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Building A Better Long Beach

Conditional Use Permit

420 Grand Avenue

Case No. 1004-04

Categorical Exemption 10-032



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Entitlements

- **Conditional Use Permit – Teen Counseling Center (18 years and under) in an existing commercial building in the R-3-T zone.**



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Project Location

Site



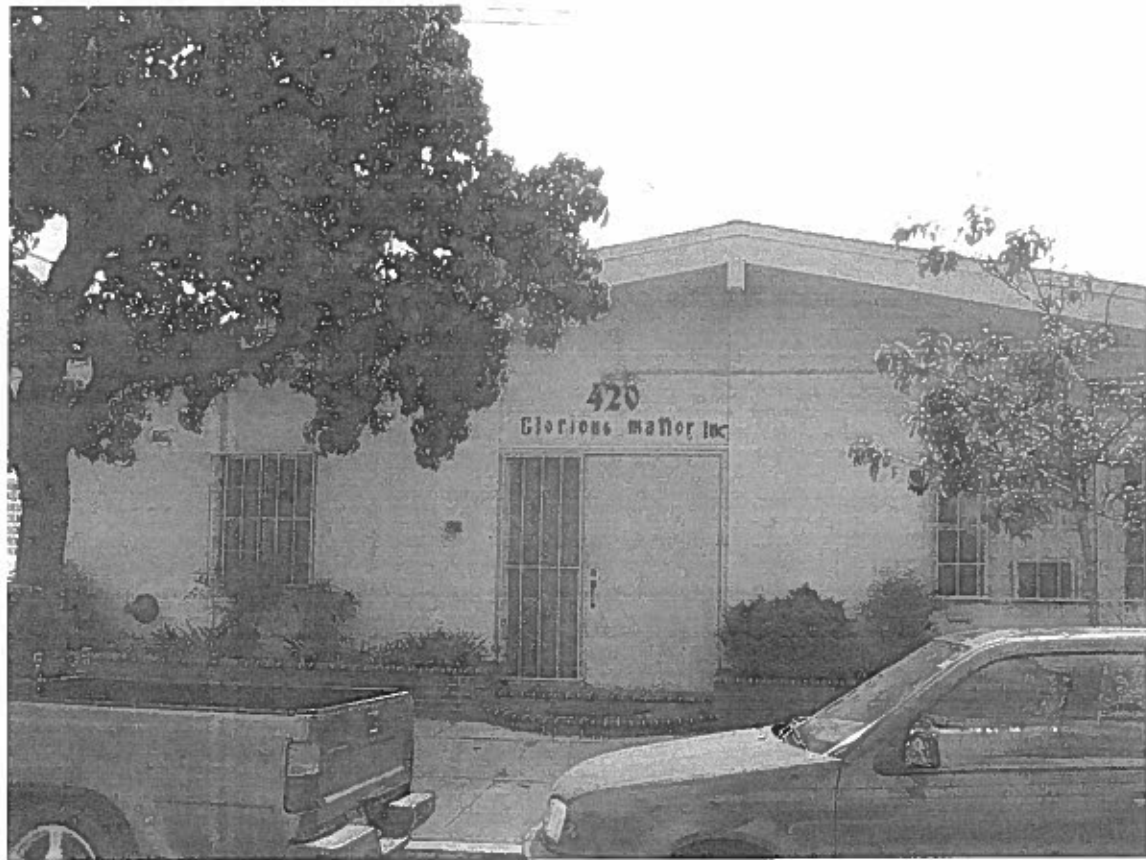


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Site Photograph- Front Elevation



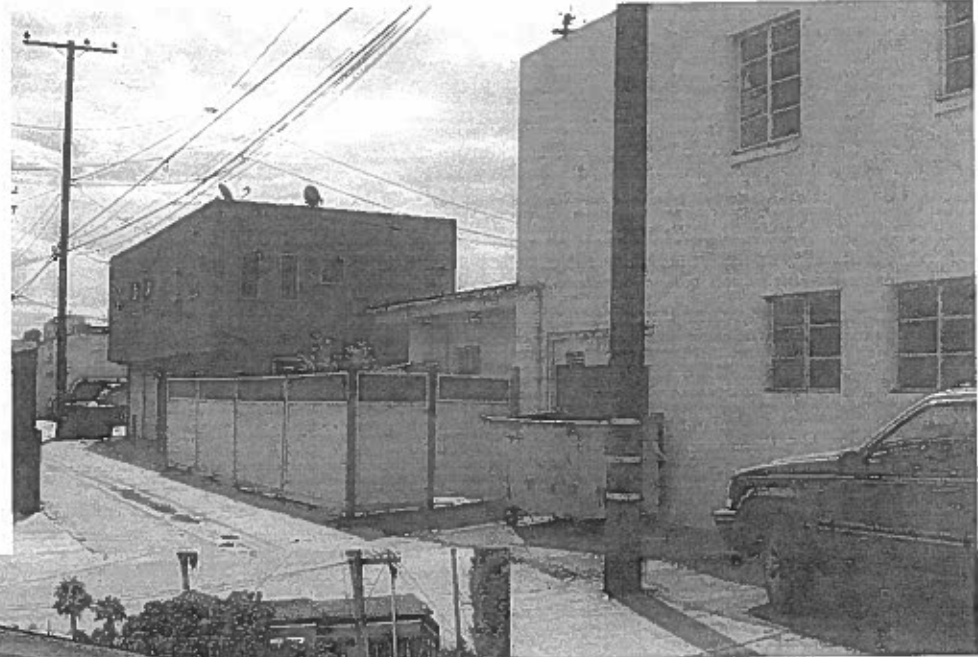


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Site Photographs North Elevation





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Project/Applicant History - 420 Grand Avenue

- **2003 Request for business license as a Residential Care Facility.**
- **State license issued June 17, 2005 - June 17, 2006.**
- **November 2006 - Meeting with City departments to discuss illegal use as transitional housing and neighborhood problems.**
- **March 13, 2007 - Second meeting with City to discuss boarding house with 1-6 tenants in seven rooms and building code violations.**



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Project /Applicant History – 420 Grand Avenue

- **Fire Violations - Fire inspections March 26, March 29, April 2,4,5,23, and 30, 2007. No compliance.**
- **May 4, 2007 – Meeting to address code violations.**
- **May 9, 2007 - Notice of Nuisance Activity and Abatement Hearing.**
- **June 28, 2007 - Based on lack of compliance with nuisance activities or conditions, history of complaints, and lack of voluntary compliance, the nuisance shall be abated.**



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Recommendation

- **Planning Commission deny the Conditional Use Permit**
 - Positive findings cannot be made to support the request.
 - The use may be detrimental to the surrounding community including public health, safety, and quality of life.
 - Applicant has shown consistent disregard for City regulations, codes and laws.