

LOCAL COASTAL DEVELOPMENT PERMIT

CONDITIONS OF APPROVAL

Attachment F

Case No. 290-86  
Date(s): October 30, 1986  
(Revised)

1. Any off-site improvements found damaged shall be replaced to the satisfaction of the City Engineer.
2. All structures shall conform to Building Code requirements. Notwithstanding this Local Coastal Development Permit, all required permits from the Building and Safety Bureau must be secured.
3. The Local Coastal Development Permit and all rights thereto shall terminate if construction of the proposed improvements are not commenced within two years from the date of issuance and such construction is not diligently pursued until completed; unless the applicant submits a written request for time extension prior to the expiration of the two year period and it is approved by the Zoning Administrator.
4. Site development shall conform to plans approved and on file in the Department of Planning and Building.
5. The property shall be developed and maintained in an orderly condition so as not to be detrimental to others residing or owning property in the vicinity.
6. If the property ownership is transferred, the present owner shall fully inform the new owner of the permitted use and development as set forth by this Local Coastal Development Permit and he shall submit a copy of said permit with all conditions to the new owner.
7. The Director of Planning and Building may make minor modifications to approved plans and conditions without further public hearing before the City Planning Commission if the modifications achieve substantially the same results as would strict compliance with the approved plans and conditions; and, if no detrimental effects to neighboring properties are caused by the modifications.
8. Violation of any of the foregoing conditions shall be grounds for the City to terminate the Local Coastal Development Permit.
9. The driveway access point on Loynes Drive shall be limited to right-turn-in and right-turn-out only.
10. The developer shall plant street trees along Costa Del Sol Dr. abutting the site (one tree - 15 gallon in size for each 25 linear feet) to the satisfaction of the Director of Planning and Building and the Director of Public Works.

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Case No. 2410-10 (Mod 24-014)

Modified on March 20, 2025

11. Prior to issuance of a building permit, a soils report shall be submitted to the satisfaction of the Superintendent of Building and Safety.
12. Prior to issuance of a building permit, a grading plan shall be approved by the Director of Public Works and the Superintendent of Building and Safety.
13. An on-site fire hydrant shall be provided to the satisfaction of the Fire Chief.
14. Pacific Coast Highway shall be improved as follows:
  - A. The improvement shall include PCH right-of-way from Loynes Dr. to the north end of the Los Cerritos Channel bridge.
  - B. Improvements to be constructed by the developer shall consist of curb, sidewalk/ bike path, and street light relocation. The City will be responsible for providing roadway pavement and relocation of drainage.
  - C. The developer shall landscape the area between the subdivision boundary line of TR 32277 and the sidewalk. The landscaping materials shall include one tree (a minimum of 15 gallon in size) for each 25 feet of street frontage and three shrubs for each tree.
  - D. The developer shall coordinate with the City to obtain approval of street improvement work in the PCH right-of-way from the State of California.
15. The developer shall be relieved from maintaining 30% of usable open space on the site by providing street improvement along PCH south of the site extending to the north edge of the Los Cerritos channel bridge as described by Condition 14.
16. The project site shall be attractively landscaped. Prior to issuance of a building permit, a detailed landscaping and irrigation plan, including the strip along PCH as described in Condition 14(C), shall be submitted to the satisfaction of the Director of Planning and Building.
17. No trash pick-up shall be permitted from Costa Del Sol Drive.
18. All building elevations (four sides) shall be attractively articulated. Bland walls shall not be permitted. Prior to issuance of a building permit, a detailed elevation plan shall be submitted to the satisfaction of the Director of Planning and Building.
19. Mechanical equipment shall be attractively screened by parapet walls designed as an integral part of the building facades, especially those which are visible to the adjacent residences.

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Case No. 2410-10 (Mod 24-014)

Modified on March 20, 2025

20. Prior to issuance of a building permit, a comprehensive sign plan shall be submitted to the satisfaction of the Director of Planning and Building.
21. The developer shall comply with mitigation measures contained in Negative Declaration ND-1-86.
22. The developer shall be responsible to revise the access from the site to Loynes Drive as deemed required by the Traffic Engineer and Director of Planning and Building. The final determination shall be made after reviewing the following alternatives:
  - 1) No U-turn at the intersection of Loynes Dr. and Costa-Del-Sol Drive;
  - 2) Exiting only to Loynes Dr.
  - 3) Median cut and left turn lane in Loynes Dr.
  - 4) Raised median in Pacific Coast Hwy.
23. ~~The subject shopping center shall be limited to not more than 30% of the total lease area to food sales (such as restaurants, mini-markets, donut shops, delicatessens, etc.). This restriction shall be recorded with the County Recorder's Office prior to issuance of a building permit.~~