



CITY OF LONG BEACH

The City Planning Commission

H-3

333 W. Ocean Boulevard - Long Beach, CA 90802 - (562) 570-6321 - FAX (562) 570-6068

December 5, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Declare ordinance amending zoning regulations regarding expansion of churches in the R-1-N zone with a Conditional Use Permit read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0601-20). (Citywide)

DISCUSSION

This is an application by the California Heights United Methodist Church for an amendment to the Municipal Code related to how the zoning regulations deal with the expansion of churches in the single-family residential district. While this amendment is being made by a private applicant to resolve a specific issue, it does have citywide implications.

Throughout the City there are a number of established churches and religious institutions that are located in residential zones. Currently, those facilities located in the R-1-N zoning district are prohibited from expanding. The proposed amendment to the Municipal Code would allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zoning district, subject to the approval of a Conditional Use Permit. The Municipal Code currently allows for church expansion with a Conditional Use Permit in the R-2-N, R-2-A, R-3-S, R-3-4, R-3-T, R-4-R, R-4-N, R-4-H, and R-4-U zones. Planning staff estimates that there are approximately 50 existing churches located within the R-1-N zone (see Figure1). Without this code amendment, the primary alternative for churches located in R-1-N district wishing to expand is to request a Zone Change to the I (Institutional) zone. The Institutional zone allows a range of uses such as colleges or universities, police and fire stations, and hospitals that may not be as compatible or neighborhood-serving as an established church or religious institution.

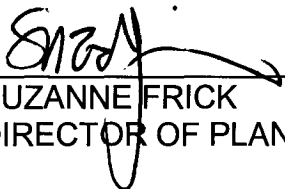
The applicant's specific proposal calls for demolition of an existing day care center and construction of a new two-story 16,964-sq.ft. dual-use facility with a day care center for 147 children in an R-1-N zone. On September 7, 2006 and October 5, 2006, the Planning Commission conducted public hearings on this matter (Attachment 2). At the September 7, 2006 hearing, three individuals spoke against the project. The Planning Commission continued the item to October 5, 2006 to allow for a community meeting with project neighbors. At the October 5, 2006 hearing, one individual returned to express concern with the project. No letters or telephone calls were received in opposition to the project. After

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY: 
SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

Attachments:

1. Map of Churches in R-1-N District
2. Planning Commission staff report and minutes of September 7, 2006 and October 5, 2006
3. Mitigated Negative Declaration 16-06
Ordinance

considering this testimony, Commissioner Winn moved to Certify Mitigated Negative Declaration No. ND 13-06, and to recommend that the City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit, and to approve the Site Plan Review, Standards Variances (front yard setback, parking, and fence height in the front yard setback), Lot Merger, and Conditional Use Permits, subject to conditions as amended. Commissioner Gentile seconded the motion, which passed 6-0 (Commissioner Rouse was absent). No appeals were filed.

In taking their action, the Planning Commission found that amending the zoning regulations was preferable to rezoning the property to the Institutional zone, because the wider range of uses allowed in the Institutional zone are not as compatible with the R-1-N zoning district. The Planning Commission also found that the recommended text amendment to the Municipal Code is consistent with the Land Use Element of the General Plan to allow for neighborhood-serving uses in residential land use districts, and that the amendment would help support existing neighborhood institutions.

Assistant City Attorney Michael J. Mais reviewed this report on November 21, 2006.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (ND-16-06) has been prepared for this project, and certified by the Planning Commission at their October 5, 2006 meeting (Attachment 3).

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the recommendation of the Planning Commission's decision regarding an amendment to the zoning regulations be transmitted to the City Council within sixty (60) days (by December 4, 2006) of the Planning Commission's decision. Upon receipt of the recommendation, the City Clerk shall set a time for this matter to be considered by the City Council within the time frame. Due to the limited number of changes allowed to the zoning regulations per calendar year, and City Council meeting schedules, the requested date exceeds the sixty (60) day period by one day, but is essentially consistent with this requirement.

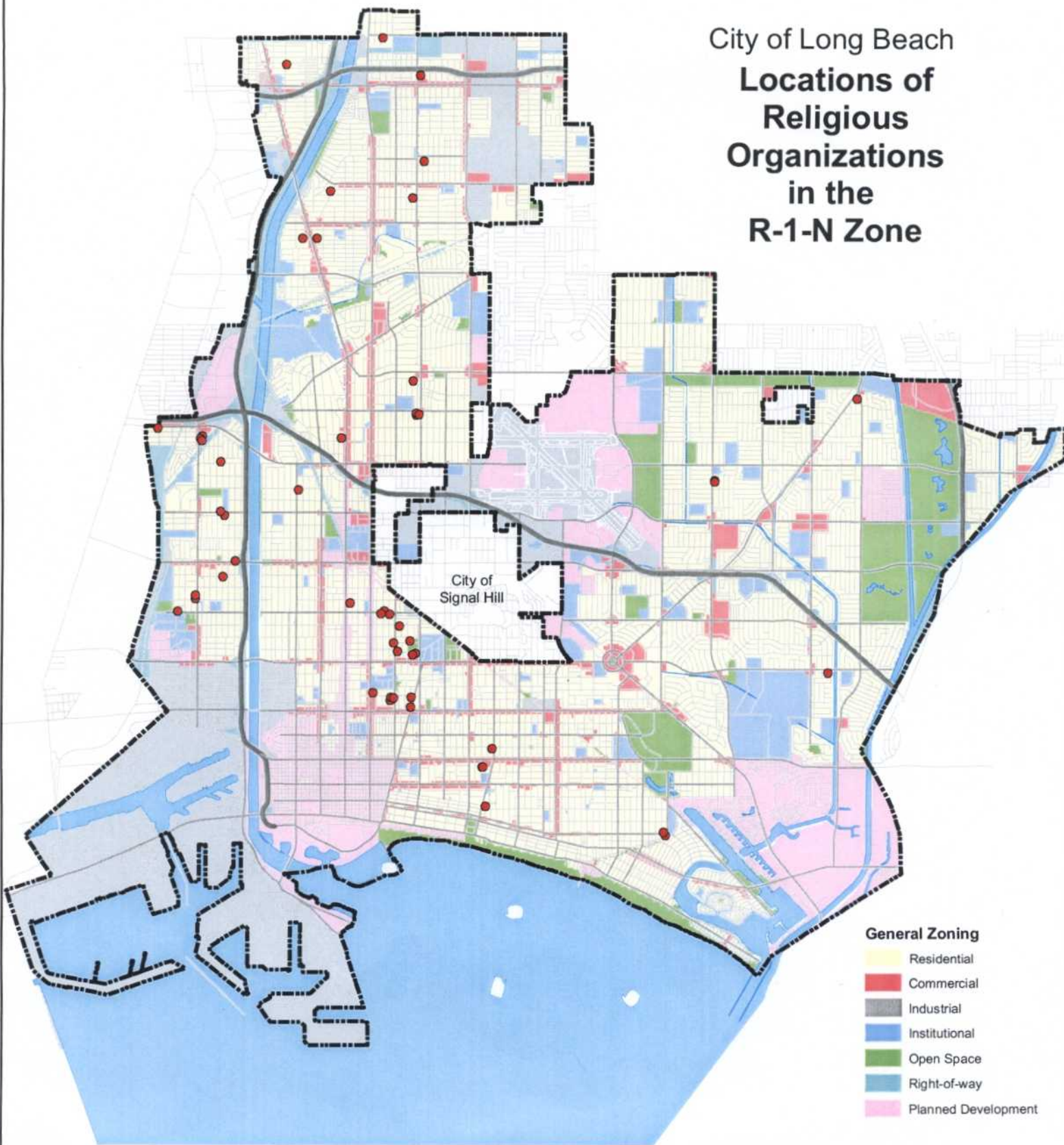
A 14-day public notice of hearing and a published newspaper notice are required.

FISCAL IMPACT

None.

Figure 1

City of Long Beach Locations of Religious Organizations in the R-1-N Zone



**CITY OF LONG BEACH**

DEPARTMENT OF PLANNING & BUILDING

ATTACHMENT 2

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

October 5, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for Site Plan Review, Conditional Use Permits, Zoning Ordinance Amendment, Lot Merger, and Code Exceptions for: 1) front yard setback of 20' (instead of not less than 25'); 2) provision of less than code required parking 3) fence height of 5' within front yard setback (instead of not higher than 3') to establish a new two-story 16,964 SF dual use facility with day care center for 147 children in an R-1-N zone (Council District 7).

LOCATION: 3754-3758 Cerritos Avenue

APPLICANT: David Pfeifer, Representative for the California Heights United Methodist Church
2150 W. Washington St. #303
San Diego CA, 92110

RECOMMENDATION

1. Certify Mitigated Negative Declaration No. ND 13-06; and
2. Recommend that the City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit; and
3. Approve the Site Plan Review, Standards Variances (front yard setback and parking), Lot Merger, and Conditional Use Permits, subject to conditions; and
4. Deny the Standards Variance request for fence height of 5' within front yard setback on Cerritos Avenue.

REASON FOR RECOMMENDATION

1. Potential environmental impacts are found to be less than significant with mitigation.
2. The recommended text amendment to the Municipal Code is consistent with the Land Use Element of the General Plan to allow for neighborhood-serving uses in residential land use districts.
3. Positive findings can be made to support the Site Plan Review, Standards Variances (front yard setback and parking), Lot Merger, and Conditional Use Permits, subject to conditions

4. The Standards Variance for a fence height of 5' within front yard setback could substantially affect the visual character of the single-family residential neighborhood.

BACKGROUND

A Public Hearing was held on this matter at the September 7, 2006 meeting of the Planning Commission. Following Staff and applicant presentations, three neighborhood residents testified expressing concerns about the project. Concerns included volume and speed of vehicular traffic and pedestrian safety in the vicinity of the project, as well as potential noise generation from the day care. The Planning Commission voted to continue the hearing to October 5, 2006 to allow the applicant to meet with concerned residents to explain the proposal in detail. Residents were invited to an informal presentation hosted by the California Heights United Methodist Church on September 28, 2006. As this meeting has not yet occurred at the time of the writing of this report, a summary will be provided at the October 5 Planning Commission Hearing.

The subject site is located at the southeast corner of Cerritos Avenue and Bixby Road. The 26,393 square foot subject site includes lots 1-8 of Tract Number 5630, Block 4 (requested to be merged) each with a zoning designation of R-1-N (single family residential). Associated with this site, at the southwest corner of Orange Avenue and Bixby Road is the 34,135 square foot site of the California Heights United Methodist Church sanctuary, administration building, fellowship hall, and parking lot. Both sites form a campus owned and operated by the California Heights United Methodist Church.

The subject site is currently developed with 1) a two-story child day care center operated by the California Heights United Methodist Church at the southeast corner of Cerritos Avenue (1160 Bixby Road/3758 Cerritos Avenue), 2) a paved parking and child day care play area, and 3) a single-family residential structure (3754 Cerritos Avenue) that is used for child day care. A Conditional Use Permit was granted for a child day care center in the single-family residential structure January 11, 1990.

The applicant proposes that the primary use of the subject site remain a child day care center, with additional church uses for Sunday school, meeting space, community functions, and outdoor gathering areas. Child Day Care Centers require a Conditional Use Permit in the R-1-N zone, while currently the municipal code does not permit the expansion of churches within the R-1-N zone. The applicant has applied for a Text Amendment to allow expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit.

The existing child day care center is licensed with the State of California for 60 children. The applicant proposes a maximum capacity of 72 children between the ages of two and five years old. There are six additional State of California licensed childcare centers within the 90807 zip code, none of which are located within ½ mile of the current/proposed facility.

The applicant is also currently licensed with the State of California as a school age childcare center with a maximum capacity of 90 children. The applicant proposes a 75 student after school (2:30 pm to 6:30 pm) care program for children between the ages of 6 and 13. The subject site is located within close proximity to both Hughes Middle School (less than 1/8 mile) and Longfellow Elementary School (less than 1/4 mile). The after school care program offers safe, structured care and homework tutoring to students.

Demolition of the existing two-story child day care structure, originally constructed in 1933 and used as the church sanctuary, and paved parking/child play area is proposed. The existing single-family residential structure, constructed in 1930 and located in the California Heights Historic District, would be remodeled with greater than 50% of exterior walls to remain and connected as a part of the new two-story day care center. The structure and remodeled single-family residential structure would total 16,694 square feet of building area.

This project also involves re-striping and providing additional landscaping within the existing parking lot for the California Heights United Methodist Church at 3759 Orange Avenue, as well as dedicating a new 20' East-West alley to run through the existing church parking lot.

Site and Building Design

As background, in 2004 the Church submitted a conceptual site plan review application that proposed the demolition of the existing single-family residential structure and vacation of the North-South alley. Staff believes that the current design submission is superior to the previous submittal that neither referenced the architecture or materials of the existing church sanctuary building nor was compatible with the existing single-family residential neighborhood.

The proposed design of the current submittal creates a campus-like setting, locating the active child play areas behind the building with enhanced paving and movable gates in the alley that allows temporary closure of the alley and creates a connection with the church sanctuary for joint use on Sundays. The main entry and six parking spaces are located off the existing North-South alley. A new 20' wide East-West alley dedication is proposed to allow for the diversion of traffic on Sundays. The overall site design buffers the more intense activities; loading and active play areas, from the residential neighborhood on Cerritos Avenue.

The main elevation on Cerritos Avenue is broken into four sections, the restored façade of the single-family residential structure and three 40' wide archways, proportioned to mimic the rhythm of 40'-50' wide lots on the street. The second floor steps back with outdoor decks located above the archways. Although the buildings are attached, they are visually differentiated per the Secretary of Interior Standards for treatment of historic properties. The Bixby Road elevation is less pronounced with smaller window openings. Primary building materials consist of a brick veneer to match the existing church sanctuary and a

stucco finish.

The Cultural Heritage Commission initially reviewed a development proposal that would have removed the single-family residential structure on July 20, 2005. The applicant presented a revised proposal to the Cultural Heritage Commission on November 16, 2005 where the Commission gave conceptual approval. The Cerritos Avenue elevation has not changed since CHC approval, while only minor modifications were made to the Bixby Avenue elevation, which is located completely outside of the Historic District. A final Certificate of Appropriateness must be issued prior to construction.

Parking

Based on parking requirements for child day care centers, (one parking space for every ten children, plus two loading and unloading spaces) the proposed use requires 17 parking spaces. Because the facility is proposed a dual use facility for church related functions, total classroom space that could be used during off-hours totals 8,469 square feet. Calculated as public assembly area without fixed seats, this would require an additional 170 spaces. However, the hours of the two uses do not overlap. The day care center proposes 6 parking spaces, accessed from the alley. The church parking lot across the alleyway, which currently provides 33 parking spaces, is being re-striped to increase the total to 38 spaces. The church parking lot is not heavily utilized during the hours of operation of the day care center and can be shared for that purpose.

An existing parking count study over a one-week period was presented to the City's Traffic Engineer for review. Although legal nonconforming parking rights are lost through the demolition of the existing structure, Traffic Engineering believes that because of the relatively small net increase in total square footage (from 15,188 existing to 16,964 new = 1,776 net increase) and the history of childcare uses at this location, a standards variance request for parking can be granted without adverse affect on the surrounding area. Should unforeseen parking issues arise, the conditions of approval require parking management measures to the satisfaction of the City Traffic Engineer that include conducting a parking study, reducing parking demand by altering the time or number of church activities, or obtaining off-site parking.

Surrounding Land Uses

Surrounding land uses to the project include residential and commercial uses to the north, residential and commercial uses to the north and east, and residential and institutional uses to the west. The following table summarizes the zoning designation, General Plan land use designation, and land uses surrounding the site.

	Zone	General Plan	Existing Use
Subject Site	R-1-N	LUD #1 (Single-family District)	Institutional (Day Care)
North	R-1-N/CNP	LUD #1 (Single-family District)	Residential/Commercial
South	R-1-N	LUD #1 (Single-family District)	Residential

East	R-1-N/CNP	LUD #1/8N (Single-family District/Shopping Nodes)	Residential/Commercial
West	R-1-N/I	LUD #1/10 (Single-family District/Institutional and School)	Residential/Institutional

Code Amendment

Throughout the City there are a number of longtime established churches and religious institutions that are located in residential zones. The proposed amendment to the Municipal Code would allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit. The municipal code already allows for church expansion with a Conditional Use Permit in the R-2-N, R-2-A, R-3-S, R-3-4, R-3-T, R-4-R, R-4-N, R-4-H, and R-4-U zones. Without this code amendment, the only alternative for churches located in R-1-N zone to expand is to request a Zone Change to I (Institutional). The Institutional zone allows a range of uses such as colleges or universities, police and fire stations, or hospitals that may not be as compatible or neighborhood serving as an established church or religious institution.

Community Meetings

The current application has been reviewed and discussed by the Californian Heights Neighborhood Association. Concerns were expressed about the traffic circulation and regular alley closure on Sundays; however, the Neighborhood Association supports the project because of the church's long history in and partnership with the neighborhood.

CURRENT ACTION REQUESTED

The current action requested is to certify Mitigated Negative Declaration No. ND 13-06; and Recommend that the City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone; and Approve the Site Plan Review, Standards Variances, Lot Merger, and Conditional Use Permits, subject to conditions. Requests for these entitlements may be granted only when the Planning Commission makes positive findings pursuant to Chapter 21.25 (Specific Procedures) and 20.28 (Lot Mergers) of the Long Beach Municipal Code.

The attached findings and staff analysis are presented for consideration, adoption and incorporation in to the record of the proceedings.

In summary, findings to support approval of the requests are made because the neighborhood serving uses (child day care and church) are already in existence, are compatible in design and operational characteristics with the neighborhood and will not adversely impact the community.

The one exception is the request for a standards for an over height fence located within the front yard setback. Staff recommends denial because the over height fence could substantially affect the visual character of the single-family residential neighborhood.

PUBLIC HEARING NOTICE

A total of 90 Public Hearing Notices were mailed on August 20, 2006 to all owners of properties within a 300-foot radius of the project site, the California Heights Neighborhood Association, and the elected representative of the 7th Council District. Additional Public Hearing Notices for the October 5, 2006 hearing were mailed to the above recipients on September 18, 2006.

REDEVELOPMENT REVIEW

The project site is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

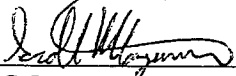
In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (ND-16-06) has been prepared for this project, and is attached for your review.


IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Certify Mitigated Negative Declaration No. ND 13-06; and
2. Recommend that the City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N zone with a Conditional Use Permit; and
3. Approve the Site Plan Review, Standards Variances (front yard setback and parking), Lot Merger, and Conditional Use Permits, subject to conditions; and
4. Deny the Standards Variance request for fence height of 5' within front yard setback.

Respectfully submitted,

SUZANNE M FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 
SCOTT MANGUM
PLANNER

Approved: 
GREG CARPENTER
PLANNING BUREAU MANAGER

GC:sm

Attachments:

-
1. Findings

Chairman and Planning Commissioners

Case No. 0601-20

October 5, 2006

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2. Conditions of Approval
3. Mitigated Negative Declaration
4. Location Map
5. Site Plan and Elevations
6. Photographs

LOT MERGER FINDINGS

- A. A single project is developed on contiguous lots in such a manner that one or more of these recorded lots could be sold separately from this project but will result in reduction of required parking, setbacks, open spaces, or violation of other development standards as specified in the current zoning regulations.**

The proposed structure would cross lot lines, which would cause building code violations. If lots were sold separately, violations of zoning regulations would occur.

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;**

Consistency Test number Two in the Land Use Element acknowledges the need for neighborhood-serving land uses in residential land use districts and explicitly makes provision for them without the necessity of amending the plan, as long as each proposal is in harmony with the design development standards of that particular use and conforms to the development/preservation policies of the neighborhood in into which it is to be introduced.

Both Churches and Day Care Centers are neighborhood-serving land uses for single-family residential (R-1-N) neighborhoods.

- 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**

The proposed use would not be detrimental to the surrounding community. The proposed child day care and church uses already exist on the subject and adjacent site and provide services to the surrounding community. Potential environmental impacts have been evaluated in ND 13-06 and found to be less than significant with mitigation.

- 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 21.52.213 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;

The proposed use is an expansion of the existing California Heights United Methodist Church located on the abutting site.

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

The current proposal encompasses the long-range development of the site.

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

The subject site is 26,393 square feet in size.

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

The proposed development conforms to all development standards specific to the R-1-N zone. Standards Variances findings are made to support exceptions to the Special Setback in the front yard and the number of parking spaces.

In addition to the above general findings, the following specific conditions pursuant to Zoning Code Section 21.52.249 Nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar uses for daytime care and education of a limited number of persons:

A. A minimum of seventy five (75) square feet of outdoor play area per child shall be provided on the site;

The proposal provides a total of 6,725 square feet of outdoor play area, which accommodates a total of 89 children at any one time. The applicant will stagger the usage of the outdoor play area to not allow more than 89 children at any one time. Additionally, the

facility must be licensed by the State of California Community Care Licensing Division.

B. In residential districts, no other similar facility may be located and operating within one half (1/2) mile of the proposed site;

There are six additional State of California licensed childcare centers within the 90807 zip code, none of which are located within ½ mile of the current/proposed facility.

There is one additional State of California licensed school age child care center located within ¼ mile of this facility at Longfellow Elementary School, which is within an Institutional zoning district. The proposed school age care program would replace an existing program at the church child day care center. Because of the current co-existence of both after school care programs there will not be any additional impact on the residential neighborhood.

C. The hours of operation shall be limited to the hours between six thirty (6:30) a.m. and six thirty (6:30) p.m.; and

Conditions of Approval limit operating hours to 6:30 a.m. to 6:30 p.m.

D. Adequate off street loading spaces shall be provided to prevent adverse effects upon the neighborhood.

Six on-site parking spaces are provided and there is the ability to use the majority of the 38-space church parking lot on weekdays, where 17 are required for a 147 children childcare center. Standards variance findings indicate that a standards variance request for parking can be granted without adverse affect on the surrounding area as long as there are conditions of approval that allow for future parking management measures.

STANDARDS VARIANCE FINDINGS

A. The site or the improvements on the site are physically unique when compared to other sites in the same zone;

The site is unique in that it located partially within, but mostly outside of the California Heights Historic District. The single-family structure on the site is being retained because of its location as the northernmost property on Cerritos Avenue

within the California Heights Historic District. The childcare center use, although neighborhood serving, is also a unique in the R-1-N zoning district.

B. The unique situation causes the applicant to experience hardship that deprives the applicant of a substantial right to use of the property as other properties in the same zone are used and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations;

The development of the site is constrained by the boundary of the California Heights Historic District and the challenge of incorporated a single-family residential structure into a new childcare center.

The standards variance request for a 5' projection into the front yard setback allows for active child play areas to be located behind the childcare center and away from the Cerritos Avenue, a residential street. The childcare use is unique in the R-1-N zone and childcare centers are required to be located greater than ½ mile apart in residential zones, so a precedent would not be set for other uses in the immediate vicinity. The proximity to the church parking lot, which is seldom used during the childcare center hours of operation, is also unique to this property.

Title 22 requires a four-foot fence around child outdoor activity areas at childcare centers.

C. The variance will not cause substantial adverse effects upon the community; and

First floor building elements would project into the 25' special by a maximum of five feet. However, using a volumetric calculation submitted by the applicant the average front yard setback is 27.35' because of the 1st and 2nd floor horizontal and vertical planar offsets and massing. These offsets contribute to a better overall design than a flat building at the required 25' setback line would. There are also a number of properties on Cerritos Avenue with building elements that project into the 25' special setback.

An existing parking count study over a one-week period was presented to the City's Traffic Engineer for review. Traffic Engineering believes that because of the relatively small net increase in total square footage (from 15,188 existing to 16,964 new = 1,776 net increase) and the history of childcare and church uses at this location, that a standards variance request for parking can be granted without adverse affect on the surrounding area as long as there are conditions of approval that allow for future parking management measures.

The four-foot fence within the front yard setback will provide an aesthetic improvement over the existing five-foot fence that it will replace. Additionally, the fence design, open wrought iron with brick pilasters, provides visual transparency into the front yard.

- D. In the Coastal Zone, the variance will carry out the local coastal program and will not interfere with physical, visual and psychological aspects of access to or along the coast.**

The subject property is not located in the coastal zone.

SITE PLAN REVIEW FINDINGS

- A. The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located;**

The design is sensitive to its neighbors by locating the active play areas and child loading areas towards the alley (eastern) side of the subject site and away from the residential street. The massing of the childcare structure is compatible with the surrounding neighborhood and community as it steps back at the second story and also incorporates the existing single-family residential structure into the new building.

- B. The design conforms to any applicable special design guidelines adopted by the planning commission or specific plan requirements, such as the design guidelines for R 3 and R 4 multi-family development, the downtown design guidelines, PD guidelines or the general plan;**

There are no special design guidelines at this location. However, the single-family structure is located within the California Heights Historic District. The elevations have been presented to the Cultural Heritage Commission and conceptual approval has been granted. A final Certificate of Appropriateness is required prior to obtaining building permits.

- C. The design will not remove significant mature trees or street trees, unless no alternative design is possible;**

The project does not propose the removal of any significant mature trees or street trees. New street trees are to be provided per Department of Public Works requirements and four new on-site trees are to be planted in the existing church parking lot.

D. There is an essential nexus between the public improvement requirements established by this ordinance and the likely impacts of the proposed development; and

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (ND-16-06) has been prepared for this project. Potential impacts were evaluated and mitigation measures prepared as a part of a mitigation monitoring program. Mitigation measures are listed in the Conditions of Approval.

The applicant is proposing to dedicate a new 20'-wide East-West public alley to redirect traffic from the existing North-South alley between the childcare center and the church sanctuary. In addition the Public Works Department has required improvements to the curb, gutter, and sidewalk as listed in Conditions of Approval.

E. The project conforms with all requirements set forth in chapter 21.64 (transportation demand management)

Non-residential projects less than 25,000 square feet in size are not required to transportation demand measures. The current project encompasses a total of 16,984 square feet in size.

**SITE PLAN REVIEW
CONDITIONAL USE PERMIT
STANDARDS VARIANCE
LOT MERGER
REVISED CONDITIONS OF APPROVAL
Case No. 0601-20
Date: October 5, 2006**

1. This permit and all development rights hereunder shall **terminate three years** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This approval permits the construction of a two-story dual use child day care and church building totaling 16,964 square feet, a 6-space parking lot, and the restriping of the existing church parking lot with landscaping.
3. The Conditional Uses Permitted, in addition to other uses permitted in the R-1-N district, shall be a 147-child day care center with additional church use for meeting and gathering space.
4. The code exception approved for this project is as follows:
 - a. Front yard setback of 20' (instead of not less than 25').
 - b. Provision of less than code required parking.
6. 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.
7. 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.
8. 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 which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.

9. This approved land use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall be available for **periodic re-inspections**, conducted 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 the City Council.
10. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
11. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. **No substantial changes** shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
12. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.
13. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. 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.
14. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus** such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.
15. Prior to the issuance of a building permit, the applicant must submit **complete landscape and irrigation plans** for the discretionary approval of

the Director of Planning and Building. The landscaping plans shall be in full compliance with the Mitigation Monitoring Program for the project Negative Declaration (ND 13-06). The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.

16. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic **irrigation systems** designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
17. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant 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 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 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. All parking areas serving the site shall provide appropriate **security lighting** with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259.
22. **All existing parking areas** (the existing church parking lot) serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting development standards where feasible.
23. **Energy conserving equipment**, lighting and construction features shall be utilized on the buildings.

24. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
25. Adequately sized **trash enclosures** shall be designed and provided for this project as per Section 21.45.167 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 property.
26. 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.
27. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters, as applicable.
28. Approval of this 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.
29. 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.
30. Prior to issuance of the certificate of occupancy the Developer shall construct all improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional sidewalk area is necessary to satisfy ADA requirements, the additional right-of-way shall be provided.
31. Prior to issuance of the certificate of occupancy the demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal installations and modifications, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the

public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.

32. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability insurance and an endorsement evidencing minimum limits of required general liability insurance.
33. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works prior to issuance of the certificate of occupancy.
34. Prior to issuance of the certificate of occupancy the Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. All sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
35. The Developer shall reconstruct the concrete curbing on Cerritos Avenue, adjacent to the project site prior to issuance of the certificate of occupancy.
36. Prior to issuance of the certificate of occupancy the Developer shall reconstruct the depressed section of concrete roadway pavement from the curb to the centerline of Cerritos Avenue. This pavement condition impedes the normal flow of water into the catch basin system.
37. Prior to issuance of the certificate of occupancy the Developer shall reconstruct the concrete pedestrian landing that traverses the parkway on Cerritos Avenue, adjacent to the site. The landing shall be removed if it will no longer be used for pedestrian pickup and drop-off activities.
38. Prior to issuance of the certificate of occupancy the Developer shall reconstruct the concrete foundation of the street light pole on Cerritos Avenue, adjacent to the site.
39. Prior to issuance of the certificate of occupancy the Developer shall

- reconstruct damaged/deteriorated sections of sidewalk on Cerritos Avenue and on East Bixby Road, adjacent to the site.
40. Prior to issuance of the certificate of occupancy the Developer shall demolish and reconstruct the driveway near the south end of the parking lot at Orange Avenue.
 41. Prior to issuance of the certificate of occupancy the Developer shall submit detailed off-site improvement plans to the Department of Public Works for review and approval.
 42. After completion of the required off-site improvements, the Developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.
 43. All required **utility easements** shall be provided to the satisfaction of the concerned department or agency.
 44. A grading plan with hydrology and hydraulic calculations showing building elevations and drainage patterns and slopes shall be submitted for the review and approval of the Director of Planning and Building and the Director of Public Works prior to the issuance of a building permit.
 45. As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:
 - a. Application of soil stabilizers to inactive construction areas.
 - b. Quick replacement of ground cover in disturbed areas (as applicable).
 - c. Watering of exposed surfaces twice daily.
 - d. Watering of all unpaved haul roads three times daily.
 - e. Covering all stock piles with tarp.
 - f. Reduction of vehicle speed on unpaved roads.
 - g. Post sign on-site limiting traffic to 15 miles per hour or less.
 - h. Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
 - i. Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.
 46. Prior to the issuance of any demolition permits, the applicant shall submit

and have reviewed and approved, a written plan outlining the steps that will be taken to protect the children in the church childcare program from the effects of the demolition and construction of the project. The plan shall include details regarding where the childcare will be conducted on the church property and what alterations will be in place to shield the children. The plan shall be prepared to the satisfaction of the Director of Planning and Building or their designee.

47. Prior to the issuance of any building permits, the applicant shall obtain a completed and signed Certificate of Appropriateness (COA) for the property at 3754 Cerritos Avenue (Assessor's Parcel Number 7146-007-003). A copy of the signed COA shall be submitted to the project planner in the Planning Bureau for inclusion in the project's case file.
48. The City of Long Beach Historic Preservation Officer shall be apprised if the project undergoes further revisions at any phase; i.e. prior to the issuance of building permits or during construction through "in the field" changes. The revised project plans shall be submitted to the Historic Preservation Officer for review and approval prior to the implementation of such work. Any revisions to the project shall be designed and conducted pursuant to the Secretary of the Interior's Standards for Rehabilitation. If it is determined that the revisions to the proposed project are substantial, the Historic Preservation Officer will determine whether to have the Cultural Heritage Commission review the revised/modified work.
49. Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.
50. Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
51. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

- a. **Weekdays** 7:00am to 7:00pm;
 - b. **Saturdays** 9:00am to 6:00pm; and
 - c. **Sundays** No work permitted
 - d. **Holidays** No work permitted.
 - e. The only exception shall be if the Building Official gives authorization for emergency work at the project site.
52. The operator of the approved use shall prevent **loitering and loud noises** in all parking and landscaped areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to comply with this condition shall be grounds for permit revocation. If loitering or noise 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.
53. Prior to issuance of the certificate of occupancy the following improvements shall be completed to the satisfaction of the Police Department:
- a. All parking areas shall be well lit. Parking areas should have a light measurement of at least 6 foot-candle. Avoid sodium lighting to limit yellowness that casts shadows and distorts colors – metal halide is recommended. All lighting fixtures should be secured to ensure the bulbs are accessible and not easily vandalized.
 - b. No exterior payphones shall be permitted on the subject site.
 - c. No exterior roof access.
 - d. Addresses should be clearly marked and illuminated on front and rear of structure as well as on the rooftop for air support identification. Rooftop letter dimensions should be a minimum of 4-foot wide strikes.
 - e. Use caution when building alcoves and utility areas so that they do not become havens for transient activities. This is critical when it comes to service corridors or building setbacks.
 - f. Landscaping should not exceed 36 inches in height and trees should not have more than a seven-foot overhang. This will ensure residents/patrons can see anyone hiding in these areas.
54. The following improvements shall be made to the satisfaction of the Superintendent of Building and Safety:
- a. The building and facilities must be accessible to and usable by the physically disabled per Title 24 of the 2001 Edition of the California Code of Regulations. Please be aware that the Department has neither the responsibility nor the authority to enforce ADA regulations. Nonetheless, the Department strongly advises that the Architect or Designer of record include such requirements in the building design.
 - b. It is required that the proposed building be located on one legally recorded lot. Therefore, you must provide an accurate plot plan of the lot,

drawn to scale and fully dimensioned to locate the building on the lot relative to other structures and the property lines.

55. The following improvements shall be made to the satisfaction of the City Traffic Engineer:
 - a. In the event that neighborhood parking intrusion complaints are received by the City, the church shall be responsible for determining the extent of the problem by completing a Parking Study, to the satisfaction of the City Traffic Engineer, within one month of an official request from the City.
 - b. Upon notice from the City Traffic Engineer, the church shall institute Parking Demand Reduction Measures such as modifications to the number of services and service times, the implementation of ridesharing programs, and the acquisition of remote parking lots provided with a free shuttle service to reduce neighborhood intrusion impacts.
 - c. Should the Demand Reduction Measures be unsuccessful in addressing the neighborhood intrusion problems, the church shall be responsible for financing the study and implementation of neighborhood parking measures to address the problem. Such measures are to be identified in coordination with the neighborhood and be implemented to the satisfaction of the City Traffic Engineer. Measures to be considered include conducting neighborhood meetings, implementation of parking restrictions (temporary or permanent), preferential residential parking, or street closures.
56. Hours of operation for the child day care center are limited to 6:30 a.m. to 6:30 p.m.
57. An alley dedication for the new 20' East-West shall be completed to the satisfaction of the Director Of Public Works prior to obtaining building permits.
58. 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.

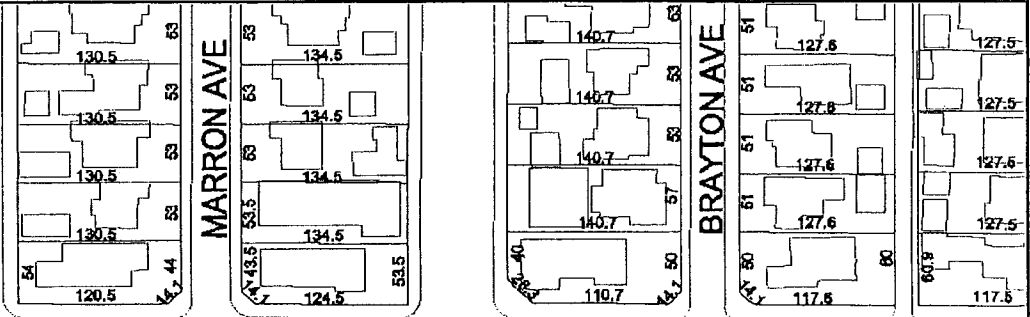
Hughes Middle School

855

CERRITOS AVE

MARRON AVE

BRAYTON AVE



E BIXBY RD

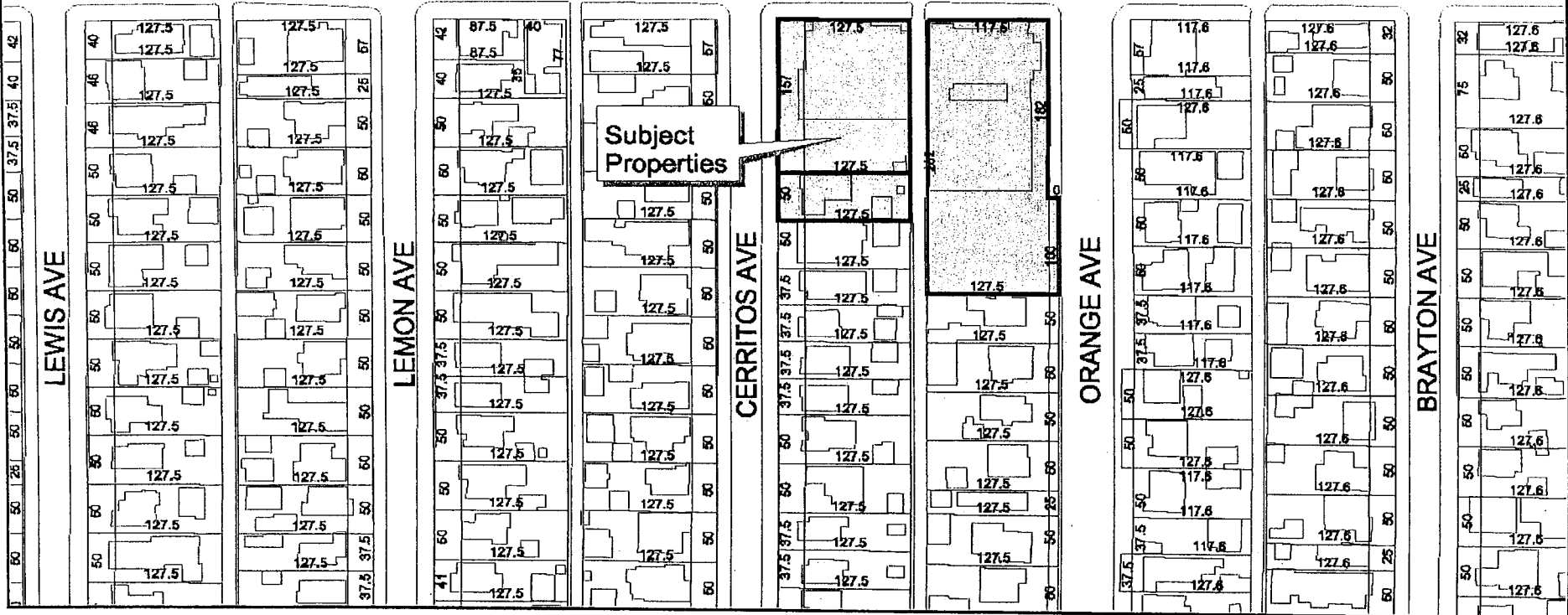
LEWIS AVE

LEMON AVE

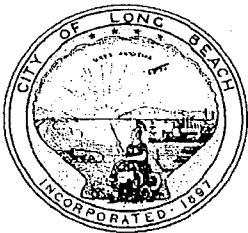
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ORANGE AVE

BRAYTON AVE

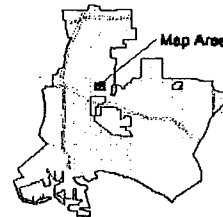


Subject Properties



SUBJECT PROPERTY:

3754-3758 Cerritos Ave.
Case No. 0601-20
Council District 7
Zone: R-1-N, CNP



100 0 100 200 Feet



Scale = 1:1,800

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

S E P T E M B E R 7, 2 0 0 6

STUDY SESSION A study session was held at 12:00pm on September 7, 2006 to review the Draft Environmental Impact Report for the Press Telegram project located at 604 Pine Avenue.

The regular meeting of the City Planning Commission and public hearing reconvened at 1:43pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Charles Greenberg, Charles Winn,
Morton Stuhlbarg, Nick Sramek

ABSENT: EXCUSED: Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyne Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Ira Brown, Planner
Scott Mangum, Planner
Lemuel Hawkins, Planner
Monica Mendoza, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Mark Christoffels, City Engineer
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Gentile.

S W E A R I N G O F W I T N E S S E S

M I N U T E S

The minutes of May 4, 2006 were approved on a motion by Commissioner Sramek, seconded by Commissioner Stuhlbarg and passed 5-0-1. Commissioner Winn abstained, and Commissioner Rouse was absent.

The minutes of June 15, 2006 were approved on a motion by Commissioner Sramek, seconded by Commissioner Gentile and passed 4-0-2. Commissioners Winn and Greenberg abstained, and Commissioner Rouse was absent.

The minutes of July 6, 2006 were approved on a motion by Commissioner Sramek, seconded by Commissioner Winn and passed 5-0-1. Commissioner Gentile abstained, and Commissioner Rouse was absent.

The minutes of August 3, 2006 were approved on a motion by Commissioner Sramek, seconded by Commissioner Greenberg and passed 5-0-1. Commissioner Gentile abstained, and Commissioner Rouse was absent.

C O N S E N T C A L E N D A R

Regarding Item 1A, Harold Gaines, 3230 Wilton, tenant of the building in question, said he did not understand his relocation rights, and staff was assigned to assist him.

Regarding Item 1D, Maria Ocare, representing the Hellman Association, expressed support for the Condominium Conversion request.

Regarding Item 1E, applicant Robert Vargo, 1069 Martin Luther King Avenue, expressed understanding that if the project was deemed complete by July 20, 2007, it would not be subject to potential fee increases related to condominium conversion.

Commissioner Winn moved to continue Items 1A and 1B to the September 21, 2006 meeting. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Rouse was absent.

Commissioner Sramek moved to approve Items 1C, 1D, 1E, 1F and 1G of the Consent Calendar as presented by staff. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Rouse was absent.

1A. Case No. 0603-01, Condominium Conversion, CE 06-33

Applicant: Pacific Property Assets c/o ALS Consulting
Subject Site: 1190 Newport Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 065798 for the conversion of 19 units into condominiums.

Continued to the September 21, 2006 meeting.

1B. Case No. 0605-29, Conditional Use Permit, CE 06-101

Applicant: Orange Rocket LLC c/o Melinda Byrd
Subject Site: 6640 Cherry Avenue (Council District 9)
Description: Conditional Use Permit to allow the operation of a check cashing/payday advance business in an existing retail center.

Continued to the September 21, 2006 meeting.

1C. Case No. 0605-10, Condominium Conversion, CE 06-92

Applicant: Linda Hunter
Subject Site: 4231 E. 10th Street (Council District 4)
Description: Approval of Tract Map No. 066650 to convert six town home apartments into condominiums.

Approved Tentative Tract Map. No. 066650 subject to conditions.

1D. Case No. 0606-22, Condominium Conversion, CE 06-130

Applicant: Nick Young
Subject Site: 623 Walnut Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 066299 for the conversion of ten apartment units into condominiums.

Approved Tentative Tract Map. No. 066299 subject to conditions.

1E. Case No. 0605-21, Condominium Conversion, CE 06-95

Applicant: 1069 MLK, LLC/SUBTEC
Robert Vargo, representative
Subject Site: 1069 Martin Luther King Ave
(Council District 6)
Description: Request for approval of Tentative Tract Map
No. 065919 to convert eight residential dwelling units of
an existing apartment building into condominiums.

Approved Tentative Tract Map. No.065919 subject to conditions.

1F. Case No. 0603-89, Condominium Conversion, CE 06-53

Applicant: Ray Berona
Subject Site: 3230 Wilton Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map
No. 066526 for the conversion of 8 apartment units into
condominiums.

Approved Tentative Tract Map. No.066526 subject to conditions

1G. GPC 9-07-06

Applicant: Steve Torkian
Subject Site: 425 W. Anaheim Street (Council District 1)
Description: Finding of Conformity with the General Plan
for the vacation of public right-of-way.

Found the proposed dedication and vacation of public right-of-
way in conformance with the General Plan.

R E G U L A R A G E N D A

2. CIP-07

Applicant: City of Long Beach
Subject Site: Citywide
Description: Finding of Conformity with the General Plan
for the Proposed Fiscal Year 2007 Capital Improvement
Program.

Ira Brown presented the staff report recommending finding the
proposed projects in conformity with the General Plan.

Angela Reynolds noted that a proposal was on the table
authorizing the City to enter into a negotiated contract with
two consultants to help staff prepare Phase 2 of the final
General Plan.

Mark Christoffels, City Engineer, explained how the capital improvement projects were nominated and prioritized through a committee, listed in order of priority then filtered by using available funding programs.

Commissioner Sramek moved to find the proposed projects listed in the Proposed Fiscal Year 2007 Capital Improvement Program in conformity with the General Plan; and to report that any project to which a final site has not yet been selected to project specifics have not been developed should be returned to the Planning Commission for review and to report these findings to the City Council. Commissioner Greenberg seconded the motion, which passed 6-0. Commissioner Rouse was absent.

3. Case No. 0601-20, Site Plan Review, Conditional Use Permit, Zoning Ordinance Amendment, Lot Merger, Standards Variance, ND 13-06

Applicant: David Pfeifer, representative
California Heights United Methodist Church
Subject Site: 3754-3758 Cerritos Ave. (Council District 7)
Description: Request for Site Plan Review, Conditional Use Permits, Zoning Ordinance Amendment, Lot Merger and Code Exceptions for: (1) Front yard setback of 20' (instead of not less than 25'); (2) Provision of less than code required parking; (3) Fence height of 5' within front yard setback (instead of not higher than 3') to establish a new two-story 16,964 sq.ft. dual-use facility with day care center for 147 children in an R-1-N zone.

Scott Mangum presented the staff report recommending approval of most of primary requests, since potential environmental impacts were found to be less than significant with mitigation; because the amendment to the Municipal Code is consistent with the Land Use Element of the General Plan; since positive findings can be made to support the Site Plan Review, setback and parking requests, Lot Merger and the Conditional Use Permits, but recommending a denial of the fence height request since it could substantially affect the visual character of the neighborhood.

In response to a query from Commissioner Sramek, Mr. Carpenter explained that the amendment to the Zoning Ordinance will allow non-conforming established neighborhood churches in the R-1-N Zone to make substantial changes more easily, instead of requesting individual zone changes each time.

David Pfeifer, 2150 W. Washington street #303, San Diego, program manager for the project, said they had held community outreach meetings to address traffic and access concerns. Mr. Pfeifer also claimed that due to the child care use, the 5' fence would be mandated by State law. He added that they preferred a three-year Conditional Use Permit.

Deputy City Attorney Mike Mais pointed out since it was not necessary that the play area be near the requested 5' fence, the City's regulations were still applicable and could not be preempted in this case.

In response to Chairman Jenkins' concerns about a precedent-setting decision, Mr. Pfeifer said they thought this was a unique project and that the area near the fence in question was only useable for child care. Mr. Pfeifer also asked if they could leave the existing fence, and Mr. Mais noted that the applicant would have to establish its eligibility for grandfathering.

Wesley Simmons, 3741 Cerritos Avenue, said he was against the church expansion because it was too massive for the residential area and would negatively affect property values.

Deborah Simmons, 3749 Cerritos Avenue, also spoke against the expansion, saying that although she was a member of the church, she thought it would create noise and traffic safety issues, and be an eyesore in the community.

James Watson, 3750 Cerritos Avenue, also spoke in opposition to the requests, saying that such a large expansion was not appropriate for their quiet neighborhood, and would create traffic and pedestrian safety problems.

Director Frick suggested that the applicant and neighbors meet to discuss their concerns.

Commissioner Greenberg moved to continue the item to the October 5, 2006 meeting. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Rouse was absent.

4. Case No. 0605-38, Subdivision, CE 06-107

Applicant: Bob Austin

Subject Site: 4455 Faculty Avenue (Council District 5)
Description: Request for approval of Tentative Parcel Map No. 066961 for the subdivision of two parcels.

Monica Mendoza presented the staff report recommending approval of the map, since the proposal is consistent with all regulations, and would provide increased home ownership opportunities.

Bob Austin, 398 Los Altos Avenue, applicant, agreed that his project would give home ownership opportunities to renters.

Commissioner Stuhlberg moved to approve Tentative Parcel Map No. 066961 subject to conditions. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Rouse was absent.

5. Case No. 0606-25, Conditional Use Permit, CE 06-135

Applicant: Royal Street Communications
Laton Fuller, representative
Subject Site: 1455 W. Willow Street (Council District 7)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 45' high monopole antenna structure designed as a palm tree with accessory equipment.

Lemuel Hawkins presented the staff report recommending denial of the request since the proposed monopole would be located near two existing monopoles where the carrier has the ability to establish co-location and because visual impact would be reduced if the request was co-located on an existing structure with a disguising technique.

Laton Fuller, 4041 W. Kenneth Road, Glendale 91202, Metro PCS/Royal Street Communications, applicant, said they could not co-locate because there was no existing tower tall enough to accommodate them even though it would be cheaper for them to do so.

Mr. Hawkins noted that the existing pole owner was given the authorization to add an additional 15 feet to accommodate co-location by the applicant.

Mr. Fuller stated that they would talk to Cingular and ask if they are willing to give up the original location and share the

proposed monopalm so the current non-stealth facility could be removed.

Commissioner Sramek moved to continue the item to the October 5, 2006 meeting to allow the applicant to discuss co-location options. Commissioner Gentile seconded the motion which passed 6-0. Commissioner Rouse was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Greg Carpenter gave an update on City Council actions. Carolyne Bihn pointed out that Commission officers would be elected on September 19.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

Commissioner Gentile expressed concern about the elevations of the proposed church addition in Item #3 and asked if the City Design Officer had any input into this design.

A D J O U R N

The meeting adjourned at 3:13pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**O C T O B E R 5, 2 0 0 6**

STUDY SESSION A study session was held at 12:00pm to review the Draft Environmental Impact Report for the Seaport Marina Project located at 6400 E. Pacific Coast Highway.

The regular meeting of the City Planning Commission and public hearing reconvened at 1:58pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Charles Greenberg, Charles Winn,
Morton Stuhlbarg, Nick Sramek

ABSENT: EXCUSED: Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Lynette Ferenczy, Planner
Jeff Winklepleck, Planner
Lemuel Hawkins, Planner
Scott Mangum, Planner
Monica Mendoza, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Mark Christoffels, City Engineer
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Winn.

M I N U T E S

The minutes of July 20, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Gentile and passed 6-0. Commissioner Rouse was absent.

The minutes of August 17, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Gentile and passed 3-0-3. Commissioners Greenberg, Stuhlbarg and Sramek abstained and Commissioner Rouse was absent. The motion included the

removal of Commissioner Sramek's name from the motion on the Consent Calendar.

The minutes of September 7 2006 were passed on a motion by Commissioner Winn, seconded by Commissioner Sramek and passed 6-0. Commissioner Rouse was absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Item 1I was removed to the Regular Agenda for discussion.

Commissioner Stuhlberg moved to accept Items 1A, 1B, 1C (with action corrected as per staff report); 1D, 1E, 1F, 1G, 1H and 1J of the Consent Calendar as presented by staff.

1A. Case No. 0606-24, Conditional Use Permit, CE 06-133

Applicant: Rent 4 Less c/o Crystal Wortman
Subject Site: 3800 E. Pacific Coast Highway (Council District 4)
Description: Request for approval of a Conditional Use Permit to allow the rental of automobiles and trucks.

Approved the Conditional Use Permit, subject to conditions.

1B. Case No. 0602-06, Conditional Use Permit, Standards Variance, CE 06-25

Applicant: Pat Brown
Subject Site: 85 W. Del Amo (Council District 8)
Description: Request for approval of a Conditional Use Permit and Standards Variance to allow the operation of a childcare center with less than code required parking.

Continued to the October 19, 2006 meeting.

1C. GPC 10-5-06, Finding of Conformity

Applicant: Craig Beck, Long Beach Redevelopment Agency
Subject Site: 130 E. First Street (Council District 2)
Description: Finding of Conformity with the General Plan for the transfer of real property to Long Beach Transit.

Found the proposed dedication and vacation of public right-of-way, as depicted in Exhibit A, in conformance with the General Plan.

1D. Case No. 0603-01, Condominium Conversion, CE 06-33

Applicant: Pacific Property Assets c/o ALS Consulting
Subject Site: 1190 Newport Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 065798 for the conversion of nineteen units into condominiums.

Continued to the October 19, 2006 meeting.

1E. Case No. 0607-14, Tentative Tract Map, CE 06-150

Applicant: Temple LB Partners LLC
Scott Ayres, representative
Subject Site: 1070-1080 Temple Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 067570 to convert 18 residential dwelling units of an existing apartment building with 30 ground level off-street parking spaces into condominiums.

Approved Tentative Tract Map. No. 067570 subject to conditions.

1F. Case No. 0607-08, Condominium Conversion, Tentative Tract Map, CE 06-147

Applicant: Bruce & Faye Hummel c/o Matthew Udell
Subject Site: 1637 E. 5th Street (Council District 2)
Description: Request for approval of Tentative Tract Map No. 067456 for the conversion of eight apartment units into condominiums.

Approved Tentative Tract Map. No. 067456 subject to conditions

1G. Case No. 0607-10, Condominium Conversion, CE 06-149

Applicant: 1641 Park Avenue LLC
Subject Site: 1641 Park Avenue (Council District 4)
Description: Request for approval of Tentative Parcel Map No. 066985 for the conversion of four apartment units into condominiums.

Approved Tentative Parcel Map No. 066985 subject to conditions.

1H. Case No. 0607-21, Tentative Tract Map, CE 06-155

Applicant: William Larson, Alfred Construction & Development
Subject Site: 4701 E. Anaheim Street (Council District 4)
Description: Request for approval of Tentative Tract Map No. 067454 to convert 12 apartment units into condominiums.

Approved Tentative Tract Map. No. 067454 subject to conditions.

1I. Case No. 0606-20, Tentative Parcel Map, CE 06-129

Applicant: Kim Napolillo
Subject Site: 4300-4302 - 15th Street (Council District 4)
Description: Request for approval of Tentative Parcel Map No. 066552 to convert two detached residential units into condominiums.

Removed to the Regular Agenda.

1J. Mills Act Historic Property Contract

Applicant: Kevin Poi and Thomas Hoehn
Subject Site: 4242 Pine Avenue (Council District 8)
Description: Consideration of a Mills Act Historic Property Contract for the property located at 4242 Pine Avenue, which is a designated City Landmark generally referred to as the Henry Clock House.

Recommended that the City Council approve the execution of a Mills Act Historic Property Contract.

R E G U L A R A G E N D A

1I. Case No. 0606-20, Tentative Parcel Map, CE 06-129

Applicant: Kim Napolillo
Subject Site: 4300-4302 - 15th Street (Council District 4)
Description: Request for approval of Tentative Parcel Map No. 066552 to convert two detached residential units into condominiums.

Lynette Ferenczy presented the staff report recommending approval of the request since it complies with City and State Subdivision requirements and would provide increased home ownership opportunities.

Kim Napolillo, 650-101 Brofton Court, applicant, stated she wanted to combine the two separate dwellings on the lot into a condominium conversion.

Lisa Gary, 4305 E. 15th Street, stated she was opposed to the request because it could decrease area property values and alter the character of the neighborhood.

Michelle McBride, 4333 E. 15th Street, also opposed the request on the grounds that it would be negatively precedent-setting.

Elinor Clark, 4322 E. Ransom Street, spoke against the request, expressing fear that the change would attract renters instead of homeowners.

Marcela Meckna, 4314 E. 15th Street, presented letters from area homeowners opposing the conversion because rents were already high in the area to protect nearby homeowners.

Steve Schiro, 4305 E. 15th Street, read a letter from another area resident in opposition to the request because its approval could attract non-resident investors.

Mary Colvin, 4306 E. 15th Street, adjacent neighbor, said she did not agree this would be a precedent-setting action, and would in fact bring a new homeowner to the area.

Commissioner Greenberg stated that although the neighbors seemed to think this approval would be growth-inducing and change the character of the neighborhood, he felt it would be acceptable as long as the approval could be conditioned as isolated and therefore not be precedent-setting. Deputy City Attorney Mike Mais explained that this could be done with an amendment to the findings to indicate that it was not the Commission's intention to set a precedent.

Commissioner Greenberg moved to direct the Director of Planning and Building to fashion appropriate findings expressing the desire of the Commission to ensure this decision was not precedent-setting. Commissioner Gentile seconded the motion.

Commissioner Winn expressed disagreement, stating that he felt this could stifle the construction of affordable housing.

Commissioner Sramek said he felt the request would be precedent-setting although overall density would not change.

Commissioner Greenberg's motion was called, and it failed 3-3, with Commissioners Stuhlberg, Jenkins and Winn dissenting. Commissioner Rouse was absent.

Commissioner Stuhlberg moved to accept the staff recommendation to approve Tentative Parcel Map No. 066552 subject to conditions. Commissioner Winn seconded the motion, which passed 4-2. Commissioners Greenberg and Sramek dissented, and Commissioner Rouse was absent.

C O N T I N U E D I T E M S

2. Case No. 0605-29, Conditional Use Permit, CE 06-101

Applicant: Orange Rocket LLC c/o Melinda Byrd
Subject Site: 6640 Cherry Avenue (Council District 9)
Description: Request for a Conditional Use Permit to allow the operation of a 1,610 sq.ft. check cashing/payday advance business in an existing retail center.

Jeff Winklepleck presented the staff report recommending denial of the Conditional Use Permit since the proposed use has the potential to be detrimental to the surrounding community and is located in an area undergoing revitalization.

Commissioner Greenberg commented that he felt this kind of social issue should be heard instead by the City Council.

Chairman Jenkins stated that he had discussed the issue with area residents who used check cashing businesses, discovering that the use provided opportunities to certain segments of the area population, and commented that the market would determine the survival of this business.

Wayne B?? (name unavailable) 3802 Hathaway, applicant, stated that their emphasis on service and security in a paperless operation and luxurious surroundings made their operation code-compliant and complaint-free, with no incidents at other area locations, and support from the Long Beach Police Department.

Laurel Kutcher, 1825 E. Harding Street, nearby resident, objected to the use and said she felt there were already enough check-cashing facilities in the area.

Commissioner Greenberg agreed that this was a needed facility and seemed like an appropriate use for the area.

Commissioner Winn also expressed support for the use, saying that he had previously been unaware of the need for this kind of facility, and added that he was impressed with the professionalism of the applicant and his presentation.

Commissioner Greenberg moved to continue the item to the October 19, 2006 meeting to allow staff to prepare positive findings to support approval of the Conditional Use Permit. Commissioner Winn seconded the motion, which passed 6-0. Commissioner Rouse was absent.

3. Case No. 0606-25, Conditional Use Permit, CE 06-135

Applicant: Royal Street Communications
Laton Fuller, Representative
Subject Site: 1455 W. Willow Street (Council District 7)
Description: A request for approval of a Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 45 foot high monopole antenna structure designed as a palm tree with accessory equipment.

Lemuel Hawkins presented the staff report recommending denial of the request since the proposed monopole would be located close to another where the proposed carrier had the ability to co-locate, reducing overall visual impact. Mr. Hawkins added that staff had never received evidence that the applicant had investigated co-location opportunities as previously directed by the Commission.

Chantel McCall, 23411 Summerfield Street, applicant representative, explained technically why successful co-location would require a 60' monopole, noting that the DWP property was not an option for security reasons.

Commissioner Gentile asked if a 60' monopalm would work for co-location, and Commissioner Sramek said he felt any antenna would be inappropriate across the street from homes.

Applicant McCall said that cell towers have to be closer to homes to service customers who use the phone as their primary line, and Cingular had indicated they would move to the proposed site.

Kathy Abola-Akinyemi, 350 Commerce, Irvine, RF engineer, Metro PCS, explained that use of a microwave antenna allows a crucial link between sites.

Carolyn Bihn noted that staff continued to recommend that the applicant co-locate on a refurbished, existing monopole, and that equipment stacking would save space. Ms. Abola-Akinyemi stated that stacking was not usually done because it allowed water to enter the equipment and damage it.

Mr. Hawkins added that staff felt stacking was a feasible alternative, and they could not recommend approval of the request when a viable monopole site was only 300' away, although they had not taken the financial viability of that solution into consideration. Ms. McCall contended that none of her clients had the technical ability to stack equipment on a site.

Mindy Hartstein, 350 Commerce, Irvine, Project Engineer, explained that co-locating on the existing monopole would require a new foundation, making it financially unfeasible, and that the suggested location would be more viable and less obtrusive.

Commissioner Sramek moved to continue the item to the October 19, 2006 meeting to allow the applicant to meet with staff and work out a solution. Commissioner Greenberg seconded the motion, which passed 6-0. Commissioner Rouse was absent.

4. Case No. 0601-20, Text Amendment, Conditional Use Permit, Standards Variance, Lot Merger, Mitigated Negative Declaration, ND 13-06

Applicant: David Pfeifer, Representative for
California Heights United Methodist Church

Subject Site: 3754-3758 Cerritos Avenue
(Council District 7)

Description: Request for Site Plan Review, Conditional Use Permits, Zoning Ordinance Amendment, Lot Merger, and Code Exceptions for (1) Front yard setback of 20'; (instead of not less than 25'); (2) Provision of less than code required parking; (3) Fence height of 5' within front yard setback (instead of not higher than 3') to establish a new two-story 16,964 sq.ft. dual use facility with day care center for 147 children in an R-1-N zone.

Scott Mangum presented the staff report recommending approval of the requests since positive findings could be made to support most of the requests with no significant environmental impacts with mitigation; and because the recommended text amendment would be consistent with the Land Use Element of the General

Plan; but recommending denial of the fence height request since it could substantially alter the visual character of the neighborhood.

David Pfeifer, 2150 W. Washington Street, San Diego, applicant, stated that as a result of neighborhood meetings, they had adjusted the fence height request to 4', the same height as the existing fence. Mr. Pfeifer also asked that termination of the permit and development rights be extended from one to three years to allow them time for financing and fundraising.

Mr. Carpenter added that staff felt the newly proposed fence was more attractive and not a significant issue, but they still supported the code requirements on its height.

Deborah Simmons, 3749 Cerritos Avenue, resident, stated she was still concerned about potential noise created by the church expansion, and she liked a higher fence for that reason.

Commissioner Winn moved to certify Mitigated Negative Declaration No. ND 13-06; to recommend that the City Council amend the Municipal Code to allow for the expansion of churches or similar religious facilities on existing or abutting sites in the R-1-N Zone with a Conditional Use Permit; to approve the Site Plan Review, Standards Variances (front yard setback and parking); Lot Merger, and Conditional Use Permits subject to revised conditions with a three-year permit and development extension instead of one year; and to allow the Standards Variance request for a fence height of 4' within the front yard setback on Cerritos Avenue.

Commissioner Gentile seconded the motion which passed 6-0. Commissioner Rouse was absent.

Item #6 was taken out of order

D I S C U S S I O N I T E M

6. Long Beach Airport Parking Structure Massing Study & Site Plan

Applicant: City of Long Beach
Subject Site: 4100 Donald Douglas Drive (Council District 5)
Description: The Long Beach Airport Parking Structure Massing Study.

Mark Christofle, City Engineer, City of Long Beach, asked for input from the Commission on the three options designed so far.

Michelle Wendler, Watry Design, Inc., 1700 Seaport Blvd., Suite 210, Redwood City, CA 94063, presented a PowerPoint showing the elevations and computer generated three-dimensional models of each alternative design.

Commissioner Gentile suggested exploring the option of external exit ramps, and Mr. Christofle explained that they had not looked at changing the exit design framework since the current design provided support for the building.

Commissioner Gentile expressed dissatisfaction with the designs, stating that the current options were too big, overwhelming the scale of the airport. She also pointed out that the selling point of the original structure design was that it had successfully echoed the historical aspects of the existing buildings. Ms. Gentile cited the parking structure of the California Science Center as a good example of creative use of style and materials, and said that this design did not contain enough expression of architectural style for a building that would dominate this location for a long time.

Genaro Morales, Watry Design, Inc., 1700 Seaport Blvd., Suite 210, Redwood City, CA 94063, in response to a query from Commissioner Gentile, explained that the proposed text coating was chosen because it would work best for this type of finish, and be easier to clean.

Commissioner Greenberg agreed that this had to create a more dramatic entrance off of Lakewood.

Commissioners Gentile and Sramek offered to work with staff to create a better, more historically relevant and pleasing design, citing Option A as a good place to start.

R E G U L A R A G E N D A (cont'd)

5. Case No. 0601-02, Modification to Approved Master Development Plan and Site Plan Review

Applicant: Robert J. Norris, Jr.
Subject Site: 2001 River Avenue (Council District 7)
Description: Request for approval of a modification to the Master Development Plan and Site Plan Review to allow

the construction of an 81-unit family transitional housing development at Century Villages at Cabrillo.

Monica Mendoza presented the staff report recommending approval of the requests since the project was well-designed and architecturally consistent with the existing development at the site, and complied with PD-31 standards while offering comprehensive services designed to encourage self-sufficiency in the homeless.

Peter Postlmayr, 2001 River Avenue, applicant, outlined the mission of the assistance group and how they serve the emergency, transitional and permanent housing needs of the homeless.

In response to a query from Commissioner Winn, Mr. Postlmayr explained that a normal client stay was about two years at which point they would be merged into the community to make space for newcomers.

Commissioner Sramek complimented the applicant on the quality of the program, saying he had visited the operation and was impressed.

Commissioner Sramek moved to approve the Modification to the Master Development Plan and Site Plan Review, subject to conditions. Commissioner Winn seconded the motion, which passed 6-0. Commissioner Rouse was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Greg Carpenter stated that the Council hearing on the Home Depot project had resulted in approval of the EIR with Home Depot had agreeing to make it a lead-certified building, and to pay their fair share into an assessment district to restore nearby wetlands.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N - Chair and Vice-Chair Elections

Commissioner Sramek moved to nominate Commissioner Gentile as Chairman of the Planning Commission. Commissioner Greenberg

seconded the motion, which passed 6-0. Commissioner Rouse was absent.

Commissioner Sramek moved to nominate Commissioner Rouse as Vice Chairman of the Planning Commission. Commissioner ~~XXXXXXXX~~ seconded the motion, which passed 6-0. Commissioner Rouse was absent.

Commissioner Greenberg expressed concern about the disconnect on the check cashing issue between the Commission and the City Council, and suggested making it a policy issue to bring it to a discussion.

A D J O U R N

The meeting adjourned at 5:15pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk



CITY OF LONG

Planning Commission

333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802

ATTACHMENT 3

5TH FLOOR
PLANNING & BUILDING
SCOTT MANGUM

ENVIRONMENTAL PLANNING

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. **Project Location:**

3754 & 3758 Cerritos Avenue

2. **Project Title:**

California Heights United Methodist Church

3. **Project Description:**

The proposed project would be the development of a two-story, 16,964 square foot childcare and meeting room facility at the southeast corner of Bixby Road and Cerritos Avenue. The project would require the demolition of a 13,542 square foot childcare building and would incorporate portions of an existing Tudor-style single family residence into the design. A total of 44 parking spaces would be provided on site.

4. Review period during which the Lead Agency will receive comments on the proposed Negative Declaration:

Starting Date: August 14, 2006

Ending Date: September 5, 2006

5. Public Meeting of the Planning Commission for ND-13-06:

Date: September 7, 2006

Time: 1:30 p.m.

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:
Air Quality, Cultural Resources, NPDES, Noise

For additional information contact:

Jill Griffiths
Senior Planner
Long Beach, CA 90802
333 West Ocean Blvd 5th Floor

CITY OF LONG BEACH
PLANNING COMMISSION

MITIGATED NEGATIVE DECLARATION

PROJECT:

I. TITLE:

California Heights United Methodist Church

II. PROPONENT

David Pfeifer
Dominy + Associates Architects
2150 W. Washington St., Suite 303
San Diego, CA 92110

III. DESCRIPTION

The proposed project would be the development of a two-story, 16,964 square foot childcare and meeting room facility at the southeast corner of Bixby Road and Cerritos Avenue. The project would require the demolition of a 13,542 square foot childcare building and would incorporate portions of an existing Tudor-style single family residence into the design. A total of 44 parking spaces would be provided on site.

IV. LOCATION

3754 & 3758 Cerritos Avenue

V. HEARING DATE & TIME

September 7, 2006 1:30 p.m.

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: _____

Jill Griffiths

Date: _____

August 10, 2006

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

California Heights United Methodist Church

INITIAL STUDY



Prepared by

City of Long Beach
Department of Planning and Building
Community and Environmental Planning

INITIAL STUDY

1. **Project title:**
California Heights United Methodist Church
2. **Lead agency name and address:**
Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802
3. **Contact person and phone number:**
Jill Griffiths
333 West Ocean Blvd 5th Floor
Long Beach, CA 90802
4. **Project location:**
3754 & 3758 Cerritos Avenue
5. **Project sponsor's name and address:**
David Pfeifer
Dominy + Associates Architects
2150 W. Washington St., Suite 303
San Diego, CA 92110
6. **General Plan:**
LAND USE DISTRICT #1: Single-Family District
7. **Zoning:**
R-1-N: Single-Family residential district with standard lots.

8. Description of project:

The proposed project would begin with the demolition of a 13,542 building located at the southeast corner of Bixby Road and Cerritos Avenue (3758 Cerritos Avenue). The building was constructed in 1933 and functions as the childcare and youth center component of the California Heights United Methodist Church. The project would continue with the development of a two-story, 16,964 square foot square foot childcare and meeting room facility at the southeast corner of Bixby Road and Cerritos Avenue. The building frontages of this facility would be approx. 75' on Bixby Road and approximately 190' on Cerritos Avenue. Incorporated into this new facility would be portions of the exterior facade of a 1,576 square foot single-family residence owned by the church and located at 3754 Cerritos Avenue.

The facility would provide a lobby, thirteen classrooms, two kitchens, restrooms, a laundry, three offices, a workroom, a conference room, a youth room and a second story deck. Outdoor facilities would include a 3,825 square foot play area with storage as well as three outdoor garden areas totaling 3,240 square feet located along the Cerritos Avenue building frontage. The on-site parking would consist of 44 spaces, including 38 spaces on the church parking lot located east of the north-south alley, which would be restriped. Six new spaces designated for parent drop-off would be provided along the west side of the alley south of the Bixby Road property line. The church parking would continue to be accessed from Orange Avenue and the north-south alley. Please refer to Attachments 1 through 3 for more information.

9. Surrounding land uses and setting:

The California Heights UMC property encompasses the south side of Bixby Road between Orange Avenue and Cerritos Avenue. The entire church property is approximately 1.39 acres in size and is divided by a north-south alley that ends at Bixby Road.

The sanctuary is located east of the alley at the southwest corner of Bixby Road and Orange Avenue. The other three corners of that signalized intersection are occupied by a dental office, a medical office and a small neighborhood store. The existing childcare component is located west of the alley on the half of the property that includes a single-family residence at 3754 Bixby Road. The proposed project would occur on this portion of the church property, which is approximately .60 acres.

The land uses surrounding the church are primarily single-family residences that predate World War II. Nearby schools include Hughes Middle School and Longfellow Elementary School. The entire neighborhood is in the California Heights Historic District.

10. Other public agencies whose approval is required:

City Council (on appeal only)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	◆ Air Quality
Biological Resources	◆ Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	◆ National Pollution Discharge Elimination System	◆ Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

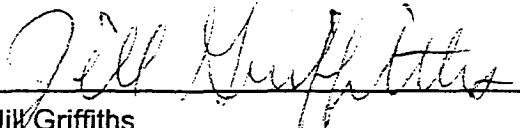
I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

✓ I find 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. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Jill Griffiths
Senior Planner

August 10, 2006

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS –
 Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

The project site, California Heights United Methodist Church (UMC), is located on the south side of Bixby Road between Orange Avenue and Cerritos Avenue. The proposed project primarily concerns the western half of the church property, the portion bound by Bixby Road, Cerritos Avenue and a north-south alley that divides the church property and ends at Bixby Road.

The proposed project would alter the appearance of the corner of Bixby Road and Cerritos Avenue and the street frontage along Cerritos Avenue to the church's south property line. Because the project would alter the appearance of the project site, the response to the question cannot be "No Impact."

The change in the appearance of the property, however, would not necessarily be negative, nor would it be substantially adverse. The new building would replace an existing building. Development of the proposed project would be less than significant in its impact upon the project site and the surrounding area.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact.

The project site is located in an urbanized area and is not located on a State Scenic Highway. The site is located in one of the City's seventeen historic districts and it does include a single-family residence that was constructed in 1930. Portions of the residence, although altered, would remain and would not be "substantially damaged". Please refer to section **V. Cultural Resources** for further explanation. Overall, the expected impact would be less than significant.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact.

The project site is already covered with structures and hardscape. The proposed project would alter the appearance of the site and its surroundings. Therefore, there would be an impact but the change in the appearance of the site would not be a degradation.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site could include exterior lighting on the new facility. The primary function of the facility would be daytime and after school childcare. While the proposed project could introduce additional light sources into the vicinity over that which currently exists, the light sources would not be expected to adversely affect views in the immediate area.

II. AGRICULTURE RESOURCES

No Impact. (for a, b and c)

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a sector of the city that has been built upon for well over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would not involve any new residential units. The project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less than Significant Impact with Mitigation Incorporated.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs)

and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

Construction emissions would involve the demolition of a 13,542 square foot building and the development of a two-story, 16,964 square foot facility. Construction emissions would be estimated to be below threshold levels. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Construction Emissions	10.27	17.43	32.51	26.25
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be vehicles driven by church employees, parents and members of the congregation. A secondary source of operational emissions would be the consumption of natural gas and the use of landscape maintenance equipment. Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on the CEQA

Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Project Emissions	9.37	7.33	23.69	14.37
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the possibility that the proposed project would violate any air quality standard or contribute to an existing or projected air quality violation:

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

Please see III (a) and (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact With Mitigation Incorporated.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project could affect the existing childcare function through the development of the new childcare facility. The following mitigation measure shall apply if California Heights UMC intends to operate its childcare program during demolition and construction. The measure shall not apply if the childcare program at the church will be on hiatus during demolition and construction:

- II-2** Prior to the issuance of any demolition permits, the applicant shall submit and have reviewed and approved, a written plan outlining the steps that will be taken to protect the children in the church childcare program from the effects of the demolition and construction of the project. The plan shall include details regarding where the childcare will be conducted on the church property and what alterations will be in place to shield the children. The plan shall be prepared to the satisfaction of the Director of Planning and Building or their designee.

e. Would the project create objectionable odors affecting a substantial number of people?

No Impact.

The proposed project would not be a land use that would be anticipated to create objectionable odors. The project would be required to comply with City requirements applicable to the maintenance of trash areas to minimize potential odors, including the storage of refuse and frequency of refuse collection at the site.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The proposed project site is located within an urbanized portion of the city, and is surrounded by existing residential and commercial land uses. The

vegetation on site consists of common landscape species. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the neighborhood is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the city.

With regard to historical resources, the project site includes a Tudor-style single family residence at 3754 Cerritos Avenue. Built in 1930, the residence is owned by California Heights UMC and is located within the California Heights Historic District, a locally designated resource.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

Less Than Significant Impact With Mitigation Incorporated

The initial proposal of the project included the demolition of the 1,576 square foot single-family residence located at 3754 Cerritos. Since the structure is a contributing property to the California Heights Historic District, the Cultural Heritage Commission (CHC) rejected this proposal. The revised project calls for the retention of those character-defining features that qualify the dwelling as historically significant. These features include the primary façade (west elevation), portions of the north and south walls towards the front of the building, the architecturally notable roof form, and the materials and associated window and door elements along these elevations. The revised project proposal was approved by the CHC at their monthly meeting on November 16, 2005; however, a Certificate of Appropriateness has yet to be issued.

The following mitigation measures are included to ensure that all necessary steps are followed with regard to the residence at 3754 Cerritos Avenue:

- V-1** Prior to the issuance of any building permits, the applicant shall obtain a completed and signed Certificate of Appropriateness (COA) for the property at 3754 Cerritos Avenue (Assessor's Parcel Number 7146-007-003). A copy of the signed COA shall be submitted to the project planner in the Planning Bureau for inclusion in the project's case file.
- V-2** The City of Long Beach Historic Preservation Officer shall be apprised if the project undergoes further revisions at any phase; i.e. prior to the issuance of building permits or during construction through "in the field" changes. The revised project plans shall be submitted to the Historic Preservation Officer for review and approval prior to the implementation of such work. Any revisions to the project shall be designed and conducted pursuant to the Secretary of the Interior's Standards for Rehabilitation. If it is determined that the revisions to the proposed project are substantial, the Historic Preservation Officer will determine whether to have the Cultural Heritage Commission review the revised/modified work.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. The proposed project would not involve excavation and would not be expected to affect or destroy any archaeological resource due its geographic location.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

The proposed project would not be located where it would impact a paleontological resource or a geologic feature. There would be no impact.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

The proposed project would not involve the disturbance of any designated cemetery or other burial ground or place of interment. There would be no impact.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

Per Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass beneath the site and the neighborhood is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated.

ii) Strong seismic ground shaking?

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. The project, however, would be required to be constructed in conformance with all current state and local building codes relative to seismic safety. A less than significant impact would be anticipated.

iii) Seismic-related ground failure, including Liquefaction?

No Impact.

Per Plate 7 of the Seismic Safety Element, the proposed project is located in a part of the city where the potential for liquefaction to occur is minimal. Therefore, no Impact is anticipated.

iv) Landslides?

No Impact.

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. Therefore, no impact would be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

The project site is covered with structures and hardscape. It would be expected to result in minimal soil erosion as it is also relatively flat. A less than significant impact would be anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

According to the Seismic Safety Element, the project site is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact.

Please see VI. (c) above for explanation.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact.

Sewers are in place in the vicinity of the project site. The use of septic tanks or an alternative waste water disposal system would not be necessary and no impact would be anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact.

The proposed project would not be a land use that would involve the transport, use or disposal of hazardous materials. The project would not be anticipated to create any significant hazard to the public or the environment via the use, transport or disposal of hazardous materials.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact.

Please see VII (a) above for explanation.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

Less Than Significant Impact.

The proposed project is located within one quarter-mile of two schools, Hughes Middle School and Longfellow Elementary School. However, the proposed land use is not one that would be anticipated to involve the handling or emission of any hazardous materials. Any impact would be less than significant.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed project site as contaminated with hazardous materials.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Although the site of the proposed project is located within two miles of Long Beach Airport, proximity to the airport would not cause the project to result in a safety hazard for people residing or working in the project area. There would be no impact for this issue.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Please see VII (e) above for explanation.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact.

The proposed project would be the development of a new facility for existing childcare and after school care programs at the church. The programs are already familiar with the requirements regarding emergency evacuation. The project would be required to comply with all current Fire and Health and Safety codes and would be required by code to have

posted evacuation routes to be utilized in the event of an emergency. The proposed project would not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact.

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact:

While development and operation of the proposed project would involve the discharge of water into the system, the project would not be expected to violate any wastewater discharge standards. The project site is in a part of the city that is not adjacent to any major water source. The proposed project would be required to comply with all state and federal requirements pertaining to preservation of water quality.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

The proposed project would be developed in an urban setting with water systems in place that were designed to accommodate development. The operation of the proposed land use would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact.

The project site is in an urban setting and is not near any stream or river. The site has already been covered with buildings and hardscape and the drainage pattern is established. The site is surrounded by curb, gutter and public right-of-way on three sides. The proposed project would result in minimal erosion or siltation on or off the site.

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact:

The project site is already an impervious surface and relatively flat. The proposed project would be constructed with drainage infrastructure in place to avoid a situation where runoff would result in flooding or upset.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact:

Please see VIII (c) and (d) above for explanation.

f. Would the project otherwise degrade water quality?

Less Than Significant Impact.

During demolition, construction and operation, the project would be expected to comply with all laws and code requirements relative to

maintaining water quality. The project would not be expected to significantly impact or degrade the quality of the water system.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact:

The proposed project would not involve the development of any new residential units. For the record, according to Plate 10 of the Seismic Safety Element, the project site is located outside of the 100-year flood hazard area. Therefore, there would be no impact.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

Please see VIII (g) above for explanation.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project site is not located where flooding would not impact it, nor is it located within proximity of a levee or dam. There would be no impact.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

According to Plate 11 of the Seismic Safety Element, the project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

Less Than Significant Impact.

The proposed project would be the redevelopment of the childcare facility at California Heights United Methodist Church. The childcare program is an existing function at the church; it is not a land use that would divide the neighborhood. The neighborhood is an established, single-family residential area. The proposed two-story facility would be an appropriate and compatible addition to the church. The project would not be expected to physically divide any established community.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The proposed project would be located in the City's General Plan Land Use District, #1, Single-family Residential and in the R-1-N Zoning District, Single-family residential with standard lots. The required discretionary applications for the project include:

- a Text Amendment to the Zoning Ordinance to allow the expansion of a church in the R-1-N zone;
- a Conditional Use Permit to allow the expansion of a church in the R-1-N zone;
- a Conditional Use Permit to allow the childcare component for up to 72 children in the R-1-N zone;
- a Site Plan Review;
- a request for a Standards Variance for a 20' front yard setback on Cerritos Avenue rather than the 25' special setback;
- a request for a Standards Variance for less than the required amount of on-site parking;
- a request for a Standards Variance for less than the required amount of landscaping; and
- a request for a Standards Variance for greater than the maximum fence height allowed in the front yard setback on Cerritos Avenue.

The Standards Variances would be voted upon by the Planning Commission and would be the required vehicle in order for the project to not conflict with any land use plans or regulations. The project is for a land use that is functioning in the neighborhood. The Standards Variance requests for parking and for the fence height on Cerritos Avenue would be continuing what has already been established at the project site. As proposed, the project would be anticipated to have a less than significant

impact upon the applicable land use regulations with approval of all of the discretionary applications.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The proposed project would be developed in a built-out, urban environment. No habitat conservation plan or natural communities conservation plan would be impacted by the project.

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

The project site is located in an urbanized setting. Development of the proposed project would not impact or result in the loss of availability of any known mineral resource.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

Please see X (a) above for explanation.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project would be a two-story, 16,964 square foot facility on an established church campus in the California Heights Historic District.

a. Would the project result in a significant loss of pervious surface?

No Impact.

The project site is currently covered by structures, hardscape and associated landscaping. The proposed project would not result in a loss of pervious surface. There would be little to no impact.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

Less Than Significant Impact.

The proposed project would be childcare and after school programs at an existing church. As such, the project would not be a land use that would be associated with a significant discharge of pollutants into the storm drain.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

Less Than Significant With Mitigation Incorporated.

It would be necessary for the applicant to practice Best Management Practices during demolition and construction of the new facility. Due to the urban setting and the size of the project site, the following mitigation measures shall apply:

- XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of ~~record, or authorized~~ qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water

quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities.”

(Source: Section 18.95.050 of the Long Beach Municipal Code).

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact With Mitigation Incorporated.

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the periods of demolition and construction, the activity could cause temporary increases within the ambient noise levels but it would not be expected to exceed established standards. However, project construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. Due to the close proximity of the project site to existing single-family residential and commercial land uses, the following mitigation measure shall apply:

XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact.

The proposed project could expose persons to periodic ground borne noise or vibration during phases of demolition and construction. However, this type of noise would be typical for a construction site and would be expected to have a less than significant impact.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact.

Although the proposed project could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with demolition and new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the

noise levels created by the project would be expected to be non-disruptive and consistent with other similar developments in the neighborhood.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact.

The proposed project is located within two miles of Long Beach Airport. The project would not expose people to any excessive noise relative to the airport that would not also occur without the project.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact.

The proposed project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

No Impact.

The proposed project would involve the development of a new childcare and meeting room facility at an existing church. The project would have no impact upon population growth. There would be no impact.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact.

The proposed project would not displace any existing housing. The project site does not contain any residential structures scheduled to be demolished nor are any people dwelling on the project site. There would be no impact.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact.

Please see XIII (b) above for explanation.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity during the past decade.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

Less Than Significant Impact.

The proposed project would be the development of a new childcare and meeting room facility. The entire project would be plan checked and inspected by the Fire Department to ensure compliance with all applicable Fire code requirements. The land use would not be one that would typically have frequent calls for Fire Department service. As a result, the

proposed project would not be expected to have an adverse impact upon Fire services.

b. Police protection?

Less Than Significant Impact.

The proposed project would be served by the Police Department's North Division. During review of the proposed project, the Police Department provided verbal and written input to the applicant regarding defensible design, security lighting, locks, and other related issues. The proposed project would not be anticipated to have an adverse impact upon Police services.

c. Schools?

No Impact.

The proposed project would not involve the development of new residential units that would house school-age children. There would be no impact to the local schools as a result of the project.

d. Parks?

No Impact.

The proposed project would not involve the development of new residential units that would house residents who would frequent the park system. There would be no impact to the City's parks as a result of the project.

e. Other public facilities?

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact.

As state in XIV(d), the proposed project would not involve the development of new residential units that would house residents who would frequent the park system. There would be no impact to the City's parks as a result of the project.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact.

The proposed project would be built to serve 72 children in the daytime childcare component. In addition to the required indoor classroom square footage, the project would provide a 3,825 square foot outdoor play area with storage. The project would also provide three outdoor garden areas totaling 3,240 square feet along the Cerritos Avenue building frontage. The project would not be anticipated to have a significant impact and would not require the construction or expansion of any facilities that would have an adverse physical effect upon the environment.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than Significant Impact.

The proposed project could serve more students in its daytime childcare program than it does at the present time. However, such an increase ~~would not be anticipated to be substantial~~ in terms of traffic. The project site is located in an area that can accommodate the expected volumes of the proposed project. The increased impact would be expected to be less than significant.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less than Significant Impact:

Please see XV (a) for explanation. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact.

Access to the proposed project would be from the north-south alley that divides the church property or from Orange Avenue into the existing parking lot located south of the church sanctuary. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

e. Would the project result in inadequate emergency access?

Less Than Significant Impact.

A component of the project would be the dedication of a 20'-0" east-west alley along the south property line between the north-south alley and Orange Avenue. The new alley would provide an access for cars from the north-south alley to Orange Avenue without the cars traveling all the way to Bixby Road. The church proposes to close the north-south alley on Sundays as standard practice during church activities.

During preliminary review and plan check, the Fire Department and Police Department would both have input into the floor plans and the vehicular and pedestrian accesses for the proposed project. Overall, the project would not be expected to result in inadequate emergency access.

f. Would the project result in inadequate parking capacity?

Less Than Significant Impact.

The project site is limited with regards to parking in that there is not room to add many new spaces. A total of 44 parking spaces would be provided on-site. The project proposes to restripe the existing parking lot located south of the church sanctuary. The parking lot currently has 33 spaces. With the addition of the 20'-0" alley dedication, thus creating the ability to restripe the parking lot from angled to perpendicular parking, the restriped parking lot would have 38 spaces. In addition, six new spaces would be provided on the north-south alley just south of the Bixby Road right-of-way. The spaces would be designated for parent drop off on weekdays.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact.

The proposed project would be a developed improvement at an existing church. The church has an after school program for students and likely has a designated area for students to store their bicycles. As a private development, the project would not be expected to conflict with any adopted policies related to the any alternative forms of transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the**

construction of which could cause significant environmental effects?

- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not be expected to place an undue burden on any utility or service system. The project would be developed in the California Heights neighborhood, an urbanized setting with all utilities and services in place. Such development was taken into account when the surrounding utility and service systems were planned. With regard to "g.", the proposed project would be required to comply with all statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact.

The proposed project would be the development of a new facility for an existing component at the California Heights UMC. The project would not be anticipated to have impacts that would have a cumulative considerable effect upon the environment.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.

**MITIGATION MONITORING PLAN
MITIGATED NEGATIVE DECLARATION ND-13-06
CALIFORNIA HEIGHTS UNITED METHODIST CHURCH
3754 & 3758 CERRITOS AVENUE**

II. AIR QUALITY

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stock piles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.

ENFORCEMENT: Building Bureau

II-2 Prior to the issuance of any demolition permits, the applicant shall submit and have reviewed and approved, a written plan outlining the steps that will be taken to protect the children in the church childcare program from the effects of the demolition and construction of the project. The plan shall include details regarding where the childcare will be conducted on the church property and what alterations will be in place to shield the children. The plan shall be prepared to the satisfaction of the Director of Planning and Building or their designee.

TIMING: Prior to the issuance of any demolition permit.

ENFORCEMENT: Planning & Building Department

V. CULTURAL RESOURCES

- V-1** Prior to the issuance of any building permits, the applicant shall obtain a completed and signed Certificate of Appropriateness (COA) for the property at 3754 Cerritos Avenue (Assessor's Parcel Number 7146-007-003). A copy of the signed COA shall be submitted to the project planner in the Planning Bureau for inclusion in the project's case file.

TIMING: Prior to the issuance of any building permits.
ENFORCEMENT: Planning Bureau

- V-2** The City of Long Beach Historic Preservation Officer shall be apprised if the project undergoes further revisions at any phase; i.e. prior to the issuance of building permits or during construction through "in the field" changes. The revised project plans shall be submitted to the Historic Preservation Officer for review and approval prior to the implementation of such work. Any revisions to the project shall be designed and conducted pursuant to the Secretary of the Interior's Standards for Rehabilitation. If it is determined that the revisions to the proposed project are substantial, the Historic Preservation Officer will determine whether to have the Cultural Heritage Commission review the revised/modified work.

TIMING: During all phases of design and construction.
ENFORCEMENT: Historic Preservation Officer

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

- XI-1** Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

TIMING: Prior to the issuance of any grading permit.
ENFORCEMENT: Planning & Building Department

- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have

selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."

(Source: Section 18.95.050 of the Long Beach Municipal Code).

TIMING: Prior to the issuance of any grading permit.
ENFORCEMENT: Planning & Building Department

XII. NOISE

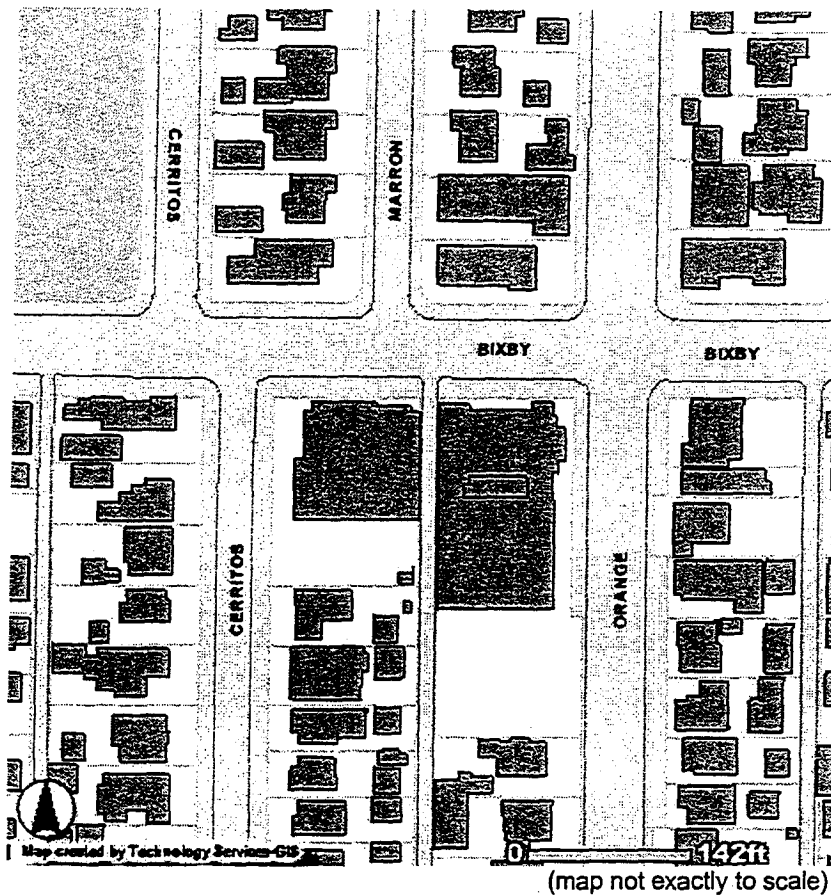
XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau

VICINITY MAP FOR ND-13-06



Applicant: California Heights UMC 3747 Orange Avenue

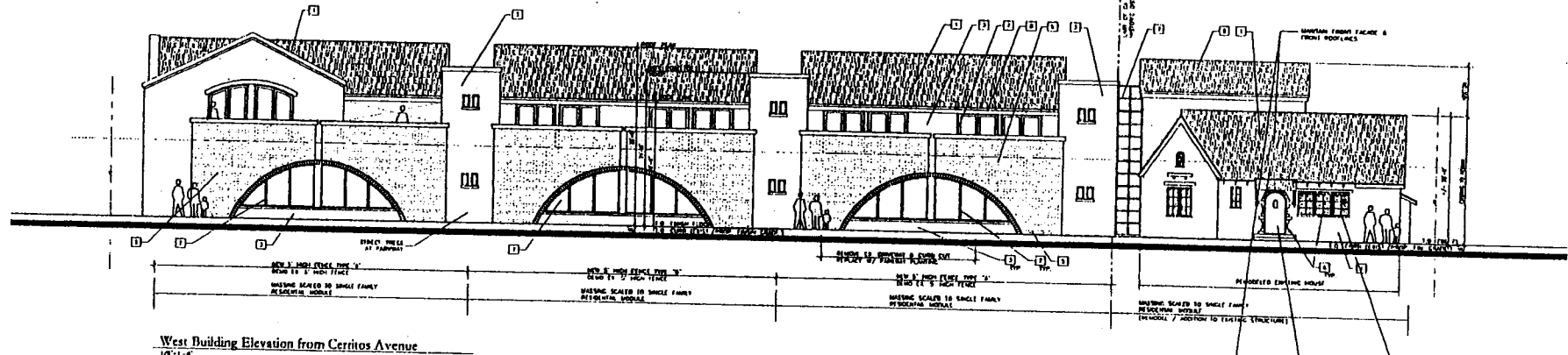
Project Site: 3754 Cerritos Avenue APN 7146-007-003
3758 Cerritos Avenue APN 7146-007-019

Proposed Project: Demolition of a 13,542 square foot building. Development of a two-story, 16,964 square foot childcare and meeting room facility, including the incorporation of portions of a 1930 single-family residence. The project would have 44 parking spaces and more than 7,000 square feet of outdoor open space.

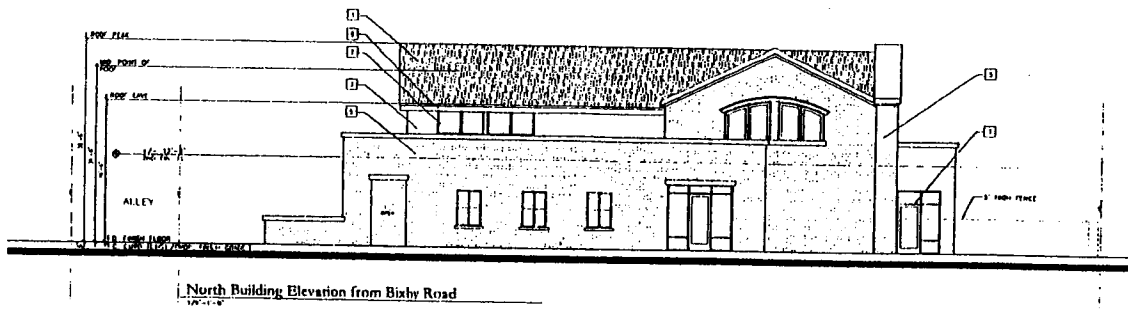
ATTACHMENT 1

Keyed Notes
 (See General Notes)

- ADJUST SHINGLE ROOFING
- NOT USED
- STUDS "x"
- STUDS "x"
- BRICK VENEER TO MATCH EXISTING
- WOOD SHINGLES/ROOF - PAINTED
- ALUMINUM WINDOW - PAINTED
- FASCIA/PURFER - PAINTED



West Building Elevation from Cerritos Avenue
 1/8" = 1'-0"



North Building Elevation from Bixby Road
 1/8" = 1'-0"

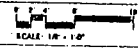


CONCEPTUAL ELEVATION
 1/8" = 1'-0"

Conceptual Elevation

Project: California Heights UMC
 1000 Bank Building - Room 200
 San Diego, California 92110
 No. 215 000 000
 No. 215 000 000
 No. 215 000 000
 No. 215 000 000
 No. 215 000 000

North & West Elevations



PROJECT DATA:

AREA: California Heights United Methodist Church
3117 Orange Avenue
Long Beach, CA 90805

OWNER: United Methodist Church
3117 Orange Avenue
Long Beach, CA 90805

ARCHITECT: Orange & Associates Architects & Interiors, Inc.
1100 West 104th Street
Long Beach, CA 90804

CONTACT: Ron Crawford, Architect
PH (562) 943-1996
F (562) 943-1996

CONTACT: David Pitzer, PM
PH (562) 292-2362 x 12
F (562) 943-2361

PROJECT DESCRIPTION:
The Proposed Project is for a new 17,000 sq ft Childcare and Meeting Room Building. The project will include an existing 17,000 sq ft Church and Meeting Room Building. The site is located on Orange Avenue and Cerritos Avenue. The site is zoned R-1. The project is subject to the California Height Flood Control Act. A Certificate of Appropriateness was granted to the project in September 2009.

AREA / USE AREA	AREA	SUB AREA
Church	2100-2007-2109	21,130 sq ft
Childcare	2100-2007-2110	10,000 sq ft
Meeting	2100-2007-2111	10,000 sq ft
TOTAL		41,130 sq ft

EXISTING FLOOR	AREA	DESCRIPTION
1st Floor	21,130 sq ft	Church (existing)
2nd Floor	10,000 sq ft	Meeting Room (existing)
3rd Floor	10,000 sq ft	Meeting Room (existing)

EXISTING AND PROPOSED USE	AREA	DESCRIPTION
Church	21,130 sq ft	Existing Church (existing)
Childcare	10,000 sq ft	Existing Childcare (existing)
Meeting	10,000 sq ft	Existing Meeting Room (existing)

EXISTING AND PROPOSED USE	AREA	DESCRIPTION
Church	21,130 sq ft	Existing Church (existing)
Childcare	10,000 sq ft	Existing Childcare (existing)
Meeting	10,000 sq ft	Existing Meeting Room (existing)

EXISTING AND PROPOSED USE	AREA	DESCRIPTION
Church	21,130 sq ft	Existing Church (existing)
Childcare	10,000 sq ft	Existing Childcare (existing)
Meeting	10,000 sq ft	Existing Meeting Room (existing)

FLOOR AREA / (G.A.)	EXISTING	PROPOSED BUILDING AREA
Church	21,130 sq ft (21,130)	10,000 sq ft (10,000)
Childcare	10,000 sq ft (10,000)	10,000 sq ft (10,000)
Meeting	10,000 sq ft (10,000)	10,000 sq ft (10,000)
TOTAL	41,130 sq ft	30,000 sq ft

USE / (G.A.)	EXISTING	PROPOSED
Church	21,130 sq ft (21,130)	10,000 sq ft (10,000)
Childcare	10,000 sq ft (10,000)	10,000 sq ft (10,000)
Meeting	10,000 sq ft (10,000)	10,000 sq ft (10,000)
TOTAL	41,130 sq ft	30,000 sq ft

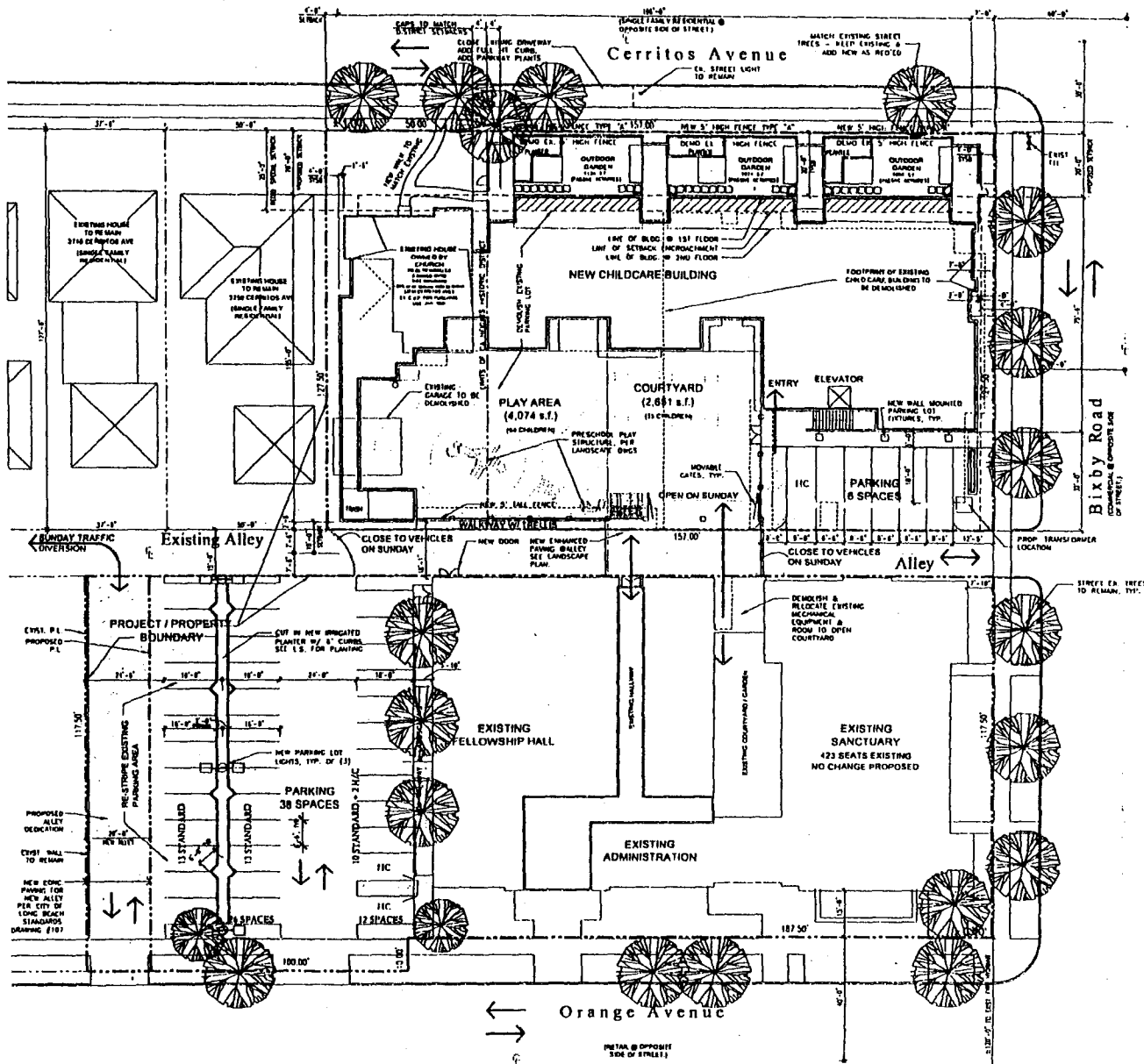
USE / (G.A.)	EXISTING	PROPOSED
Church	21,130 sq ft (21,130)	10,000 sq ft (10,000)
Childcare	10,000 sq ft (10,000)	10,000 sq ft (10,000)
Meeting	10,000 sq ft (10,000)	10,000 sq ft (10,000)
TOTAL	41,130 sq ft	30,000 sq ft

PERMITS REQUESTED:

- 1. Site plan for proposed building.
- 2. Conditional Use Permit for proposed building.
- 3. Certificate of Appropriateness for proposed building.
- 4. Certificate of Occupancy for proposed building.
- 5. Certificate of Completion for proposed building.
- 6. Certificate of Final Inspection for proposed building.
- 7. Certificate of Final Approval for proposed building.
- 8. Certificate of Final Review for proposed building.
- 9. Certificate of Final Report for proposed building.
- 10. Certificate of Final Summary for proposed building.

BUILDING DATA:

USE	AREA	DESCRIPTION
Church	21,130 sq ft	Existing Church (existing)
Childcare	10,000 sq ft	Existing Childcare (existing)
Meeting	10,000 sq ft	Existing Meeting Room (existing)



Scale: 1/8" = 1'-0"
 Date: 10/10/10
 Project: California Heights UMC
 Drawing: Site Plan
 Author: [Name]
 Check: [Name]
 Date: 10/10/10

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL
CODE BY AMENDING TABLE 31-1 OF TITLE 21, RELATING TO
USES IN RESIDENTIAL ZONES

The City Council of the City of Long Beach ordains as follows:

Section 1. Title 21 of the Long Beach Municipal Code is amended by
amending the "Other Uses" section of Table 31-1 ("Uses in Residential Zones") relating to
"Church" to read as shown on Attachment "1", attached hereto and incorporated herein by
this reference.

Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
City Council and cause it to be posted in three conspicuous places in the City of Long
Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

//
//

1 I hereby certify that the foregoing ordinance was adopted by the City Council of the
2 City of Long Beach at its meeting of _____, 2006, by the following
3 vote:

4 Ayes: Councilmembers: _____
5 _____
6 _____
7 _____

8 Noes: Councilmembers: _____
9 _____

10 Absent: Councilmembers: _____
11 _____

12 _____
13 _____
14 City Clerk

15 _____
16 Approved: _____
17 Mayor

Table 31-1
Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-L	R-1-M	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M
Church (see Section 21.52.213)	N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	C	N