

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



July 28, 2010

City of Long Beach
c/o Department of Parks, Recreation & Marine
2760 Studebaker Road
Long Beach, CA 90815

To Whom It May Concern,

This is to inform you that the Commission 10-day appeal period on the City of Long Beach Coastal Development Permit No. **0912-02 (5-LOB-10-002)** expired on **January 12, 2010**. No appeals of this permit were received by the Coastal Commission. The City's permit is therefore final.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Posner', with a long horizontal flourish extending to the right.

Charles Posner
Coastal Program Analyst

Cc: Long Beach

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS**

Case No. 0912-02

Date: December 21, 2009

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING

The site is located in Area C (The Belmont Heights Neighborhood) of the Local Coastal Plan, which designates the area east of Bay Shore Avenue as primarily residential area with a nodes of commercial uses located south of the intersection of Ocean Boulevard and Livingston Drive. Area C also borders on several major regional recreational resources: Alamitos Bay and Marine Stadium, Recreation Park, and the beach. The proposed reinforcement of slopes, control of erosion, and new landscaping is in Sub area 1 of Area C and is the responsibility of Tideland Agency of the City of Long Beach. Since the activities proposed are being completed by the City of Long Beach Marine Bureau for the protection of bluff and as a corrective measure, the proposal is consistent with the Local Coastal Plan. No low and moderate-income housing will be removed as a result of the development.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT.

Chapter 3 of the Coastal Act deals with the public's right to use the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedications and prohibit development, which restricts public access to the beach and water resources.

The development will not impede public access to the coast, as only bluff modification, erosion control and landscaping is proposed. Therefore, the proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS**

Case No. 0911-12

Date: December 21, 2009

1. ***THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING***

The site is located in Area E (The Peninsula) of the Local Coastal Plan, which is designated as primarily residential. The expansion of the storage station and the addition of a concession stand are allowed in the Park zoning district and consist with the allowable uses in the Local Coastal Plan. As an expansion, the project is compatible with the Local Coastal Plan. Access to the beach will remain the same and no low and moderate-income housing will be removed as a result of the development.

2. ***THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT.***

Chapter 3 of the Coastal Act deals with the public's right to use the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedications and prohibit development, which restricts public access to the beach and water resources.

The development will not impede public access to the coast, as the addition will remain in the same vicinity as the lifeguard storage station. Therefore, the proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

**LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

App. No. 0912-02

Date: December 21, 2009

1. The use permitted on the subject site, in addition to other uses permitted in the P zoning district, shall be a request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the bluff adjacent to Ocean Blvd between 20th Place and 36th Place, located in the Coastal Zone.
2. This permit and all development rights hereunder shall terminate two years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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).

Special Conditions of Approval

4. The developer will be responsible for the following site improvements, prior to the issuance of building permits and to the satisfaction of the Director of Development Services:
 - A. No payphones shall be installed on site.
 - B. Post "park hours" sign on site, with Long Beach Municipal Code Section.
 - C. Any graffiti found on site must be removed within 24 hours of its appearance.

Standard Conditions

5. 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.
6. This permit shall be invalid if the owner(s) and applicant(s) have failed to

return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.

7. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
9. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
10. Site development, including landscaping, shall conform to the approved plans on file in the Department of Long Beach 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.
11. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations.
12. 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).
13. Separate building permits are required for signs, fences, retaining walls,

trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

14. 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

15. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

SV

Bluffs

Conditions of Approval Acknowledgement

December 22, 2009

Application No.: 0912-02

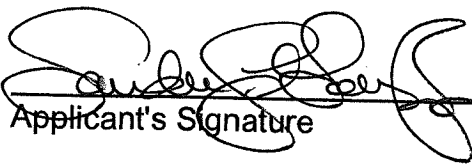
City of Long Beach
c/o Department of Parks, Recreation and Marine
2760 Studebaker Road
Long Beach, CA 90815

Project address: 3230 E. Ocean Boulevard

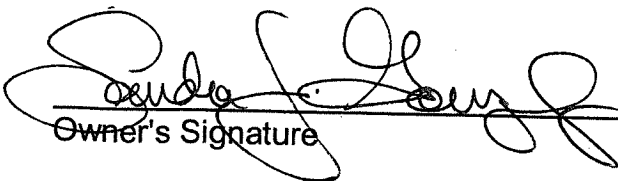
Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."


Applicant's Signature

12/23/09
Date


Owner's Signature

12/23/09
Date

Owner's Signature

Date

legals@presstelegram.com

December 3, 2009

Legal Notices

fax # (562) 495-4227
Long Beach Press-Telegram
P. O. #BPLB06000039

Contact Person: Steven Valdez (562) 570-6571, fax (562) 570-6068

Please publish the following legal notice in the Press-Telegram on December 7, 2009

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Administrator of the City of Long Beach will conduct a public hearing to consider the following applications:

- 1) Application No. 0911-12: A Local Coastal Development Permit to demolish two restrooms and construct a 1,083 square foot kitchen and concession stand, a 1,025 square-foot lifeguard storage room, and 10 single occupancy restrooms to an existing 1,438-square-foot storage facility at 5839 E. Appian Way located within the Coastal Zone.
- 2) Application No. 0912-02: A Local Coastal Development Permit to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the bluff adjacent to Ocean Blvd, between 20th Place and 36th Place (Kennebec Ave to Loma Ave) located in the appealable area of the Coastal Zone.

The Zoning Administrator will consider all oral and written testimony for and against the project at the public hearing. Written materials must be received by 2:00 p.m. on the day of the hearing. The decision of the Zoning Administrator can be appealed to the Planning Commission.

This hearing will be conducted at 2:00 p.m., on December 21, 2009, in the 7th floor conference room at City Hall, 333 West Ocean Boulevard, Long Beach, California.

Please send letters to:

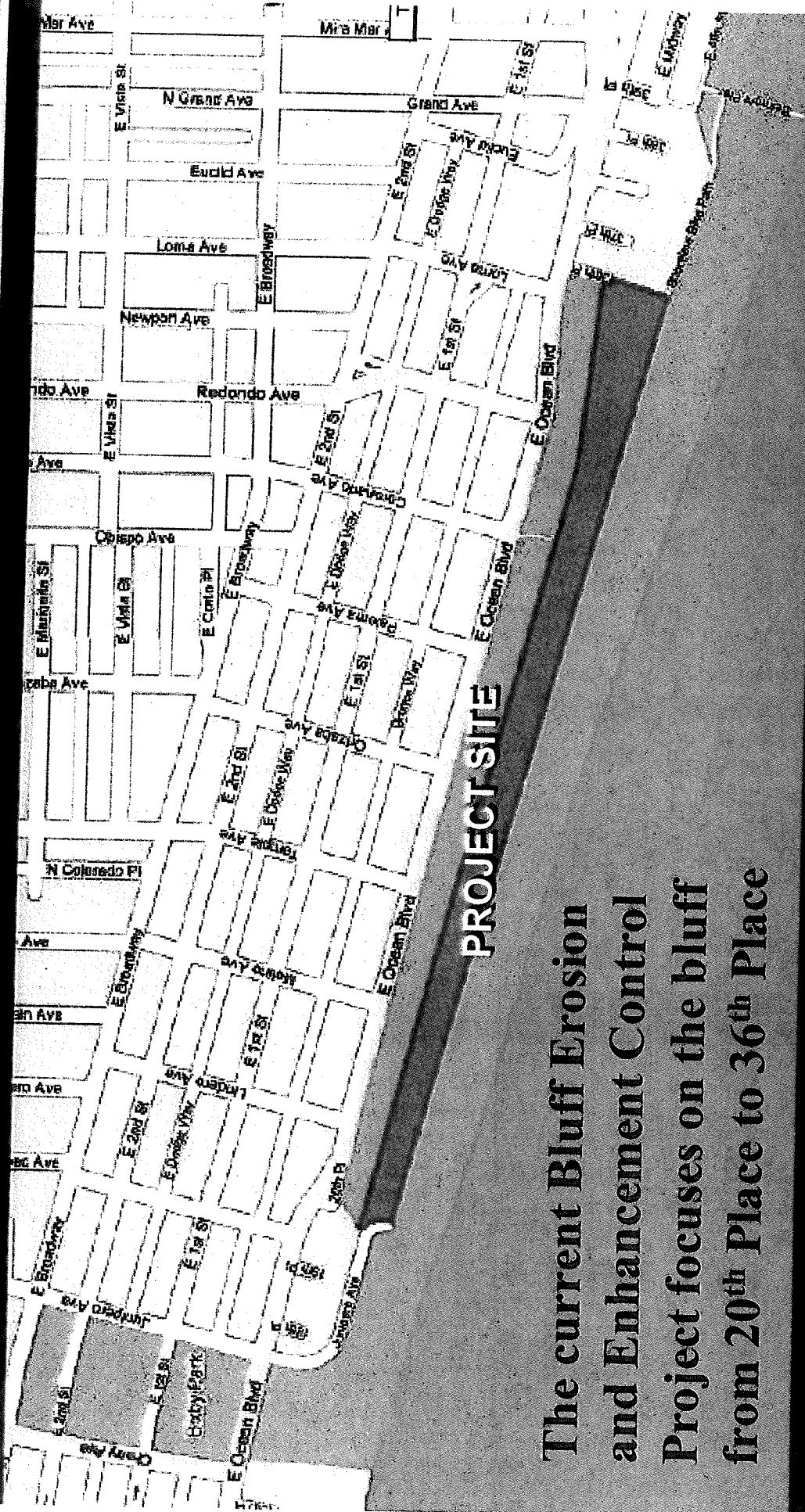
Dept. of Development Services
ATTN: Steven Valdez
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

Email: steven.valdez@longbeach.gov
Phone: (562) 570-6571
Fax: (562) 570-6068

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 Planning Commission prior to the public hearing.

For more information regarding the proposed code amendments, please call Steven Valdez at (562) 570-6571.

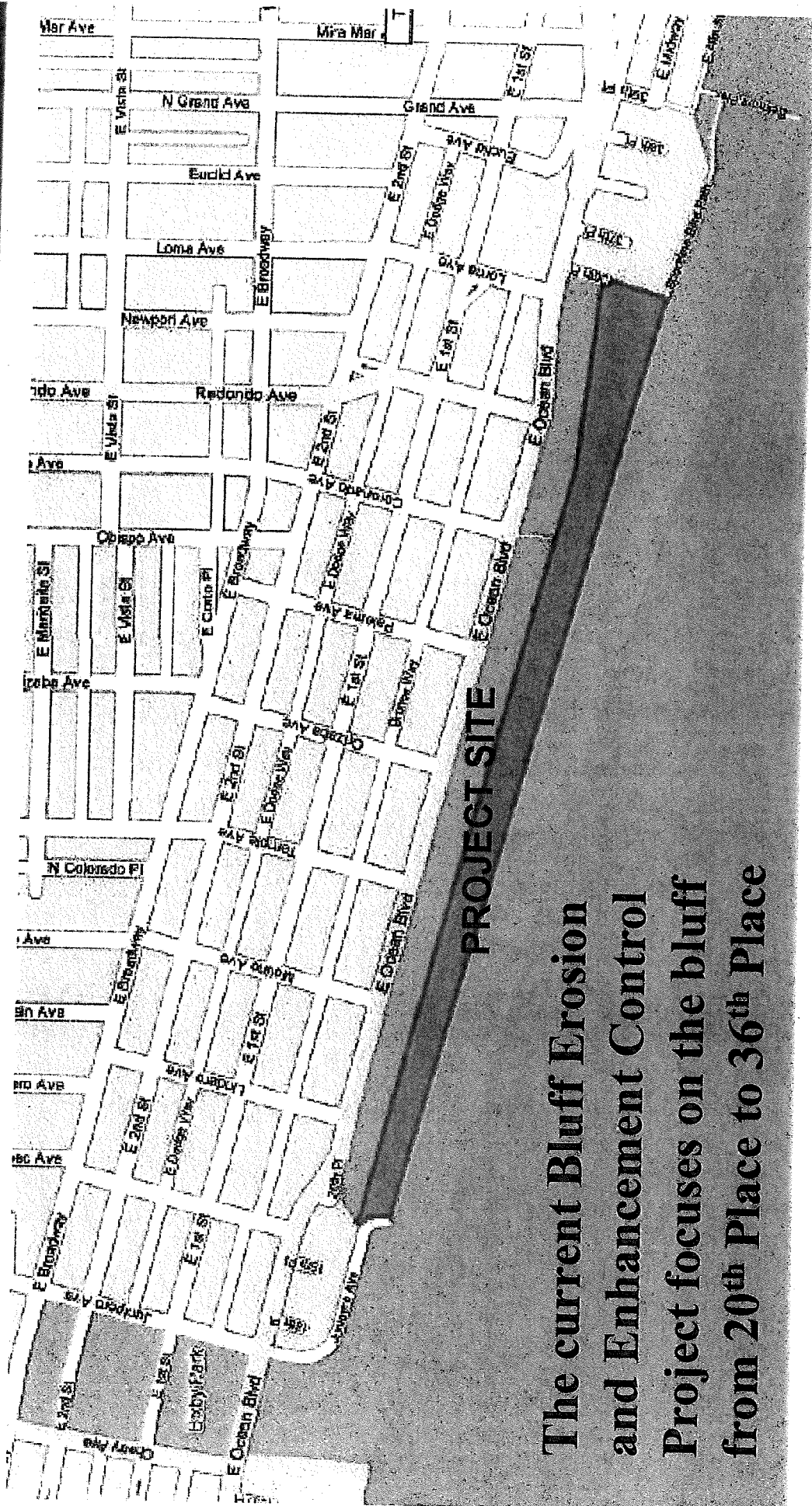
Project Site



The current Bluff Erosion and Enhancement Control Project focuses on the bluff from 20th Place to 36th Place

Ocean Boulevard The Bluffs - Erosion Control and Enhancement

Presented by: RJM Design Team



PROJECT SITE

The current Bluff Erosion and Enhancement Control Project focuses on the bluff from 20th Place to 36th Place



CITY OF LONG BEACH PLANNING PERMIT APPLICATION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsd.longbeach.gov

Project Address: 3230 E. Ocean Boulevard Long Beach, CA 908 03

Applicant Name: City of Long Beach - Public Works Ph: (562) 570-6046 Fax: (562) 570-6501

Mailing Address: City of Long Beach - Public Works, c/o Sarah Price, 333 W Ocean Blvd, 9th Floor

City: Long Beach State: CA ZIP: 90802 Email: sarah.price@longbeach.gov

Applicant Signature(s): *Sarah Price*

Contact Person (if different): Sarah Price

Property Owner: City of Long Beach Ph: (562) 570-6046 Fax: (562) 570-6501

Address: 333 W Ocean Blvd 9th floor City: Long Beach State: CA ZIP: 90802

(I/We), the undersigned, declare under penalty of perjury under the laws of the State of California that (I am/We are) the owner(s) of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

Property Owner Signature(s): *Sarah Price* Date: 10/5/11

- Permit(s) Requested:**
- Administrative Use Permit
 - Certificate of Compliance
 - Conceptual Site Plan Review
 - Conditional Use Permit
 - Condominium Conversion
 - Condominium Conversion Exemption
 - Fence Height Exception (AUP or SV)
 - General Plan Amendment
 - Lot Merger/Lot Line Adjustment
 - Local Coastal Development Permit
 - Local Coastal Program Amendment
 - Modification of Approved Permit
 - Pre-Application
 - Sign Program
 - Sign Standards Waiver
 - Site Plan Review
 - Standards Variance
 - Subdivision/Tentative Map
 - Time Extension
 - Zone Change/Amendment
 - Zoning Confirmation Letter
 - Other(s): _____

Project Description: An extension is requested on the approved Local Coastal Development Permit #0912-02 to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the Bluff Park bluff adjacent to Ocean Boulevard, between 20th Place and 36th Place (Kennebec Avenue to Loma Avenue) located in the appealable area of the Coastal Zone.

BELOW THIS LINE FOR STAFF USE ONLY

Counter Staff Review: _____ Required Materials: <input type="checkbox"/> Application Form <input type="checkbox"/> Environmental Application <input type="checkbox"/> Plans (Large & Reduced) <input type="checkbox"/> Photographs <input type="checkbox"/> Mat. Board & Color Elevs. <input type="checkbox"/> Special Filing Materials <input type="checkbox"/> Other: _____	Application No.: <u>1111-05</u> Environmental No. _____ Project No. _____ Quad Planner: _____ RDA Officer: _____ Council District: _____ Project Planner: <u>SV</u>	Filing Date: <u>11/4/11</u> SPR Meeting Date: _____ TAC Date & Time: _____ ZA Hearing Date: _____ PC Hearing Date: _____ CC Hearing Date: _____ Related App. Nos.: _____

Applications are accepted by appointment only. Call (562) 570-6194 to schedule.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

NOTICE OF FINAL LOCAL ACTION

Application No.: 0912-02

Project Location: 3230 E. Ocean Boulevard

Applicant: City of Long Beach
c/o Department of Parks, Recreation and Marine
2760 Studebaker Road
Long Beach, CA 90815

Permit(s) Requested: Local Coastal Development Permit

Project Description: A Local Coastal Development Permit request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the Bluff Park bluff adjacent to Ocean Boulevard, between 20th Place and 36th Place (Kennebec Avenue to Loma Avenue) located in the appealable area of the Coastal Zone.

Local action was taken by the: Zoning Administrator on:
December 21, 2009

Decision: Conditionally Approved

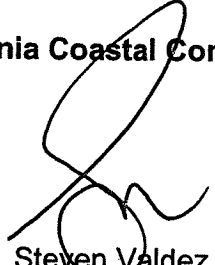
Local action is final on: December 22, 2009

This project is in the Coastal Zone and IS appealable to the Coastal Commission.

"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.


Derek Burnham
Current Planning Officer


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

Attachments

District: 3

**LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

App. No. 0912-02

Date: December 21, 2009

1. The use permitted on the subject site, in addition to other uses permitted in the P zoning district, shall be a request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the bluff adjacent to Ocean Blvd between 20th Place and 36th Place, located in the Coastal Zone.
2. This permit and all development rights hereunder shall terminate two years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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).

Special Conditions of Approval

4. The developer will be responsible for the following site improvements, prior to the issuance of building permits and to the satisfaction of the Director of Development Services:
 - A. No payphones shall be installed on site.
 - B. Post "park hours" sign on site, with Long Beach Municipal Code Section.
 - C. Any graffiti found on site must be removed within 24 hours of its appearance.

Standard Conditions

5. 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.
6. This permit shall be invalid if the owner(s) and applicant(s) have failed to

return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.

7. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
9. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
10. Site development, including landscaping, shall conform to the approved plans on file in the Department of Long Beach 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.
11. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations.
12. 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).
13. Separate building permits are required for signs, fences, retaining walls,

trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

14. 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

15. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS**

Case No. 0912-02

Date: December 21, 2009

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING

The site is located in Area C (The Belmont Heights Neighborhood) of the Local Coastal Plan, which designates the area east of Bay Shore Avenue as primarily residential area with a nodes of commercial uses located south of the intersection of Ocean Boulevard and Livingston Drive. Area C also borders on several major regional recreational resources: Alamitos Bay and Marine Stadium, Recreation Park, and the beach. The proposed reinforcement of slopes, control of erosion, and new landscaping is in Sub area 1 of Area C and is the responsibility of Tideland Agency of the City of Long Beach. Since the activities proposed are being completed by the City of Long Beach Marine Bureau for the protection of bluffs as a corrective measure, the proposal is consistent with the Local Coastal Plan. No low and moderate-income housing will be removed as a result of the development.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT.

Chapter 3 of the Coastal Act deals with the public's right to use the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedications and prohibit development, which restricts public access to the beach and water resources.

The development will not impede public access to the coast, as only bluff modification, erosion control and landscaping is proposed. Therefore, the proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

DOCUMENTATION OF NOTICING REQUIREMENTS

No. 0912-02
Project Address: 3230 E. Ocean Blvd.

NOTICING

Date Notice sent: _____

The name of the person who made such mailing / delivery:

Zoning Hearing: 12/21/09

Planning Commission: _____

Coastal: yes

Copies Mailed: 0

District: 3

Filing

Attach a copy of documents:

- Notice of Public Hearing
- Posting Notice (enlargement)
- Mailing list – Attach a copy of the mailing list

Juliana # 09



Please refer to Application No. 0912-0

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

NOTICE OF PUBLIC HEARING

Application filed on: December 2, 2009

An application for the project described below has been filed with the City. For more information, call Steven Valdez at (562)570-6571.

(THE LAW REQUIRES THAT WE MAIL YOU THIS OFFICIAL NOTICE)

Project Location: 3230 E. Ocean Boulevard

Permit(s) Requested: Local Coastal Development Permit

What is being proposed: A Local Coastal Development Permit request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the Bluff Park bluff adjacent to Ocean Boulevard, between 20th Place and 36th Place (Kennebec Avenue to Loma Avenue) located in the appealable area of the Coastal Zone.

Applicant: City of Long Beach
c/o Department of Parks, Recreation and Marine
2760 Studebaker Road
Long Beach, CA 90815

This project is in the Coastal Zone and IS appealable to the Coastal Commission.

Scheduled Hearing of the Zoning Administrator:

Meeting Date: December 21, 2009
Meeting Time: 2:00 PM
Place: 1ST Floor Council Chamber

This is your opportunity to voice your opinion regarding the proposed permit. To establish "AGGRIEVED" status (leading to a right to appeal) you must present oral or written testimony at this hearing; otherwise, you may not appeal this project. For information on presenting written testimony, please see reverse side.

Hearing/Meeting Procedures: After taking public oral or written testimony in support and opposition, a decision will be rendered.

"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."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

District: 3

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT
THE CITY OF LONG BEACH WILL REVIEW, HEAR COMMENTS AND ACT UPON THE BELOW
LISTED PROJECT IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE.



DEPARTMENT OF
DEVELOPMENT SERVICES

Hearing Date: 12/21/2009
(Special Hearing)
Time: 2:00 p.m.

Hearing Location: 5th Floor Conference Room
Long Beach City Hall
333 W. Ocean Blvd.
Long Beach, CA 90802

Reference: Application No. 0912-02

Applicant: City of Long Beach

Project Address: 3230 E. Ocean Boulevard

Project Description:

A Local Coastal Development Permit request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the Bluff Park bluff adjacent to Ocean Boulevard, between 20th Place and 36th Place (Kennebec Avenue to Loma Avenue), located in the appealable area of the Coastal Zone.

333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802 (562) 570-LBDS lbs.longbeach.gov

Para Informacion sobre este Permiso de Desarrollo favor de llamar (562)570-5237



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

REVISED NOTICE OF FINAL LOCAL ACTION

Application No.: 1111-05

Project Location: 3230 E. Ocean Boulevard

Applicant: Sarah Price
City of Long Beach – Department of Public Works
333 W. Ocean Boulevard, 9th Floor
Long Beach, CA 90802

Permit(s) Requested: Time Extension

Project Description: A Time Extension request to extend the approval of a Local Coastal Development Permit from January 12, 2010 to June 12, 2013.

Local action was taken by the: Zoning Administrator on:
November 14, 2011


Decision: Conditionally Approved


Local action is final on: November 14, 2011

This project is in the Coastal Zone and IS appealable to the Coastal Commission.

"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.


Derek Burnham
Planning Administrator


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

District: 3

**TIME EXTENSION
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

App. No. 1111-05

Date: November 14, 2011

1. The use permitted on the subject site, in addition to other uses permitted in the P zoning district, shall be a request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the bluff adjacent to Ocean Blvd between 20th Place and 36th Place, located in the Coastal Zone.
2. This Time Extension request, extends the approval of the approved Local Coastal Development Permit from January 12, 2010 to June 12, 2013.
3. All conditions of approval related to App. No. 0912-02 will remain in effect.
4. This permit and all development rights hereunder shall terminate two years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
5. 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).

Special Conditions of Approval

6. The developer will be responsible for the following site improvements, prior to the issuance of building permits and to the satisfaction of the Director of Development Services:
 - A. No payphones shall be installed on site.
 - B. Post "park hours" sign on site, with Long Beach Municipal Code Section.
 - C. Any graffiti found on site must be removed within 24 hours of its appearance.

Standard Conditions

5. 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.
6. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.
7. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
9. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
10. Site development, including landscaping, shall conform to the approved plans on file in the Department of Long Beach 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.
11. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations.

12. /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).
13. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
14. 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
15. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



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.: 1306-08A

Project Location: 3230 E. Ocean Boulevard

Applicant: City of Long Beach
Dept. of Public Works
Attn: Sarah Price
333 W. Ocean Boulevard, 9th Floor
Long Beach, CA 90802

Permit(s) Requested: Time Extension

Project Description: A Time Extension request to extend the approval of a Local Coastal Development Permit from June 13, 2013 to June 13, 2015.

Action was taken by the: Zoning Administrator on:
June 5, 2013

Decision: Conditionally Approved

Action is final on: June 5, 2013

This project is in the Coastal Zone, however, this action is NOT appealable to the Coastal Commission.

"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.


Derek Burnham
Planning Administrator


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

District: 3

**TIME EXTENSION
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

**App. No. 1306-08
Date: June 5, 2013**

1. The use permitted on the subject site, in addition to other uses permitted in the P zoning district, shall be a request to reinforce slopes, control erosion, and add new landscaping and irrigation on a portion of the bluff adjacent to Ocean Blvd between 20th Place and 36th Place, located in the Coastal Zone.
2. This Time Extension request extends the approval of the approved Local Coastal Development Permit from June 13, 2013 to June 13, 2015.
3. All conditions of approval related to App. No. 0912-02 will remain in effect.
4. This permit and all development rights hereunder shall terminate two years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
5. 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).

Special Conditions of Approval

6. The developer will be responsible for the following site improvements, prior to the issuance of building permits and to the satisfaction of the Director of Development Services:
 - A. No payphones shall be installed on site.
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 - C. Any graffiti found on site must be removed within 24 hours of its appearance.

Standard Conditions

5. 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.
6. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.
7. 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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
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10. Site development, including landscaping, shall conform to the approved plans on file in the Department of Long Beach 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.
11. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s)

required by Chapter 21.42 (Landscaping) of the Zoning Regulations.

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