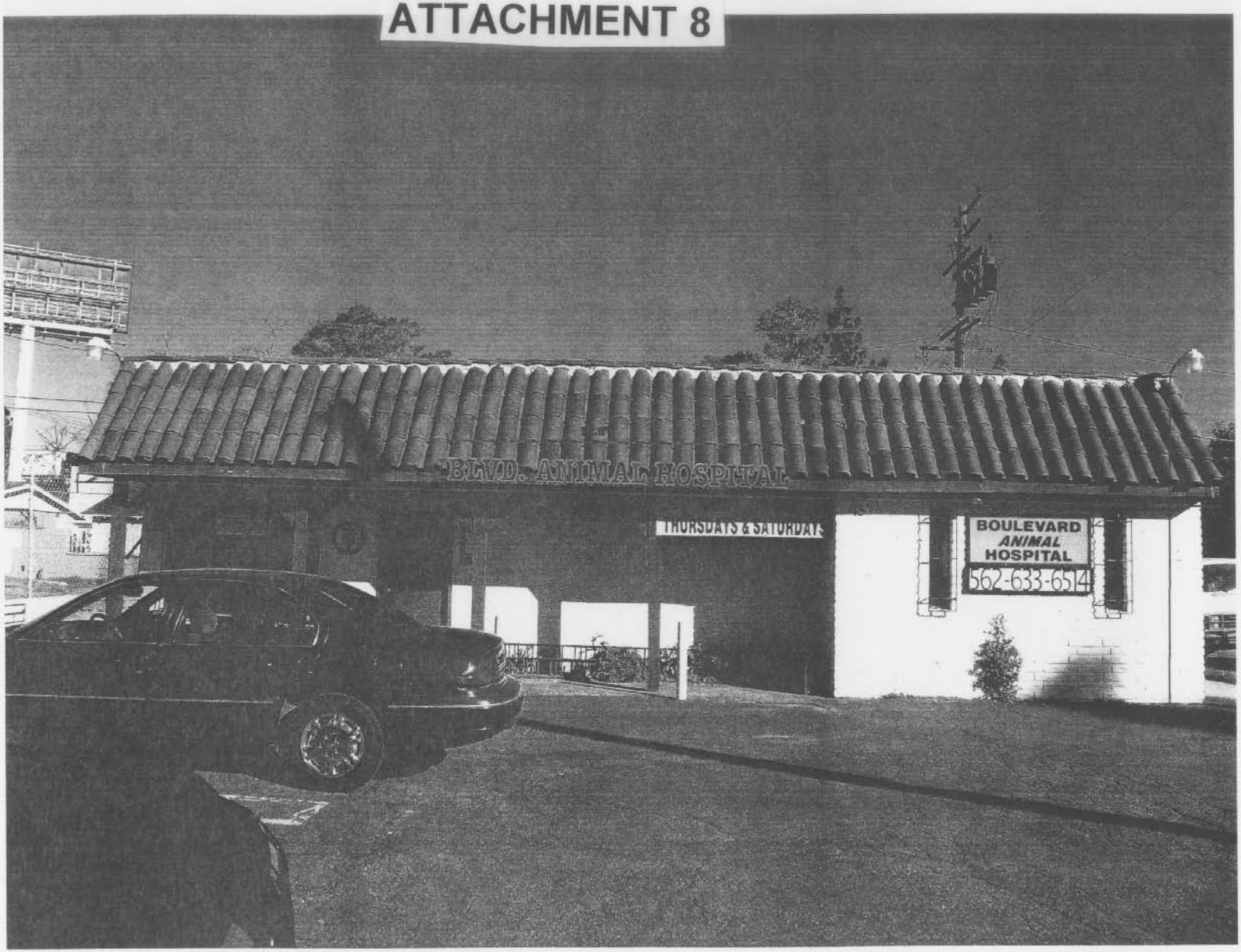
PLANS FOR

SITE PLAN, FLOOR PLAN
ELEVATION

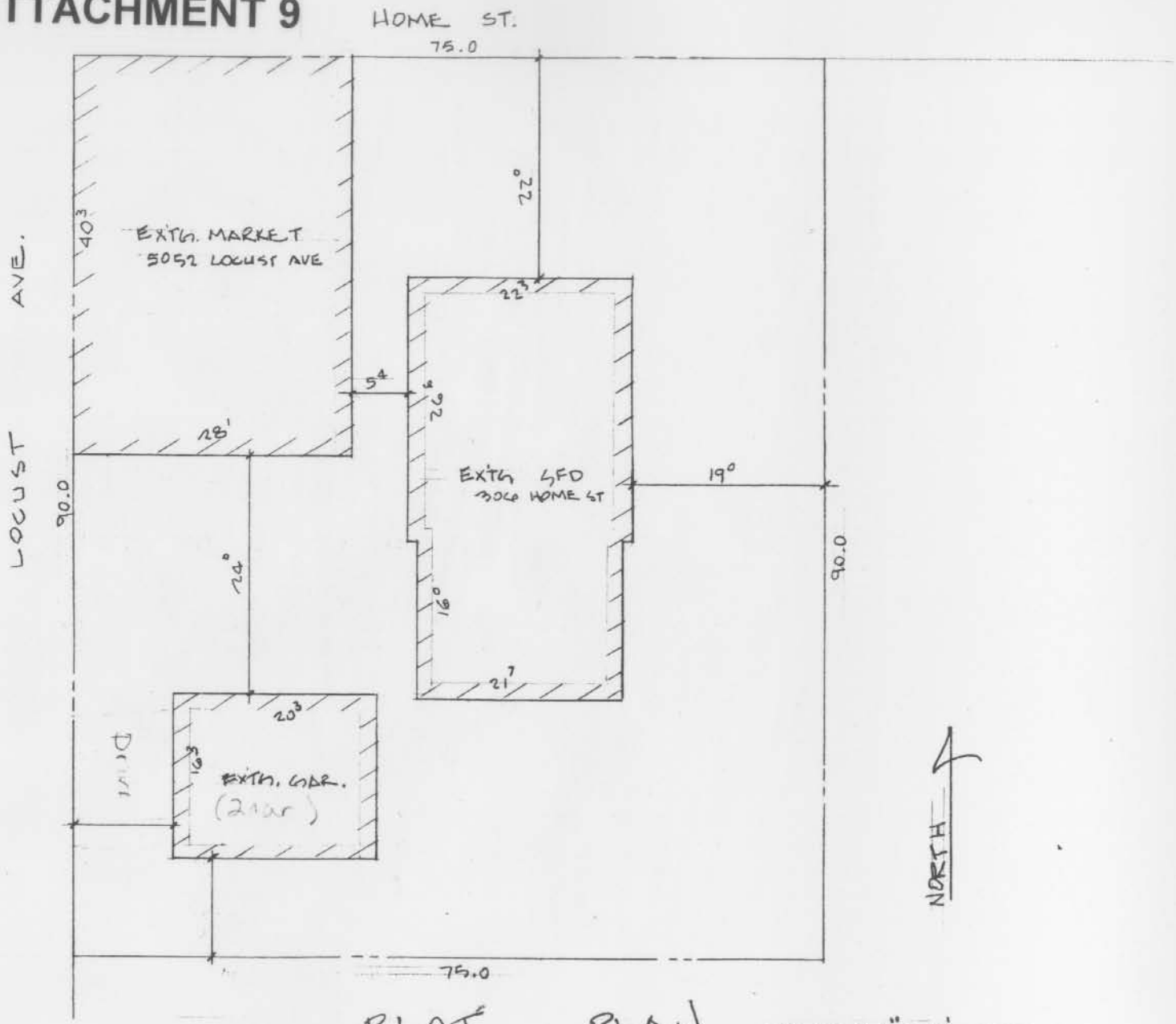
DRAWN
DATE

SHEET
A-1

ATTACHMENT 8

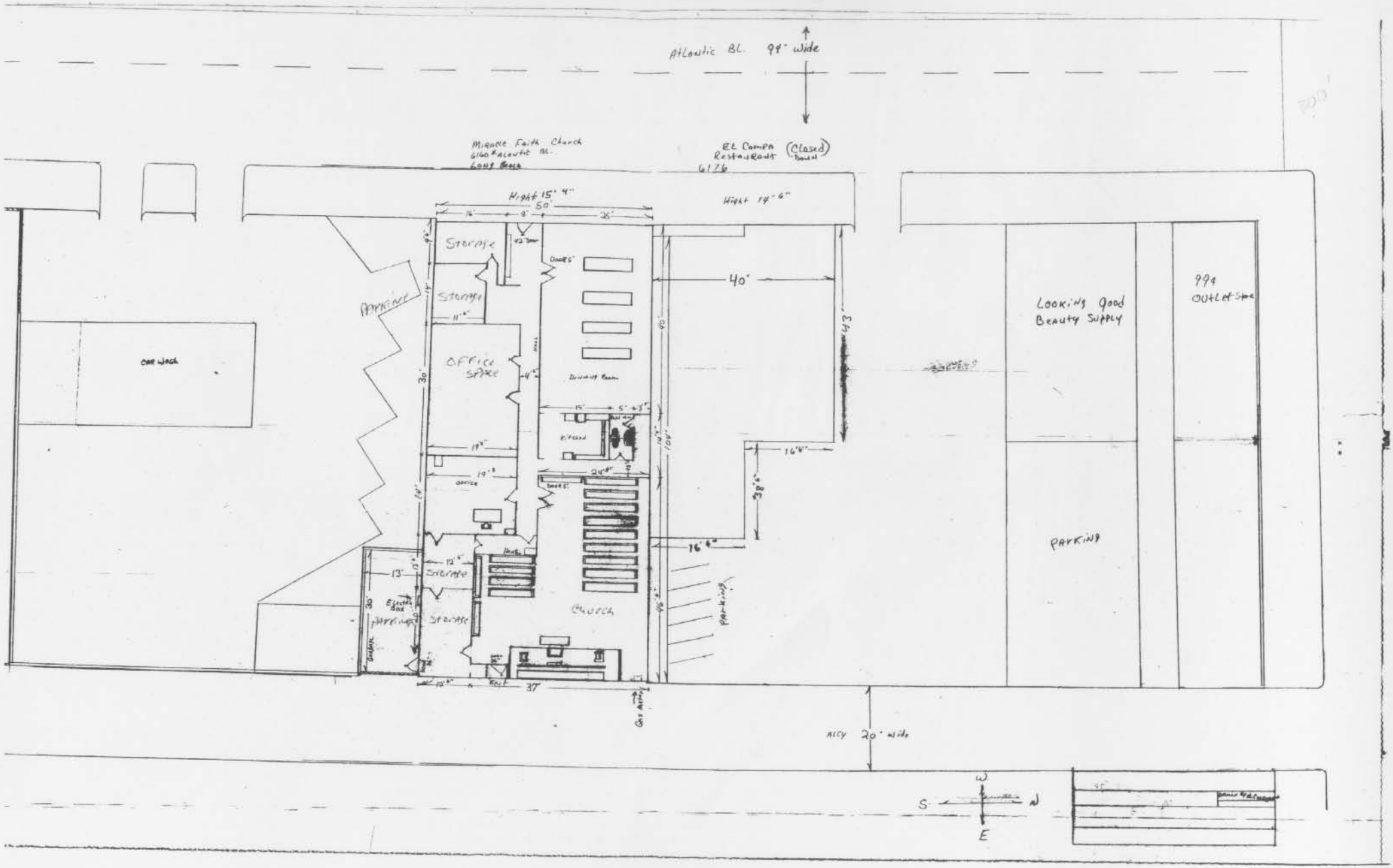


ATTACHMENT 9

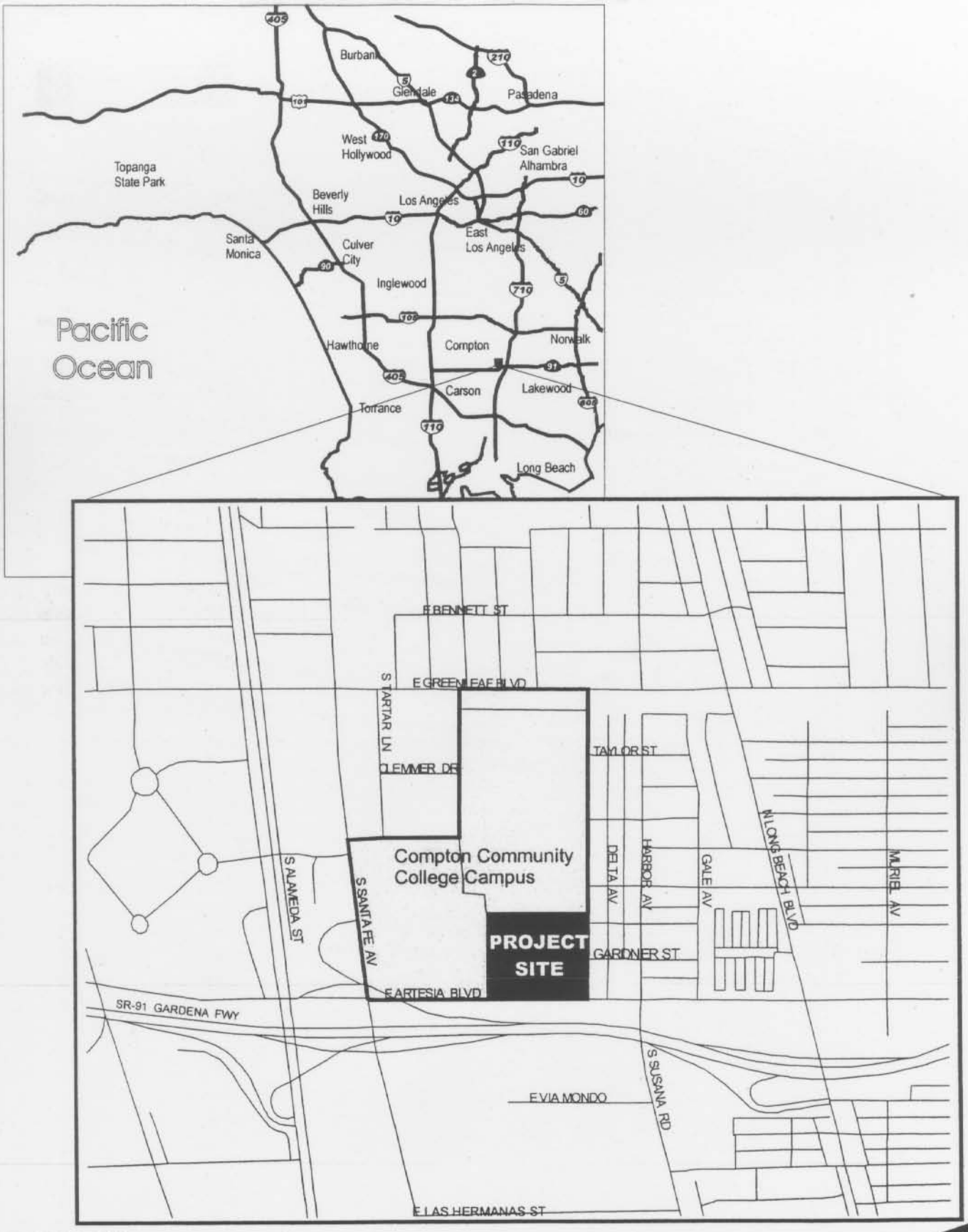


PLOT PLAN SCALE: 1" = 10'

ATTACHMENT 10



ATTACHMENT 11



SOURCE: ESRI & TAHA

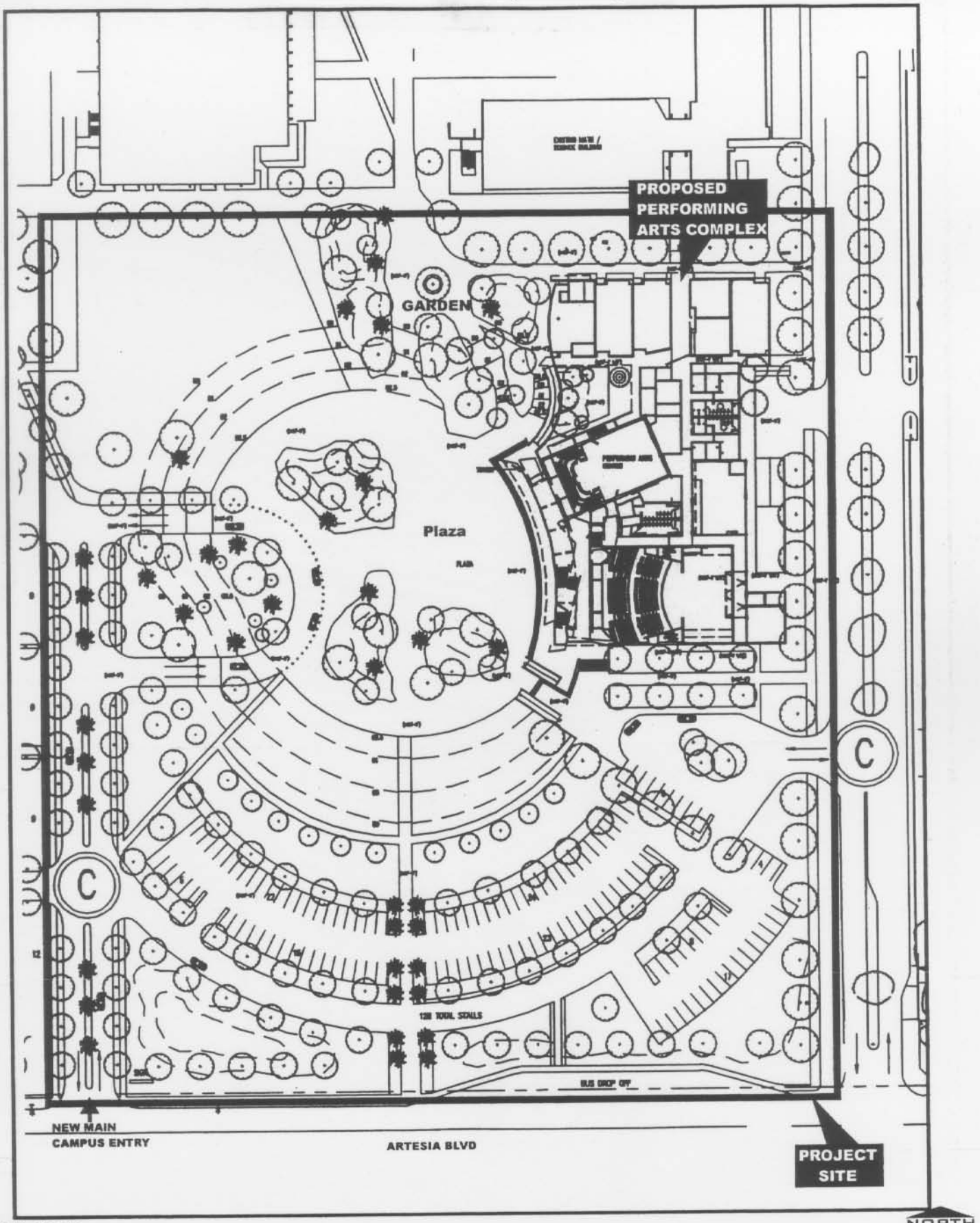
Compton Community College Performing Arts Complex
Initial Study/Mitigated Negative Declaration
COMPTON COMMUNITY COLLEGE DISTRICT

taha 2005-060

FIGURE 2-1

REGIONAL LOCATION

ATTACH. 11 (Cont.)



SOURCE: Gensler

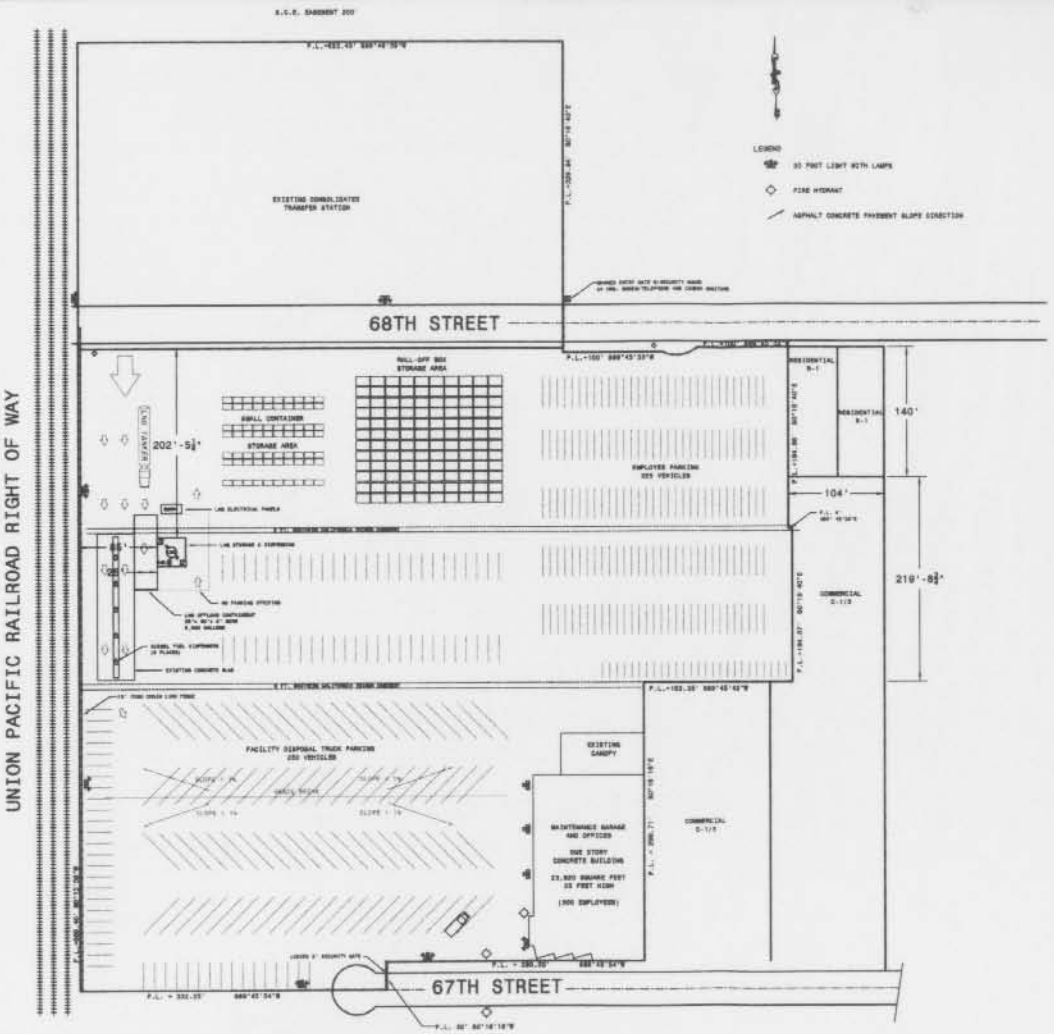
Compton Community College Performing Arts Complex
Initial Study/Mitigated Negative Declaration
COMPTON COMMUNITY COLLEGE DISTRICT

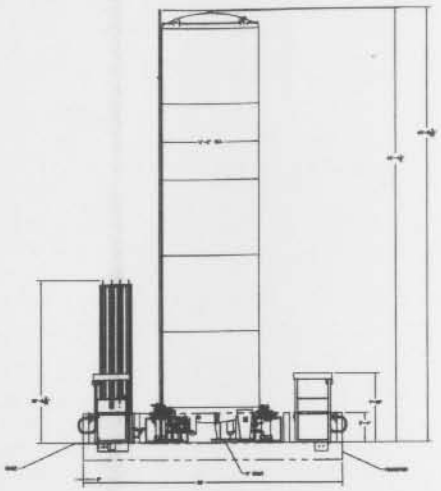
taha 2005-060

FIGURE 2-7

PROJECT SITE SHOWING
PROPOSED DEVELOPMENT

ATTACHMENT 13





LNG IMPOUND AREA ELEVATION

Notes:
1. Original CUP (Conditional Use Permit) August 1998
   9805 - 11
   9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres
   Building 15,055 S.F.
   Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE:	
1/64"=1'	
DRAWN BY	DATE
SFL	02-14-05
CHECKED BY	DATE

DATE	REVISIONS	REV. BY.
03-10-06	Rev A, Add Elevation View	R.L.
04-21-06	Rev B, Add Parking Details	R.L.

Weaver Electric, Inc.

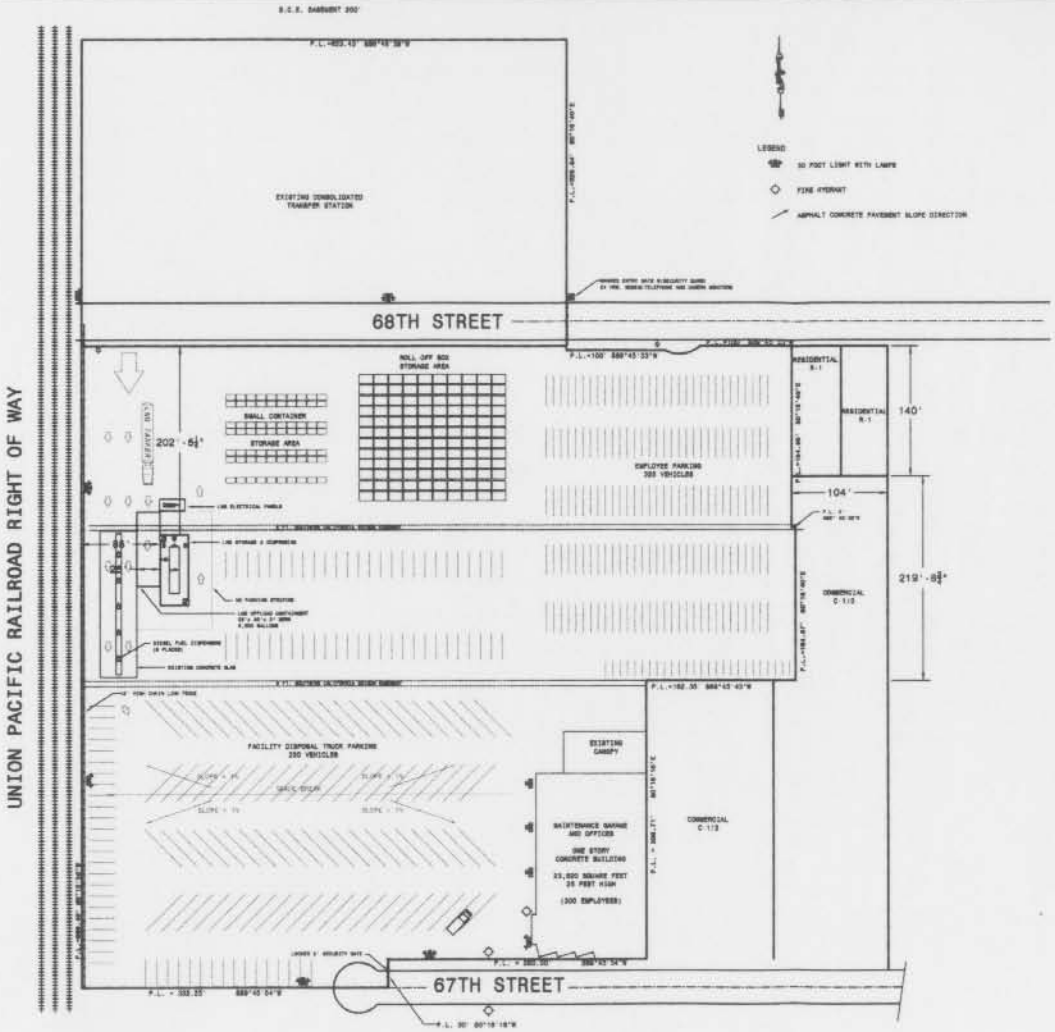
PROJECT: Consolidated Refuse LNG-LCNG Fueling Station

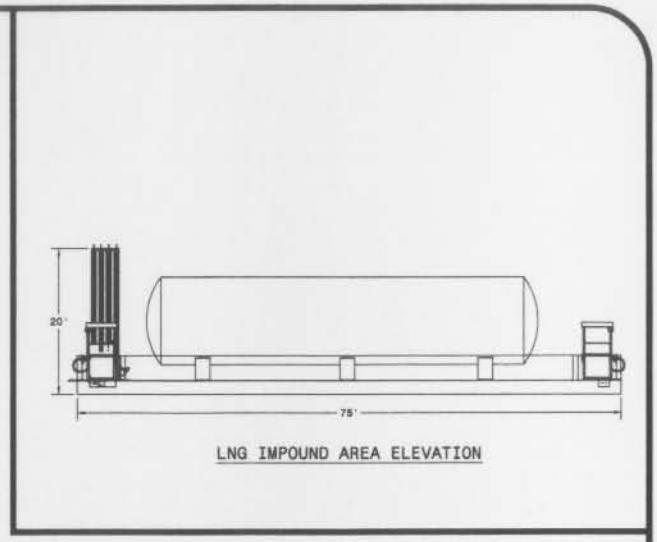
SHEET NAME: Consolidated Refuse Site Plan View

SHEET: S-1

SHEET 1 OF 1

ATTACH. 13 (Cont.)





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SCALE:	
1/64"=1'	
DRAWN BY	DATE
SFL	02-14-05
CHECKED BY	DATE

DATE	REVISIONS	REV. BY
02-10-06	Rev A, Add Elevation View	S.L.
04-21-06	Rev B, Add Parking Details	S.L.
06-19-08	Rev C, Horizontal LNG Tank	S.L.

Weaver Electric, Inc.

PROJECT: Consolidated Refuse LNG-LCNG Fueling Station

SHEET NAME: Consolidated Refuse Site Plan View

SHEET: S-1

SHEET 1 OF 1