



"Brophy & Candy"
<meadale@charter.net>

10/08/2008 08:14 AM

To <jaime_ustin@longbeach.gov>

cc

bcc

Subject Wrigley Residents' Opposition to Pacific Baptist Church

Lynette #1

October 7, 2008

The Planning Commission
The City of Long Beach
333 West Ocean Blvd.
Long Beach, CA 90802

Dear Planning Commissioners,

We are opposed to the expansion plan of Pacific Baptist Church located at 3332 Magnolia Avenue, four blocks from our residence. We believe the site is inadequate for the proposed use. The church's stated motivation is to expand for financial reasons.

We are saddened to learn the unsustainable "parking plan" – with no deed restrictions – calls for diesel-polluting shuttle busses commuting to a multitude of off-site lots adding noise, traffic, and congestion in this 7 day a week operation. In addition, we believe this burdens a neighborhood that is already documented to have some of the worst air quality, shortened lifespans, and the highest cancer rates in the country. We believe more of our neighbors should not die from breathing toxic air caused, in part, by bad planning decisions. We are requesting your help in 1) recommending the Pacific Baptist Church plan be significantly scaled back to a fraction of its current size and 2) mandating on-site parking so the community's health, safety, welfare, and quality of life are not negatively impacted.

Unfortunately, we believe the church/school/college's expansion plan – an almost 600% increase in seating alone – does more than severely and negatively impact our quality of life and lifespans, it also contributes to the hideous McMansionization of Magnolia Ave. in Wrigley. We have witnessed other "big box type" oversized churches built on inadequate lots throughout Long Beach neighborhoods, and feel these edifices significantly detract from their once charming neighborhoods. As such, we are also requesting the height of the structure and the variance be denied. Last but not least, we are very concerned about the loss of the historical homes on this site, the gateway to our neighborhood, and feel they should be preserved.

Thank you for the your consideration. We appreciate the opportunity to provide input on this project.

Sincerely,

Candace Mead and Brophy Dale

April 23, 2008

To whom it may concern,

This letter is a formal request for the Parsonage that is located at 3320 Magnolia, to be exempted from any historical significance. This exemption request is pursuant to Government Code Section 37361.

The building is owned by Pacific Baptist Church and is currently being utilized as Pastoral Staff office space, not as a parsonage. The Parsonage is a non-commercial building. Pacific Baptist Church is proposing that the Parsonage be relocated to a site of the Church's or City's choosing.

Without the approval of this exemption, Pacific Baptist Church will suffer substantial hardship and will likely deprive the Church and community of economical return. It will also deny reasonable and appropriate use of the property in the furtherance of our religious mission.

The Parsonage in its current location will also interfere with the expansion that is designed to benefit the community and would infringe on available on-site parking.

Pacific Baptist Church also has developed a Master Plan that would include replacing their existing facility with a new efficient educational facility that would allow the Church to make better use of our property and effectively serve the youth of our community.

Please approve this historical significance exemption request

Thank You,

Richard Lazo

Building Committee Chairman
Pacific Baptist Church
3332 Magnolia Ave
Long Beach, CA 90806
562-606-6041 – Cell
562-424-7714 – Office



Pacific
BAPTIST CHURCH

Address:
3332 Magnolia Ave.
Long Beach, California 90806

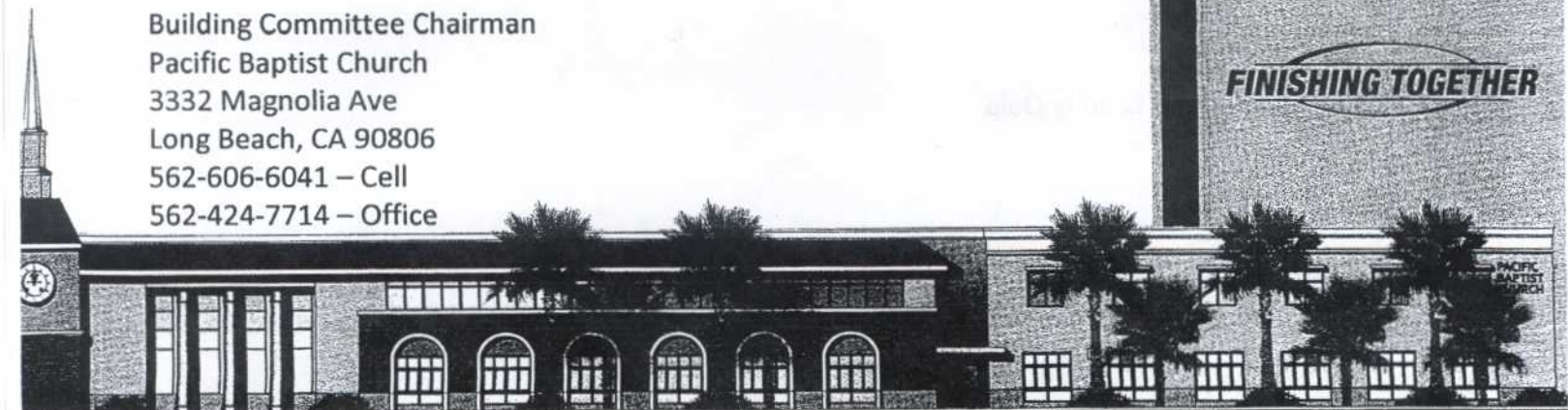
Telephone:
562.424.7714

Facsimile:
562.426.8282

Website:
www.pacificbaptist.com

Dr. Joe Esposito, Pastor

FINISHING TOGETHER



October 6, 2008

City of Long Beach Planning Commission

Commissioners,

I am writing to express some concerns regarding the proposed expansion of the Pacific Baptist Church located at 3332 Magnolia Avenue. At two meetings with representatives of Pacific Baptist Church I joined with other members of our neighborhood to express concern regarding the scope of the proposed expansion. Church representatives promised to address our concerns, however, their revised plan has been released and does not offer any substantive changes. There are several reasons why many Wrigley residents oppose such a large expansion of the current church. The planned expansion will roughly triple the footprint of church structures. Current church buildings total approximately 15,000 square feet, with a proposed expansion to around 45,000 square feet. The church is already a significant source of traffic in a primarily residential neighborhood. Due to a lack of parking members must either use neighborhood on street parking, or be shuttled in by bus. The resultant bus traffic degrades our already sub-standard air quality along with increasing noise and congestion in what should be a tranquil residential neighborhood. The church representatives have detailed off site parking facilities, but none of these are deed restricted. It also is a fact that, even before this proposed major expansion, the church is making illegal use of MTA parking along Pacific Avenue. It is hard to believe that a three-fold expansion will somehow alleviate an existing lack of parking. This expansion will necessitate an increase in busing, with a resulting increase in pollution, noise, congestion, and roadway degradation. We also have concerns about neighborhood impact from daily church activities. The church runs both a K through 12 school and a college without sufficient on-site parking, and the proposed expansion eliminates some on site spaces. As these are week day activities, there are no shuttles to address traffic and parking issues. It seems safe to assume that such a major expansion will result in an increase in the number and frequency of other weekday programs.

We also have concerns unrelated to traffic increases. The church as currently configured with well scaled buildings and significant green space provides an attractive gateway into the north Wrigley area. The proposed over height monolithic expansion will be completely out of scale for the area. Not only would much green space be eliminated, but many nearby residents would lose their views and access to cooling breezes. We feel that introducing a complex of this size, which is clearly intended to be a regional as opposed to neighborhood church, will have a serious negative impact on our neighborhood as a whole. All of the church representatives' vague (and unfulfilled) assurances of mitigation fail to recognize that the root cause of our opposition is that this project is simply too large for this site. As we have seen in the past, once ill advised projects are approved and built they are here to stay. For all of their promises to be good neighbors, the church hierarchy can not address what might replace them in such a large structure if, in response to future growth, they move on to an even larger facility. Thank you for taking the time to acquaint yourself with the concerns of many residents of Wrigley.

Respectfully,
Mike Laquatra
2926 Eucalyptus Ave
(562)424-9141
MJLLMF@verizon.net



P. O. Box 16192
Long Beach, California 90806

Telephone: (562) 225-9462

wrigleyvillage@att.net

www.neighborhoodlink.com/longbch/wrigley/

October 7, 2008

The Planning Commission
The City of Long Beach
333 West Ocean Blvd.
Long Beach, CA 90802

Re: Case No. 0711-16 – Pacific Baptist Church

Dear Planning Commissioners,

The Wrigley Association voted on October 6, 2008 and the majority of the members present oppose the expansion plan of Pacific Baptist Church located at 3332 Magnolia Avenue in Wrigley. Despite the plan's many revisions, our members' voiced concerns, over the 40,000 plus square foot expansion of the church, school, and college.

The majority of the membership present at the meeting believe the expansion plan is detrimental to the health, safety, and welfare of the community, is too large for the site, and presents a health hazard to the community. The project includes an **unsustainable non-deed restricted "parking plan"** that calls for diesel buses shuttling hundreds of people into, out of, and through our residential neighborhood on a daily basis. The project is extremely under-parked, doesn't require a deed restriction and will eventually impact the neighborhood on a daily basis – 7 days a week, including special events every 2-3 days. In addition to the aforementioned issues, we have concerns about the project's aesthetics, the height variance, congestion, traffic, disruption and noise from its 7 day a week operation, and the removal of at least one historic building.

Lastly, the plan neither supports the City of Long Beach's Developmental Service's Department's mission statement calling for projects to be safe and sustainable, nor does it support the Planning Department's statement to ensure all developments in our city are smart, safe, and make the best sense for the community.

Thank you for the opportunity to provide input on this project.

Respectfully,

Annie Greenfeld, President

The Wrigley Association is a 501 C4 non-profit organization, (CA State ID # 1673284) whose mission is to promote the common interest, instill pride, establish and encourage the highest standards in Wrigley. To foster an active understanding of citizenship and civic responsibility. To oppose and discourage discrimination and to create a sense of belonging. To promote higher business standards and encourage uniformity and cooperation among the merchants, property owners and residents. To eliminate crime, perpetrate community pride, and develop wholesome, enjoyable, cultural, social. And physical activities.

October 5, 2008

Planning Commission

Dear Commissioners:

I am writing this letter to express my strong opposition to the 45,101 square foot expansion of the Pacific Baptist church at 3332 Magnolia Avenue located in the north Wrigley area. At the first community meeting held by the church in June 2008 the residents expressed concerns regarding the proposed size of the church, sanctuary area and gym, a reduction of on-site parking, a lack of any off-site permanent parking, traffic congestion, noise from the shuttles, building design, and loss of open space. The church stated that their goal is to continue to grow and expand their membership to someday fill the 1,240 seat sanctuary. At the Wrigley monthly meeting in August the church discussed their project and had not addressed any of the concerns of the first meeting. When asked about the issues discussed in June no specific response was provided and no revised plans were available. Since that time some minor revisions have been made; however, as of October 6, 2008 there were still no large size scaled plans for public view.

My biggest concern is the three-fold expansion of the building area from approximately 15,000 square feet to 45,000 square feet with no permanent off-site parking and a reduction of on-site parking for a use that is already under parked. There are currently 71 parking spaces and nine spaces will be eliminated resulting in 62 on-site spaces. I don't think I've ever seen a 45,000 square foot new freestanding building constructed anywhere in the City with a reduction in on-site parking. Additionally, Section 21.41.170 of the Zoning Code states that "The number of existing off-street parking and loading spaces shall not be reduced or in any other way modified, below the standards required by the title."

Church members currently park throughout the neighborhood on 33rd Street, the north and south sides of Wardlow Road, Pacific Avenue and also in the MTA parking lot on Pacific Avenue (as stated in ND 08-08), although they have no permission to use this lot constructed for MTA riders. It is hard to believe a three-fold expansion will improve the parking, noise and traffic problems in the area.

The size of the addition is staggering for this predominately single family neighborhood. The new facility will have a 1,240 seat sanctuary, a gym seating 647 people with a full basketball court, a bookstore, kitchen facilities, 13 nursery rooms, 18 offices, 2 classrooms, and 4 Sunday school classrooms. The existing church building will house 7 offices, 2 Sunday school rooms, and 12 joint use Sunday school/classrooms and 3 joint use college/Sunday school classrooms. The addition also eliminates the existing playground leaving no real outdoor play area for the 215 children who attend the school which isn't very fair to the children.

The impact to the neighborhood is so substantial due to the 7-day a week operation. These activities include a K-12 school, college, church activities Saturday from 10:00 a.m. to 7:00 p.m. and Sunday from 9:00 a.m. to 8:00 p.m. Monday - Friday the school is open from 8:30 a.m. to 3:00 p.m. with evening activities four nights a week. In addition to these scheduled weekly activities, special events are held approximately a dozen times each month. Please see the attached summer calendar schedule for details. As you can see, this is not a neighborhood serving facility, but a regional attraction that operates nearly 12 hours a day seven days a week.

To view and download the meeting agenda: <http://www.longbeach.gov/plan>

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

In order to have written material included in the Planning Commissioners' mailed Agenda Packet, twelve (12) copies of the material must be delivered to Long Beach Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder. Material presented to the Commission at the Hearing will be part of the record.

APPEALS TO THE COASTAL COMMISSION

NO DO-NOT APPROVE

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 200 Oceangate, 10th Floor, Long Beach, CA 90802-4302.

LONG BEACH DEVELOPMENT SERVICES
333 W. Ocean Blvd., Fifth Floor
Long Beach, CA 90802



JU



Haster

016H26514910
\$00.420
10/01/2008
Mailed From 90802
US POSTAGE

OFFICIAL PUBLIC NOTICE

Occupant #254
3360 Magnolia Ave
LONG BEACH CA 90806

90805\$1254 0004



APPEALS TO THE CITY PLANNING COMMISSION AND/OR TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from the Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Current Planning Officer and the City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

In addition, no on-site loading areas have been provided on the plans as required by the Zoning code. The Zoning code requires two on-site loading and unloading spaces for schools and one space per 100 off-street parking spaces for public assembly uses. This facility would require a minimum of two loading/unloading spaces for the school and at least four for the church. There are no on-site loading spaces shown on the plans.

Parking has not been provided according to Chapter 21.41 of the Zoning Code. The following parking spaces are required :

Church/public assembly with fixed seats: 1 space for every 3.3 fixed seats, plus loading and unloading zone (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses).

Elementary schools, secondary school: 2 spaces per classroom, plus 2 loading and unloading spaces plus auditorium or stadium calculated separately.

High school: 7 spaces per classroom plus auditorium or stadium calculated separately)

Trade or vocational school: 20 spaces or 1 per 3.3 fixed seats.

Office Use: 4 per 1,000 square feet of gross floor area (GFA)

Based on these standards the following on-site parking spaces are required:

School Parking

Elementary school classrooms: 2 per room 10	20
Gym : 657 fixed seats 1 space/3.3 seats	199
High School class: rooms 3 @7 per room(6,600 sq ft)	21
College 1,641 sq ft (3 rooms) 20/1,000 sq. ft.	33
Office Use: 5,300 sq ft (25 offices)	21
Total for Monday-Friday day use	294 spaces

The church does not have any off-site parking for day use. This will be a terrible impact to the neighborhood in terms of parking, noise, traffic and congestion. There are currently 215 children in school and 31 college students. The college takes place concurrently with the K-12 school. The ND states growth to be 70% from the current peak with average attendance from 930 to 1,240 people. Up to 1,240 people could be attending this facility with 62 on-site parking spaces and no permanent off-site parking. This could create up to fifty shuttle trips on a 25 passenger bus each day for just one service and church activities continue up to 12 hours a day every day. The diesel buses travel down 33rd Street, Magnolia Avenue and also on Pacific Avenue and 36th Street through Bixby Knolls residential neighborhoods.

Sunday Services/Saturday

Church: 1,240 fixed seats1/3.3	376
Nursery: 2 per room 13 (3,492 sq ft)	26
Sunday School: 2 per room 18 (10,000 sq ft)	36
Total:	438

(This does not include the gym or office areas as accessory uses) The ND also acknowledges overlap of services on Sunday.

The off-site parking is more than 600' feet away, with one lot over 3 miles away and without a deed restriction to guarantee permanence. The church currently has at least four full size school buses, two mid size buses and a van. At full capacity up to nine 25 passenger shuttle buses may be necessary. If the leases are canceled then where will the members park? The zoning code requires parking to minimize impacts to the neighborhood. Approval of this project will be detrimental to the neighborhood in a multitude of ways.

The zoning code requires parking in compliance with Chapter 21.41 and under the federal religious land use and institutional person act of 2000 (RLUIPA) the Zoning Administrator shall provide reasonable relief from the parking requirements of chapter 21.41 provided the Zoning Administrator finds that strict compliance would impose a substantial burden upon the religious exercise of a person or assembly and that said relief is not detrimental to the health, safety or welfare of the surrounding residential or other uses.

The church is already practicing. Strict compliance with the parking standards would require a reduction in the size of the facility, which is not an appropriate size for this neighborhood, and ensure permanent parking for a very large building. As proposed this project would be detrimental to the health, safety and welfare of the surrounding residential uses due to the constant shuttles, noise, diesel exhaust and 7 day a week activity.

I kindly request you require the application to redesign the building to one story, reduce the sanctuary seating in half to approximately 600 seats which is still extremely large, remove the fixed seating in the gym, maintain 71 on-site parking spaces, require outdoor play area for the school, and provide a deed restriction for any off-site parking.

I also object to the variance for a building height of 28' instead of no more than 25'. This new development on a basically flat lot does not create a unique situation. The plans also do not provide a section plan showing the floor to ceiling heights. Please review the findings closely as I do not think a unique situation exists for new construction at this site.

The Wrigley neighborhood has had problems with enforcement of conditional use permits for churches in the past. There are two churches in Wrigley that are operating without CUPs and numerous complaints have been filed without any enforcement in regards to 1952 Pacific Avenue and 2300 Pacific Avenue. Our experience has been that once the church is built it is nearly impossible for the City to enforce any operational conditions of approval. Please keep this in mind when reviewing this request.

Sincerely,

Mrs. Laquatra

Mrs. Laquatra
Eucalyptus Avenue
North Wrigley

Table 1: Weekly Church Activity Schedule Fall Schedule

Sunday	Thursday
9:00 a.m. to 9:45 a.m. — Service	8:30 a.m. to 3:00 p.m. — School (K - 12)
10:00 a.m. 10:45 a.m. — Sunday School	8:00 a.m. to noon — College Classes
11:00 a.m. 12:30 p.m. — Service	7:00 p.m. to 8:30 p.m. — Mid-Week Bible Study
1:00 to 3:00 p.m. — B Bus Service	
1:00 to 4:00 p.m. — Spanish Service	
6:00 p.m. to 7:45 p.m. — Service	Friday
	8:30 a.m. to noon — School (K - 12)
	8:00 a.m. to noon — College Classes
Monday	7:00 p.m. 10:30 p.m. — Reformers Unanimous
8:30 a.m. to 3:00 p.m. — School (K - 12)	
8:00 a.m. to noon — College Classes	
	Saturday
Tuesday	10:00 a.m. 10:30 a.m. — Faithfulness Rally
8:30 a.m. to 3:00 p.m. — School (K - 12)	Noon — 2:00p.m. — C Bus Service
8:00 a.m. to noon — College Classes	4:00pm - 6:00 p.m. — Bible Institute
7:00 p.m. to 8:30 pm — Visitation	6:00 p.m. to 7:00 p.m. — Men's Prayer Meeting
Wednesday	
8:30 a.m. to 3:00 p.m. — School (K - 12)	
8:00 a.m. to noon — College Classes	
7:00 p.m. to 8:30 p.m. — Spanish Service	
<i>Source: Pacific Baptist Church, 2008</i>	

SUMMERCALNDAR

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|--|--|
| May 31- Saturday Soul Winning Catch Up | July 17- Missionary Chad Asbury with us |
| June 1- Ministry Involvement Night | July 18- Teen Activity |
| June 4- PBS Kindergarten and Jr. High Graduation | July 20- Summer Family night |
| June 6- PBS High School Graduation | July 21 to 23- PBC 6th Annual Youth Conference |
| June 13- Late night prayer meeting | July 25- Adult Class Activity night |
| June 14- Men's Basketball League begins | July 26- Ladies Volleyball Championship |
| Ladies Volleyball League begins | July 27- I Love My Church Sunday |
| June 15- Summer Family nights begin (Church starts @ 5:00 p.m. on all Family nights) | Summer Family night |
| Fathers' Day | Men's Basketball Championship |
| Four to Flourish begins | Ladies Missionary Circle |
| Children's Basketball league begins | July 28- Jr. High Activity |
| June 17- Summer Saturation begins | Aug 1- Bro. Dalton with us |
| June 22- Summer Family night | Aug 3- Last night of Family Nights. Children's Basketball Championship |
| Bro. Pinero with us | Four to Flourish ends |
| June 26- Bro. Apusen with us | Aug. 4 to 8- Boy's Basketball Camp w/Bro. Dalton |
| June 27- Adult Class Activity night | Aug 7- Bro. Dalton with us |
| June 29- Summer Family night | Aug 15- Teen Activity |
| July 4- Independence Day Church Picnic | Aug. 19- The last night of our Summer Saturation |
| July 6- Summer Family night | Aug. 22- Adult Class Activity night |
| July 11- Ladies' Fellowship | Aug 29- Jr. High Activity |
| Jr. High Activity | Aug. 31- Pacific Baptist Church's 20th Anniversary Sunday |
| July 13- Summer Family night | |



Erich Zeller
<egz9938@lausd.net>

To <Jaime_ustin@longbeach.gov>

cc

09/11/2008 08:21 AM

bcc

Subject Pacific Baptist Church Expansion

Dear Mr. Ustin,

I wanted to express my deep concern about the Pacific Baptist Church's expansion project at 3332 Magnolia Avenue. I live on 2964 Eucalyptus Avenue a few blocks away and frequently use Magnolia Avenue as a commuting route to and from home. This expansion will negatively impact the already tenuous traffic safety of the area near Wardlow and Magnolia. Parking on Magnolia is very limited and traffic is becoming increasingly congested. The Church's aggressive expansion plans without adequate increases in parking will put the safety of all neighbors at greater risk. I urge you and the planning commission to pay close attention to these issues and request detailed traffic and parking studies be conducted. Please let me know how else I can be involved in this process whereby we carefully analyze all the options available to the church.

Erich Zeller
2964 Eucalyptus Ave
562-490-0666



SIEGEL78@aol.com

08/29/2008 02:10 PM

To undisclosed-recipients;;

cc

bcc

Subject Pacific Baptist Church Expansion

We are writing to you regarding the expansion of the Pacific Baptist Church at 3332 Magnolia Avenue. We are hoping that the Planning Commission, which is convening on Oct. 2nd, will be open to hearing our concerns.

We live at 3059 Chestnut Avenue, a few blocks away from the church. We attended an informational meeting regarding the expansion. We voiced our concerns with church officials and the planning department. As far as we can see, none have even been addressed.

We are very concerned that their approx. 43,000 square foot expansion will definitely be out of scale with the neighborhood residential area. How would you like to have a home near the church and have your privacy invaded because from the second story of the church people can see into your home or yard. If I were owners of the condos on the east side of the church, I would not be happy with my view changing from a large lawn and trees to a two story wall.

The church stated that they will mainly have programs on Sundays, however we are now learning that the building includes an 1,320 seat sanctuary with rooms for a school, college that will run 7 days a week.

The onsite parking will be reduced by 7 to 8 spaces and no permanent offsite parking. Is this normal for a church that size? I know that the city has required other businesses to comply, why not this church?

We are in an area with some of the worst air in the country. Now we will need to deal with diesel polluting busses going up and down our streets, seven days a week. I encourage you to go to the church on a Sunday morning; you will see the busses idle in front of the church causing the fumes to go into the assisted living facility right next door and into other surrounding homes. We see the church putting cones near the curb in front of their church in order to make it convenient for the church to move busses and automobiles in and out, preventing neighbors from parking on what is a public street.

We are also not pleased with what has become a bus depot on Pacific Avenue, from the Church parking their busses there. These too are public streets and not their parking lot. With the expansion of the church and no designated offsite parking, this will truly be an eye sore, seven days a week.

We hope that you will read this letter and address our concerns. We look forward to your response.

Sincerely,
Shoshanah Siegel and Bill Schechter
(562) 427-6181

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(<http://information.travel.aol.com/deals?ncid=aoltrv00050000000047>)



MaunaEichner+LeeFukui
<melf@charter.net>

09/01/2008 07:53 PM

To Jaime_ustin@longbeach.gov

cc

bcc

Subject Pacific Baptist Church expansion

Jaime Ustin
Project Planner
333 West Ocean Blvd, 5th Floor
Long Beach, CA 90802

Re: Opposition to Pacific Baptist Church expansion at 3332 Magnolia Avenue

After attending the public meeting with the architect and pastor that was held at the church, we are very concerned that the need for an overall reduction in size of the project will not be addressed. For the record, please note the following:

- The existing church was small in scale for a reason, it was always meant to be a neighborhood church serving those living in the immediate community. It was never meant to serve the volume of people or the multiple functions that they now propose. The pastor has said that in order for a church to survive it must expand its membership or die. And he mentioned that they have moved twice because their membership has increased through the years, well what happens when they have outgrown this location? The current site is finite in size (there isn't even enough room to accommodate their parking needs before the expansion), if they move to larger facilities elsewhere, our neighborhood will be left with an oversized vacant building to deal with.

- Their architect, who stated that he constructs many of these churches across the country, admitted that his plans were adapted from a stock set of designs that maximize the buildings to the size of their lots. He did not take into consideration the buildings impact on the surrounding neighborhood in its entirety and was unfamiliar with our neighborhood concerns regarding traffic and the environment.

Has there been an EIR done for this development? If not, shouldn't there be?

- There are already complaints regarding the church's current activities, particularly in regard to their buses and public parking. These will only be exacerbated when the church expands the sanctuary, school, college, day care facilities, and seven-day-a-week activities.

The pastor and his church members say they want to stay and be a part of our community, but shouldn't they meet us halfway and reduce the scope of the project in order to make room for more parking and help diminish the neighborhood's fears and concerns? If they are unwilling to come to a compromise, then the church should do the right thing and move to a location that can accommodate their needs.

Sincerely,
Lee Fukui and Mauna Eichner
2925 Cedar Avenue
Long Beach, CA 90806
562-595-7205



Karen Reed
<kmreed@charter.net>

09/02/2008 12:22 PM

To Jaime_ustin@longbeach.gov

cc

bcc

Subject Pacific Baptist Church Expansion

We are writing to express our concern about the expansion of the Pacific Baptist Church at 3332 Magnolia Avenue. We believe that this expansion has the potential to adversely affect our neighborhood and will negatively impact the quality of life of the community surrounding it. Noise, increased air pollution, and the erosion of residents' privacy are just some of the factors that need to be considered, and we hope these issues and others will be taken into account before a decision about the expansion is reached by the Planning Commission. We live at 2744 Daisy Avenue, and we, along with many of our neighbors, cherish our neighborhood and want to preserve the quality of life that we currently enjoy.

Sincerely,

Karen Reed and Tony Alosi
562-426-0249



cynthia wolff
<cawolff29@yahoo.com>

To Jaime_ustin@longbeach.gov

cc

bcc

09/02/2008 02:02 PM

Please respond to
cawolff29@yahoo.com

Subject church on Magnolia street

Dear Jaime,,

We are very much opposed to the project of the church expansion near our home. The high amount of traffic in the neighborhood.

We plea with you not to give an OK to this project. Thank you, Cynthia Wolff

We the undersigned are stating our opposition to the proposed expansion of the Pacific Baptist Church at 3332 Magnolia Avenue. (Case No. 0711-16). We feel that the scope of the proposed expansion is inappropriate for this location. The church as currently configured with well scaled buildings and a significant amount of open space serves as an attractive gateway into the north Wrigley area. The proposed over height monolithic expansion will be completely out of scale for the lot and the area in general. There are concerns with increased traffic, increased air pollution, loss of sight lines and air flow for neighbors, and lack of parking. There also are concerns that, while the church hierarchy states that they are willing to work with the community to be good neighbors, once the expansion takes place this oversized complex will be here to stay no matter who the tenants might be. We have presented our concerns to the church leaders and contractor at two community meetings with the only response being vague promises to be good neighbors and take care of any problems, without any concrete plan changes in response to our concerns. The bottom line is that this is the wrong location for a project of this size.

Name

Address (Optional)

Name	Address (Optional)
1. Teshimi Daito	3281 CHESTNUT AVE L.B
2. JAMES HARRISON	3273 Chestnut Av
3. George J MASCARENAS	3233 Chestnut LB
4. 1057A. MOUNTAIN AVE	3243 EUCALYPTUS AVE.
5. William C. McMillon	3289 CHESTNUT AVE L.B.
6. [Signature]	3289 Chestnut Ave LB
7. [Signature]	2800 Magnolia LB.
8. [Signature]	2034 Cedar Ave LB
9. [Signature]	2034 CENTRAL AVE L.B
10. Sosa Kanno	2074 Eucalyptus Ave, LB
11. Bazella McDonald	3225 Magnolia LB. 90806
12. Michael McDonald	3225 Magnolia LB 90806
13.	
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21.	
22.	
23.	
24.	
25.	

September 8, 2008

We the undersigned are stating our opposition to the proposed expansion of the Pacific Baptist Church at 3332 Magnolia Avenue. (Case No. 0711-16). We feel that the scope of the proposed expansion is inappropriate for this location. The church as currently configured with well scaled buildings and a significant amount of open space serves as an attractive gateway into the north Wrigley area. The proposed over height monolithic expansion will be completely out of scale for the lot and the area in general. There are concerns with increased traffic, increased air pollution, loss of sight lines and air flow for neighbors, and lack of parking. There also are concerns that, while the church hierarchy states that they are willing to work with the community to be good neighbors, once the expansion takes place this oversized complex will be here to stay no matter who the tenants might be. We have presented our concerns to the church leaders and contractor at two community meetings with the only response being vague promises to be good neighbors and take care of any problems, without any concrete plan changes in response to our concerns. The bottom line is that this is the wrong location for a project of this size.

Name

Address (Optional)

1. Lisa Wibroe	465 W. 25 th St., LB, CA 90806
2. Jennifer Beaver	2851 Chestnut Ave, LB 90806
3. Manna Eichner	2925 Cedar Ave LB 90806
4. LEE Fukui	2425 CEDAR AVE LB 90806
5. Maria Santos	2745 Eucalyptus Ave
6. Oliver	
7. Cynthia	Eucalyptus Ave Wrigley
8. Sami Arak	DITTO
9. Robert Benson	467 W. 25 th St
10. EBI SABERI	2830 MAGNOLIA AVE.
11. Brody Daco	N. Wrigley
12. Candace Mead	N. Wrigley
13. Kimmberly	Eucalyptus Ave. Wrigley 90806
14. Shoshana Spiegel	3059 Chestnut Ave. Wrigley 90806
15. John	2901 Eucalyptus Ave
16. Bill Schacter	3259 Chestnut Ave. Wrigley 90806
17. Neil Gotanda	2745 Eucalyptus Ave 90806
18. Maria Santos	2745 Eucalyptus Ave 90806
19. Jean	3290 CHESTNUT AVE. 90806
20. JANINE SANTONO	9044 HEGEL ST. BELLFLOWER 90706
21. RICHARD HALLER	3290 CHESTNUT, LONG BEACH 90806
22. MARK ALVARADO	3270 CHESTNUT AVE LB 90806
23. Manuel Abanier	3240 CHESTNUT AVE, L.B. 90806
24. Gerardo Perez	3030 Chestnut
25. Lynette Raquato	Spring / Magnolia Ave

September 8, 2008

Joan V. Greenwood

2091 San Francisco Avenue
Long Beach, California 90806

Telephone: (562) 599-0812

October 8, 2008

Planning Commission
City of Long Beach
333 West Ocean Boulevard
Long Beach, California 90806

**RE: Support for Certification of Negative Declaration 08-08
Pacific Baptist Church
3338 Magnolia Avenue
Long Beach, California 90806**

Dear Members of the Planning Commission:

I urge you to certify Negative Declaration 08-08. I have reviewed the Initial Study and supporting documentation. I have lived in the Wrigley District of Long Beach since 1986 and am very familiar with the area and air quality concerns. In addition, I have the education, training and experience to analyze environmental impacts especially those associated with health effects and risk management. I concur with the determination that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.

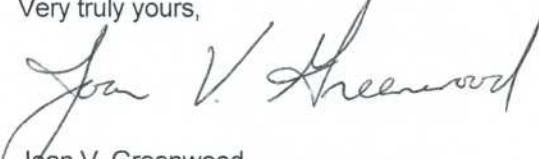
Since May 2008, I have attended several neighborhood meetings hosted by both the Wrigley Area Neighborhood Alliance (WANA) and the Wrigley Association during which the proposed project was discussed. The overwhelming response of the audiences at these meeting was one of support especially by people in the immediate vicinity of the Church. Those who expressed objections to the proposed project lived outside the area of influence in Southeast Wrigley or near the 2800-2900 blocks of Chestnut and Eucalyptus Avenues. The proposed mitigation measures identified in the Initial Study adequately addressed all of the objections that I have heard from the community.

The Pacific Baptist Church is an asset to the community as well as a good neighbor. Without being asked, the Church has always been sensitive to the parking impacts on the neighborhood. In fact, it was reported by a member of the Wrigley Association Board that when she canvassed the neighborhood, only one person complained about parking impacts. However, these impacts were caused by visitors to the nearby nursing home/senior living facility not the Church.

The Church's shuttles are relatively new, use low sulfur fuel and are well maintained. The analysis of air quality issues in the Initial Study is based on science and facts that clearly support the finding that no thresholds of significance will be exceeded.

In closing, please certify the Negative Declaration and allow the Church to move forward expeditiously on the proposed project.

Very truly yours,



Joan V. Greenwood
California Registered Environmental Assessor #08155

To whom it may concern:

My name is Jacob Arrington I live on 3337 Magnolia Ave., which is directly across the street from the Pacific Baptist Church. Since I have been here, I have had no problems with the church or its members in any way. The church has gone out of it way to help with the parking (though I have not had an issue with parking since they have been in neighborhood). Every service the church has parking attendants that direct people where to park and to help with security. It has been a big plus.

I know that Pacific Baptist Church is planning to build a new building. I want you to know that I am for it 110%. I am sure that the building will improve the community and that the church will continue to be a big help to me as a neighbor.

If you have any question or concerns, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Jacob Arrington". The signature is written in a cursive style with a long horizontal line extending to the right.

Jacob Arrington
3337 Magnolia Ave.
Long Beach, CA 90806

October 8, 2008

Dear City,

My name is Leslie Herrera and I live two doors down from Pacific Baptist Church. My house is on the corner of Magnolia Avenue and 33rd Street, so I get to see first hand of everything that goes on at the church. Parking and traffic flow is the greatest concern right now and I know that the members of the church are handling it with the utmost importance. They are requiring off site parking for some members, but most of the members do it gladly to help out. They also have parking attendants with orange vests to ensure the flow of traffic and eliminate parking in front of the houses of my fellow neighbors. It is nice to see all the work that they are doing out there and I am all for what Pacific Baptist Church is endeavoring to do as they seek to expand the church building.

Sincerely,
Miss Leslie Herrera

October 6, 2008

Dear City,

Pacific Baptist Church has been a great asset to our community. Ever since they have moved to our area, they have tried their best to meet their neighbor's needs. I live right by the church on 3261 Magnolia Ave. I have lived here for 38 years.

Pacific Baptist Church is a great neighbor. They have been tremendous in making sure that no one parks in front of our homes. I fully support their plans for a new building. In fact, I have seen their drawings and they are really nice. I know that their new building will be a benefit to our community.

Your Truly,

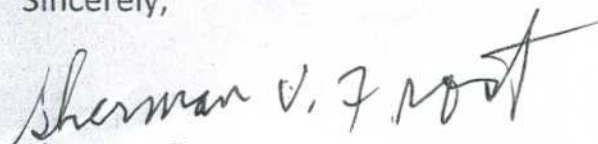
Fred L. Benavidez
10-6-08

Fred Benavidez

Dear Jamie Ustin,

My name is Sherman Frost. I live at 3290 Eucalyptus. I have lived here for 40 years. I am writing about the upcoming meeting for Pacific Baptist Church that I was informed of by your letter. I am for their new building at Pacific Baptist Church. I live across the street from where it will be. They do not park in front of my house and have attendants each service to make sure. They have done much to make this property so much better since they have moved in. As a long time resident I am glad to have a neighbor like this and feel like if I ever need anything they would be there for me.

Sincerely,


Sherman Frost

Dear Planning Commission,

I am writing regarding the proposed building project of Pacific Baptist Church. My family and I live directly across the street from the church at 3313 Magnolia Ave. We have lived here for 15 years. We are for the new church building. A few years ago Pastor Esposito personally came by our house to see if we had any parking problems. He and the church have made sure that their church people do not park in front of our house.

We are glad that there is a church across the street that is a good neighbor. I am sure that we ever have an issue that they would take care of it right away. I would ask you to approve their project as they are the type of neighbors that we want.

Levi & Dorothy Marshall

A handwritten signature in cursive script that reads "Mr. Levi Marshall". The signature is written in dark ink and is positioned to the right of the typed name.

3313 Magnolia Ave.



Sasha Kanno
<sashakanno@mac.com>

10/09/2008 03:18 PM

To jaime_ustin@longbeach.gov

cc

bcc

Subject Wrigley Church Expansion

Hello Jamie-

As you have heard from other Wrigley residents we are very concerned about the church expansion on Magnolia Avenue. I know they have laid out all the factual bullet points to you as to why we are opposed to this project. I wanted to give you my personal perspective.

My husband and I are first time home owners. We purchased our home in February of 2006, on the 2000 block of Eucalyptus Ave. We are in the historical district of the Wrigley neighborhood. We looked for a home to buy for a year and a half before we decided on our house. We were drawn to the 6th district but were very fortunate to have bought in a historical section of the neighborhood. Being in the historical section we do not need to worry about the mansionization that is taking place all over Long Beach.

Since purchasing our home we have become active in our neighborhood association as well as taking a lot of pride in our city. We have attended planning meetings, general plan meetings, historical preservation meetings along with working full time at our jobs and also restoring our home. We take this city and its residences to heart. If we have learned anything from speaking to our neighbors it would be that we would like our city to grow in a healthy and positive way. Long Beach is beautiful because of its historical value along with its diversity.

The proposed church expansion in no way promotes our neighborhood. it counter balances everything that we have been working toward. We are the residences that are going to suffer long after the church representatives have moved on to develop another project. This 45,000 square foot mega church has no place in our quaint neighborhood. We are residing here because we are in love with the way things are and the new way things are going to be done. If you allow this detrimental project to be green lit you will loose the faith of many residences. The people that run this church are not members of our district, they do not vote, we do.

I appreciate your attention to this matter. Please take everything into consideration before making your final decision.

Thank you,
Sasha Kanno
2076 Eucalyptus Ave
Long Beach, CA 90806
562.230.7207

Comments by
Neil Gotanda, Wrigley Resident
October 14, 2008

RECOMMENDATION AGAINST NEGATIVE DECLARATION ND-08 PACIFIC BAPTIST CHURCH

Contrary to the finding in the Negative Declaration ND-08, item XV TRANSPORTATION/TRAFFIC, (f. – Inadequate parking capacity; and g. – alternative transportation), the plans for Pacific Baptist Church do NOT adequately mitigate the impact.

A. The on-site parking spaces are inadequate for current use and any future expansion of the Theology College.

B. The off-site parking spaces are inadequate because the Multi-Purpose Room without fixed seats is NOT counted

C. The project off-site parking at the Salvation Army lot does NOT meet code (unpaved) and there should not be counted.

D. The continued congestion at the Wardlow BlueLine Station will interfere with alternative transportation.

PACIFIC BAPTIST CHURCH – INITIAL STUDY NEGATIVE DECLARATION ND 08-06

PARKING PROBLEMS IN ITERIS PARKING SURVEY (July 11, 2008)

1. INADEQUATE ON-SITE WEEKDAY PARKING

In the survey of parking, there is NO analysis of daytime use in the many tables and charts. The surveys on page 10 and 11 only survey Sunday Service and Weekday evenings. There is no room for growth of the College Theology program.

The planned 62 ON-SITE parking spaces will NOT meet existing requirements.

- There is an undercount of office space. The Iteris Report at p. 16 says there are 2,400 square feet of office space. That does NOT match the office count indicated on Figure 3 on page 13.
- The bank of offices next to the multipurpose room is apparently not counted in the calculation. Their measurements are not indicated. But (using an office ruler) two offices are 10x16 and two are 10x10. This additional 520 sq ft brings a total of 15 offices and 3166 sq ft., NOT 2400 sq ft.
- The extra office space adds an additional 3 parking spaces.
- COLLEGE CLASSROOMS are undercounted. At p. 16 of the Iteris report, the College Classrooms are calculated at the High School rate. This rate, 7

spaces per classroom while adequate for High School is clearly inadequate for College. At p. 6, the Theology program currently has 31 students. With NO growth, those students likely already exceed the 28 allocated spaces. There is NO survey of daytime use. Assuming all 31 students drive, they will occupy 31 spaces.

- COLLEGE growth. There is NO discussion of needed additional spaces if the College grows. There will be a need for additional ON-SITE parking places for growth of the College.
- The REVISED projected daytime usage is: 13 office + 20 primary school+31 college = 64. That already exceeds the proposed 62 space lot
- Unless the COLLEGE enrollment is capped at 30 and DOES NOT GROW, there will be an immediate need for additional ON-SITE parking.

2. NO DISCUSSION OF THE MULTI-PURPOSE ROOM PARKING NEEDS

The large Multi-Purpose Room is both a gymnasium and assembly room. Figure 2 at p. 12 shows seating, but it is apparently NOT fixed seating. Unless there is a commitment that the Multi-Purpose Room will only be used as a gymnasium and never as an assembly room, the occupants of the assembly room (e.g., youth in the multi-purpose room during Sunday Services of evening events), will create parking demand.

The Long Beach code requirements for parking include requirements for Meeting Hall **without fixed seats**. But this code parking requirement is ignored in the Iteris Report. The chart on p. 14 **OMITS** the parking requirement for an assembly hall without fixed seats.

There is NO mention of the parking needs for the Multi-Purpose Room. This is an important undercount.

3. THE SALVATION ARMY PARKING LOT IS UNPAVED AND NOT UP TO CODE

The Iteris report makes clear that the first site for off-street parking is the Laser Fiche parking lot followed by 114 spaces at the Salvation Army lot. That lot is unpaved and cannot therefore be counted in the off-site parking. Without the 114 spaces, the off-site parking requirements are NOT met.

4. CONGESTION AT WARDLOW BLUE LINE STATION

As stated in the report, and shown in the chart on p. 10, there are as many as 46 cars from the Sunday Services parked in the Wardlow BlueLine station lot. The result is that the Wardlow parking lot is full on Sunday mornings and not available for patron use.

Those spaces are excluded from the future projected calculations, but unlike the neighborhood, the Church plans nothing beyond education to keep the Wardlow lot free of congestion. There are no plans for "Parking Ambassadors" at the BlueLine station. That means that the congestion at the lot on Sunday morning is likely to continue.

Comments by Neil Gotanda
Wrigley resident and homeowner
2745 Eucalyptus Avenue Long Beach

Agenda Item 4

COPY#9

I MR. Albert Royal currently residing at 333 W. 332D. ST. IN the city of Long Beach CA 90806 AM exercising my opportunity to voice my opinion regarding the proposed permit. Refer to Application No. 0711-16
CITY OF LONG BEACH - DEPT. OF DEVELOPMENT SERVICES - 333 W. OCEAN BLD. L.B. CA 90802. PROJECT LOCATION: 3332 MAGNOLIA AVE.

Applicant: PACIFIC BAPTIST CHURCH
3332 MAGNOLIA AVENUE
LONG BEACH, CA 90806

I AM presenting written testimony at this hearing in opposition to the construction of a 45,000 square foot two-story building and the applicant being: PACIFIC BAPTIST CHURCH located at 3332 MAGNOLIA AVE, L.B. CA 90806.

The following is a list of REASONS I Albert Royal AM IN OPPOSITION to the proposed construction aforementioned to wit: 1) Disturbs peace of mind & tranquility with 2) Parents & children kicking the rock and gravel in my front yard. 3) Buses frame in-back and forth picking up passengers creates more noise thus confusion. 4) Congregation, knocking on doors to encourage participation is undesirable. 5) Leaving packages unannounced on the doorstep is not recommended. 6) Late hour disturbances are not welcomed - 7) Last yet surely not least

Xavier Baldonera
JMS de Jaur

(2)
HAVING TO CALL THE POLICE, TO SEE WHAT WAS
IN THE UNSOLICITED PACKAGE. I TOLD THEM TO
TAKE IT WITH THEM AS THEY LEAVE. 8) I THANK-
YOU IN ADVANCE FOR YOUR TIME AND CONSIDERATION
IN THIS MATTER. 9) MY HOME IS MY CHURCH
AND I ONLY DESIRE TO BE LEFT IN PEACE AND
UNDISTURBED QUIET.

Gilbert Royal



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

October 16, 2008

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION: Approve Site Plan Review for a two-story 45,101 square-foot church located at 3332 Magnolia Avenue; Standards Variance to increase height limit to 28 feet (instead of 25 feet) and 59 feet for the steeple; and certify Negative Declaration. (District 7)

APPLICANT: Pacific Baptist Church
3332 Magnolia Avenue
Long Beach, CA 90806

DISCUSSION

The 2.4 acre subject site is located at 3332 Magnolia Avenue and developed with an existing church, private school, two-single family homes (used for church offices) and 71 parking spaces (Location map, Exhibit A). The project proposes the removal of the two single-family homes and the construction of a two-story, multi-purpose, 45,101 square-foot church building. The new structure will include a sanctuary for approximately 1,156 people with seating on the first and second floors, 13 nurseries, 8 classrooms, 15 offices and a gymnasium. The site currently has a private day school and college courses, but the project is not intended to increase the enrollment (Plans and Photos, Exhibit B).

The building is designed to emulate a traditional church style with a steeple and use of window patterns and structural elements to evoke religious themes. A condition has been added to ensure that the project provides larger, varied size windows to break down the mass in the building and to allow for light and air to permeate through the building (Findings and Conditions, Exhibit C).

The project exceeds the allowable building height. The site is currently zoned Institutional, which allows for a 30 feet height limit, but is also in a height overlay zone to restrict the height to 25 feet. The height overlay was enacted in 1991 to address the construction of three story buildings in the area. The applicant is requesting a Standards Variance for this two-story building to have a height of 28 feet and a steeple height of 59 feet, to match the existing steeple. Staff feels the height of the building is appropriate given the use of the building and is compatible with the surrounding area.

The current uses and proposed project heavily relies upon the use of off-site parking for church services. Weekday uses utilize the on-site lot. The Zoning Regulations require parking for churches based on the assumption that all facilities are in use at one time. That said, because churches experience specific periods of peak use, the Zoning Regulations do allow for alternative parking solutions such as shared parking. Straight calculation of the Zoning Code calculates the need for 532 spaces. The parking demand study, prepared in connection with the traffic analysis in Negative Declaration 08-08, states that the peak parking demand on a Sunday for the church would be 386 parking spaces. The applicant proposes to address parking as specified below:

- 62 spaces - on-site
- 212 spaces- Laser Fische (3545 Long Beach Blvd)
- 70 spaces- Carpenter's Union Hall Local 630 (341 East Wardlow Road)
- 45 spaces- American Institute of Health Sciences (3501 Atlantic Avenue)
- 125 spaces- Sunny Hills Palladium (4300 Long Beach Boulevard)
- 114 spaces- Salvation Army (455 East Spring Street)
- 628 spaces total

As the church grows in membership, the church will utilize these parking spaces and provide a church-operated shuttle bus program when off-site parking is needed, mostly Wednesdays, Thursdays and Sundays. Parking Monitors shall be provided to regulate and patrol the area to ensure there is no parking for the church on the adjacent streets. The church will also store the shuttle buses off-site at various lots. The church will maintain lease agreements with off-site parking lots to provide a minimum of 470 spaces off-site, in conjunction with the 62 spaces on. Staff believes that this parking arrangement is adequate.

In response to community feedback, the applicant has reduced the size of the building increasing both the front and rear setback by five feet, as well as reducing the height from 30 feet to 28 feet. The church has also developed a plan to store the shuttle off-site, rather than on-site or on the public street and has provided a financial plan to phase out the diesel shuttles for clean CNG.

HISTORICAL REVIEW

The project proposes the removal of a single-family dwelling and church parsonage for the construction of the church building. Upon completion of a historic resource survey assessment, the parsonage at 3320 Magnolia Avenue was identified as a historic resource. The applicant has filed an objection to this finding pursuant Government Code Section 37361, which allows removal of the parsonage because of potential hardship to the religious congregation (Historic Consideration of Property Report, Exhibit D). The applicant has agreed to make every attempt to relocate the parsonage at 3320 Magnolia and will consult the Historic Preservation Officer if the move becomes infeasible. The single-family dwelling is not identified as historic and therefore its removal is acceptable.

CHAIR AND PLANNING COMMISSIONERS

NO. 0711-16

October 16, 2008

Page 3 of 3

PUBLIC HEARING NOTICE

Public Hearing notices were sent on October 1, 2008. Six letters were received in support, 14 letters, including the Wrigley Association, were received in opposition, and a petition was received with 37 signatures opposing the project (Letters of Opposition, Exhibit E).

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration (ND 08-08) was issued for the proposed project (Exhibit F).

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:GC:DB:JU

Exhibits

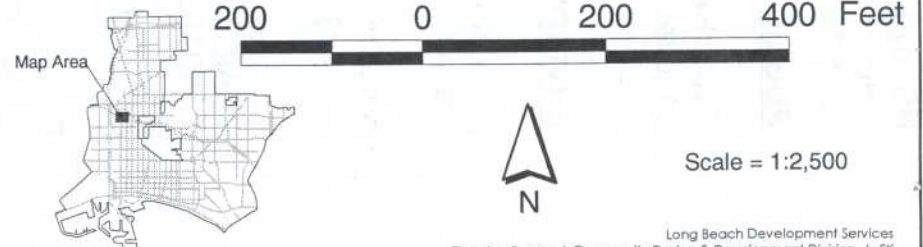
- A. Location map
- B. Plans and photos
- C. Findings and Conditions of Approval
- D. Historic Consideration of Property Report
- E. Letters of Opposition
- F. Negative Declaration 08-08

EXHIBIT A



SUBJECT PROPERTY:

3332 Magnolia Ave.
Application No. 0711-16
Council District 7
Zone: I (Institutional)





Pacific Ave.

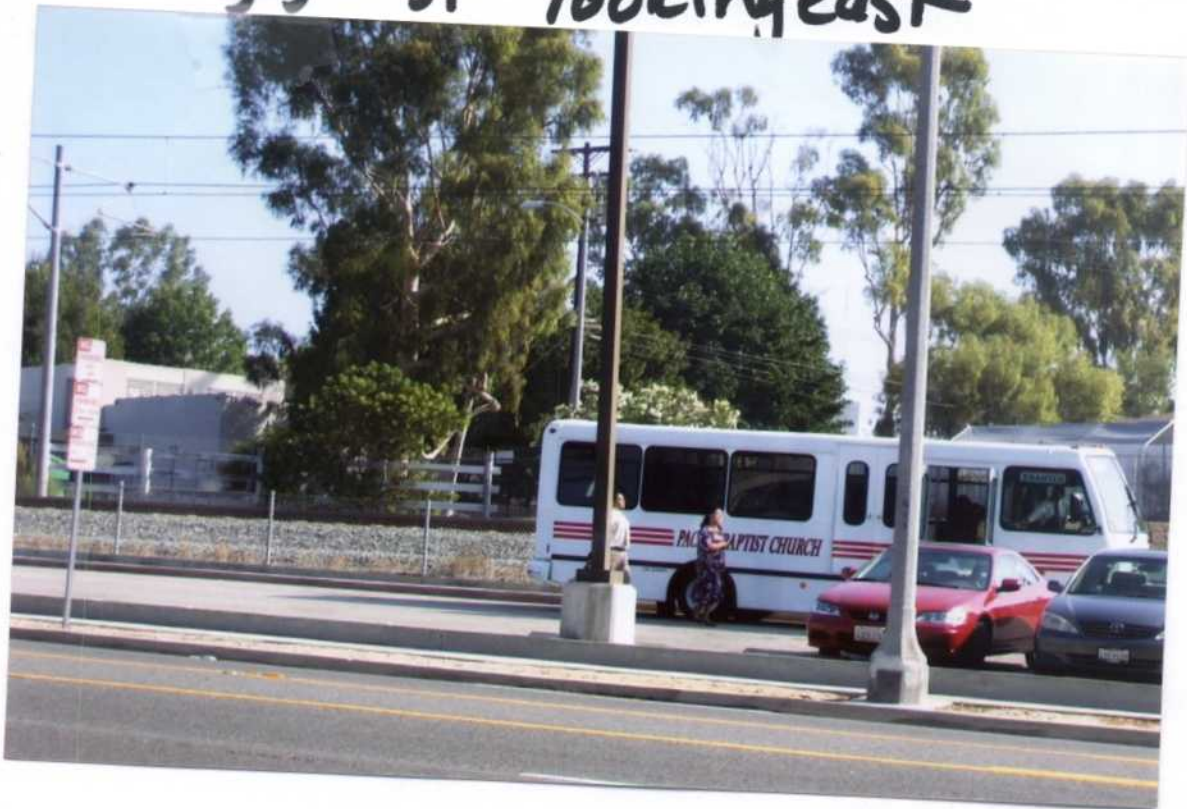


wardowed looking west

Nov 2008



33rd St looking east



MTA ~~lot~~ Lot

Nov 2008.

SUMMER CALENDAR

- | | | | |
|----------|--|--|---|
| May 31- | Saturday Soul Winning Catch Up | July 17- | Missionary Chad Asbury with us |
| June 1- | Ministry Involvement Night | July 18- | Teen Activity |
| June 4- | PBS Kindergarten and Jr. High Graduation | July 20- | Summer Family night |
| June 6- | PBS High School Graduation | July 21 to 23- | PBC 6th Annual Youth Conference |
| June 13- | Late night prayer meeting | July 25- | Adult Class Activity night |
| June 14- | Men's Basketball League begins
Ladies Volleyball League begins | July 26- | Ladies Volleyball Championship |
| June 15- | Summer Family nights begin (Church starts
@ 5:00 p.m. on all Family nights) | July 27- | I Love My Church Sunday
Summer Family night |
| | Fathers' Day | | |
| | Four to Flourish begins | July 28- | Men's Basketball Championship |
| | Children's Basketball league begins | Ladies Missionary Circle | |
| June 17- | Summer Saturation begins | Jr. High Activity | |
| June 22- | Summer Family night | Bro. Dalton with us | |
| | Bro. Pinero with us | Last night of Family Nights. Children's
Basketball Championship | |
| June 26- | Bro. Apusen with us | Four to Flourish ends | |
| June 27- | Adult Class Activity night | Aug. 4 to 8- | Boy's Basketball Camp w/Bro. Dalton |
| June 29- | Summer Family night | Aug 7- | Bro. Dalton with us |
| July 4- | Independence Day Church Picnic | Aug 15- | Teen Activity |
| July 6- | Summer Family night | Aug. 19- | The last night of our Summer Saturation |
| July 11- | Ladies' Fellowship | Aug. 22- | Adult Class Activity night |
| | Jr. High Activity | Aug 29- | Jr, High Activity |
| July 13- | Summer Family night | Aug. 31- | Pacific Baptist Church's 20th Anniversary
Sunday |

3. Service station or service garage	For a service station (gas dispensing only), 1 space per pump island. For a service station with accessory retail, office, and/or auto repair, 1 space per pump island, plus 4 per 1,000 GFA for accessory retail, office and auto repair area. For a service garage (auto repair), 3 plus 4 per 1,000 GFA
Office	
1. Banks, savings and loans	5 per 1,000 GFA (no additional parking is required for accessory automatic teller machines)
2. Medical or dental office	5 per 1,000 GFA
3. Professional or unspecified office (no additional parking for restaurants or medical offices in office building if less than 10 percent of building area)	4 per 1,000 GFA up to 20,000 GFA and 2 per 1,000 GFA for GFA more than 20,000, or 1 space for each company vehicle exceeding 5, whichever is greater
Restaurants and Bars	
1. Detached fast food restaurant (located on a separate pad)	5 spaces plus 1 per 3 seats in dining area or 10 per 1,000 GFA whichever is greater
2. Dinner restaurant	10 per 1,000 GFA of dining areas plus 20 per 1,000 GFA for tavern area and 25 per 1,000 for dance floor
3. Outdoor dining at an established restaurant	0 space for 250 GLA or less, plus 5 per 1,000 GLA for 250 GLA or more, except for outdoor dining located in the CB zone, and for outdoor dining located on public sidewalks, no additional parking is required (See Footnote A)
4. Tavern	20 per 1,000 SF-GFA
Public Assembly	
1. Assembly hall, church, movie theater or other public assembly area with fixed seats	For church and assembly uses, 1 per every 3.3 fixed seats. For theaters, 1 per every 3.3 fixed seats, <u>plus a passenger loading and unloading zone</u> (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses)
2. Meeting hall, banquet hall, church, or other public assembly area without fixed seats	20 per 1,000 GFA (if the assembly area is not 75% or greater, separate parking ratios shall be applied for accessory uses)
3. Elementary school, secondary school and day-care center	For elementary schools, 2 per classroom, <u>plus 2 loading and unloading spaces and auditorium or stadium calculated separately.</u> For high schools, 7 per classroom, <u>plus auditorium or stadium calculated separately.</u> For day care, 1 space per every 10 children, plus 2 loading and unloading spaces
Hotel (guest rooms with direct access from an interior hallway) and motel (guest rooms with direct access to the exterior)	For hotel, 1 per guest room, plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces. For motel, same as hotel, plus 2 parking spaces for the motel managers unit
5. Hospitals, convalescent hospitals	For hospitals, 2 spaces per bed. For convalescent hospitals, 1 per every 3 beds
6. Library, museum	4 per 1,000 GFA, plus 1 bus parking stall for each 5,000 sq. ft. open to public; plus passenger loading and unloading areas shall be provided
7. Trade or vocational school	20 per 1,000 GFA or 1 per 3.3 fixed seats, whichever is greater

Recreation	
1. Amusement arcade	4 per 1,000 SF except in a tavern, then 20 per 1,000 SF
2. Athletic club	5 spaces plus 4 spaces 1,000 SF-GFA; or 1 per 3 spectator seats, whichever is greater, plus 20 per 1,000 SF-GFA for exercise floors
3. Basketball courts, volleyball courts	5 per court or 1 per 3 spectator seats, whichever is greater
4. Bowling alley	5 spaces plus 4 spaces per alley, or 1 per 3 spectator seats, whichever is greater
5. Commercial horse stables and horse riding schools	1 for each 5 stalls
6. Dancing, dance hall, disco, skating rink	25 per 1,000 SF-GFA, excluding kitchen
7. Golf course	3 per hole, or spaces required for restaurant, whichever is greater
8. Golf range, batting cage, tennis alley and the like	1 per tee, cage or alley and the like
9. Miniature golf course	2 per hole
10. Open recreation	1 per 1,000 SF-GLA
11. Passive park use	2 per acre-GLA
12. Pool or billiard hall	2 spaces plus 5 spaces per 1,000 SF-GFA
13. Tennis courts, racquetball courts, handball courts and the like	3 spaces plus 3 spaces per court or 1 per 3 spectator seats, whichever is greater
Industrial/Manufacturing	
1. Service yards, storage yards and contractor yards	1 space per every 5,000 sq. ft. of yard area, plus office areas are calculated separately (minimum of 2 spaces shall be provided)
2. Manufacturing, processing, packing, assembly and the like	2 per 1,000 SF-GFA (office area greater than 25% is calculated separately)
3. Mini-warehouse (personal storage)	3 spaces plus 1 per 100 units
4. Research laboratories	3 per 1,000 SF-GFA
5. Warehouse, airplane hanger, and mechanical equipment buildings	1 per 1,000 GFA (office area greater than 25% is calculated separately)
6. Wholesale sales and distribution center	3 per 1,000 GFA (office area greater than 25% is calculated separately)

Abbreviations:

SF = square feet

GFA = gross floor area (excludes utility and elevator cores, stairwells and restrooms)

GLA = gross land area in square feet

NOTES:

(A) Outdoor dining located on public sidewalks require approval of an encroachment permit issued by the Department of Public Works. Further, within the City's Coastal Zone, a coastal permit is required for all outdoor dining located on public rights-of-way.

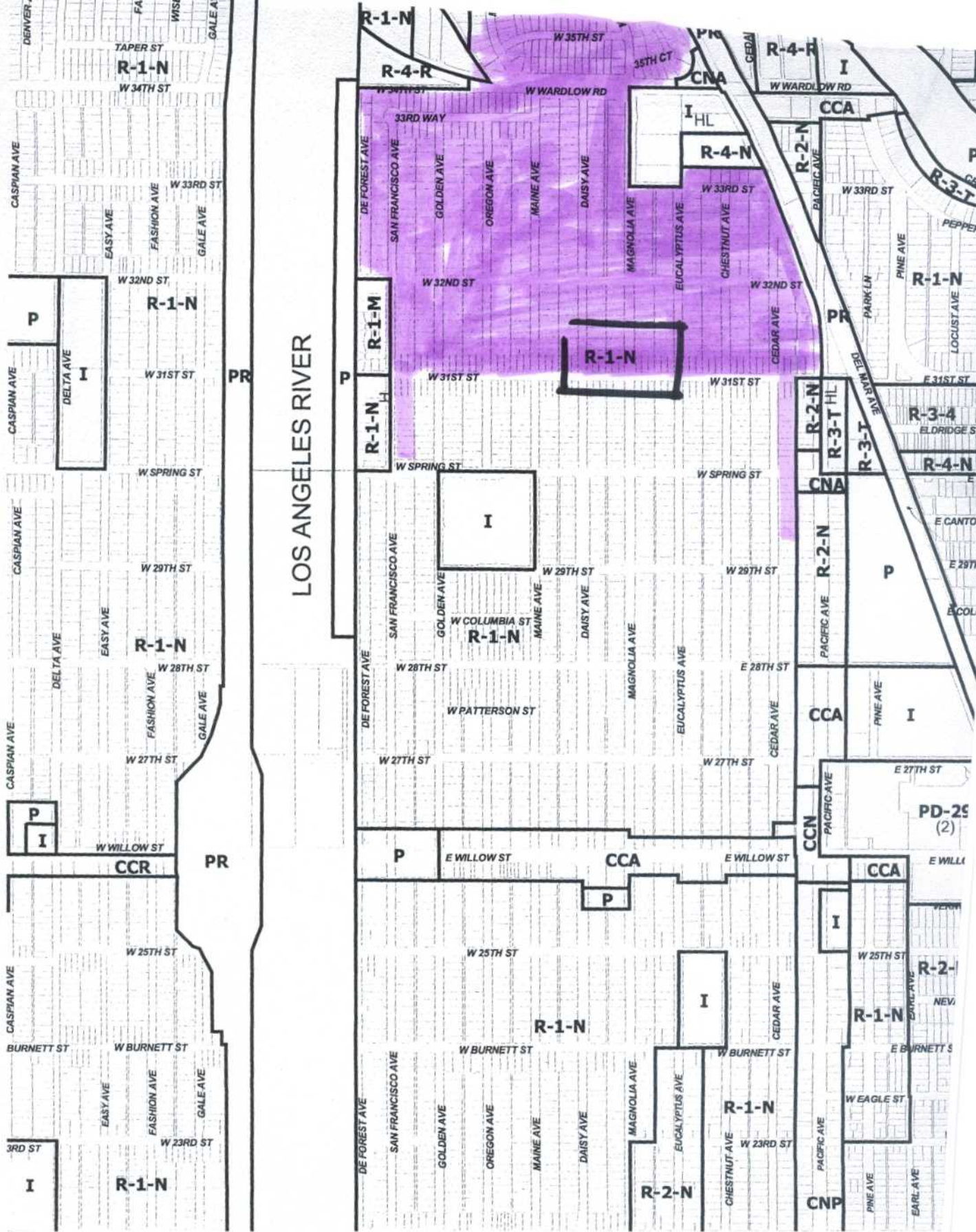
21.41.219 Parking requirements for uses not specified and for large shopping centers.

The requirement for a use not specifically mentioned in Tables 41-1A, 41-1B and 41-1C shall be the same as for a use specified which has similar traffic generating characteristics. The Zoning Administrator shall determine what constitutes similar traffic generating characteristics. For unique uses, the Zoning Administrator may require a parking demand study. The parking demand study should be prepared by an independent traffic engineer licensed by the State of California at the developer's expense and must be submitted to the Director of Planning and Building and the Director of Public Works for review and approval. Shopping centers of one hundred fifty thousand (150,000) square feet or more may submit a parking demand study, as outlined above, in order to reduce the standard shopping center ratio.

	spaces	space posted for passenger loading
3. Manufacturing, packing, assembly, warehousing	a) 0--3,000 SF, 0 spaces	n/a
	b) 3,001--10,000 SF, 1 space	Reduced truck
	c) 10,001--40,000 SF, 1 space plus 1 space for each additional 40,000 SF, for each individual user	Truck
4. Medical or dental office, hospital	5 per 100 off-street parking spaces, if more than 50 off-street spaces required	Required off-street parking space posted for passenger loading
5. Public assembly	1 per 100 off-street parking spaces, if more than 50 off-street spaces required	Required off-street parking space posted for passenger loading
6. Retail, service or office commercial	1 per 100 off-street parking spaces, if more than 50 off-street spaces required	Required off-street parking space posted for passenger loading
7. Supermarket, grocery, drug, variety, department, furniture, hardware or appliance store, or shopping center	a) from 0 to 10,000 SF-GFA, 0 spaces	Truck
	b) from 10,001 to 40,000 SF-GFA, 1 space	Truck
	c) from 40,001 to 160,000 SF-GFA, 2 spaces	Truck
	d) over 160,000 SF-GFA, 3 spaces	Truck

Abbreviations:

Loading spaces required.



LOS ANGELES RIVER



455 E Spring St
Salvation Army.

Division I General Provisions

21.41.110 Purpose.

The purpose of this Chapter is to establish regulations for parking and loading to ensure that vehicle traffic and loading activities associated with a use do not interfere with circulation on public rights-of-way or circulation within required parking areas and to ensure that an adequate number of parking spaces is provided to serve the use of a specific site without causing traffic congestion.

(Ord. C-6533 § 1 (part), 1988).

21.41.120 Applicability.

The provisions of this Chapter shall apply to all proposed and established land uses, buildings and structures and shall be the minimum standards for all off-street parking and loading.

(Ord. C-6533 § 1 (part), 1988).

21.41.140 Building permit.

An application for a building permit shall include a plot plan indicating the location of the proposed parking and loading, all structures on the lot, the location of all public improvements in the adjoining right-of-way, the location of driveways and curb cuts on adjoining properties and such other information as is requested to properly evaluate the adequacy of the required parking and the suitability of curb cuts to the site.

A. **Residential Uses.** In all new residential developments, all required parking shall be provided on the same site as the dwelling unit or units.

B. **Other Uses.** Required parking may be located on an adjacent lot, provided the parking lot conforms to Section 21.41.222 of this Chapter. If any required parking is not located on the same lot as the proposed construction, the applicant shall submit an affidavit, signed by the owner of the lot on which the parking is proposed, indicating an irrevocable right to use the lot for the parking.

(Ord. C-6895 § 19, 1991; Ord. C-6533 § 1 (part), 1988).

21.41.150 Maintenance.

All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstruction by any object including appliances, hobby equipment, storage of nonoperational vehicles, and the like.

(Ord. C-6533 § 1 (part), 1988).

21.41.160 New construction and uses.

All new construction and new uses of land shall provide off-street parking and loading according to the provisions and requirements of this Chapter.

(Ord. C-6533 § 1 (part), 1988).

21.41.170 Established uses.

The number of existing off-street parking and loading spaces shall not be reduced, or in any other way modified, below the standards required by this Title.

(Ord. C-6533 § 1 (part), 1988).

fifty (50) square feet for each teller window.

F. The hours of operation shall be stated in the application and shall be subject to review.

(Ord. C-7663 § 40, 1999).

21.52.213 Churches and other places designed and intended primarily for religious worship.

The following conditions shall apply to churches and other places designed and intended primarily for religious worship:

A. In a residential zone, the proposed use may consist only of an expansion of an existing church or similar religious facility on the site or on the abutting site;

B. A master plan for long range development shall be submitted;

C. In a residential zone, the site shall be limited to forty thousand (40,000) square feet in size; and

D. Any proposed addition or new construction shall conform to the development standards required for principal uses within the district.

E. Parking shall be provided in accordance with Chapter 21.41. However, in recognition of the provisions of the federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), the Zoning Administrator shall provide reasonable relief from the parking requirements of Chapter 21.41 provided the zoning administrator finds that strict compliance with Chapter 21.41 would impose a substantial burden upon the religious exercise of a person or assembly, and that said relief is not detrimental to the health, safety or welfare of surrounding residential or other uses. Relief from parking requirements may include tandem or joint use parking where appropriate, or relief from the distance and guaranteed permanence requirements as set forth in Sections 21.41.222(A) and 21.41.222(B).

(ORD-07-0044 § 2, 2007; Ord. C-6533 § 1 (part), 1988).

21.52.216 Collection center for recyclables.

The following conditions shall apply to collection centers for recyclables:

A. The site shall be kept in a neat, sanitary and orderly condition;

B. An attendant shall be on the site at all times when the facility is open for collection;

C. All recyclable materials shall be stored in bins and shall not be visible to the public;

D. The operator shall establish a charge free, twenty four (24) hour telephone number for complaints, and shall post that number on each bin in a manner clearly visible to the public;

E. Truck pick ups of recyclable materials shall be limited to the hours of eight (8:00) a.m. to eight (8:00) p.m.;

F. The operator shall use state of the art noise abatement technology and procedures and shall at no time violate the city noise ordinance;

G. The operator shall accept only California redeemable materials;


H. The operator shall utilize no processing activities including crushing, shredding, grinding, blowing and the like; and

I. The use shall not block or displace any parking spaces or landscaping that would be required if the site were developed under the regulations in place at the time of the hearing unless a standards variance is also granted.

(Ord. C-7040 § 3, 1992; Ord. C-6533 § 1 (part), 1988).

21.52.219 Commercial parking lot or structure—Nonresidential districts.



 = church street parking
& MTA lot.