



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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January 3, 2019

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE-18-232 and approve a Modification (Mod18-018) of a previously approved Administrative Use Permit (AUP 0703-18) allowing establishment of a homeless shelter in an industrial building located at 1368 Oregon Avenue in the General Industrial (IG) District. (District 1)

APPLICANT: Catholic Charities of Los Angeles, Inc.  
123 14<sup>th</sup> Street  
Long Beach, CA 90813  
(Application No. 1809-05)

## DISCUSSION

### Background

The project site is located on the east side of Oregon Avenue at 14<sup>th</sup> Street in the Magnolia Industrial Group (MIG) area of the City (Exhibit A – Location Map). The MIG area (generally bounded by Pacific Coast Highway to the north, Magnolia Avenue to the east, Anaheim Street to the south, and the Los Angeles River to the west) is an established assessment district comprised of local property owners and business operators for the purpose of funding local improvement projects. The adjacent land uses to the project site are all industrial in nature.

In 2004, the Institute of Urban Research and Development (IURD) applied for an Administrative Use Permit (AUP) to establish a homeless shelter in a vacant industrial building. The proposed shelter was to provide a maximum of 59 beds with separate sleeping and restroom areas for men and women. As a permanent year-round homeless shelter, it was to provide client services on a short-term basis not to exceed 90 days. Positive findings were made as the proposed shelter provided a needed public service for the homeless population, and conditions of approval were added to provide adequate safeguards against noise, loitering and other potential impacts. These conditions included limiting the hours of operation of the shelter, and providing clients transportation to and from the site. The Planning Commission approved the Administrative Use Permit request. The Planning Commission decision was appealed to the City Council, who approved the Administrative Use Permit with an added condition of approval that limited use of the AUP to the applicant (IURD) only.

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In 2006, IURD applied for a modification to Administrative Use Permit (0703-18). The modifications included revising the number of required parking spaces from five to four due to the placement of a back flow device in one parking stall as required by the City's Water and Fire Departments, removing the short-term use (maximum 15 minutes per hour) of the outdoor space, and modifying the morning drop off hours to 6:45 AM to 9:00 AM (from 7:30 AM to 8:30 AM). The requested modifications were minor in nature and did not result in substantial changes to the previously approved shelter, and the approved conditions provided adequate safeguards to the shelter and surrounding community. This modification request was approved by the Planning Commission in 2006.

In 2007, Catholic Charities of Los Angeles, Inc. requested approval to take over the operation and management of the shelter from the Institute of Urban Research and Development (IURD). Because the Administrative Use Permit (AUP) was not transferable, Catholic Charities applied for a new AUP to operate the shelter. The shelter had been in continuous operation and good standing since November 2005. The new AUP was approved by the Planning Commission with the same conditions of approval as the previous AUP with the exception that the AUP would only be valid for the new operator, Catholic Charities.

In 2011, Catholic Charities requested a modification to a condition of approval for the AUP to adjust the on-site security services from the required 24-hours a day to reflect the hours of operation of the shelter. The modification was granted by the Zoning Administrator in January 2011, and security services were only required during hours of operation of the homeless shelter.

### Modification Request

As outlined in Section 21.25.405 of the Municipal Code, the Zoning Administrator may refer an AUP application to the Planning Commission for consideration. This request for Modification to an Administrative Use Permit is being heard by the Planning Commission, because the Planning Commission was the original hearing body for the originally approved AUP. The Planning Commission has the ability to determine a use that is subject to an Administrative Use Permit to be consistent with the General Plan if it can be found that the proposed use will not be detrimental to other uses in the vicinity. By means of discretionary Administrative Use Permit conditions, measures can be required to ensure that the use is not detrimental to the surrounding community including public health, safety, general welfare, environmental quality or quality of life.

Catholic Charities, Inc. has been in good standing and in continuous operation of the homeless shelter since April 2007 (Exhibit B – Photos). The current request for modification of the Administrative Use Permit is due partly to changes in funding requirements as well as the need to enhance the emergency shelter system. In order to obtain funding from the County of Los Angeles Homeless Initiative Strategy 8, the homeless shelter needs to provide safe, reserved, 24-hour emergency shelter to eligible homeless individuals identified through a Coordinated Entry System (CES). The current homeless shelter is not a 24-hour facility, but has limited hours of operation from 4:30 p.m. to 9:30 a.m. Homeless clients are transported in and out from designated pick-up sites,

and are not allowed to leave the facility independently. This format hinders clients from gaining self-reliance, as they are unable to attend classes, access support services, or employment opportunities during shelter hours.

The modification request is to provide 24-hour emergency housing services for both men and women with up to 40 beds. The program (Project Achieve) provides housing-focused case management as its core component. Basic shelter services include assigned beds, storage areas, personal lockers, bathrooms, showers, laundry, and an outside open space area. The shelter is designed for community living with one large dining/kitchen area, a community room and staff offices. Sleeping quarters are sectioned into two separate dorm areas for men and women. (Exhibit C – Plans) The facility will be monitored 24-hours a day by a uniformed security staff. Catholic Charities provide comprehensive supportive services to assist clients to move toward independent living. The primary goal of the shelter is to provide bridge housing to individuals from homelessness to permanent housing within 90 days.

In May 2018, the City of Long Beach launched Everyone Home Long Beach (EHLB), a new initiative to address the statewide homelessness crisis. The EHLB Task Force was assembled with stakeholders, including City leaders and individuals having experienced homelessness to make policy and service recommendations. The Taskforce determined specific categories for focus including increasing emergency shelter housing access. This modification request is consistent with the goal of increasing housing access by providing forty (40) 24-hour emergency shelter beds.

The project includes the original Conditions of Approval with modification to 1) Condition No. 27 to allow an increase in hours of shelter operations to 24-hours, 2) modification to Condition No. 32 to allow registered clients to leave premises any time between the hours of 7:30 am and 9:30 p.m., and 3) modification to Condition No. 33 to provide a bonded security guard to monitor the inside and outside of the facility 24-hours a day, seven days a week. Project approval is not anticipated to cause any adverse impacts as detailed in the attached findings. Staff recommends that the Planning Commission approve the Modification to Approved Permit (AUP), subject to Conditions of Approval (Exhibit D – AUP Findings & Conditions).

### **PUBLIC HEARING NOTICE**

In accordance with provisions of the Zoning Ordinance, public hearing notices were mailed on December 17, 2018. At the time of preparation of this report, staff has not received any correspondence regarding the project.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities, as the project consists of a modification to the operation of an existing homeless shelter (Exhibit D – CE 18-232).

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Respectfully submitted,



ANITA JUHOLA-GARCIA  
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



ALEXIS OROPEZA  
SENIOR PLANNER



LINDA TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:ajg

Attachments:      Exhibit A – Location Map  
                         Exhibit B – Photos  
                         Exhibit C – Plans  
                         Exhibit D – Findings & Conditions  
                         Exhibit E – Categorical Exemption 18-232