



City Council

May 23, 2017

Stars Behavioral Health Urgent Care Center

3200–3220 Long Beach Blvd.

Conditional Use Permit (CUP) Appeals

Application No. 1611-08

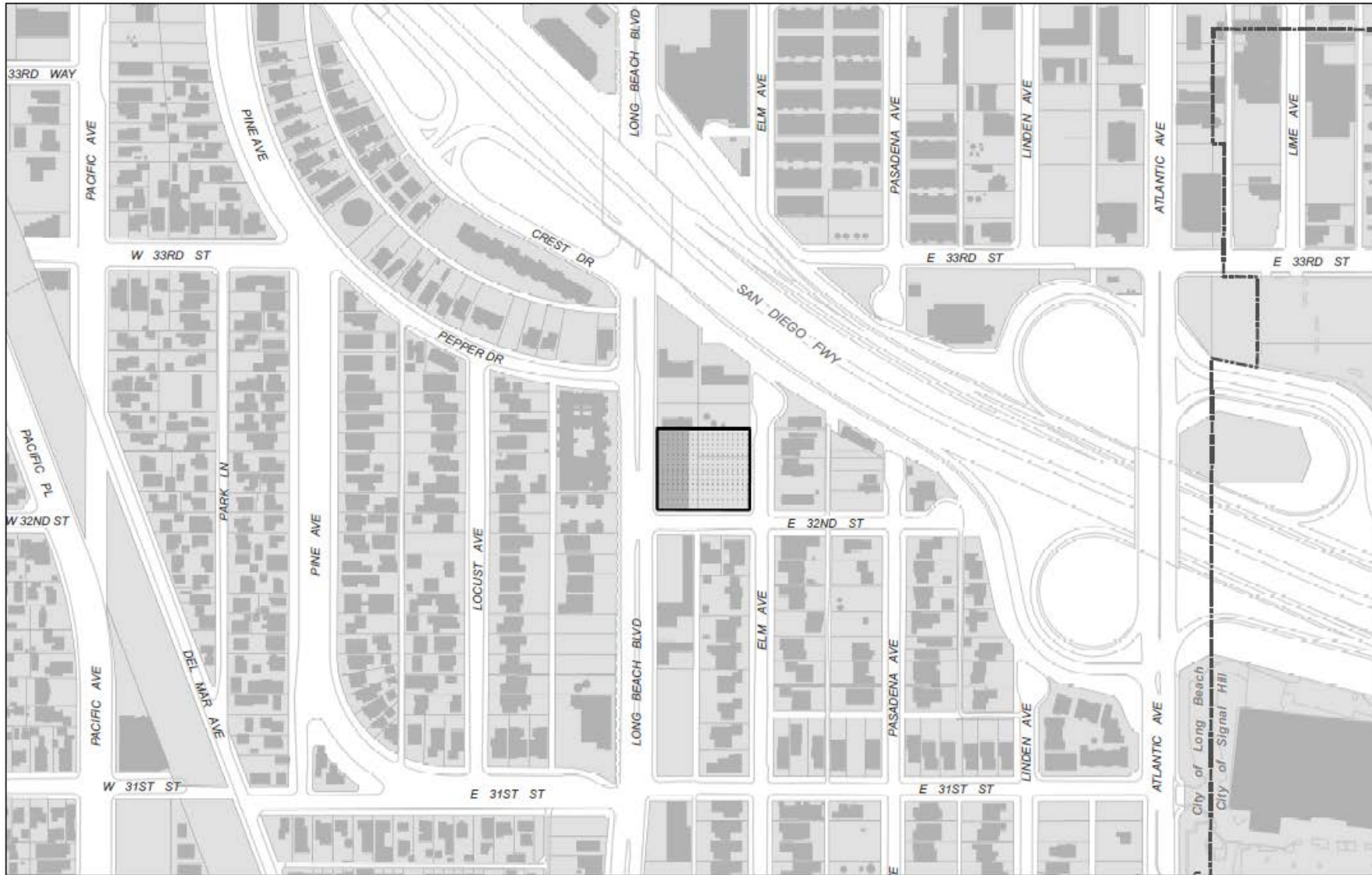


Approval and Appeal

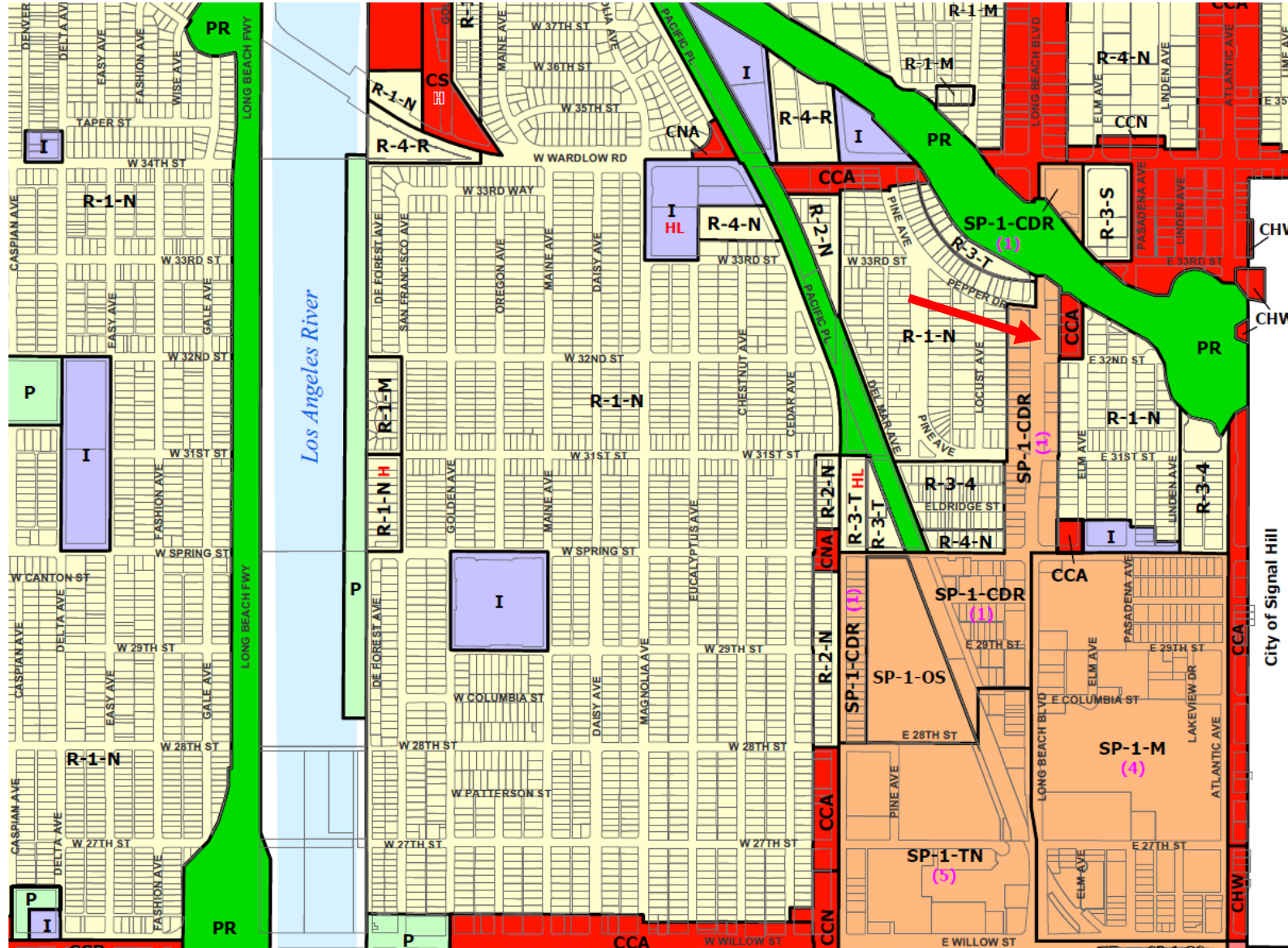
- Planning Commission approved CUP on March 30, 2017.
- Planning Commission denied request for continuance by third party regarding property ownership dispute.
- Four appellants appealed CUP approval.
- One appellant appealed denial of continuance by Planning Commission.



Project Location



Zoning Map



Proposed Project

- Conditional Use Permit required to operate an urgent care center in SP-1 (Midtown Specific Plan).
- Behavioral Health Urgent Care Center, operated by Stars Behavioral Health Group, on contract to Los Angeles County Dept. of Mental Health.
- Reuse of existing 14,409-sq. ft. medical office building.
- Two secure units: 12 adults and 6 adolescents max.
- 24/7 operation.
- Outpatient-only facility – maximum stay of 23 hours, 59 minutes.
- Average patient stay of 4–6 hours.



Proposed Project

- Patient arrivals by own transportation, ambulance, and police.
- No “Code 3” lights and sirens.
- Not a homeless services facility or shelter.
- Fills a gap in the existing care system by providing an alternative to a hospital ER or jail for a person experiencing an acute mental health crisis.



Project Rendering



KEY NOTES

- | | | |
|---|------------------------------------|----------------------|
| 1 PAINT EXISTING OVERHANG SHERWIN WILLIAMS "GRIZZLE GRAY" SW 70168 | 3 METAL PANEL, ALPOLIC "EWH WHITE" | 6 NEW STOREFRONT |
| 2 PAINT EXISTING BLOCK WALL SHERWIN WILLIAMS "ARDIATIC SEA" SW 6790 | 4 WOODN. "CUBA 09" POLISHED | 7 NEW STAIR |
| | 5 NEW WINDOWS WITH OVERHANGS | 8 NEW TENANT SIGNAGE |

This conceptual design is based upon a preliminary review of available information and is intended to provide a general impression of the proposed project. It is not intended to be used for construction or other purposes.

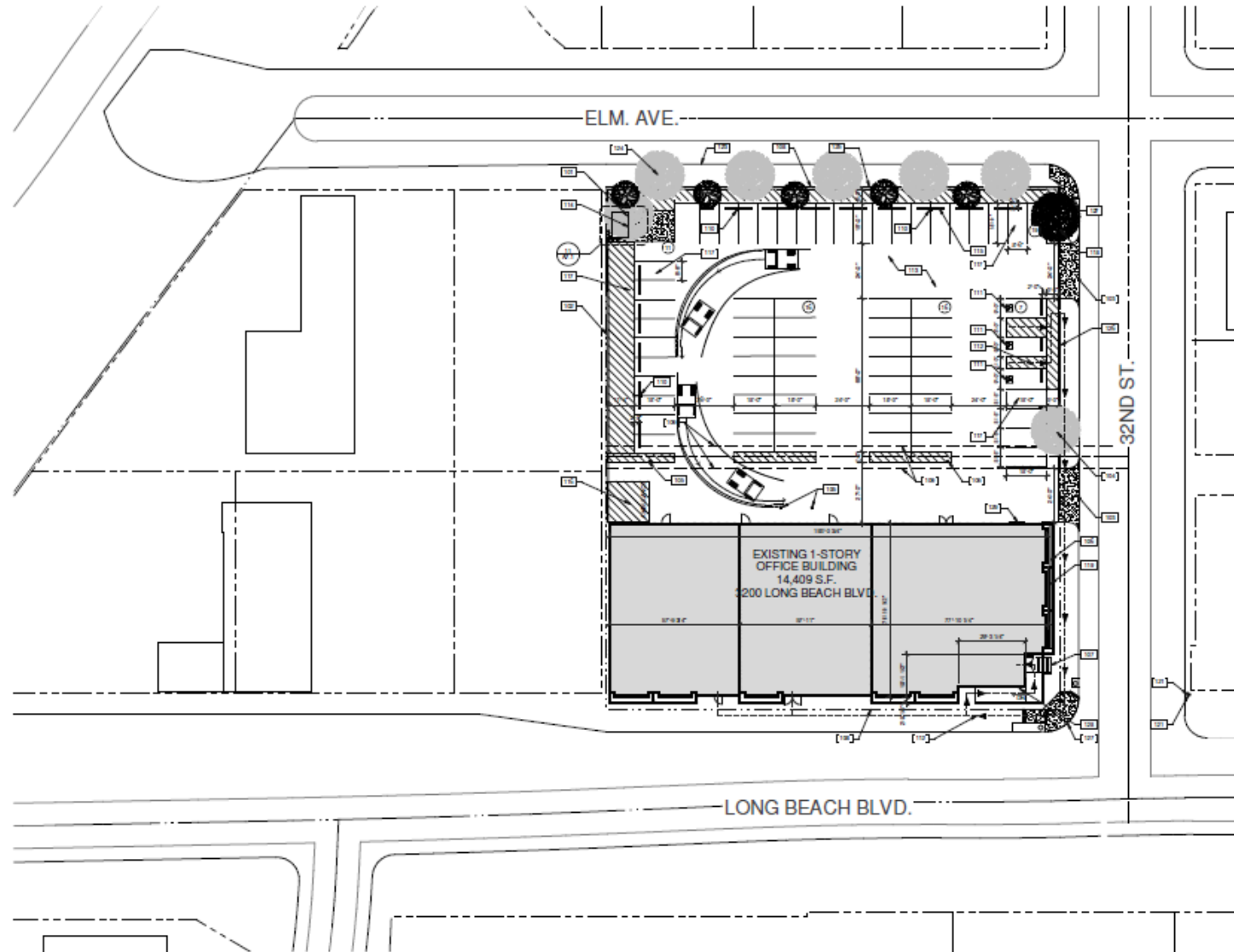


Corner Perspective
LONG BEACH OFFICE UPGRADE
LONG BEACH, CA

WARE MALCOMB IRV16-3039-00
01/24/2017



Site Plan



Proposed Project

- Comprehensive and strict operations and security plan used by operator.
- Security guards on site at all times during facility operation.
- Patients will not be discharged “to the street.”
- Conditions of approval will memorialize site security and operations plan.



Site Improvements

- Parking lot repaving/restriping.
- New site and security lighting.
- On-site security cameras.
- Construction of new 6'-6" block wall along Elm Ave. and 32nd St.
- New on-site landscaping, and street trees in the parkway.
- Right-of-way improvements to sidewalk, curb, and gutter.
- ADA improvements around site perimeter.



Findings and Recommendation

- Staff finds that, with inclusion of recommended conditions of approval, the facility will not generate negative impacts upon the neighborhood or surrounding community.
- The facility will fill a crucial care gap in the local healthcare system.
- Staff recommends the City Council uphold the Planning Commission's decisions and deny the appeals.

