

**MODIFICATION TO APPROVED PERMIT, SITE PLAN REVIEW,  
AND CONDITIONAL USE PERMITS  
CONDITIONS OF APPROVAL**

**Case No. 2502-02 (MOD25-002, SPR25-007, CUP25-001, CUP25-002)  
4100 East Carson Street  
April 3, 2025**

1. This approvals granted for this project are:
  - a. Modification to a previously-approved Site Plan Review (App No. 1606-02) (MOD25-002) for a façade remodel at an existing 40,000-square-foot vacant hardware store and a new Site Plan Review (SPR25-007) for the conversion of a 6,760-square-foot-garden center to building area to facilitate operation of a bowling alley and entertainment center located at 4100 East Carson Street within the Long Beach Exchange (LBX) development in the Douglas Park North Planned Development District (PD-32 North);
  - b. Conditional Use Permit (CUP25-001) for the operation of a bowling alley and entertainment center within the remodeled and expanded building in PD-32 North; and Conditional Use Permit (CUP25-002) for the onsite alcohol beverage sales at a bowling alley and entertainment center with a California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-Sale General – Eating Place).
2. Within thirty (30) days from the approval of and acceptance of the CUP and associated Conditions of Approval, the Applicant shall provide a copy of the CUP together with the Conditions of Approval to the local (or regional) office of the State Alcoholic Beverage Control Department (ABC).
3. This permit and all development rights hereunder shall terminate three 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 three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. 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 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).
5. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on April 3, 2025. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design, including, but not limited to, the following items:
  - a. Primary and Accent Colors

- b. Brick Siding
  - c. Metal Siding
  - d. Metal Paneling
  - e. Plaster Siding
6. All previous entitlement approvals (App. No. App No. 1606-02) and conditions shall remain in full force and effect, unless explicitly amended herein.
  7. Restaurant and bar seating shall only be allowed as depicted on the plans reviewed by the Planning Commission. There shall be no modification of the fixed bar or expansion of seating areas without modification to the approved entitlements.
  8. Loading activities shall only be allowed outside of normal operating business hours for the LBX commercial center and within established loading docks.
  9. All proposals for new signage shall be in full compliance with the approved Long Beach Exchange Sign Program (App. No. 1606-02). Any requested deviation from the approved sign program shall require the approval of a Modification of the sign program, prior to the issuance of any building permits.
  10. The applicant shall comply with applicable Conditions of the Long Beach Utilities Department, attached hereto as Exhibit A.
  11. To the satisfaction of the Gas Engineering and Regulatory Compliance Bureau, the applicant shall provide new total gas loads to see if existing meters and service lines need to be upsized. The enclosure size for the meter set assembly may need to be increased to accommodate a bigger meter and most recent clearance requirements and standards for the gas facilities.

### **Operational Conditions**

12. There shall be no live entertainment, dancing, disc jockey and no amplified music or stereo systems permitted on the premises at any time, unless a separate Entertainment with or without Dancing Permit is applied for and granted by The City of Long Beach.
13. The approved establishment shall maintain a kitchen or food service area at all times, in which a variety of food prepared or cooked on the premises for immediate consumption. The operator shall maintain records of gross revenue sources which shall be submitted to the Department of Community Development for review, upon request, no more than once per year. The first submission shall be due to the City no later than one calendar year from the issuance of the CUP.
14. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of operation as follows:

Sunday through Thursday – 12:00 pm to 12:00 am,  
Friday and Saturday – 12:00 pm to 1:00 am

Patrons shall be notified of last call of service ½ hour before the end of operations for the day.

15. The bar area shall remain as shown on the approved plans and shall be limited to 574 square feet. There shall be no expansion of the bar without Planning Commission approval.
16. There shall be no standing in the bar areas.
17. Employees of the bowling alley and entertainment center shall walk a 100-foot radius from all points of ingress and egress every morning prior to opening for business for the purpose of picking up and disposing of any discarded beverage containers or other trash left by patrons.
18. The operator of the use shall be required to maintain on-site security during all hours of operation.
19. Prior to the issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, a final operations plan related to alcohol service, large events, and security measures shall be submitted to the Planning Bureau and Long Beach Police Department for review and approval. The contents of this operations plan shall include procedures for maintaining on-site security and ensuring compliance with regulations pertaining to alcohol service, noise standards, and venue occupancy. A copy of the approved operations plan shall be maintained on-site at all times.
20. There shall be no exterior advertising or signage of any kind or type, including advertising directed to or visible from the exterior of the establishment, promoting or indicating the availability of beer, wine or other alcoholic beverages.
21. Annually, at the time of business license renewal, the owner/operator shall provide contact information for the onsite manager to all adjacent and adjoining property owners/occupants in case of nuisance or noise complaints. A sign shall also be posted onsite with this contact information.
22. The permittee shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside the establishment at all times. Patrons awaiting entry in a defined “queue” shall be restricted to the front entrance and the line must extend in safe manner. There shall be no “queue” allowed after 10:00 PM. All persons gathering outside after the allowed hours shall be considered to be loitering. Sidewalks or entrances to any businesses shall not

be blocked at any time.

23. The sale of alcoholic beverages for off-site consumption is strictly prohibited. Clear signage shall be posted that no alcoholic drinks are to be taken beyond the premises.
24. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on the ABC-257.
25. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the city on demand.
26. Prior to the commencement of alcohol service, the Applicant shall submit a plan for approval by the Director of Community Development regarding an employee alcohol awareness training program and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol training program (e.g., "Leadership and Education in Alcohol and Drugs" (LEAD)) within 90 days of the effective date of the Conditional Use Permit. In the case of new employees, the employee shall attend and complete the alcohol awareness program within 90 days of hire. In the event ABC no longer sponsors an alcohol training program, all employees having contact with the public shall complete an alternative program as approved by the Director of Community Development. The Applicant shall provide the City with an annual report regarding compliance with this condition. This project shall be subject to any future City-wide alcohol awareness training program condition affecting similar establishments.
27. Any and all employees hired to sell alcoholic beverages shall provide evidence that they have either:
  - a. Completed training from the State of California Department of Alcoholic Beverage Control "Leadership and Education in Alcohol and Drugs" (LEAD) program as confirmed by receipt of an ABC-issued certificate of Completion; or
  - b. Completed equivalent training acceptable to the ABC District Office to the ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.
  - c. The ABC-licensed proprietors shall have confirmed with the Community Development Department within 15 days of the final approval of the CUP or within 15-days of the opening to the public of a business, whichever is later, that a date certain has been scheduled with the local ABC Office

- for said prospective employees to take the LEAD Program course; and
- d. Within 30 days of taking said course the employee(s) or responsible employer shall deliver to the Planning Department each required LEAD Program Certificate evidencing completion of said course.
28. Any and all employees hired to sell alcoholic beverages shall be required to be certified in the Responsible Beverage Service (RBS) Training Program of the State of California Department of Alcoholic Beverage Control.
29. Noise levels emanating from the project's indoor and outdoor areas shall not exceed applicable noise standards specified in Long Beach Municipal Code Section 8.80.15 – Exterior Noise Limits.
30. No sales to any persons appearing to be or actually being intoxicated shall be permitted.
31. All sales of alcohol shall be directly supervised by an authorized employee of the licensee, aged at least 21 years, including inspection of identification to verify age of purchaser, and observation of purchase to ensure no sales to intoxicated person.
32. The operator shall maintain full compliance with all applicable laws, Alcohol Beverage Control laws, ordinances, and stated conditions. In the event of a conflict between the requirements of this permit, Conditional Use Permit, or Alcoholic Beverage Control license, the more stringent regulation shall apply.
33. Peace officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red on the most recently certified ABC-257, at any time the undersigned is exercising the privileges authorized by the license on such premises.

### **Security Conditions**

34. The Department of Community Development and the Long Beach Police Department shall have the authority to review the site for security problems, and may require the operator to engage in good faith discussions whether additional security measures (including but not limited to more security guards, fencing, additional security lighting) should be provided by the operator, if problems continual problems sustain at the site. The Department of Community Development and Long Beach Police Department shall have the authority to revoke the approved license, if continual problems persist.
35. Prior to issuance of a building permit, the applicant shall provide information on fixtures, mounting heights, and locations for building and patio lighting to be

approved by the Director of Community Development.

36. Exterior lighting shall be maintained to the satisfaction of the Director of Community Development.
37. The operator shall maintain exterior video security cameras of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with an output of at least four hundred eighty (480) lines resolution. Recordings shall be retained for no less than (30) days on an IP-configurable Digital Video Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Long Beach Police Department.
38. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
39. Windows shall not be obscured by placement of signs, dark window tinting, shelving, racks or similar obstructions.
40. Operator shall comply with the occupancy load and shall post and maintain Occupancy limit signs at all times within the establishment.
41. Minor amendments to any Plans referenced in these Conditions of Approval shall be subject to the approval of the Director of Community Development. Any significant change, as determined in the sole discretion of the Director of Community Development, in the approved Plans or concept shall be subject to Planning Commission review. No expansion or reconfiguration in the number of seats, intensity of operation, or outdoor seating area shall occur without the prior approval of the City.
42. Any construction shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
43. 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

### **Standard Conditions**

44. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.

45. The establishment shall comply with the provisions of the City's Noise Ordinance as contained in Title 8 of the LBMC.
46. The operation shall be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking (if any) or other actions. Applicant shall prevent loitering in the parking area (if any) and shall control noisy patrons leaving the establishment.
47. There shall be no outdoor cleaning of the property with pressurized or mechanical equipment during the hours of 9:00 pm to 7:00 am daily. Trash containers shall be secured with locks.
48. Any graffiti found on site must be removed within 24 hours of its appearance.
49. The applicant shall be responsible for maintaining the premises and adjoining sidewalks free of debris and litter.
50. 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.
51. 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 that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
52. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Community Development. These conditions must be printed on the site plan or a subsequent reference page.
53. 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).
54. At the discretion of City officials, a yearly inspection shall be conducted to verify that all conditions herein are being satisfied. The property owner shall reimburse the City for the inspection cost as established by the City Council.
55. The Director of Community Development 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. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

56. 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).
57. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of 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.

**\*\*EXHIBIT A WILL BE ATTACHED TO THE FINAL PDF DOCUMENT\*\***

**EXHIBIT A**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONDITIONS OF APPROVAL**  
**ISSUED BY LONG BEACH UTILITIES DEPT. DEVELOPMENT SERVICES (Water/Sewer)**

**Date:** March 25, 2025

**To:** Cuentin Jackson, Planner                      **Date of TAC Notice:** 2/10/25  
**From:** Eric L. Buehler, Senior Civil Engineer  
Leticia Mimila, Capital Project Coordinator, III  
Dennis A. Santos, Manager of Engineering

**Subject:** **4100 E. Carson Street – 2502-02 (MOD25-002, CUP25-001)**

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**Project Description:**

Existing Conditions at site: The project site is the Long Beach Exchange (LBX) commercial shopping center of approximately 265,749 square-feet of building area including several retail shops and restaurants.

A request to modify a previously approved Site Plan Review in conjunction with a Conditional Use Permit to convert an existing 40,000-square-foot vacant hardware store and garden center into a bowling alley and entertainment center with a fixed bar, located at 4100 Carson Street within the LBX development of the Douglas Park Planned Development District (PD-32) North.

The Long Beach Utilities Department, Development Services (Water/Sewer), submits the following requirements for the proposed development referenced in the above subject line. The Developer must comply with all requirements noted below. All conditions specified herein, and final designs developed in conformance with said conditions are subject to review and shall be completed to the satisfaction of the Long Beach Utilities Department as applies.

Please note that LBUD water / sewer fees were updated effective February 1, 2024. Please review the fee structure as found in Appendices A and B of the LBUD Rules and Regulations, which can be found on the homepage of our website.

**LBUD WATER / SEWER:**

- 1) **Plan Submission:** No plans submitted to other City departments are routed to the Long Beach Utilities Department (LBUD). Typical requirements are listed on the LBUD website at <https://www.lbutilities.org>. Developers, architects, and engineers should contact the Water Engineering Development Services Group at [Water-ServiceCounter@lbwater.org](mailto:Water-ServiceCounter@lbwater.org) or (562)

570-2419 to discuss conceptual water and sewer designs, determine fees, or if they have any questions about processes, procedures, timelines, etc.

**2) Water services:**

- a) The existing service lateral and meter is 2-inch. Applicant to provide total water demand (FU/gpm) to confirm water service is sized adequately.
- b) **Domestic Service:** Service pipelines and meters shall be in accordance with LBUD standard drawing WDS-001, WDS-002, WDS-004, WDS-006, or WDS-011.
- c) **Service size:** Proposed velocity in all water service laterals shall not exceed eight (8) feet per second as calculated per the latest edition of the California Plumbing Code adopted by the City. Unless otherwise approved by LBUD, the service size for sites with demands exceeding 156 gallons per minute shall be 4 inches or greater per WDS-011.
- d) **Backflow prevention** assemblies shall be required on all water services.
  - i) The device shall be located on private property.
  - ii) "A reduced pressure principal backflow prevention device shall be located as close as practical to the user's connection and shall be installed a minimum of twelve inches (12") above grade and not more than thirty-six inches (36") above grade measured from the bottom of the device and with a minimum of twelve inches (12") side clearance." (17 CA ADC § 7603)
  - iii) Plumbing and irrigation plans shall be submitted directly to the LBUD for review and approval. Refer to <https://www.lbutilities.org/Development-Services/Water-Development-Services/backflow-preventer-plan-check> for further details.

**3) Sewer Connections:**

- a) It's anticipated that the customer will connect to existing private sewer system. In the event customer needs to connect LBUD sewer main, please contact us.
- 4) **Grease interceptor (G.I.):** Plans shall be submitted to LBUD for approval of the existing G.I., or installation of new G.I. Plans shall meet current requirements as listed on the LBUD web site at <https://www.lbutilities.org/Development-Services/Sewer-Development-Services/grease-trap-grease-interceptor-plan-check>. If the owner proposes to reuse the existing grease interceptor and it is sized properly per the California Plumbing Code, owner shall coordinate inspection by an LBUD inspector, after paying the plan check fee. The G.I. shall be empty and clean when the inspector arrives. Contact LBUD Engineering at 562-570-2419 to schedule. (LBMC 8.46.030 (C)).

**Potable Water System:**

**Water Mains:**

According to our records, the following water mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
E Carson St	20	Cast Iron (CI)

**Water Services:**

According to our records, the following water services (four inches and greater) serve the project site:

Street / Location Description; comments	Meter Size (inches)	Lateral Size (inches)	Lateral Material	Work Number	Oder
4100 E Carson St Fireline DC	10	10	Ductile Iron (DI)	F010677	

**Reclaimed Water System:**

There are no existing or proposed reclaimed water facilities to serve the proposed project.

**Sanitary Sewer System:**

According to our records, the following sewer mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
Utility Easement – Parking Lot running N/S	8	Vitrified Clay Pipe (VCP)

Water and sewer maps are attached for reference.

**End of conditions.**

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