

## CONDITIONAL USE PERMIT FINDINGS

3021 Gold Star Drive  
Application No. 2007-21 (CUP20-013)  
January 7, 2021

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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 subject site is located on the west side of Santa Fe Avenue between West 32<sup>nd</sup> Street and West Spring Street (Exhibit A – Vicinity Map). The site is the location of The American Gold Star Manor, a 25-acre, 348-unit, affordable, senior housing facility that provides permanent housing for 440 individuals, including parents of U.S. veterans, U.S. veterans, and other eligible seniors. The site immediately abuts residential uses to the west, north and to the south. The site also abuts commercial and park uses to the east. The project has an underlying General Plan PlaceType designation of Multiple Family Residential Moderate Density (MFR-M) which encourages well-designed infill housing where multi-family residential already exists or where project residents would be well-served by proximity to commercial uses and transit services, and is zoned Moderate-density Multiple Residential (R-4-R) which is intended to permit moderate density residential uses consistent in scale with existing older and lower density developments. The R-4-R zoning district allows limited nonresidential uses such as the proposed clinic/office use and is therefore consistent with the zoning regulations. The zoning district further corresponds to and implements site's General Plan PlaceType and the goals of the General Plan.

The project proposes interior remodel of the first floor of an existing structure to create a patient intake area, a waiting room, private examining rooms and a small lab facility for the senior residents on the campus of the Manor and select special groups by appointment.

The project is not within the coastal zone. Therefore, the Local Coastal Program does not apply.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The proposed medical office and clinic will operate as an accessory use to the existing senior housing use. Conditions of approval have been incorporated to mitigate detrimental effects on the surrounding community.

These conditions include measures pertaining to security, noise, loitering, lighting, and hours of operations. By imposing these conditions, the proposed use shall operate in a manner that is compatible with the surrounding uses and residents.

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

Section 21.52.233 states that the following conditions shall apply to housing for the handicapped and for senior citizens uses requiring a Conditional Use Permit unless waived with written findings:

The proposed clinic/office use is accessory to the already established senior housing development. The intent of the special conditions included in Section 21.52.233 of the Municipal Code is for the establishment of new facilities to ensure that senior and special needs housing are located, developed, and maintained in a uniform manner. Included in these special conditions are site location (crime rates, adjacency to transit), density, appropriate parking, deed restriction, appropriate ADA-accessible design features, open space. The proposed clinic/office would be introduced to the site and would be created from existing building area. Therefore, the aforementioned special conditions for senior and special needs housing need not specifically apply to the proposed accessory use, as long as the development as a whole is in conformance with the applicable special conditions. The project design does however propose a ramp to ensure the use is ADA accessible. Additionally, there will be sufficient parking to support the use since it serves the onsite residents of Goldstar Manor.

**4. 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 proposed project does not propose any additional square footage. Therefore, this provision does not apply.