



CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

August 7, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, consider a third-party appeal (APL18-002) from James Richardson; accept Categorical Exemption (CE18-079); and, uphold the Planning Commission's decision to approve a Conditional Use Permit (CUP18-006) for childcare services, health and wellness programming, and a 1,760 square-foot outdoor play area at an existing church at 2325 E. 3rd Street, in the Single-Family Residential District (R-1-N) Zone. (District 2)

DISCUSSION

On June 21, 2018, the Planning Commission approved a Conditional Use Permit (CUP) to allow childcare services, health and wellness programming, and a 1,760-square-foot outdoor play area at an existing church (Attachment A – Planning Commission Staff Report). The proposed childcare services consist primarily of before and after school care. Additionally, childcare services in the form of day camp would be offered during extended school breaks. To support the childcare services, an outdoor play area of 1,760 square-feet is proposed in conjunction with the indoor recreation space.

The applicant also proposes health and wellness programming, which would consist of sports practices and clinics for children, group exercise classes, and basic cardio and strength fitness equipment for use by adults. The church use is supported by 58 parking spaces; 21 spaces located onsite and 37 spaces located in an offsite parking lot 85-feet away. The church currently makes its parking available on a permit basis to nearby residents for overnight parking.

The Planning Commission received a staff report, took public testimony, and conducted a public hearing on the proposed daycare operation. Both written and oral comments in support and opposition to the project were received (Attachment B – Public Communication Received). The Planning Commission approved (4-0) the CUP subject to conditions of approval. (Attachment C – Conditional Use Permit Findings; Attachment D – Conditional Use Permit Conditions of Approval).

On June 29, 2018, Mr. James Richardson (Appellant), filed an appeal and subsequently submitted a revised description of the appeal on July 2, 2018 (Attachment E – Application for Appeal). The Appellant’s statement appeals the health and wellness programming portion of the CUP approval only. The Appellant asserts that the Planning Commission’s decision was flawed because it failed to consider the following:

1. That health and wellness programming is not permitted in the Land Use Table 31-1 of the Zoning Ordinance.

However, churches are a permitted use within the single-family residential zone subject to the approval of a CUP. Pursuant to LBMC Section 21.15.510, a church is:

“an institutional land use providing facilities for worship or the assemblage of the public for worship. Accessory uses include personal counseling and education in subjects relating to personal life and the building or buildings where such activities take place. This definition includes cathedral, mosque, shrine, synagogue or temple, and other religious worship places.”

The subject church has operated from this location since 1904 with a special permit approved by the City in 1965 to re-establish the assembly use following a fire.

The health and wellness programming is proposed to occur on the lower level of the church, which previously has been used for sports and fitness classes. A portion of the lower level was converted in 1950 from a banquet room to a recreation room/gymnasium that exists today. The health and wellness programming, whether operated by the church or an outside provider, in this case, the YMCA, constitutes an expansion of the church’s current use, which requires a CUP.

2. That the use does not provide parking in accordance with the code.

The code requires 22 parking spaces for the childcare and health and wellness programming area, which will include cardio and weight equipment and 58 parking spaces will be available (Attachment F – Plans).

Use	Parking Requirement	Required
Childcare (60 children)	1 space per every 10 children, plus 2 loading and unloading spaces.	6
		4*
Health and Wellness Room (1,470 sq. ft.)	5 spaces, plus 4 spaces per 1,000; or 1 per 3 spectator seats, whichever is greater, plus 20 per 1,000 square feet of gross floor area of exercise floors.	10.9
Gymnasium (1 basketball court)	5 per court	5
Total		22

*An additional two spaces for loading were required to accommodate the two shuttle vans during hours of operation.

The Appellant also notes the potential loss of the church's parking lot availability to residents within a parking impacted area. However, the church has no legal obligation to allow overnight parking by permit. Its willingness to do so is a voluntary community benefit.

The Appellant has made several other assertions related to previously permitted site conditions and the Building Code, which have no bearing on the consideration of the CUP application.

Staff finds the appeal to be without merit, in that it is based on inaccurate assumptions and issues not pertaining to the CUP application. The health and wellness programming is consistent with the Healthy Communities Policies adopted by the City on October 14, 2014. Staff recommends that the City Council uphold the Planning Commission's decision.

Public hearing notices were distributed on July 18, 2018, and no responses were received as of the date of preparation of this report.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption CE 18-079 was issued for the proposed project (Attachment G – Categorical Exemption).

This matter was reviewed by Assistant City Attorney Michael J. Mais on July 20, 2018 and by Budget Management Officer Rhutu Amin Gharib on July 19, 2018.

TIMING CONSIDERATIONS

City Council action is requested on August 14, 2018. Section 21.25.103.A.1 of the Zoning Ordinance of the Long Beach Municipal Code requires a public hearing for an appeal within 60 days of the filing. As previously noted, the appeal was filed on June 29, 2018.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

August 7, 2018

Page 4 of 4

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

Linda F. Tatum

LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:CT:AO:vbc

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Attachments: Attachment A – Planning Commission Staff Report dated June 21, 2018
Attachment B – Public Communication Received
Attachment C – Conditional Use Permit Findings
Attachment D – Conditional Use Permit Conditions of Approval
Attachment E – Application for Appeal
Attachment F – Plans
Attachment G – Categorical Exemption

APPROVED:



PATRICK H. WEST
CITY MANAGER

**CITY OF LONG BEACH**

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

June 21, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE18-079 and approve a Conditional Use Permit (CUP 18-009) to allow a childcare service, community wellness programming and a 1,760-square-foot outdoor play area at an existing church, Grace United Methodist, at 2325 E. 3rd Street, in the Single-Family Residential District (R-1-N) Zone. (District 2)

APPLICANT: Los Altos YMCA
2325 E. 3rd Street
Long Beach, CA 90804
(Application No. 1803-06)

DISCUSSION

The subject property is located at the northeast corner of the intersection of 3rd Street and Junipero Avenue in the Single-Family Residential (R-1-N) District and is developed with two buildings operated as a church by the Grace United Methodist Church. A special use permit was approved in 1965 to reestablish the church following a fire that destroyed the original building. The three-story building to the east dates to 1921, according to County Records. The project site is supported by off-site parking located across the street at the southeast corner of the intersection in the Two-Family Residential (R-2-N) District (Exhibit A – Location Map).

The addition of the childcare and wellness programming is an expansion or intensification of the church use, requiring the approval of a Conditional Use Permit (CUP); there are no records of a licensed childcare facility operating from this location. Therefore, a CUP is required for the church to provide these services through a joint partnership with the YMCA.

The childcare and wellness programming will operate from the lower level (semi-subterranean) of the three-story building. The lower level was primarily developed as a banquet hall, a portion of which was converted to a recreation/gymnasium room and will now be repurposed for the childcare and wellness and fitness programming. In addition, an area of the parking lot will be used to accommodate an outdoor play area (Exhibit B – Plans).

CHAIR AND PLANNING COMMISSIONERS

June 21, 2018

Page 2 of 4

The childcare services will run from 6:30 a.m. to 6:30 p.m., Monday through Friday. The childcare services proposed will consist of before-school care (6:30 a.m. to school start time) and after school care (end of school day to 6:30 p.m.) and day camp services when area schools are closed for breaks (winter, summer, etc.). The health and wellness programming includes sports practices and clinics, group exercise classes, basic cardio and strength, and fitness equipment would operate between the hours of 6:30 a.m. to 9:00 p.m.

In considering an application for a church and childcare service, Chapter 21.52 of the Long Beach Municipal Code establishes specific conditions which must be satisfied unless waived. For a church use, this includes the following: a) limiting a church use in a single-family residential zone to an expansion; b) the development of a master plan; c) size limitation to 40,000 square feet; d) conformance with development standards, and 3) parking. In addition, childcare facilities must be evaluated for: a) the amount of outdoor play area, b) proximity to other childcare facilities, c) the hours of operation, and d) off-street parking and loading spaces. The following provides a review of the required play area, parking and loading assessment, and the one-half mile location criteria. The complete findings and analysis of the special use conditions is provided in Exhibit C – Findings and Conditions.

Play Area

Long Beach Municipal Code Chapter 21.52 requires a total of 75 square feet of outdoor play area per child. The applicant is proposing to accommodate up to 60 children at any one time, requiring 4,500 square feet of outdoor play area. The applicant is proposing to utilize the northern portion of the parking lot area totaling 1,720 square feet. The applicant is proposing to supplement the outdoor area with an indoor gymnasium totaling 3,678 square feet, which is designed for use as a basketball court and can be converted to accommodate a range of indoor activities including soccer, volleyball, kickball, four square, hop scotch, fitness obstacle courses, tag, and other interactive games.

The proposed outdoor play area has residential uses abutting the area to the east and west side. To ensure that the use of the area operates in a manner compatible with the adjacent residents, the following conditions specific to this area are included: a) use of the outdoor area shall be restricted to no more than ten children at one time, b) use of the area shall be limited to 10:00 a.m. to 4:00 p.m. daily, c) outdoor play shall prohibit the use of games involving balls, d) the applicant shall cordon off the area with removable fencing to warn drivers that children are at play, and e) the applicant shall provide not less than two signs posted on the block wall of the play area indicating the use restrictions for the area.

Parking

The existing church is non-conforming with regards to the amount of on-site parking provided; there are a total 58 existing parking spaces between the two parcels. Based on the current parking standard requirement, one parking space is required for every 3.3 fixed seats provided. Since the rotunda provides seating for 925 people, 281 parking spaces are required. Therefore, the site is non-conforming with regards to parking. In order to facilitate the expansion of the use and ensure there is adequate parking to support the parking

CHAIR AND PLANNING COMMISSIONERS

June 21, 2018

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demand generated by the childcare and wellness programming, the operators have proposed to stagger operations so that the primary assembly area within the rotunda building would not be utilized at the same time. The childcare and health and wellness programming requires 21 parking spaces where there will be fewer than 51 parking spaces available to support the use; as many as seven spaces would be unavailable when the outdoor area is in use.

Use	Parking Requirement	Required
Childcare (60 children)	1 space per every 10 children, plus 2 loading and unloading spaces.	6
		4*
Health and Wellness Room (1,470 sq. ft.)	5 spaces, plus 4 spaces per 1,000, plus 20 per 1,000 sq. ft.	9.4
Gymnasium (1 basketball court)	5 per court	5
Total		21
*An additional two spaces for loading were required to accommodate the two shuttle vans during hours of operation.		

Childcare Center Within One-half Mile of the Project Site

In accordance with Chapter 21.52 of the Long Beach Municipal Code, in a residential district no other childcare facility may be located and operating within one-half mile of the proposed site. City records indicate there are four licensed childcare locations, providing a variety of childcare services, within a one-half mile radius of the project site. The proposed childcare services are to be within an existing place of religious worship, as such its operation from the location would not be a negligible change from the current church operations. Furthermore, within the adopted Housing Element of the General Plan there is a documented need for childcare that is accessible to families, particularly single-parent households. In consideration of this demonstrated need and the ability to utilize an existing facility, waiver of this requirement is recommended.

RECOMMENDATION

Planning staff finds that the proposed CUP for the church to provide childcare services and community health and wellness programming by the YMCA with the incorporation of the recommended conditions of operation of approval will not cause any substantial adverse effects on neighboring land uses or the community. The proposed project is consistent with the General Plan, Zoning regulation, and all special development standards for churches and childcare services as appropriate and detailed in the required Findings (Exhibit C – Findings and Conditions).

CHAIR AND PLANNING COMMISSIONERS

June 21, 2018

Page 4 of 4

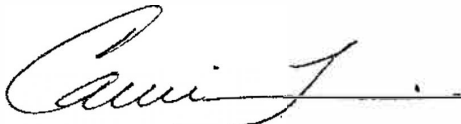
PUBLIC HEARING NOTICE

A total of 1,404 public hearing notices were distributed on June 4, 2018, in accordance with the provision of the Zoning Ordinance. At the time the staff report was prepared staff received verbal comments from two residents raising a range of concerns about the proposed use including: 1) noise from the use of the outdoor area, 2) parking, and 3) impact on property values. In addition, staff received 27 letters expressing support for the application (Exhibit D – Public Comments Received).

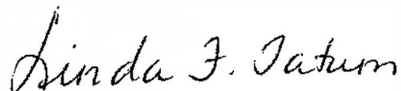
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt per section 15301 - Existing Facilities and 15304 - Minor Alteration to Land, as the project involves a change of use within the building which requires minor alterations to an existing structure and will require the addition of landscaping as conditioned (Exhibit E – Categorical Exemption CE18-079).

Respectfully submitted,



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CT:AO

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Attachments: Exhibit A – Location Map
 Exhibit B – Plans
 Exhibit C – Findings and Conditions
 Exhibit D – Public Comments
 Exhibit E – Categorical Exemption CE18-079

the



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

As the Executive Director of the Los Altos Family YMCA, and a resident who lives two blocks from Grace United Methodist Church (GUMC), I could not be more excited for our Los Altos Y to be partnering with GUMC to service the community in a greater way. I thank you in advance for your support of our efforts.

The GUMC facility was initially constructed as a community center to provide programming such as childcare, youth and community wellness we are working collaboratively with GUMC to re-establish. GUMC recognized almost two years ago that working alone they no longer had the resources to provide these programs, but through the spirit of community and collaboration a partnership with our Y would create a win for the community. The approval of our Conditional Use Permit is imperative, so we can meet the community need.

The YMCA is a unique organization which tailors program and service offerings specific to the needs of each individual community. Over the past years I have had the opportunity to observe what these needs are because it is my professional responsibility to do so, and as a Long Beach resident in the neighborhood of GUMC. This is what I have seen, and the data shows us:

- Families are in desperate need of quality affordable childcare. Our Y is unable to keep up with the demand for service simply because we do not have the facilities to do so.
- Child obesity statistics continue to grow while there are less and less opportunities and resources for kids and families to learn how to maintain healthy lifestyles. Elementary schools are not employing physical education teachers, and recreational, character development based youth sports opportunities are limited. Especially in the GUMC neighborhood.
- The CDC tells us that chronic diseases are responsible for 7 of 10 deaths each year and that physical activity prevents chronic disease. The neighborhood of GUMC has no structured health and wellness options that service the entire *family* together.

LOS ALTOS FAMILY YMCA
1720 Bellflower Blvd, Long Beach, CA 90815
P 562 596 394
LBymca.org

the



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

This proposal will enable GUMC and the Los Altos Y to partner in order to effectively provide much needed programs and services that address needs in the community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

I thank you in advance for your support of this project.

Sincerely,

Brandi Collato
Executive Director
Los Altos Family YMCA

LOS ALTOS FAMILY YMCA
1720 Bellflower Blvd, Long Beach, CA 90815
P 62 596 394
LBymca.org



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 years ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

Alfredo Velasco
President & CEO
YMCA of Greater Long Beach



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

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This proposal will enable GUMC and the Los Altos Family YMCA to partner and effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

As a parent, and with my involvement in providing childcare services, I know how important a neighborhood program can be in supporting families. The YMCA is a great partner and supports families

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

Sue Baker
Chief Operating Officer
YMCA of Greater Long Beach

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

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We thank you in advance for your support of this project.

Sincerely,



Leslie Gentle, Architect

Farmers & Merchants Bank
Vice President / Director of Design and Development

Los Altos YMCA Board of Managers

Past Planning Commissioner, City of Long Beach

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

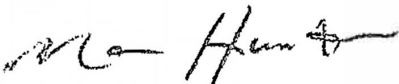
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The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Maria Hunter
Vice President, Commercial Banking Officer, First Bank

Board Chair, Los Altos Family YMCA

June 11, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services, which will increase the quality of life of the residents of this community.

I thank you in advance for your support of this project.

Sincerely,



Laurie Murrin
Program Committee Chair
Los Altos Family YMCA



Letter of Support

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

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This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

A handwritten signature in black ink that reads 'T-Taylor'.

Travis Taylor
Associate Principal, P2S Engineering

Los Altos Family YMCA Board Member

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

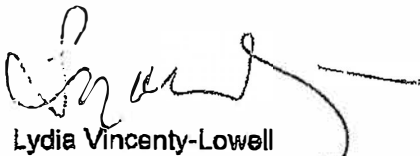
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The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

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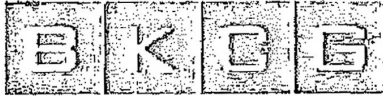
We thank you in advance for your support of this project.

Sincerely,



Lydia Vincenty-Lowell
Sr. Loan Consultant, American Financial

Los Altos Family YMCA Board Member



BURKHALTER KEBBLER
CLEMENT & GEORGE LLP

REPLY TO:
IRVINE OFFICE
2020 MAIN STREET, SUITE 600
IRVINE, CA 92614
T 949.975.7500 | F 949.975.7501

WESTLAKE VILLAGE OFFICE
340 NORTH WESTLAKE BOULEVARD, SUITE 110
WESTLAKE VILLAGE, CA 91362
T 805.373.1500 | F 805.373.1503

WWW.BKGG.LAW.COM

WRITER'S EMAIL
moberbeck@bkcgllaw.com

FILE NUMBER

June 10, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

As a member of the Los Altos Family YMCA's Board of Managers and a long-time resident of Long Beach, I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

Planning Commission
June 10, 2018
Page 2

I thank you in advance for your support of this project.

Yours very truly,

A handwritten signature in black ink, appearing to read "Michael Oberbeck". The signature is stylized with a large initial "M" and a long, sweeping horizontal line extending to the right.

Michael Oberbeck

MO/mf

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.


This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Alex Nesbitt
Digital Entrepreneur, Self Employed

Past Board Chair, Los Altos Family YMCA

Dwayne and Karen Larson
2346 Nippona Avenue
Long Beach, California 90815
telephone: (562) 429-8142
email: dwayneandkaren@verizon.net

June 11, 2018

Planning Commission
City of Long Beach
Long Beach, CA 90807

Dear Planning Commission,

I am writing this letter in support of the Condition Use Permit application to allow the re-establishment of childcare, youth and community wellness programs at Grace United Methodist Church at 2325 E. 3rd Street, Long Beach. This will be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

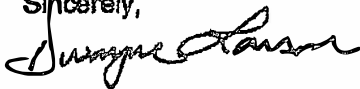
This will allow Long Beach Grace United Methodist Church and the Los Altos YMCA to unite to provide much needed programs in this community. Grace Methodist has provided community and recreational programming for from this facility for over 100 years and the Los Altos YMCA has been servicing the young people and adults of our community for over 60 years.

The Los Altos YMCA has reached its capacity to provide these services to our community and Grace United Methodist Church will be able to provide these services to the surrounding community for the children attending local schools. Today, there are no youth sports and minimal health and wellness services in that immediate area.

This unification will allow the Y to bring its expertise in providing programs and services to the community surrounding Grace Methodist without any construction whatsoever.

Thank you in advance for your understanding in allowing both groups to provide such needed services to this community.

Sincerely,



Dwayne Larson
Board Member
Los Altos YMCA

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Mark Sheldon
Retired Advertising Executive

Past Board Chair, Los Altos Family YMCA

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802



Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.


This proposal will enable GUMC and the Los Altos Family YMCA to partner and provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Thuy Moesta
Vice President, Farmers & Merchants Bank

Los Altos Family YMCA Board Member

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Ramona Petersen
Human Resources Director, Denso Products & Services Americas, Inc.

Los Altos Family YMCA Board Member

Farmers & Merchants Bank®

California's Strongest, since 1907.

June 12, 2018

Planning Commission
333 W. Ocean Blvd., 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

As a 25-year Board Member of the Los Altos YMCA and a 30-year employee in the Belmont Shore area with F & M Bank, I would like to voice my strong support for the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness activities at the existing Grace United Methodist Church at 2325 E. 3rd Street. This action item is scheduled for review on Thursday, June 21, 2018 at the Planning Commission Hearing.

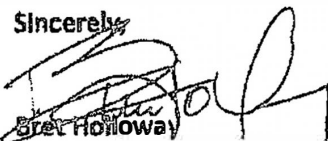
This programming proposal will enable GUMC and the Los Altos Family YMCA to further its outreach in the greater Long Beach Community with effective additional programs and services. The GUMC Community Center has been a pillar in providing community and recreational programming since they opened its doors over 100-years ago. This fact along with the Y's proven record of accomplishment in delivering programs and services throughout Long Beach makes for a perfect union.

The Los Altos Y has reached its current capacity at their current childcare facilities and have not been able to meet the demand in their current footprint with additional families requiring childcare in the GUMC neighboring communities. The Y has had to deny services to families in need of childcare due to this impaction. Additionally, there is a lack of organized sports program available and minimal health and wellness facilities/programs in the GUMC area.

Bringing this partnership together by approving the CUP will provide an existing turnkey facility to the YMCA to make their magic happen with enhanced programming to better our youth, adults, and community in general.

Please make the right decision and bring this partnership together on June 21st.

Sincerely,



Bret Holloway
Senior Vice President/Credit Regional Manager
Los Altos YMCA Board Member "93"/Past Board Chair

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lance Kenyon".

Lance Kenyon
President & Partner, MHP Structural Engineering, Inc.

Los Altos Family YMCA Board Member
Capital Planning Committee Chair

June 11, 2018

Planning Commission
555 W. Ocean Blvd., 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I wish to give my support for the Conditional Use Permit application regarding the reestablishment of childcare, youth and community wellness programming at the Grace United Methodist Church (GUMC) located at 2525 E. 3rd Street in Long Beach. This item is on the agenda for review at the upcoming Planning Commission Hearing on Thursday, June 21, 2018.

Said proposal will allow GUMC and the Los Altos Family YMCA to partner together so as to more effectively and efficiently provide much needed programs and services in the GUMC community area.

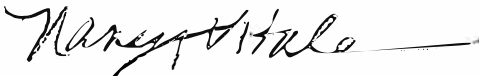
Historically, the GUMC Community Center has provided community and recreational programming for over 100 years. The Y is a proven leader in the delivery of such services in Long Beach, and given our expertise, we can help foster and facilitate programming and services at GUMC.

Currently, the Los Altos Family Y facility is at full capacity and unable to handle current requests for childcare services (turning away families is not consistent with our mission) or offer youth sports programs.

The GUMC and Los Altos Family YMCA program and services liaison is made easy given the already existing GUMC facility - with no new construction necessary. Area residents in (both) communities will be impacted by our partnership in a positive, helpful and meaningful way.

Thank you in advance for your support of this project.

Sincerely,



Nancy Vitale
Los Altos YMCA Board of Managers

June 7, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Ledsam". The signature is written in a cursive style with a large, looping initial "S".

Stuart Ledsam
Los Altos Family YMCA Board Member

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

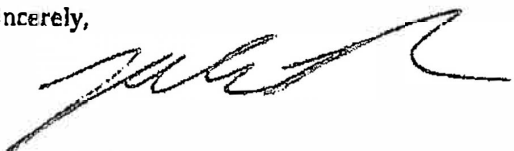
This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and is unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Jake Richards
Vice President
Branch Manager
Union Bank

Los Altos Family YMCA Board Member

June 7, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

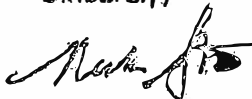
This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the YMCA is proven experts in delivering these services throughout Long Beach today.

The Los Altos YMCA has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The YMCA is having to turn families in need of care away for before and after school programs that provide a safe place for parents to drop off their children so they can go to work. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area and the Church has an existing indoor basketball court within its facilities that could be a great place to start youth sports programs.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Nick Strain
Senior Wealth Advisor, Halbert Hargrove
Los Altos YMCA Board Member

6/10/2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

I have been a Board member at the Los Altos Y for 20 years and our Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



John Walker
Retired, Farmers & Merchants Bank
Los Altos Family YMCA Board Member

VELAH Group

☐ Certified Public Accountants ☐ Business Consultants ☐

June 11, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

Juan Antonio Estévez

Juan Antonio Estévez, CPA, CGMA
Board Member of the YMCA of Greater Long Beach Los Altos Branch

cc: Brandi Collato, Executive Director

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I am writing to indicate my support for the Conditional Use Permit application of the Los Altos Y to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

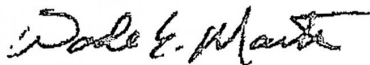
This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. There is clear evidence that such programming has significant payoffs for the community in terms of economic inclusion and opportunities for families that are not able to afford more expensive options. Also, early exposure for the participant children provide a significant head start for future success. The GUMC Community Center historically has provided community and recreational programming and the Y has proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is currently turning families in need of such care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area. The long term impact on these families will impact Long Beach economic base for years to come.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

I encourage you to support this project and help ensure opportunities for the families served by the program.

Regards,



Wade Martin, PhD
Professor of Economics
Director, Institute for Innovation & Entrepreneurship at CSULB
Los Altos Family YMCA Board Member

June 13, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Patty Jimenez
Vice President of Lending, Southland Credit Union

Los Altos Family YMCA Board Member

June 12, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pam Callender', written in a cursive style.

Pam Callender
Principal, Premier Personnel Services

Los Altos Family YMCA Board Member

DAMON COLALUCA

533 Roswell Avenue
Long Beach, CA 90814
dte@damoncolaluca.com
626-428-1321
damoncolaluca.com

June 6, 2018

Planning Commission
333 W. Ocean Blvd. 14th Floor
Long Beach, CA 90802

Dear Planning Commission,

I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

Sincerely,



Damon Colaluca
Board of Managers
Los Altos YMCA

Dear Planning Commissioners and Staff:

My Name is John Rockmore, Long Beach has been my home for more than 30 years. I have always been involved in our wonderful community, especially our youth programming. Currently I am Coaching Football at Millikan High School (JV & Varsity). I also coach POP Warner Football, the Wood, and NJB Basketball. I am Chair of the Board of Trustees at Belmont Heights United Methodist Church which oversees the health and well-being of the pre-school, Transitional Kindergarten, and Day care Programs. Being involved with various Youth Organizations throughout Long Beach I feel that I have a clear and concise understanding of the need for additional Youth and community programming in our great city.

Therefore, I would like to voice my support of the Conditional Use Permit application to allow the re-establishment of childcare, youth, and community wellness programming at the existing Grace United Methodist Church (GUMC) at 2325 E. 3rd Street. This item is scheduled to be reviewed at the Thursday, June 21, 2018 Planning Commission Hearing.

This proposal will enable GUMC and the Los Altos Family YMCA to partner in order to effectively provide much needed programs and services in this community. The GUMC Community Center historically has provided community and recreational programming since constructed over 100 year ago, and the Y is proven experts in delivering these services throughout Long Beach today.

The Los Altos Y has reached its capacity at their current childcare facilities and are unable to meet the demand of childcare services being requested from families with kids attending the neighboring schools surrounding GUMC. The Y is having to turn families in need of care away. There are also no youth sports programs available and minimal health and wellness facilities in this immediate area.

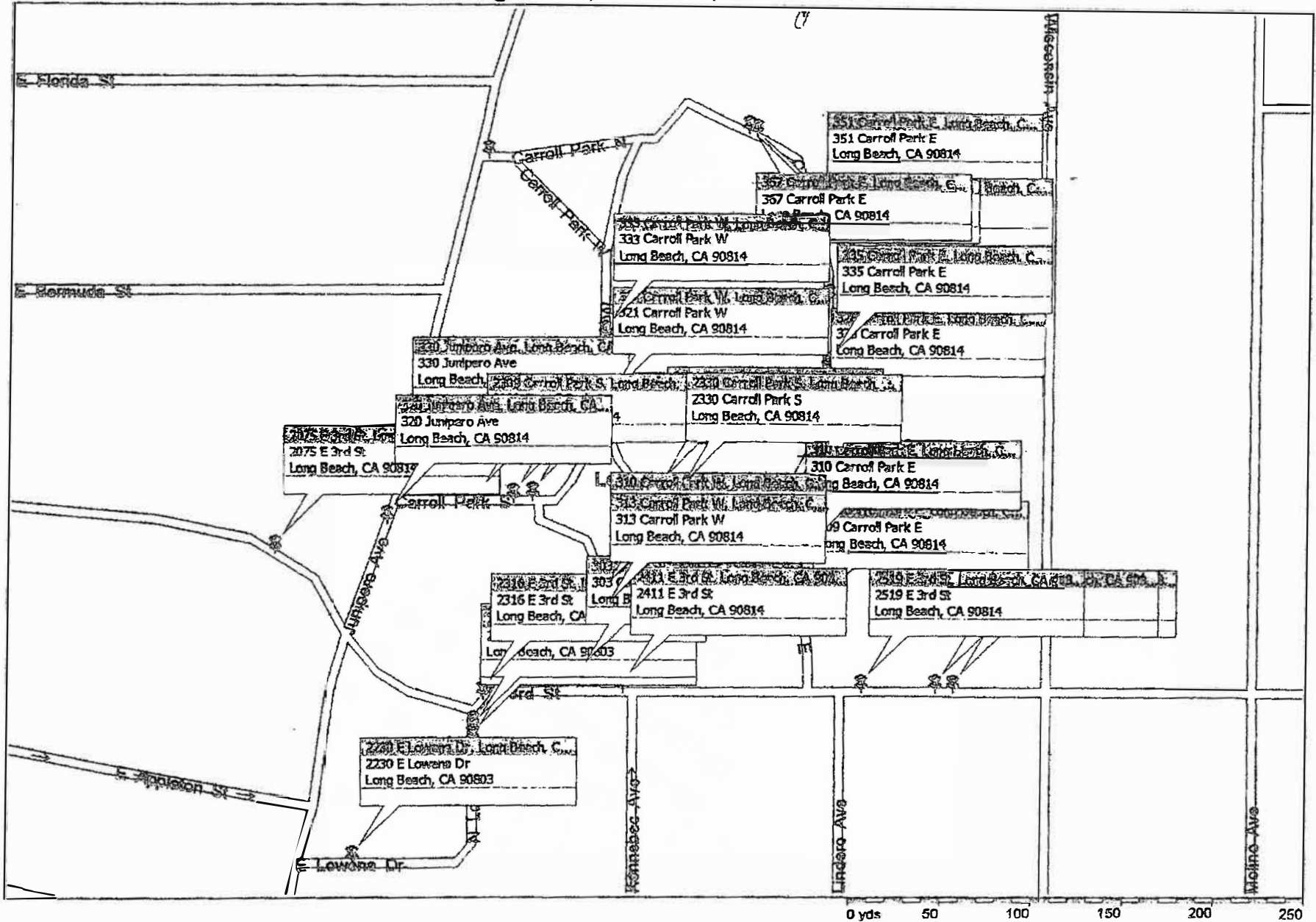
This partnership will bring together the already existing facilities at the church (no construction of any kind is required) and the expertise of the YMCA to provide programs and services which will increase the quality of life of the residents of this community.

We thank you in advance for your support of this project.

John Rockmore
John Rockmore

Coach/Director of Football Operations Millikan High School
Pop Warner Head Football Coach
Chair of Board of Trustees Belmont Heights United Methodist Church
YMCA Board Of Managers

Long Beach, California, United States



Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

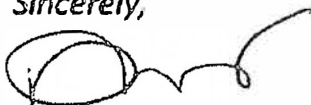
Gentlemen:

I am the owner of the Historic Apartment building with addresses at 260 to 274 North Lowena Avenue. I am responding to the Long Beach Development Services Notice regarding the application by the Los Altos Family YMCA to operate child care services, community wellness programming and allow a 1760 square foot outdoor play area in the Single Family Residential District (R-1-N) Zone. The proposed child care services are to be located at the Grace United Methodist Church, 2325 E. 3rd Street, Long Beach, 90814.

Onsite parking at the church consists of 20 parking spaces, two of which are reserved for handicapped use and an additional two dedicated to tenant parking, leaving a net available for general use of 16. The recommended minimum number of attendants according to the State guidelines for children ages 5 and above would a ratio of 1:12 plus one administrator or 5 attendants for 60 children for a total of 6 employees leaving 11 parking spaces that would be available for 60 parents dropping off their children. Section 21.52.249 (D) of the Long Beach Long Beach Municipal Code (LBMC) requires that "adequate off-street loading spaces shall be provided to prevent adverse effects upon the neighborhood." The remaining 11 parking spaces that would be available do not meet the requirement for this use. Furthermore, the loss of offsite parking spaces at the lot at the corner of Junipero Ave and E 3rd Street is a major impact to the tenants of my property.

The noise emitting from the outdoor play area is not consistent with the current conditions and represent a detriment to the neighborhood quality of life. As proposed, the use is incompatible with the surrounding R-1 residential zoning in the Carroll Park historic district. I strongly urge that the Planning Commission disapprove Application Number 1803-06 (CUP 18-006).

Sincerely,



Robert Thomas
Pine Avenue Executive Residences, LLC

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

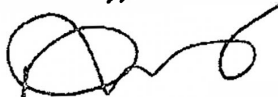
Gentlemen:

I am the owner of the Historic Apartment building with addresses at 2202 to 2230 East Lowena Avenue. I am responding to the Long Beach Development Services Notice regarding the application by the Los Altos Family YMCA to operate child care services, community wellness programming and allow a 1760 square foot outdoor play area in the Single Family Residential District (R-I-N) Zone. The proposed child care services are to be located at the Grace United Methodist Church, 2325 E. 3rd Street, Long Beach, 90814.

Onsite parking at the church consists of 20 parking spaces, two of which are reserved for handicapped use and an additional two dedicated to tenant parking, leaving a net available for general use of 16. The recommended minimum number of attendants according to the State guidelines for children ages 5 and above would a ratio of 1:12 plus one administrator or 5 attendants for 60 children for a total of 6 employees leaving 11 parking spaces that would be available for 60 parents dropping off their children. Section 21.52.249 (D) of the Long Beach Long Beach Municipal Code (LBMC) requires that "adequate off-street loading spaces shall be provided to prevent adverse effects upon the neighborhood." The remaining 11 parking spaces that would be available do not meet the requirement for this use. Furthermore, the loss of offsite parking spaces at the lot at the corner of Junipero Ave and E 3rd Street is a major impact to the tenants of my property.

The noise emitting from the outdoor play area is not consistent with the current conditions and represent a detriment to the neighborhood quality of life. As proposed, the use is incompatible with the surrounding R-1 residential zoning in the Carroll Park historic district. I strongly urge that the Planning Commission disapprove Application Number 1803-06 (CUP 18-006).

Sincerely,



Robert Thomas

Lowena Executive Residences, LLC

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)


Gentlemen:

I am responding to the Long Beach Development Services Notice regarding the application by the Los Altos Family YMCA to operate child care services, community wellness programming and allow a 1760 square foot outdoor play area in the Single Family Residential District (R-I-N) Zone. The proposed child care services are to be located at the Grace United Methodist Church, 2325 E. 3rd Street, Long Beach, 90814.

As you are aware, the proposed use is adjacent to the Carroll Park Historic district where most of the residences are not air conditioned. My residence, as with many of the residences in this neighborhood, relies on open windows and cross ventilation for afternoon and evening cooling. As an individual who relies on income from working at home, the noise that would emanate from the proposed outdoor play area would be disruptive, unacceptable, and would interfere with my ability to work productively.

I strongly urge that the Planning Commission disapprove Application Number 1803-06 (CUP 18-006) as inconsistent with the residential nature of the Carroll Park neighborhood.

Sincerely,


Chelsey Drysdale

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

I am responding to the Long Beach Development Services Notice regarding the application by the Los Altos Family YMCA to operate child care services, community wellness programming and allow a 1760 square foot outdoor play area in the Single Family Residential District (R-1-N) Zone. The proposed child care services are to be located at the Grace United Methodist Church, 2325 E. 3rd Street, Long Beach, 90814.

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Sincerely,



Lauden Davis

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

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Sincerely,


Felipe Vila



Cherie Vila

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

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Sincerely,



Brian Doan

*Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802*

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

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Sincerely,

Jerami Mennella

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

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Sincerely,

Violet Leff

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

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Sincerely,

 PAMELA ARSENEAU

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

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Sincerely,


Vanessa Hurtado

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

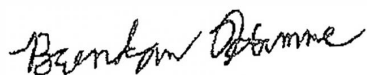
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Sincerely,



Brendan Hamme

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)


Gentlemen:

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Sincerely,

 Charles MEYERSON

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

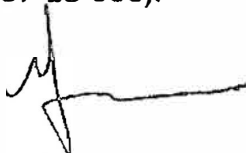
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Sincerely,

B. 
Belionna Guerrero

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

Gentlemen:

I am responding to the Long Beach Development Services Notice regarding the application by the Los Altos Family YMCA to operate child care services, community wellness programming and allow a 1760 square foot outdoor play area in the Single Family Residential District (R-I-N) Zone. The proposed child care services are to be located at the Grace United Methodist Church, 2325 E. 3rd Street, Long Beach, 90814.

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Sincerely,



Diego Torres Galvan

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)


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Sincerely,



Chris Selbitschka

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

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Sincerely,

Patty L. Winters PATY L. Winters

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

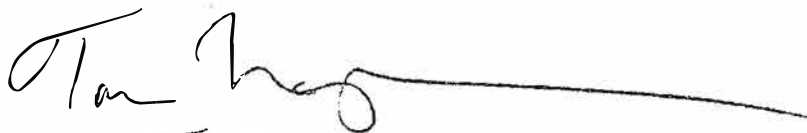
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Sincerely,


Tan Nguyen

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

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Sincerely,

Valerie Sheridan Book

Long Beach Development Services
333 W. Ocean Blvd.
Long Beach Ca 90802

Subject: Application Number 1803-06 (CUP 18-006)

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Sincerely,



Daniel H Traudt

Carolyn A Traudt

CONDITIONAL USE PERMIT FINDINGS

2325 E. 3rd Street
Case No. 1803-06 (CUP18-006)
June 21, 2018

In order to approve the requested Conditional Use Permit, the Planning Commission is required to make certain findings in support of an approval decision. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

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

The Land Use Designation of the subject site is LUD #1 Single-Family Residential with a Single-Family Residential (R-1-N) District zoning designation. The existing church currently has a special use permit approved in 1965. The Single-Family Zoning District, which implements the General Plan, allows a church use with approval of a CUP. The proposal to offer childcare and health and wellness programming to the community as part of the church may be permitted with a conditional use permit in the Single-Family Residential District. The subject site is outside the Coastal Zone and not within a specific plan area.

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 church is located within a well-established residential neighborhood consisting of a mixture of single-family and multi-family residential uses. The proposed childcare and community programming services are a related function of the existing church at this location and as as conditioned will not be detrimental to the surrounding community. The conditions of approval will incorporate hours of operation, limit the number of children, establish operating standards for the use of the outdoor playground, require loading and unloading on-site. There is a total of 58 parking spaces located on both lots. The existing parking is legal non-conforming as 281 parking spaces would be required today based on the fixed seating of the assembly area. Operation of the childcare and community programming services alone requires 21 spaces. To ensure the operations do not negatively affect the neighbors, the proposed programming (childcare and wellness programs) would not occur during the use of primary assembly area within the rotunda and this operating standard has been incorporated as a condition of approval. The site is within the parking impacted area of the city, to ensure that the use does not impact the on-street availability of parking the use has been conditioned to require the loading and unloading of

children being transported to and from the vicinity on the private property. In addition, the applicant will be required to identify four parking stalls for loading.

The subject site is located within a residential neighborhood. The applicant is proposing to utilize the northernmost portion of the parking lot adjacent to two single-family homes as an outdoor play area. To ensure the operations are not impactful on the residences the following conditions of approval are necessary: 1) the use of the outdoor play area shall be limited to 10:00 a.m. to 4:00 p.m. only Monday through Friday; 2) the number of kids outside shall be restricted to no more than 10 children at one time with one adult supervisor; 3) the use of outdoor area shall be prohibited for use with games involving balls. The proposed use as conditioned will not be detrimental to the health, safety or general welfare, or quality of life for the community.

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

In addition to the required findings for a Conditional Use Permit (Section 21.25.306) the Planning Commission shall not approve a Conditional Use Permit for certain uses including churches and child care facilities unless it complies with the conditions established in the Chapter 21.52 or written findings are made by the decision-making body to waive the requirement. The following establishes the findings of compliance or waiver of the required standards:

Pursuant to Long Beach Municipal Code Section 21.52.213, Churches and other places designed and intended primarily for religious worship are subject to the following conditions except where waived:

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 involves the expansion of the existing church to provide ancillary services consisting of a childcare and wellness programs for the community. The services may be provided by an outside provider as conditioned.

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

The property is currently developed and no further physical expansion of the buildings are planned at this time. The approval of a master plan is therefore not necessary and this requirement is waived.

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

The site size limitation is established to prevent the disruption of neighborhoods. The existing church buildings is located on a 38,572 square-foot lot at 2325 E. 3rd Street with off-site parking located at 275 Junipero Avenue on a 11,845 square-foot lot. This is an existing place of religious worship and this limitation is not applicable.

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

There is no new addition or construction proposed as a part of this application.

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

The existing church is non-conforming with regards to parking; there are a total 58 existing parking spaces between the two parcels where 281 parking spaces would be required today. It is unnecessary to provide parking relief under RLUIPA as this is an existing use with legal non-conforming parking. However, to facilitate the childcare and wellness programming the operators will stagger operations so that the primary assembly area within the rotunda building would not be utilized at the same time as the operation of the childcare and wellness programming. Since the proposed childcare and wellness programming requires a total of 21 parking spaces there will be sufficient parking to support the operations.

Pursuant to Section 21.52.249 of the Long Beach Municipal Code the following additional conditions shall also apply to all nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar used for daytime care and education unless waived. Although the proposed childcare services are an extension of the church operations it is appropriate to evaluate the childcare services based on the following criteria which is applicable unless waived:

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

The applicant proposes programming for a maximum of 60 children at any one time requiring 4,500 square feet of outdoor play area. Due to the existing conditions there is a limitation on the ability to provide all the play area outdoors and meet all development requirements including maintaining the required accessible parking. The total play area requirements will be satisfied by providing a combination of indoor and outdoor play area. Specifically, a 1,720 square-foot area at the north end of the parking lot will be cordoned off during the childcare operations. The proposed use has been conditioned to limit the number of children within the outdoor area to no more than ten children with not less than one adult supervising always. The indoor gymnasium, stage area, and cafeteria (former banquet room) area provides a contiguous area that can be utilized for indoor play area totaling 3,678 square feet and will provide for adequate recreation area. square feet in area. The requirement for all 4,500 square feet outdoors is waived based on the combined total indoor and outdoor area satisfying this requirement.

B. In residential districts, no other similar facility may be located and operating within one-half (½) mile of the proposed site;

City records indicate there are four locations within a one-half mile radius from the project site that have active licenses for a variety of childcare services. The proposed childcare services will operate within an existing place of religious worship in a residential neighborhood, the impact of the childcare facility use will be negligible from that of the church. Especially, since the primary assembly area will band its operations would be as such its operation from the location would not be disruptive to the neighborhood. Furthermore, within the adopted Housing Element of the General plan there is a documented need for childcare that is accessible to families, particularly single-parent households. Compliance with this condition is not required.

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

The child care services will be provided between 6:30 a.m. and 6:30 p.m. and is consistent with this requirement.

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

The project has been conditioned to ensure there will be adequate loading and unloading and has been conditioned accordingly.

D. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The Green Building Standards are applicable to: 1) the alternation or construction of 50 dwelling units or more; or 2) the construction or alternation of a mixed use or non-residential development of 50,000 square feet or more. The proposed project will establish a childcare and wellness programming within an existing church and does not meet the threshold requiring compliance with the Green Building standards.

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
Case No. 1803-06 (CUP 18-006)
Date: August 14, 2018**

Special Conditions:

1. A request to approve a Conditional Use Permit to allow a childcare and community wellness programming with an outdoor play area at an existing church at 2325 E. 3rd Street.
2. This permit and all development rights hereunder shall terminate two 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 the use is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in.
3. Hours of operation for the approved child care use shall be limited to 6:30 a.m. – 6:30 p.m. Monday through Friday. Wellness programming including sports clinics shall be permitted within the building from 6:30 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 7:00 p.m. Saturday.
4. The childcare facility shall be restricted to no more than 60 children at any one time.
5. The outdoor area shall consist of a 1,720 square-foot area generally located in the northern portion of the parking lot as identified on the plans on file with this application. The applicant shall ensure that the use of the parking lot for an outdoor play area conforms with the following conditions:
 - a) A temporary barrier shall be installed to separate the play area from the parking area that is to remain useable when in use.
 - b) The designated outdoor area may only be used between the hours of 10:00 a.m. to 4:00 p.m. Monday through Friday.
 - c) No more than ten children may be outside at any one time with not less than one adult supervisor.
 - d) The use of the outdoor area for ball games is strictly prohibited.
 - e) The applicant shall post and maintain a minimum of two informational signs (each less than three sq.ft.) that inform users of conditions 5.b through and 5.d within the outdoor play area.
6. If substantiated complaints of excessive noise or other nuisances are received by the City, the applicant shall work with City staff to implement changes to the use of the outdoor area, including but not limited to prohibiting the use of the outdoor play area and reducing the total number of

children served.

7. The applicant shall provide a landscape and irrigation buffer that includes trees and/or hedges within the parking lot. The landscaping shall be provided along the garden wall on the north and east side of the parking lot area that is to be utilized as an outdoor play area before a business license can be approved. The landscape buffer shall be provided to the maximum extent feasible without eliminating on-site parking.
8. The applicant shall maintain a minimum of 51 (including 4 for loading) of 58 existing parking spaces at the project site and off-site parking at the south west corner of Junipero Avenue and 3rd Street during the operation of the childcare and/or wellness programming.
9. All staff of the childcare and wellness programming shall park in the off-site parking lot located at the south west corner of Junipero Avenue and 3rd Street.
10. The childcare and wellness programming shall not operate concurrently with the use of the primary assembly area at any time.
11. The childcare and wellness programming are an extension of the services provided by the church and may be operated by an outside provider so long as the established place of worship remains the principal use.
12. The applicant shall construct a trash enclosure which shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code within nine months from the issuance of the business license for the use. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
13. The applicant must provide signage (temporary or fixed) clearly identifying two parking spaces for childcare loading and two parking spaces for shuttle van parking/loading only.
14. The vehicles used in transporting children as part of the childcare programming must be parked on-site when at this location and not within the public right-of-way.
15. All vehicles used for transporting children must be parked on private property when loading and unloading.
16. The applicant shall notify parents as part of the registration packet that pick-up and drop-off shall occur on private property. This notification shall require the parent's signature acknowledging they will abide by this policy.

17. The applicant shall fix and repair any missing or broken blocks from the garden wall along the property perimeter before a business license is approved.
18. The project site is located within the Carrol Park Historic district, the applicant shall obtain all necessary permits including a Certificate of Appropriateness for the wrought iron fencing enclosing the arcade along E. 3rd street and any other exterior modifications prior to issuance of business license, unless the fencing is removed.

Standard Conditions:

19. 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).
20. 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.
21. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
22. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Long Beach Municipal Code Section 21.25.212).
23. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
24. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.

25. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
26. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
27. 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).
28. New exterior security bars, scissor gates, and roll-up doors applied to windows and pedestrian building entrances shall be prohibited. Existing unpermitted security bars, scissor gates applied to pedestrian building entrance must be removed.
29. Any graffiti found on site must be removed within 24 hours of its appearance.
30. 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. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
31. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting.
32. 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.

33. Separate building permits shall be required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
34. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
35. 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.
36. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
37. Any unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
38. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- Site Plan Review Committee
- Zoning Administrator
- Planning Commission
- Cultural Heritage Commission

Which was taken on the 21 day of JUNE, 2018.

Project Address: 2325 E. 3RD STREET

I/We, your appellant(s), hereby respectfully request that Your Honorable Body reject the decision and Approve / Deny the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

Reasons for Appeal: see attached

Appellant Name(s): JAMES H. RICHARDSON

Organization (if representing) _____

Address: 280 LOUENA DR.

City LONG BEACH State CA ZIP 90809 Phone _____

Signature(s) James H. Richardson Date 6/27/2018

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

Appeal by Applicant Appeal by Third Party

Received by: A.O. Case No.: APL 18-002 Appeal Filing Date: 6/29/18

Fee: \$100 Fee Paid Project (receipt) No.: _____

Statutory Provisions for Appeal, from LBMC Chapter 21.21 (Administrative Procedures)

Division V. - Appeals

21.21.501 - Authorization and Jurisdiction.

- A. Authorization. Any aggrieved person may appeal a decision on any project that required a public hearing.
- B. Jurisdiction. The Planning Commission shall have jurisdiction on appeals of interpretations made pursuant to Section 21.10.045 and decisions issued by the Zoning Administrator and Site Plan Review Committee, and the City Council shall have jurisdiction on appeals from the Planning Commission as indicated in Table 21-1. Decisions lawfully appealable to the California Coastal Commission shall be appealed to that body.

21.21.502 - Time to file appeal. An appeal must be filed within ten (10) days after the decision for which a public hearing was required is made.

21.21.503 - Form of filing. All appeals shall be filed with the Department of Planning and Building on a form provided by that Department.

21.21.504 - Time for conducting hearing of appeals. A public hearing on an appeal shall be held:

- A. In the case of appeals to the City Planning Commission, within sixty (60) days of the date of filing of the appeal with the Department of Planning and Building; or
- B. In the case of appeals to the City Council, within sixty (60) days of the receipt by the City Clerk from the Department of Planning and Building of the appeal filed with the Department.

21.21.505 - Findings on appeal. All decisions on appeal shall address and be based upon the same conclusory findings, if any, required to be made in the original decision from which the appeal is taken.

21.21.506 - Finality of appeals.

- A. Decision Rendered. After a decision on an appeal has been made and required findings of fact have been adopted, that decision shall be considered final and no other appeals may be made except:
 - 1. Projects located seaward of the appealable area boundary, as defined in Section 21.25.908 (Coastal Permit—Appealable Area) of this title, may be appealed to the California Coastal Commission; and
 - 2. Local coastal development permits regulated under the city's Oil Code may be appealed to the city council.
- B. No Appeal Filed. After the time for filing an appeal has expired and no appeal has been filed, all decisions shall be considered final, provided that required findings of fact have been adopted.
- C. Local Coastal Development. Decisions on local coastal development permits seaward of the appealable area shall not be final until the procedures specified in Chapter 21.25 (Coastal Permit) are completed.

I believe that the planning commission action in the approval of CUP 18-003 is flawed as it ignores the following:

1. The proposed use includes a fitness center, described in testimony as basic cardio and strength fitness equipment which is not in accordance with the provisions LBMC section 21.31 Table 31-1 Uses in Residential Zones as an use permitted in an R-1-N zone. Furthermore, extending operations until 9:00 PM has nothing to do with the accessory use of child care, which is the intent of Conditional Use Permit 18-003. We fail to see the connection with basic cardio and strength fitness equipment in a facility operating until 9:00PM with a child daycare use.
2. Section 21.52.232 (a) requires that the facility shall demonstrate parking for peak demand. Per section 21.41.216 table 41-1C, parking requirements for the fitness center are 5 plus $20 * 1.47 = 34.4$ plus the Gymnasium, another 5 for a total of 39. If the child care center is to be used concurrently with the fitness center, 6 staff spaces and 2 dedicated for shuttle vans and 2 dedicated for pickup and drop off will be required. Also required are 2 ADA parking spaces and 2 spaces that are reserved for tenants occupying the residence at 300 Junipero. Total parking necessary to meet onsite and offsite parking for Operations between 6:30 AM and 6:30 PM are $34 + 5 + 6 + 2 + 2 + 2 + 2 = 58$ spaces. Per the staff report there are 20 onsite space (that is behind the church) and reportedly 38 spaces off site. In reality there are only 33 spaces as 5 of these spaces are tandem and do not qualify. This yields a total of 53 spaces not the required 58.
3. The planning commission approval of the fitness center would cause termination of use by neighborhood vehicles and force at least 33 vehicles on to the area street parking in a seriously impacted parking district.
4. The approval of the facilities at 2325 E 3rd street for public daycare use requires that the facilities be brought into compliance with the ADA accessibility and restrooms in the areas to be used for daycare.

Table 41-1C

Required number of Parking Spaces for Commercial, Industrial/Manufacturing and All Other Uses.

Athletic club	5 spaces plus 4 spaces 1,000 SF-GFA; or 1 per 3 spectator seats, whichever is greater, plus 20 per 1,000 SF-GFA for exercise floors
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Requested council action:

1. Disallow and remove the proposed fitness center permitted under CUP 18-003. No modifications are requested relating to the proposed child care activities.

RECEIVED

JUL 2 2018

Dept. of Development Services
Plan Check Division

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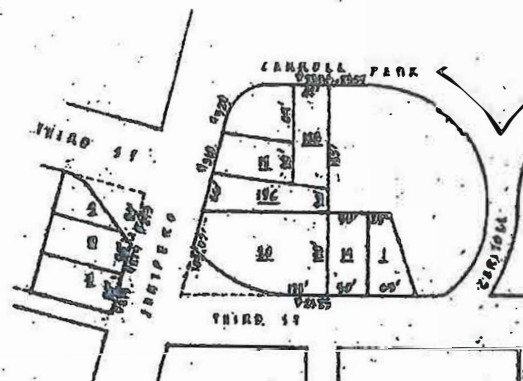
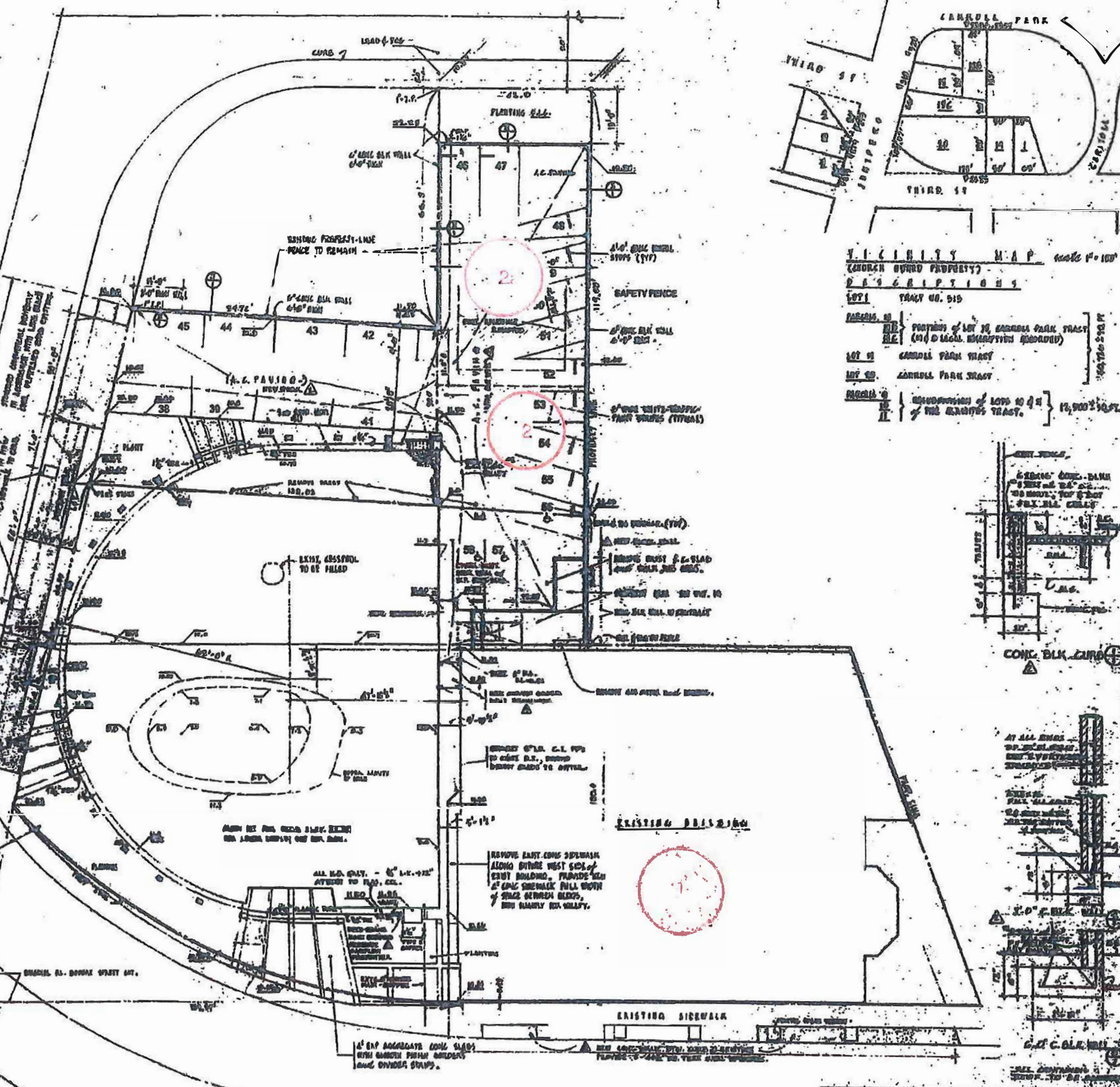
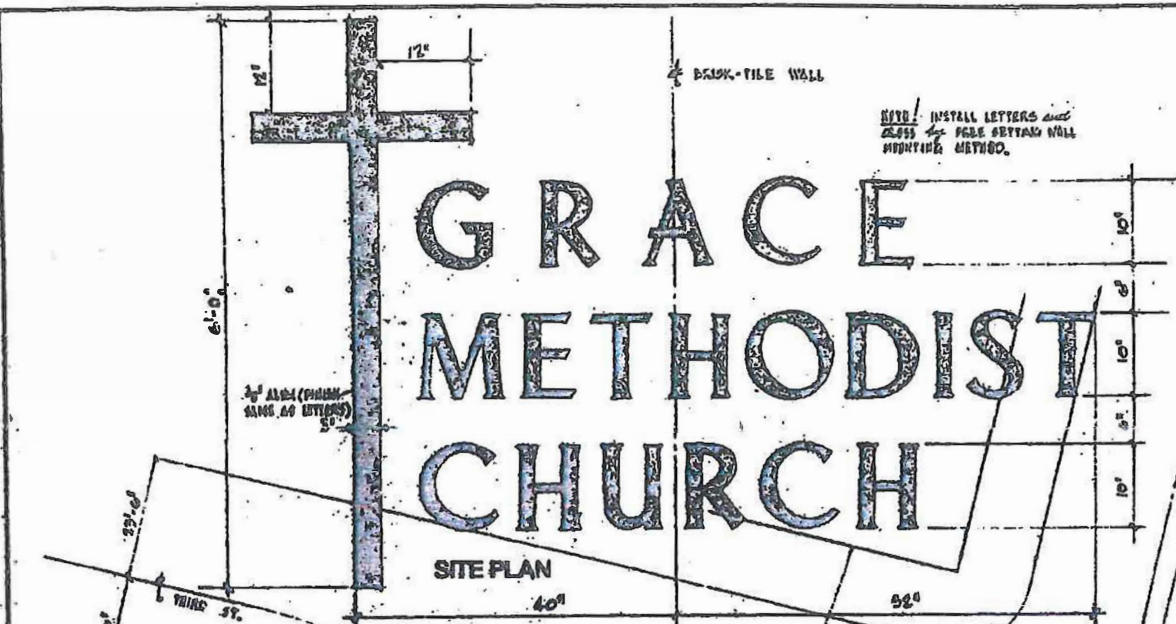
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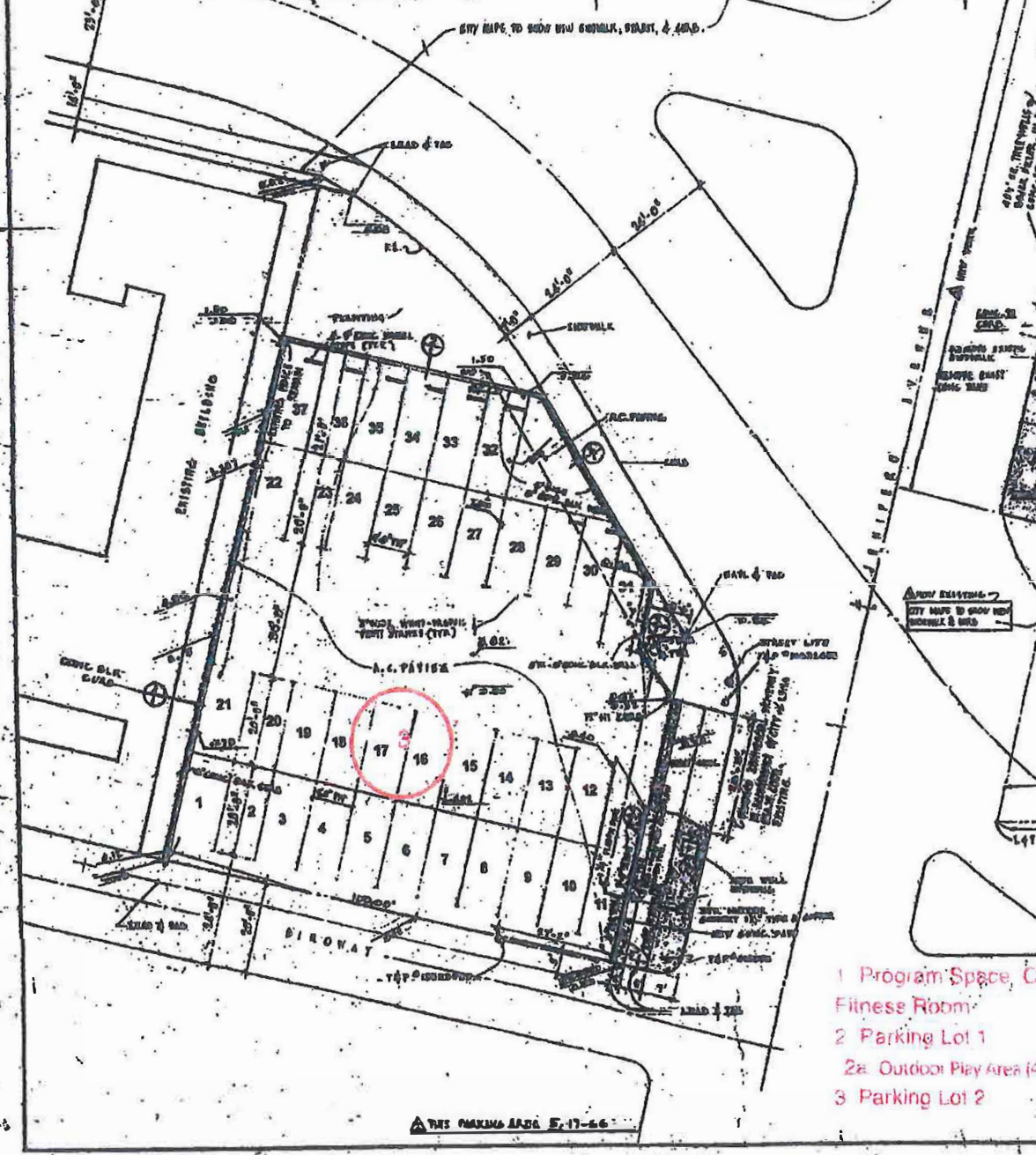
RECEIVED

JUL 2 2018

Dept. of Development Services
Plan Check Division



VICINITY MAP scale 1" = 100'
 (CHURCH GROUND PROPERTY)
 DESCRIPTIONS
 LOT 1 TRACT NO. 519
 PARCEL 11 PORTION OF LOT 11 CAMPUS PARK TRACT (1110 LOCAL RESERVATION RESERVATION)
 LOT 10 CAMPUS PARK TRACT
 LOT 9 CAMPUS PARK TRACT
 PARCEL 12 PORTION OF LOT 10 & 11 OF THE CAMPUS PARK TRACT



- 1 Program Space, Cafeteria, Gymnasium, Stage, Fitness Room
- 2 Parking Lot 1
- 2a: Outdoor Play Area (40 x 43 ft = 1720 sq ft)
- 3 Parking Lot 2

NOTE: WORK OUTSIDE PROPERTY LINE NOT IN GENERAL CONTRACT.
 FOR CHECK AND DATE MUST BE MADE BEFORE WORK BEGINS. REMOVE FURNITURE DAMAGED BY SHOVELS.



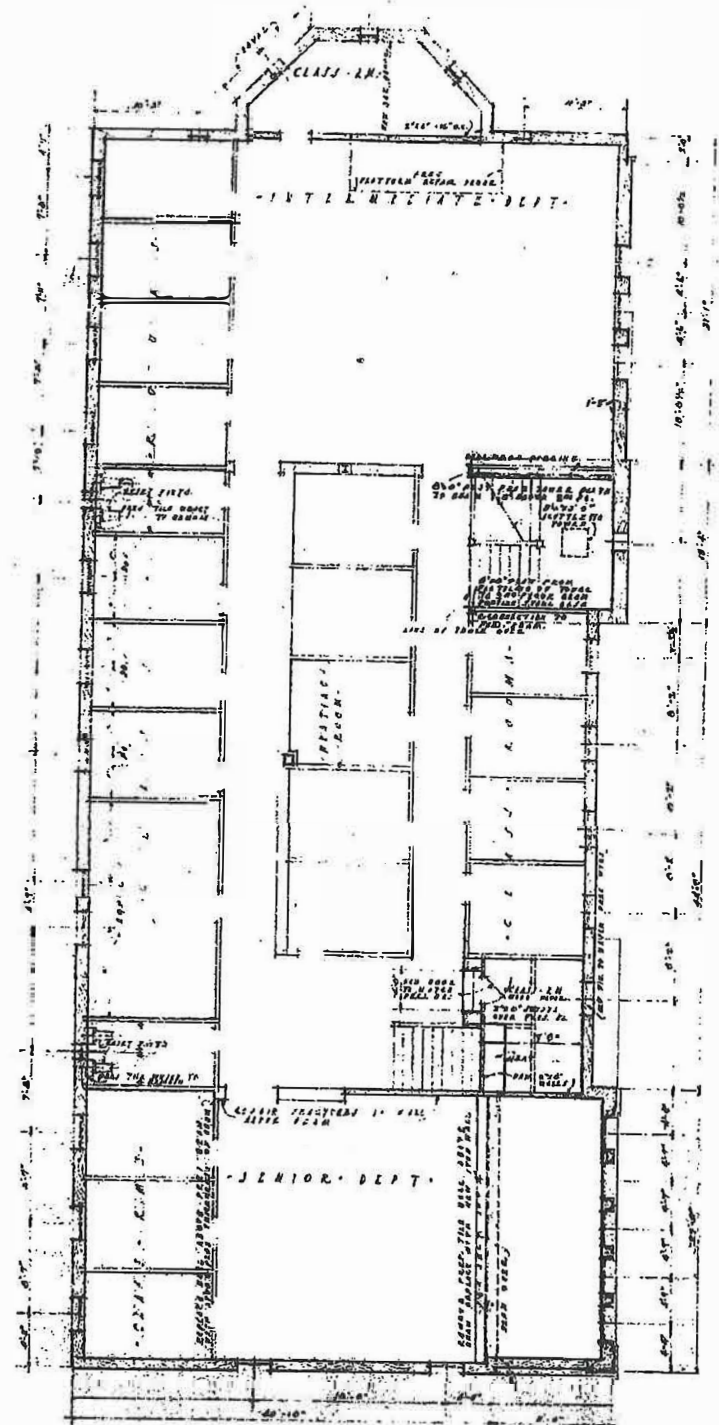
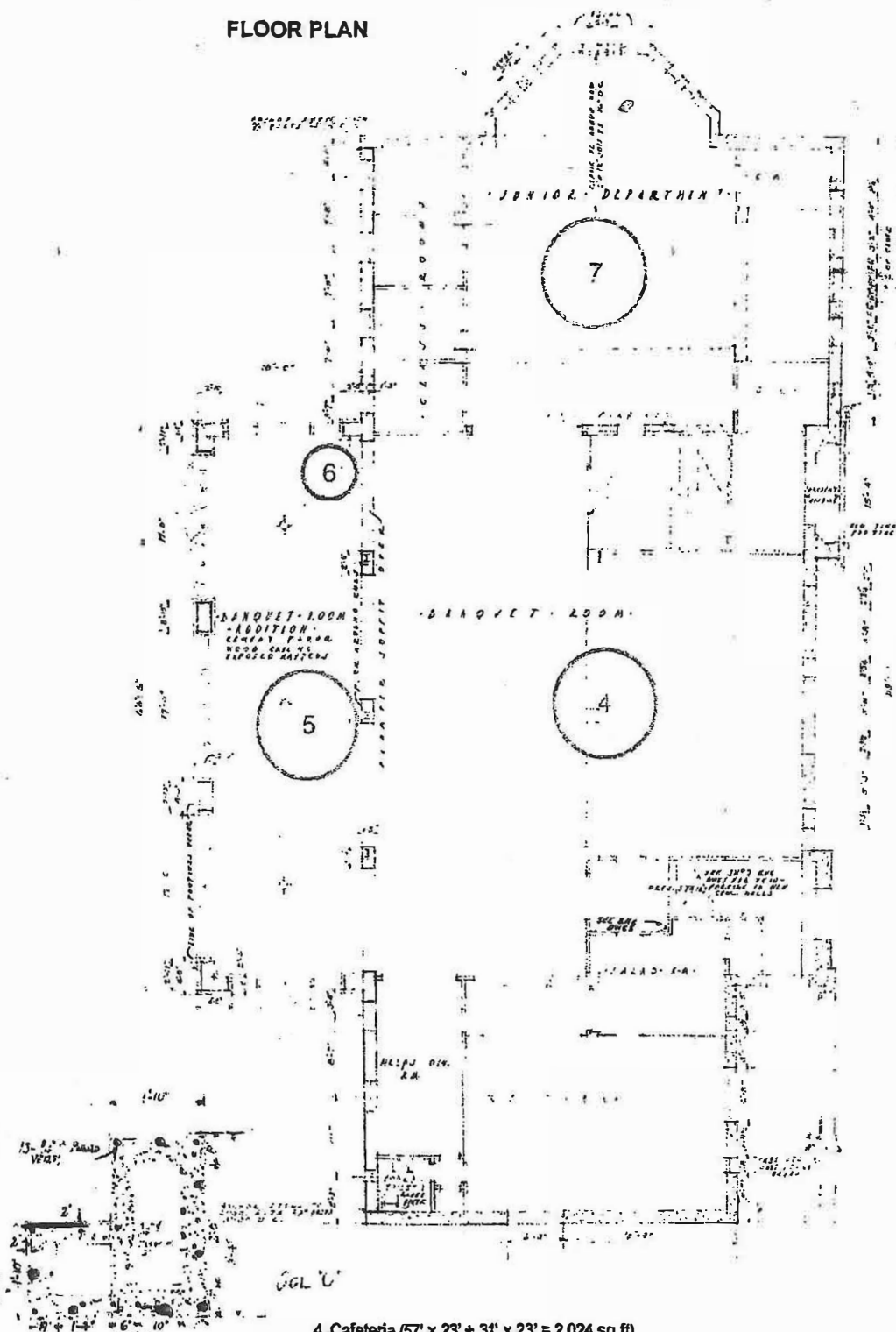
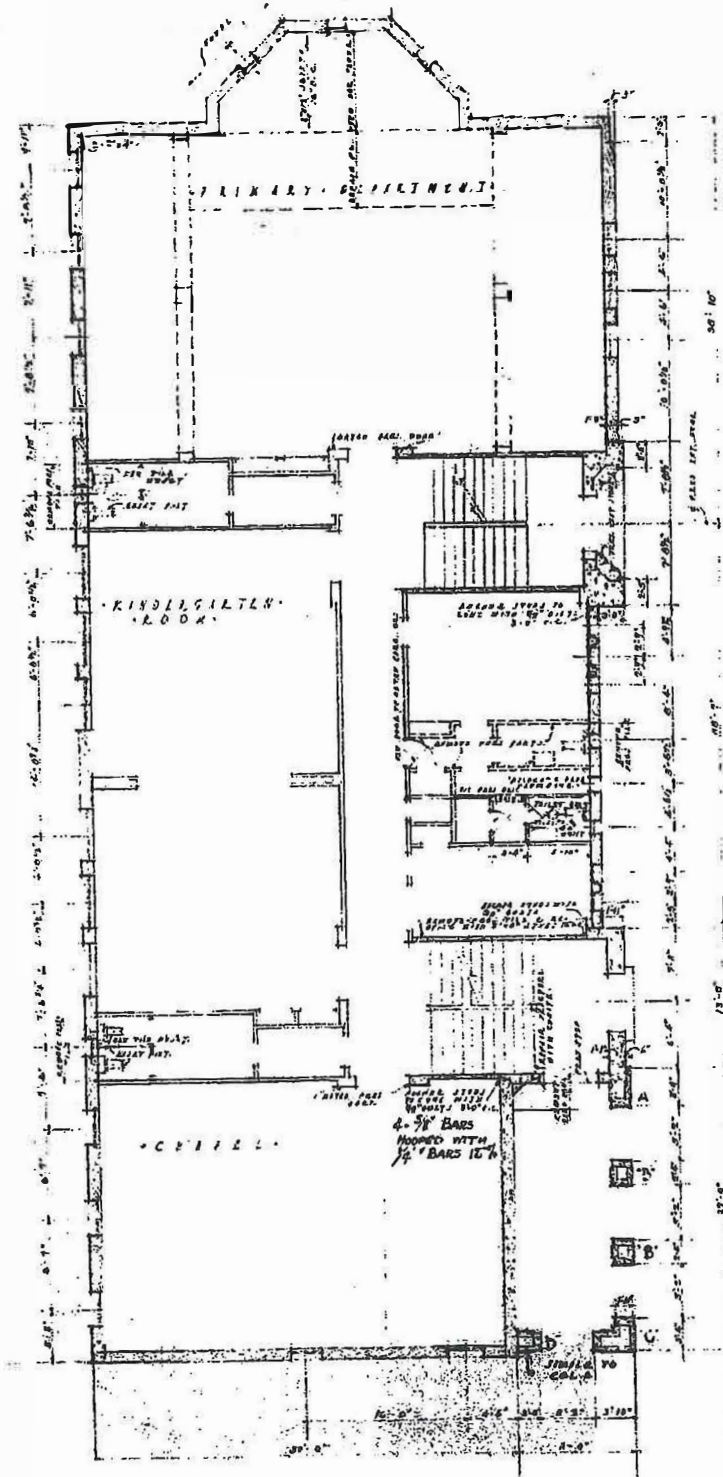
SITE PLAN
 GRACE METHODIST CHURCH
 500 JUNIPER AVE. - 10th BEAR - CALIF.
 ARCHITECTS
 DELMA J. DANIEL, JR., A.I.A.
 DELMA W. POWER, A.I.A.
 1111 12th STREET, SUITE 200, BEAR, CALIF. 94708
 TEL: (415) 452-1111

Not Part of CUP (no YMCA programming)

1st Floor/Basement

Not Part of CUP (no YMCA programming)

FLOOR PLAN



FIRST FLOOR PLAN

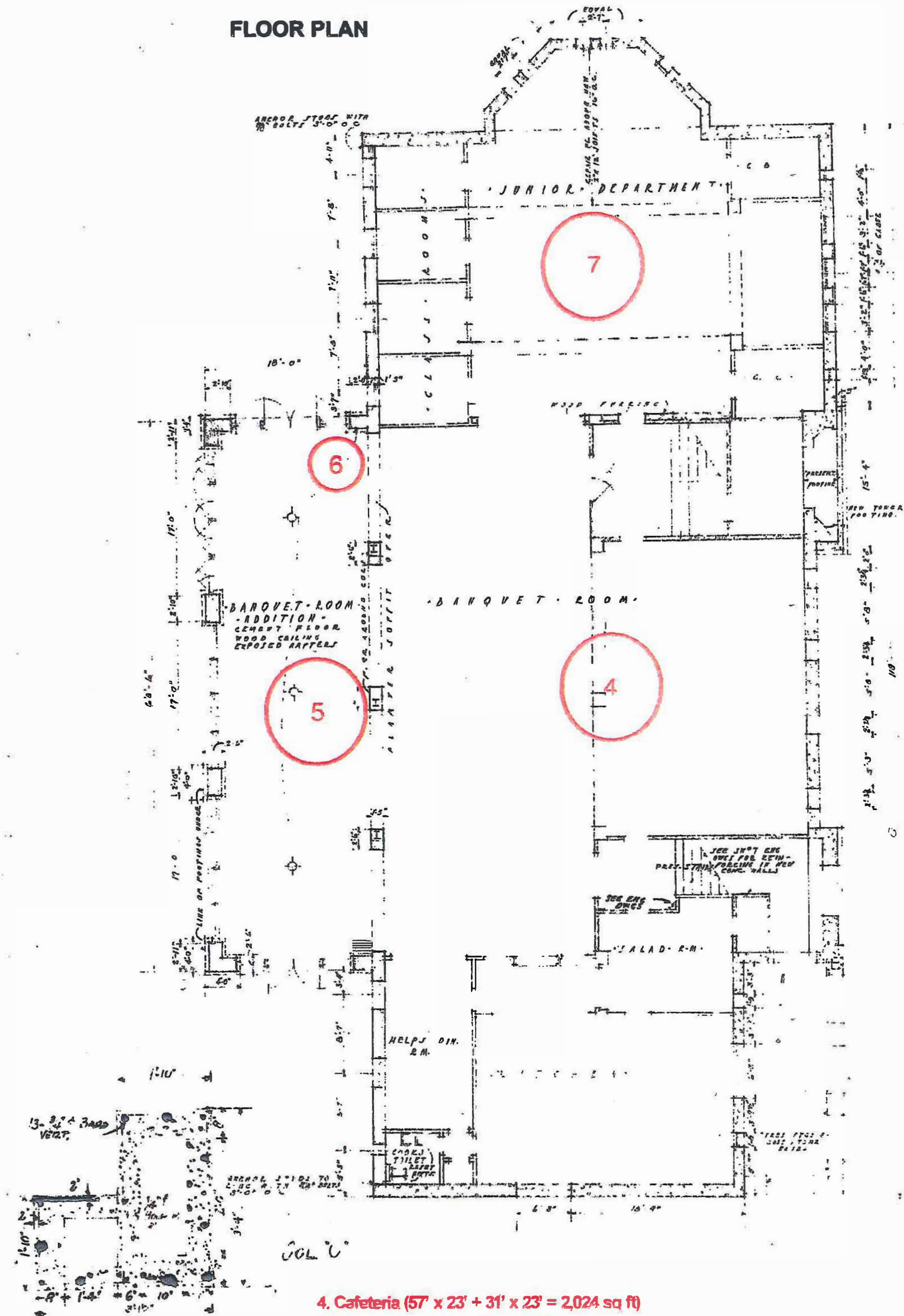
SECOND FLOOR PLAN

- 4. Cafeteria (57' x 23' + 31' x 23' = 2,024 sq ft)
- 5. Gymnasium (62' x 45' = 2,790 sq ft)
- 6. Stage (37' x 24' = 888 sq ft)
- 7. Health & Wellness Room (49' x 30' = 1,470 sq ft)

REGISTERED INSPECTOR REQUIRED

RESTORATION OF	1-176
GENERAL REPAIRS TO EXISTING	
CONCRETE AND MASONRY WORK	
AND OTHER WORK AS SHOWN	
ON THE	
PROJECT	
DATE	
BY	
FOR	

FLOOR PLAN



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5 Vert.

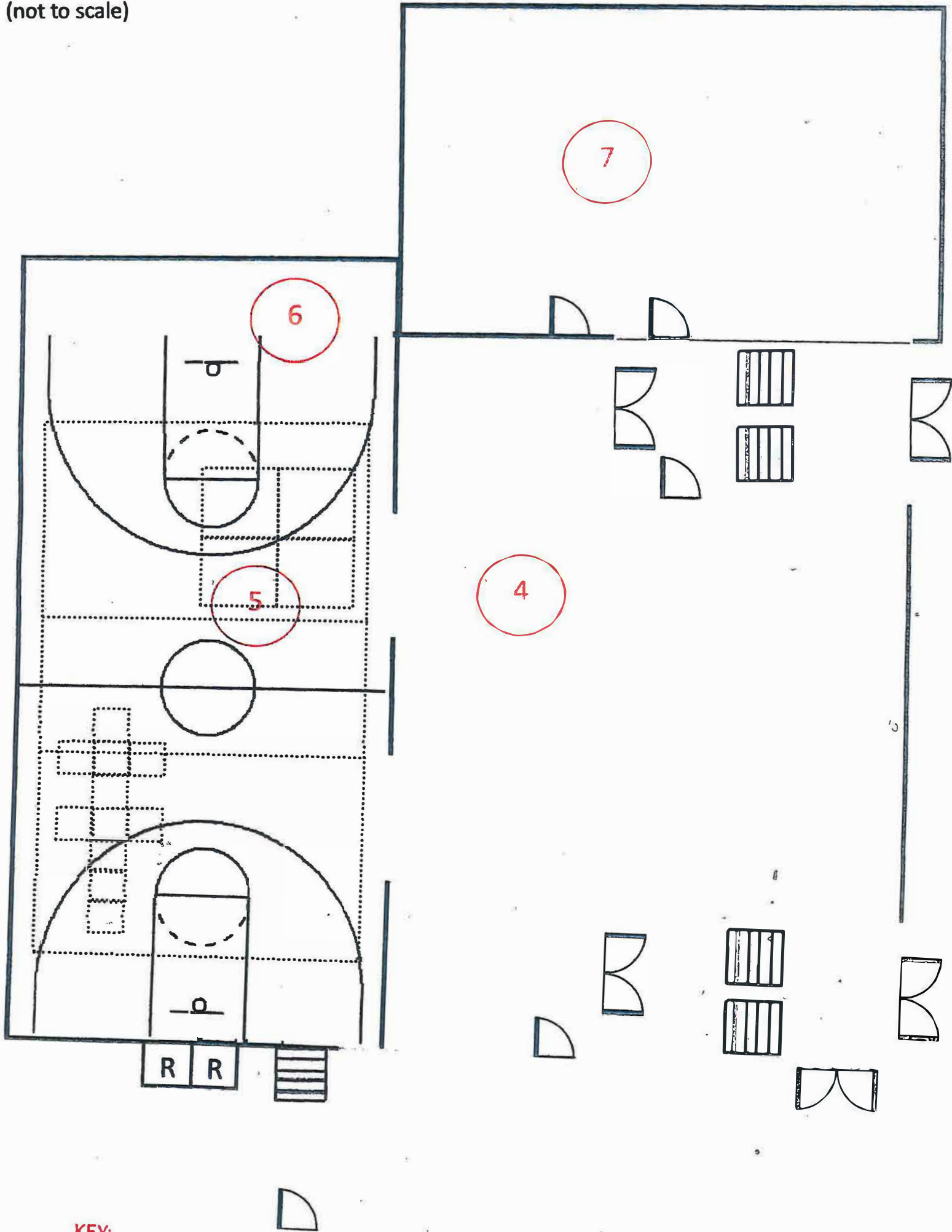
Col. '3'

GRACE UNITED METHODIST CHURCH

2325 E 3RD ST. 90814

FLOOR PLAN-1ST FLOOR

(not to scale)



- KEY:**
- 4. Cafeteria
 - 5. Gymnasium
 - 6. Stage
 - 7. Health & Wellness



NOTICE of EXEMPTION from CEQA

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

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

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

[x] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 18-079

Project Location/Address: 2325 E 3rd St. Long Beach, CA 90814

Project Activity/Description: The Los Altos Family YMCA in partnership with Grace United Methodist Church (GUMC) will be using existing facilities (no construction needed) to re-establish community serving programs previously provided by Grace and the YMCA.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Los Altos Family YMCA

Mailing Address: 1720 Bellflower Blvd.

Phone Number: 562-596-3394

Applicant Signature: [Handwritten Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: CE 18-079 Planner's Initials: A.O

Required Permits: COP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 AND 15304

Statement of support for this finding: THE PROPOSED PROJECT INVOLVES A CHANGE OF USE WITHIN THE EXISTING BUILDING AS WELL AS MINOR ALTERATIONS OF LAND FOR THE ADDITION OF LANDSCAPING.

Contact Person: Alex Oropeza Contact Phone: 562-570-6413
Signature: [Handwritten Signature] Date: 6/11/18