



# 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.:** 1703-39 (LCDP17-023)

**Project Location:** 2630 E. Ocean Boulevard

**Applicant:** Tony Resendez, Public Works  
333 W. Ocean Blvd, 9<sup>th</sup> Floor  
Long Beach, CA 90802

**Permit(s) Requested:** Local Coastal Development Permit

**Project Description:** A Local Coastal Development Permit for construction of site improvements associated with Junipero/Coronado Concession building, which consists of the installation of exercise equipment with an accessible path, two (2) basketball courts, and wayfinding signage on an existing paved beach path.

**Action was taken by the:** Zoning Administrator:  
January 22, 2018

**Decision:** Conditionally Approved

**Action is final on:** February 2, 2018

This project is in the Coastal Zone and is in the Appealable Area.

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

  
Carrie Tai, AICP  
Current Planning Officer

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

District: 3

**LOCAL COASTAL DEVELOPMENT PERMIT**  
**2630 E. Ocean Boulevard**  
**Case No. 1703-39 – LCDP17-023**  
**January 22, 2018**

1. This request is a Local Coastal Development Permit request to allow the construction of site improvements associated with the Junipero/Coronado concession building, which consists of the installation of exercise equipment with an accessible path, two (2) basketball courts, and wayfinding signage on an existing paved beach path in the Park (P) zoning district.
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 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 "J" shown on the northeast elevation of the conceptual plans, shall be incorporated on the south building wall.
5. No fences shall be installed around the basketball courts or exercise areas.
6. New directional signage shall be installed along the pedestrian pathway to identify the entrances to the basketball courts and play areas, to the satisfaction of the Zoning Administrator.
7. No publicly accessible telephones shall be maintained on the exterior of the premises, and any existing publicly accessible telephones shall be removed.
8. The changes to the concession stands shall be as shown on the plans on file, dated March 20, 2017.

**Standard Conditions:**

9. 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.



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

## Zoning Administrator Meeting Action Summary January 22, 2018

### Item

Application No.: 1703-39

Address: 2630 E. Ocean Boulevard

Council District: 3

**Project Description:** A Local Coastal Development Permit for construction of site improvements associated with the Junipero/Coronado Concession building, which consists of the installation of exercise equipment with an accessible path, two (2) basketball courts, and wayfinding signage on an existing paved beach path. This request includes approval of a Categorical Exemption

### Summary

Steven Valdez, Planner, provided a staff presentation summarizing the project description, required findings and facts in support of findings, and proposed conditions of approval.

The Zoning Administrator opened the public hearing.

The applicant, Tony Resendez, spoke on behalf of the proposed project and acknowledged that he has read and understands the draft findings and conditions. Mr. Resendez clarified that the project included exercise areas, fitness areas and a basketball court, and that the improvements were part of the remodel for the Junipero/Coronado concession stand remodel, which were being reviewed by the Coastal Commission.

The following members of the public spoke in support of the item: None

The following members of the public spoke in opposition of the item:

1. Melinda Cotton, Belmont Shore resident (41 Santa Ana Avenue)
2. Susan Miller
3. Gordanna Kajer

Also, two pieces of written testimony received prior to the hearing were submitted and mentioned at the hearing. Testimony focused primarily on the installation of a basketball court on the sand area. Other issues raised included the safety of pedestrians and bicyclists walking on the nearby walking path, the need for an elevated level of CEQA analysis, and



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9. 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.

10. 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).
11. 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.
12. 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.
13. 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).
14. Any graffiti found on site must be removed within 24 hours of its appearance.
15. 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.



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Also, two pieces of written testimony received prior to the hearing were submitted and mentioned at the hearing. Testimony focused primarily on the installation of a basketball court on the sand area. Other issues raised included the safety of pedestrians and bicyclists walking on the nearby walking path, the need for an elevated level of CEQA analysis, and

the potential issues associated with sea level rise. Written testimony was received from; Susan Miller, and Melinda Cotton, Belmont Shore residents.

Gordanna Kajer, and Melinda Cotton attended the meeting and stated that they were in opposition to the request due to the installation of the basketball court. Both Melinda Cotton and Gordanna Kajer had some concerns with the basketballs bouncing onto the nearby bike/walking path.

The Zoning Administrator clarified/asked questions/responded to...

1. To applicant: How many parking spaces are existing and available in the existing parking lot located adjacent to the basketball courts. The applicant did not know the answer.
2. To everyone: The Local Coastal Plan very specifically addresses the basketball courts and allows for the placement of the basketball courts at the proposed location.
3. To Melinda Cotton in reference to the basketballs are dangerous comment. A basketball is no more dangerous to pedestrian than a volleyball or handball.

The Zoning Administrator closed the public hearing.

### **Zoning Administrator Action**

Conditionally Approved.

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Carrie Tai, AICP  
Zoning Administrator