CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • FAX (562)570-6068

NOTICE OF FINAL ACTION

Application No.:	1703-40
Project Location:	5098 E. Ocean Boulevard
Applicant:	City of Long Beach 333 W. Ocean Boulevard, 5th Floor Long Beach, CA 90802
Permit(s) Requested:	Site Plan Review
Project Description:	A Site Plan Review modification request to remodel an existing concession stand and storage building. The modification request is to update the façade, install new paving, a perforated, corrugated, and concrete wall around the existing building, install new wayfinding signage and shade structures, replace an existing rinse station, dog wash station, drinking fountain, and bike racks, and the addition of a fitness station and a children's water play feature adjacent to the concession stand.
Action was taken by the:	Site Plan Review Committee on: July 12, 2017
Decision:	Conditionally Approved
Action is final on:	July 12, 2017

This project is in the Coastal Zone and in the California Coastal Commission Original Permit Jurisdiction.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Linda F. Tatum

Linda F. Tatum, AICP
Planning Bureau Manager

Steven Valdez, Planner
Phone No.: (562)570-6571

District: 3

MODIFICATION TO AN APPROVED PERMIT
Site Plan Review
5098 East Ocean Boulevard
Case No. 1703-40
July 12, 2017

1. This request is for approval of a modification to remodel an existing concession stand, restroom and storage building. The modification request is to update the building façade, install new paving and walls around the existing building, install new wayfinding signage and shade structures, including the replacement of existing rinse and dog wash stations, drinking fountains, and bike racks, along with the addition of a fitness station and tide pool area adjacent to the concession stand. This request includes approval of a Categorical Exemption.

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 attached *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. The letter "G" shown on the northeast elevation of the conceptual plans, shall be incorporated on the south building wall.

5. The proposed modifications shall match the improvements shown on the submitted plans, dated March 20, 2017.

6. No publicly accessible telephones shall be maintained on the exterior of the premises, and existing publicly accessible telephones shall be removed.

Standard Conditions:

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 pubic 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. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

10. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

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. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

12. Any graffiti found on site must be removed within 24 hours of its appearance.

13. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the 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.