



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 5, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit to allow the conversion of an industrial warehouse into a personal training facility, located at 3200 E. 59th Street in the IL Zoning District (District 9).

APPLICANT:

Chris Albert
c/o MetroFlex Long Beach
102 S. Smallwood Drive
San Pedro, CA 90731
(Application No. 1101-03, CE No. 11-003)

DISCUSSION

The project site is located at 3200 E. 59th Street, at the southeast corner of Obispo Avenue and E. 59th Street (Exhibit A – Location Map). The 30,000-square-foot site is in the IL Zoning District and contains two industrial warehouse structures, currently permitted as warehouse space. The 14,000-square-foot industrial warehouse fronting on E. 59th Street was recently rebuilt after extensive fire damage and is the subject of this request. The second structure, a 6,000-square-foot metal warehouse building, is located at the rear of the lot. Both structures are currently vacant. The site has a parking lot with 9 spaces fronting on 59th Street and a parking lot accessed from Obispo Avenue with 23 spaces behind the subject warehouse building that also services the 6,000-square-foot warehouse to the rear (Exhibit B- Plans)

The applicant is proposing to convert the 14,000-square-foot warehouse into a personal training facility by placing fitness and training equipment within the existing warehouse portion of the building. The proposed change of use is unique in that the use is not a typical fitness center or health spa, which ordinarily offers a wide range of services such as cardio, massage, group training and workout floors. In contrast, the proposed use caters to specialized athletes and bodybuilders, offering training only on a one-to-one basis. The specialized training that will be provided is more clearly defined on the floor plan, which shows specialized and unconventional equipment not normally available at a traditional family-oriented gym (Exhibit B- Plans). With the specialized equipment spaced appropriately throughout the open areas, the gym, according to the applicant, would only accommodate approximately 10 personal trainers and 10 members during peak business hours, (5:00 am –7:30 am and 5:00 pm-8:00 pm) for a total of 20 persons, including staff.

Since the use is not a typical fitness center or health spa, which ordinarily has a high turnover and parking demand during peak hours, the applicant is requesting a waiver of traditional fitness center parking requirements (5 stalls plus 4 stalls per 1,000-square-foot GFA). Therefore, to determine the appropriate number of parking spaces required for a personal training facility that is not defined by the Municipal Code, staff refers to specific conditions for fitness centers and the like (Chapter 21.52.232), which requires adequate parking during peak demand. Peak demand for a fitness center in a normal situation is defined through a parking demand study. In this case, without the benefit of a parking demand study, staff is relying on the total number of employees and members that will be employed by the training facility to determine the total parking demand. With a total of 10 employees to be hired as personal trainers staff considers a minimum of 20 parking spaces to be adequate. This total parking demand will be added as a condition of approval and will require additional parking if major changes to operations are made. With a total of 31 on-site parking spaces available to the facility, along with 3 leased parking lots with a total of 28 parking spaces (Exhibit C- Shared Parking Agreements), staff believes that sufficient parking can be provided during peak demand given the incorporated conditions that limit gym membership to one-on-one training and staff to 10 persons.

Staff recommends that the Planning Commission approve the Conditional Use Permit, subject to conditions and findings. (Exhibit D - Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 226 public hearing notices were distributed on April 19, 2011, as required by the Long Beach Municipal Code. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit E – CE 11-003).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

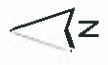
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Exhibits

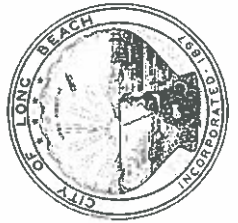
- A. Location Map
- B. Plans and Photos
- C. Shared Parking Agreements
- D. Findings and Conditions of Approval
- E. Categorical Exemption CE 11-003



Exhibit A



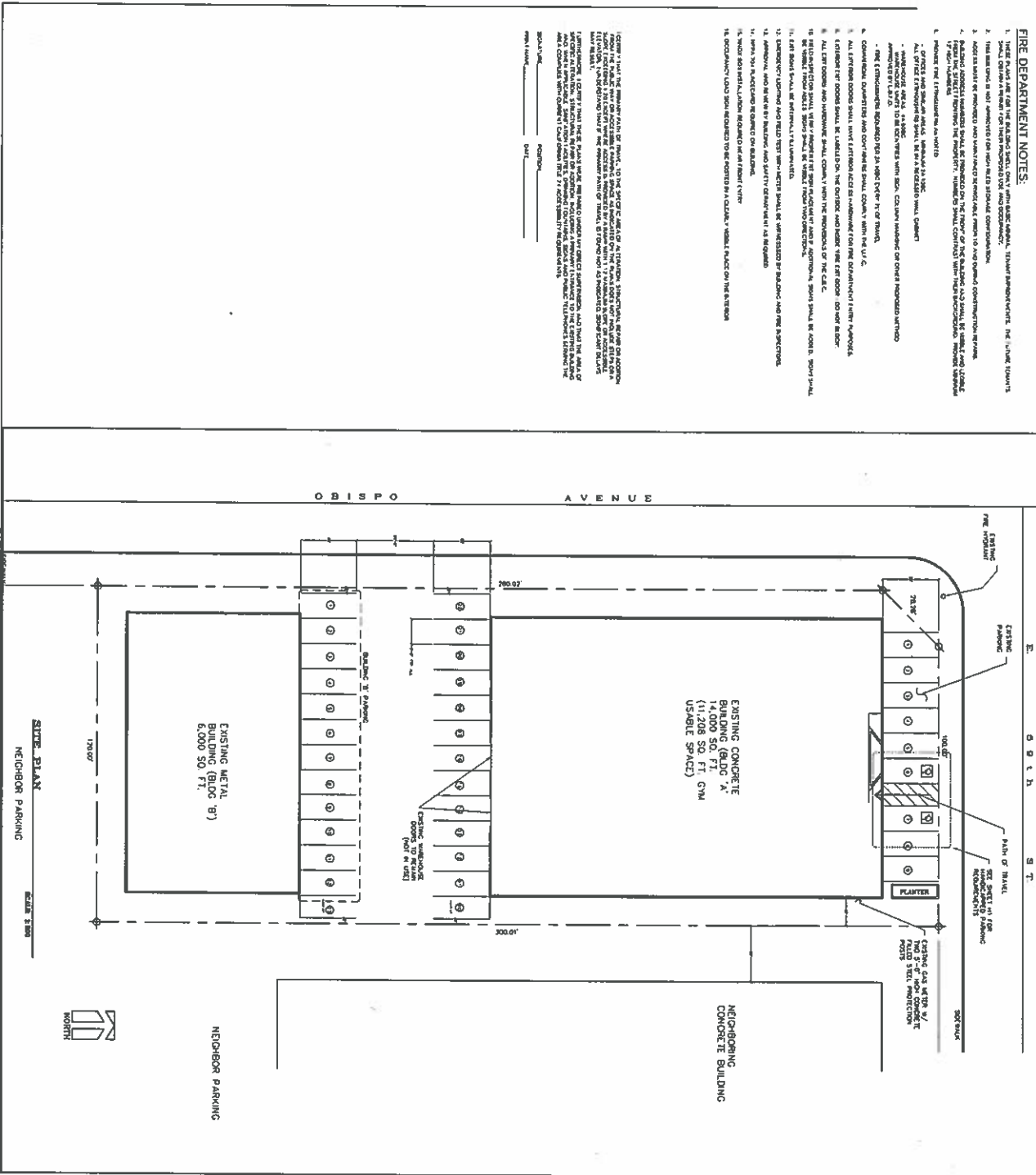
Subject Property:
 3200 59th St
 Application No. 1101-03
 Council District 9
 Zoning Code : IL



FIRE DEPARTMENT NOTES:

1. THESE PLANS ARE FOR THE BLDG. ONLY WITH BASIC ELECTRICAL, PLUMBING AND MECHANICAL. THE OWNER MUST PROVIDE ALL OTHER REQUIREMENTS AND OCCUPANCY.
2. THE MAIN ENTRANCE IS LOCATED TO THE NORTH REAR CORNER OF THE BLDG.
3. ACCESS MUST BE PROVIDED AND MAINTAINED TO ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES.
4. ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES MUST BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND ALL CITY AND COUNTY ORDINANCES.
5. ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES MUST BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND ALL CITY AND COUNTY ORDINANCES.
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OWNER: METRO FLEX TRAINING FACILITY, 3200 E. 59TH STREET, LONG BEACH, CALIFORNIA 90805.
 ARCHITECT: ULTRA-UNIT OF ARCHITECTURE, 3200 E. 59TH STREET, LONG BEACH, CALIFORNIA 90805.
 DATE: 10/15/2010



PLAN	311026000
DATE	10/15/2010
PROJECT	ULTRA-UNIT OF ARCHITECTURE
LOCATION	3200 E. 59TH STREET, LONG BEACH, CALIFORNIA 90805
OWNER	METRO FLEX TRAINING FACILITY
DESIGNER	ULTRA-UNIT OF ARCHITECTURE
DATE	10/15/2010
SCALE	3/16" = 1'-0"
DESCRIPTION	METRO FLEX TRAINING FACILITY
REVISIONS	
DATE	
BY	
DESCRIPTION	

STORAGE OF MATERIALS - CONSTRUCTION OF THE FINAL SUBMITTAL TO BUILDING DEPARTMENT

The applicant/owner of record, I have verified the project construction plan and all details on the site plan and building code requirements. I am responsible for the accuracy and completeness of the information provided. I am not responsible for the accuracy and completeness of the information provided by others. I am not responsible for the accuracy and completeness of the information provided by others.

PROJECT INFORMATION

Project: METROFLEX TRAINING FACILITY
 3200 E. 59TH STREET
 Long Beach, California 90805

Scale: 3/16" = 1'-0"

Author: [Blank]

Check: [Blank]

Date: 10/15/2010

Project: METROFLEX TRAINING FACILITY

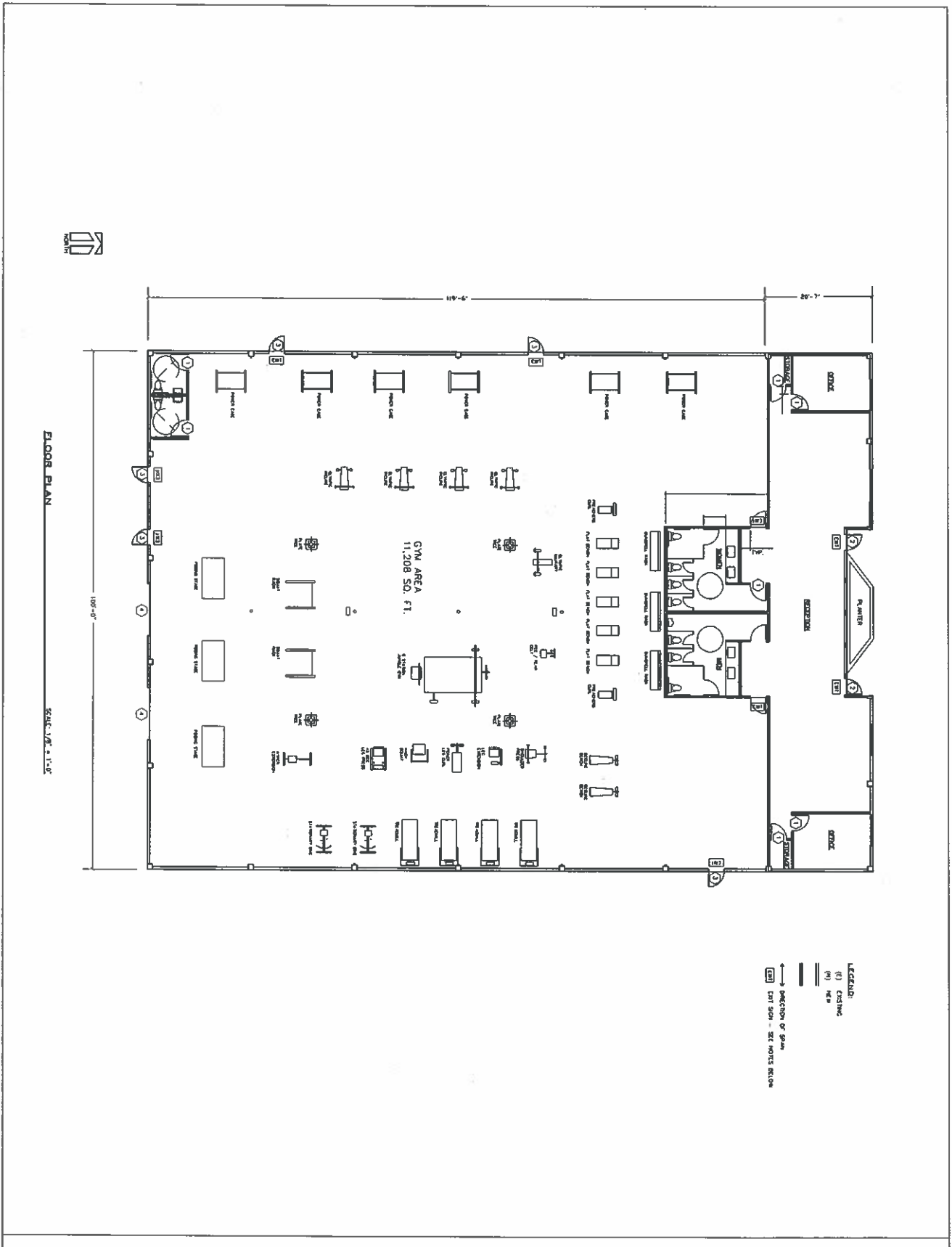
Sheet: A1.0

Job No: [Blank]

Date: 10/15/2010

Project: METROFLEX TRAINING FACILITY





<p style="font-size: 24pt; font-weight: bold;">A11</p>	<p>Project No. First Level Floor Plan</p>	<p>ANAHEIM THRIFT 1178 East Anaheim Street Long Beach, California 90813</p>	<p><small>This document contains information proprietary to ULTRA-UNIT.com</small></p>	<p>Conner Erectors, LLC ULTRA-UNIT of Architecture Design and Construction 303412777</p>
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NOTICE
of
PUBLIC HEARING

THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF PALM BEACH, FLORIDA
OFFICE OF THE COUNTY CLERK
1000 N. MILITARY AVENUE, SUITE 100
WEST PALM BEACH, FLORIDA 33411
TEL: 561-832-2200
WWW.PALMBEACHFLORIDA.GOV



Handicap Accessible



1000 N. MILITARY AVENUE, SUITE 100
WEST PALM BEACH, FLORIDA 33411
TEL: 561-832-2200
WWW.PALMBEACHFLORIDA.GOV





TITAN METALS

EXHIBIT C

3242 East 59th Street ~ Long Beach, CA 90805
T: (562) 531-4031 ~ F: (562) 531-3515
www.titanmetals.com ~ cdaly@titanmetals.com

April 19, 2011

Mr. Chris Albert
Metroflex Gym, Long Beach
3200 E 59th Street
Long Beach, California 90805

Dear Mr. Albert:

This letter is written to confirm that TITAN METALS will permit parking in designated spaces in the front of our building under the following conditions:

1. There are eight spaces. Metroflex Gym, Long Beach may only use these spaces between the hours of 5:00 AM to 7:00 AM and 6:00 PM to 10:00 PM. These times have been selected because they do not conflict with our own hours of operation, which are 7:30AM to 5:00PM. Hence, we will not be using these spaces at these times.
2. Metroflex Gym, Long Beach may only use spaces not occupied by TITAN METALS employees.
3. Metroflex Gym, Long Beach will allow all TITAN METALS employees, so long as they remain TITAN METALS employees, free membership in Metroflex Gym, Long Beach.
4. Metroflex Gym, Long Beach will install signs in agreed upon locations that clearly indicate Metroflex Gym, Long Beach parking is limited to the hours noted above.
5. This agreement may be retracted by TITAN METALS at anytime if Metroflex Gym, Long Beach is found in repeated violations of the terms described above.

Please let me know if you have any questions.

Sincerely,


Colleen Daly
General Manager/CFO

Quality, service & integrity remain long after the price is forgotten.



RESOURCES
APPLICATIONS
DESIGNS &
CONTROLS, INC.

April 19, 2011

Mr. Chris Albert
Metroflex Gym, Long Beach
3200 E. 59th Street
Long Beach CA 90805

3220 E. 59TH STREET
LONG BEACH, CA 90805
Tel. (562) 272-7231
Fax (562) 529-7513
www.RADCOinc.com
email: info@RADCOinc.com

Re: Parking

Dear Mr. Albert:

This letter is written to confirm that RADCO will permit parking in eight (8) designed spaces in the front of our building under the following conditions:

1. Metroflex Gym, Long Beach may only use the spaces between the hours of 5:00 AM to 7:30 AM and 6:00 PM to 10:00 PM. RADCO's normal business hours are Monday through Friday 8:00 AM to 5:30 PM
2. Metroflex Gym, Long Beach may only use spaces not occupied by RADCO employees.
3. Metroflex Gym, Long Beach will allow all RADCO employees, so long as they remain RADCO employees, free membership in Metroflex Gym, Long Beach..
4. No parking allowed in the truck well or blocking that gate on the west side of our building.
5. Metroflex Gym, Long Beach to install signs in four locations we agreed upon on the front of the building/fence which clearly indicate Metroflex Gym, Long Beach parking is limited to the hours noted above.
6. This agreement may be retracted by RADCO at anytime if Metroflex Gym, Long Beach is found in repeated violations of the terms described above.

Please let me know if you have any question.

I want to wish you well with your business.

Sincerely,
RADCO

Michael L. Zieman, P.E.
President



CATALINA SPRING COMPANY
5870 Obispo Avenue
Long Beach, California 90806

Mr. Chris Albert
Metroflex Gym, Long Beach
3200 E 59th Street
Long Beach, CA 90805

Dear Chris:

This letter is to inform you that Catalina Spring Company will permit parking in the 12 spots in our shared lot during everyday except for Wednesdays. On Wednesdays Catalina Spring Company will require two of these spots for our employees who drive to work. On every other day, our employees use street parking and we do not need to use any of these spots.

Our business will have 4 employees. Two of our employees will drive to work, while the other two have other modes of transportation.

Should you have any questions, please do not hesitate to contact me at ((562) 715-1782)

Sincerely,



Raymond Camacho

CONDITIONAL USE PERMIT FINDINGS

- A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site has a General Plan designation of LUD #9R, Restricted Industry, which allows industry-supporting uses, such as personal services, restaurants, and financial services. A one-on-one training center is consistent with the Land Use Element because it is a personal service that is permitted with a Conditional Use Permit.

- B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 11-003) was prepared for this project and is attached for your review.

With the limitation on the square feet of useable fitness areas within the warehouse, the addition of shared parking via lease agreements and with a one-on-one training only membership, the personal training facility will not be detrimental to the surrounding community. The conditions of approval will also allow staff to review the use if problems, complaints, or issues arise regarding parking. Furthermore, the approval of the requested Conditional Use Permit will require operation performance standards and approval from both the City of Long Beach Fire Department and Building Bureau. This requirement will enable the City to enforce any conditions of approval and address unanticipated changes that may arise in the future.

- C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

In addition to the above general findings, the following specific conditions pursuant to Zoning Code Section 21.52.232 apply to Fitness Centers: 21.52.232 - Fitness or health club, dance or karate studio and the like.

- A. The use shall demonstrate adequate parking for peak demand;**

The proposed personal training facility is unique compared to a traditional fitness center due to the type of training and specialized equipment used. Therefore, staff is requesting that the Planning Commission waive traditional fitness center parking requirements (5 stalls plus 4 stalls per 1,000 square feet of GFA) and instead approve parking at peak demand. In this case, because the business operation will be limited to one-on-one training and a maximum of 10 employees and 10 guests during peak hours (5:00 am – 7:30 am and 5:00 pm – 8:00 pm Monday through Friday), a total of 20 on-site parking spaces was determined to be adequate during peak hours given that a total of 31 on-site parking spaces will be available for the proposed personal training facility (20 stalls required) and 6,000 square foot warehouse (6 stalls required), for a

total of 26 required parking spaces during peak hours. Furthermore, with a shared parking arrangement (28 stalls), an additional 33 parking spaces will be available that will limit impacts to parking that may be caused by unexpected changes in business operation. With the limit on operation and shared parking, staff believes adequate parking during peak demand can be demonstrated.

B. The facility shall be limited to five thousand (5,000) square feet of gross usable floor area in neighborhood commercial zones (CNP, CNA and CNR).

The project is located in the Light Industrial zone; the finding does not apply to the proposed change of use.

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL**

App. No. 1101-03

Date: May 5, 2011

1. The use permitted hereby on site, in addition to other uses permitted in the Light Industrial (IL) zoning district shall be the conversion of an industrial warehouse to a personal training facility with a total of 31 onsite parking spaces and 28 share parking spaces during peak demand. This parking includes both on-site and lease agreement parking
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request approved by the Zoning Administrator, submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

Special Conditions

3. The personal training facility shall be limited to one-on-one training only and a maximum of ten personal trainers and ten clients. No group training or classes shall be allowed without permit modification.
4. The useable floor area or workout area shall be limited to a maximum of 11,000 square feet. Any increase in floor area will require modification to the permit and additional parking.
5. A lease agreement with three adjacent property owners shall be obtained, that will allow a shared parking arrangement for 28 parking spaces during non-business hours. During non-peak business hours (8:00 am to 5:00 pm, M-F), s limited activities and/or training shall occur within the fitness center.
6. The permit shall be reviewed annually at the discretion of the Director of Development Services. Any violations or changes to leased parking agreements shall lead to monitoring of parking spaces, and may result in a requirement to obtain additional shared parking or revocation of the Conditional Use Permit.

Standard Conditions

7. Any rooftop equipment shall be located behind a screening device attached to the roof of the building and shall not exceed 10' in height above the existing roof. The equipment shall be screened behind a screening device that matches the color and texture and is architecturally compatible with the existing building, to the satisfaction of staff.

8. Adequately sized trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
9. 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). 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.
10. 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.
11. 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.
12. 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).
13. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
14. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
15. The Director of Long Beach Development Services is authorized to make minor modifications to any of the conditions of approval if such modifications shall not significantly change/alter the approved project. Any major

modifications shall be reviewed by the Planning Commission.

16. Site development, including landscaping, shall conform to the approved plans on file with 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.
17. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
18. 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).
19. Exterior security bars, scissor gates, and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
20. Any graffiti found on site must be removed within 24 hours of its appearance.
21. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
22. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
23. Separate building permits shall be required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
24. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as

specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

25. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
26. 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
27. 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 NOTICE OF EXEMPTION

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

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 11-003

Project Location/Address: 3200 E. 59th Street Long Beach CA 9080
Project/Activity Description: FITNESS FACILITY - Convert warehouse INTO
fitness center with shared parking.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California
Applicant Name: EDWARD AVAKOFF & CHRIS ALBERT - METROFLEX LBC
Mailing Address: 102 S. SMALLWOOD DR. SAN PEDRO CA 90731
Phone Number: (650) 346-8061 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1101-04 Planner's Initials: SV
Required Permits: CUP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Alterations to existing buildings

Contact Person: Craig Chalfant Contact Phone: 562-570-6769
Signature: [Signature] Date: 4/25/11