

CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

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

NOTICE OF FINAL ACTION

Case No.: 0610-29

Project Location: 4600 Virginia Road

Applicant: Ellen Calomiris for Rancho Los Cerritos
c/o City of Long Beach
Department of Parks, Recreation and Marine
2760 Studebaker Road
Long Beach, CA 90815

Permit(s) Requested: Site Plan Review
Standards Variance
Administrative Use Permit
Modification to the Master Plan

Project Description: Implementation of Phase II of the Rancho Los Cerritos Master Plan for construction of a 2,900 square foot visitor's center, 850 square foot caretaker's residence, new monument entry signage, fencing, and landscaping. A modification to the approved Master Plan, Standards Variance and Administrative Use Permit are required to locate eight (8) on-site staff parking spaces to off-site, joint use parking spaces without a deed restriction at the Virginia Country Club.

Action was taken by the: Planning Commission on:
December 21, 2006

Decision: Conditionally Approved


Action is final on: December 31, 2006

This project is NOT in the Coastal Zone.

"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.

Carolyn Bihn
Zoning Administrator

Lynette Ferenczy, Planner 
Phone No.: (562)570-6273

Attachments

Council District: 8

SECTION 10

MITIGATION MONITORING PLAN

AESTHETICS

1. A dense vegetation buffer shall be installed along the entire perimeter of the site and along both sides of the driveway entrance. The buffer shall consist of evergreen trees and large shrubs. Minimum installation size shall be 15 gallon and shall be spaced no greater than 6' on center.

Timing: Show on Plans

Enforcement: Zoning Division

2. To help insure that the adjacent residential residents' scenic vista of the Rancho is not significantly impacted; all new structures shall conform with Chapter 21.34, Institutional District, "setback" and "building height" requirements the Long Beach Municipal Code.

The "setback" requirements for the Visitor Center, Barn, and Caretaker's Unit are:

- | | |
|-------------------|---|
| 1. Front Yard | 20 feet |
| 2. Side/Rear Yard | 15 feet (when adjoining a residential district) |

The maximum height allowed is:

- | | |
|---|---|
| 1. Principal Structure
(Visitor Center and Barn) | 30 feet, or 1 foot for each 2 feet of distance from abutting residential district |
| 2. Accessory Structure
(Caretaker Residence) | 15 feet |

Timing: Show on Plans

Enforcement: Zoning Division

AIR QUALITY

The following air quality measures are required during construction:

1. Install dust containment screens along the western, northern and southern limits of construction.
2. Suspend use of all construction equipment operations during second stage smog alerts.

For daily forecast, call (800) 242-4022 (Los Angeles and Orange Counties).

3. Configure construction parking to minimize traffic interference.
4. Provide temporary traffic control during all phases of construction activities to improve traffic flow (e.g., flag person).
5. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 a.m. and 3:00 p.m.).
6. Providing dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
7. Replace groundcover in disturbed areas as quickly as possible.
8. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5% or greater silt content.
9. Water active sites at least twice daily.
10. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
11. Monitor for particulate emissions according to District-specified procedures. For information, call (714) 396-3600.
12. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.
13. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
14. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each rip.

Timing: During Construction
Enforcement: Building Bureau

BIOLOGICAL RESOURCES

1. If construction activity occurs during nesting season, a qualified ornithologist will locate active bird nests and construction activities shall be limited to areas where no nest destruction or damage can occur, or appropriate permits will be obtained from the U.S. Fish and Wildlife Service.

Timing: Prior to construction

Enforcement: Building Bureau

CULTURAL RESOURCES

1. The project is required to conform to the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings adopted by the July 1999 Rancho Los Cerritos Master Plan. (see Appendix A.)

Timing: Prior to building permits

Enforcement: Cultural Heritage Commission

2. The project must receive a Certificate of Appropriateness from the Long Beach Cultural Heritage Commission.

Timing: Prior to building permits

Enforcement: Cultural Heritage Commission

3. A data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken

Timing: Prior to grading permits

Enforcement: Building Bureau

4. The applicant shall select an archaeologist to monitor all project grading and excavation activities, to conduct test excavations (if appropriate) and to conduct salvage excavations if necessary. A Native American monitor, selected by the applicant, shall also monitor the above-described activities during the development of the proposed project.

4. During all subsurface grading/excavation, archaeological monitoring shall be required. A physical inspection of any and all suspected archaeological deposits will be made by the project archaeologist and Native American monitor prior to their removal through grading, or,

alternatively, their further mitigation through scientific archaeological methods such as described below:

6. If archaeological sites, features or artifacts are encountered by the project Archaeologist and Native American monitor, they shall be formally recorded by the project archaeologist. Such recording will involve measuring, mapping, and photography and description, which can be made on the basis of visual inspection.
7. If potentially unique resources are suspected as a result of the monitoring program described above, the project archaeologist shall conduct a subsurface test excavation program in order to determine the presence or absence of such resources on the project site, and to reduce the likelihood of destruction of any significant archaeological resources. An archaeological test excavation should determine the level of significance of any remaining archaeological deposits, their vertical depth and horizontal extent, and provide an estimate of archaeological site volume necessary for the determination of an adequate salvage sample, should such be required.
8. If archaeological test excavations described above reveal archaeological resources (sites, features, or artifacts) deemed unique (as defined by the provisions of California Public Resources Code Section 21083.2(g) by the project archaeological and native American monitor, those resources to be disturbed shall be addressed through scientific archaeological salvage excavations subject to the provisions and limitations of California Public Resources Code Section 21083 (c), (d), and (e)(1). Any salvage excavation shall be conducted pursuant to an excavation plan prepared in accordance with Appendix K to the State CEQA Guidelines Archaeological salvage excavations normally involve the complete excavation of any intact features (burials, caches, etc) which might be encountered, plus the scientific excavation of a predetermined salvage sample. This sample will be a percentage of the total archaeological site volume already estimated from the producing archaeological test program. The timing of all scientific archaeological excavations shall be determined by the applicant in consultation with the project archaeological and Native American monitor, taking into account the applicant's construction schedule.
9. If human burials or human remains are encountered through any of the above activities, all work shall cease in the immediate area until it can be determined whether or not such remains are those of native American Indians. If this proves to be the case, notification shall be given in accordance with all applicable laws, including California Public Resources Code Section 5097.98 and Appendix K to the State CEQA Guidelines.

10. All historic object(s) to be removed shall be documented with black and white archival photographs showing all views plus significant construction detail, keyed to the site. This documentation shall include large format photography and measured drawings. The photographs and plans prepared as mitigation shall be submitted to the City of Long Beach Planning and Building Department for inclusion in their architectural and cultural resources surveys, with copies to the Rancho's permanent archives.

Timing: As specified

Enforcement: Cultural Heritage Commission

GEOLOGY & SOILS

1. Development and construction of the project shall conform to the seismic design provisions of the current Uniform Building Code.

Timing: Show on Plans

Enforcement: Building Bureau

HYDROLOGY

1. Applicant shall submit an erosion protection plan to the Director of Planning and Building.

Timing: Prior to grading

Enforcement: Building Bureau

2. Virginia Road shall be kept "broom clean" during construction.

Timing: During Construction

Enforcement: Building Bureau

3. A complete grading and drainage plan shall be submitted to the Long Beach Director of Public Works and the Los Angeles County Public Works Department.

Timing: Prior to Construction

Enforcement: Building Bureau

5. Applicant shall obtain a National Pollution Discharge Elimination System permit prior to the release of building permits.

Timing: Prior to building permits

Enforcement: Building Bureau

LAND USE AND PLANNING

1. All construction equipment and materials shall be stored on-site.
2. All construction workers shall park their vehicles on-site.

Timing: During Construction
Enforcement: Building Bureau

NOISE

1. Construction activities are limited to the hours between 7am and 7 pm.

Timing: During Construction
Enforcement: Building Bureau

2. All construction equipment operating on-site shall have properly operating mufflers.

Timing: During Construction
Enforcement: Building Bureau

3. Equipment and materials staging shall be as far from noise-sensitive uses as is practical, consistent with construction requirements.

Timing: On-going
Enforcement: Building Bureau

4. Electrically powered equipment shall be used instead of equipment driven by internal combustion engines where feasible.

Timing: On-going
Enforcement: Building Bureau

5. Siting semi-stationary heavy equipment shall be as far from noise-sensitive uses as is practical.

Timing: On-going
Enforcement: Building Bureau

TRANSPORTATION

1. "No Parking" signs shall be installed on Virginia Drive, beginning just north of the Rancho's driveway and ending at the residential gate.

Timing: Prior to Certificate of Occupancy

Enforcement: Public Works

2. The Long Beach Parks, Recreation, and Marine Department, shall investigate what off-site parking lots are available for their use during special public events and enter into an agreement with the property owner to ensure that parking intrusion in the adjacent residential neighborhoods is kept to a minimum.

Timing: On-going

Enforcement: Zoning Division

3. The Long Beach Parks, Recreation, and Marine Department shall investigate the possibility of acquiring property in the immediate vicinity for additional parking for the Rancho.

Timing: On-going

Enforcement: Zoning Division

4. School buses may not idle while parked.

Timing: On-going

Enforcement: Zoning Division

5. Applicant must submit an off-site parking plan for special public events to the satisfaction of the Director of Public Works.

Timing: On-going

Enforcement: Public Works

CULTURAL HERITAGE COMMISSION

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8. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
9. That all final door, window and exterior material selections shall be submitted to and approved by Planning Bureau staff prior to issuance of a building permit.
10. Any exterior light fixtures shall be compatible with the architectural style of the building and period appropriate.
11. Any exterior mechanical, electrical, plumbing equipment located on the building exterior shall reviewed and approved by Planning Bureau staff prior to installation.
12. The applicant shall be responsible for requesting a Planning Bureau staff site inspection during framing inspection of the project.
13. The applicant shall meet all conditions and approvals applicable from Case No. 0610-29, including but not limited to, the Mitigation Monitoring Plan cited in the Notice of Final Action.
14. 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.