

CONDITIONAL USE PERMIT

CONDITIONS OF APPROVAL

3021 Gold Star Drive

Application No. 2007-21 (CUP20-013)

January 7, 2021

Special Conditions:

1. This Conditional Use Permit approval shall allow for an 1,100 square foot medical clinic/office as an accessory use to an existing senior housing development. The medical clinic/office includes a patient intake area, a waiting room, private examining rooms and a small lab facility, which will be located within an existing two-story 4,920-square-foot, residential building (abandoned WWII barracks) located at 3021 Gold Star Drive in the Moderate-density Multiple Residential (R-4-R) Zoning District.
2. The medical clinic/office use shall be limited to the hours of 8:00 a.m. – 5:00 p.m. Monday-Friday. The Director of Development Services may authorize an expansion to the hours of the medical clinic if requested by the operator and if, in the Director's judgment, the expanded hours would not create any negative impacts upon the neighborhood or community at large. Any such expansion of hours shall be recorded in a memo to the project file, approved by the Director.
3. All facilities at this site shall be outpatient facilities only, allowing for a maximum patient stay of not more than 23 hours 59 minutes.
4. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address. Lighting should be positioned to discourage vagrant persons from sleeping on the premises. Metal halide or other similar bulbs, which emit a white light spectrum, should be used. Low- or high-pressure sodium lighting and mercury-vapor lamps should be avoided. All exterior lighting systems shall be maintained in good working condition. Lights shall be appropriately shielded to prevent intrusion of light and glare onto adjacent properties or the public right-of-way.
5. The building's address shall be clearly posted on each building frontage so as to be visible from Gold Star Drive.
6. Publicly accessible telephones on the exterior of the premises shall be prohibited. Any existing publicly accessible telephones shall be removed.
7. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

8. No tint or window darkening shall be allowed. Windows shall not be obscured with coverings, screens, graphics, or any other type of application intended to block or decrease light. No storage or stacking of boxes or supplies in windows shall be allowed. Window openings and treatments also shall be designed for HIPAA compliance to avoid the need for after-the-fact window screening.
9. All exterior trash containers shall be properly stored and secured in an approved trash receptacle storage area.
10. The applicant shall obtain building permits for the change of building occupancy and shall satisfy the requirements of Building and Safety Bureau outlined in the Technical Advisory Committee issued on November 17, 2020 and attached as Exhibit A to these Conditions of Approval.

PUBLIC RIGHT-OF-WAY

11. If necessary, Applicant is aware of and shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works, including Access Rights and Sewer Easements recorded in Tract Map No. 30442 on February 26, 1973.
12. If necessary, Applicant shall be responsible for the relocation and/ or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new public utility easements required in connection with the proposed development, and removal of any abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
13. If necessary, Applicant shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public utilities and/ or necessities, to the satisfaction of the public agency or City Department with interest.

Standard Conditions:

14. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.

15. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request, submitted prior to the expiration of the three-year period as required in Section 21.21.406 of the Long Beach Municipal Code.
16. 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 Acknowledgement 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).
17. 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.
18. 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.
19. This applicant 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 (Sec. 21.25.412, 21.25.212).
20. 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.
21. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
22. The Director of Development Services is authorized to approve minor modifications to the approved design plans or the any of the conditions of approval if such modifications shall not significantly change or alter the approved design and project. Any major modifications shall be reviewed by the Zoning Administrator

or Planning Commission, respectively.

23. 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).
24. Any graffiti found on site must be removed within 24 hours of its appearance.
25. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

Exhibit A

November 17, 2020

Alex Muldrow
Planning Bureau

TAC Case No.: 2007-21
Project Address: 2007-21 N GOLD STAR
DR

SUBJECT: TECHNICAL ADVISORY COMMITTEE – BUILDING AND SAFETY

This is in response to your request to the Building and Safety Bureau to provide preliminary comments regarding the proposed project at 2007-21 N Gold Star Dr. The description of the proposed project is as follows:

“Proposed alteration to existing WWII barracks building to create a medical clinic only to serve senior residents of the Manor.”

The preliminary comments provided herein are intended to aid the Applicant in the preparation of their construction documents for formal plan submittal to the City for plan review after the completion of the entitlement process with the Planning Bureau. It is not meant to serve as a substitute for the formal plan review whereby a more detailed and comprehensive analysis by the Building and Safety staff is performed but as a high-level summary to communicate potential design or code issues that may affect or impact the final design of the proposed project prior to plan submittal. Formal plan review comments are generally provided after fully developed and completed construction documents are submitted to the City, plan review fees are collected, and the Building and Safety staff is assigned to perform the plan review. The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

GENERAL ADMINISTRATIVE PROVISIONS

1. Permit Application. The proposed project will likely require separate permit application(s) and construction document(s) submittal for plan review, permitting and inspection. This includes, but not limited to, the following application types:
 - Building permit application.
 - Electrical permit application.
 - Plumbing permit application.
 - Mechanical permit application.
 - Fire permit application.
 - Health permit application.
 - Business License application.



Applications can be obtained at:
<http://www.longbeach.gov/lbds/forms/>

2. Departments and Agencies. The proposed project will likely require separate plan review and approval prior to the issuance of permits. This may include, but not limited to, the following Departments or Agencies and their contact information:
 - Building and Safety Bureau 562-570-6921 or 5237 or 6753
 - Planning Bureau 562-570-6194
 - Fire Prevention Bureau 562-570-2560
 - Health Department 562-570-4195
 - Public Works Department 562-570-6784
 - Water Department 562-570-2381/2382 (2415/2393 for backflow)
 - Energy Resource Department 562-570-2085 (811 for DigAlert)
 - Southern California Edison 562-981-8237
 - LA County Sanitation 562-908-4288
3. Impact Fees. The proposed project may likely be imposed the following development impact fees:
 - LBWD Sewer Capacity Charge
 - LA County Sanitation Connection FeeFor more information on the Sewer Capacity Charge, obtain a copy of the Sewer Capacity Fee Acknowledgement Form at:
<http://www.longbeach.gov/lbds/forms/>
4. Design Professional. The specific scope of work for the proposed project will require a licensed professional to design the building's fire-life safety and structural systems. As such, the Applicant will be required to obtain the service of a registered design professional (e.g., Architect, Civil Engineer, Structural Engineer, etc.) licensed in the State of California to analyze, design, prepare, sign and stamp the construction documents as part of the plan review and permitting process. The subsequent approval of the proposed project will be contingent upon the satisfaction of this requirement. For more information on this requirement, please see Information Bulletin BU-013 Policy on When a Registered Design Professional is Required at:
<http://www.longbeach.gov/lbds/building/inspection/ib/>

GENERAL BUILDING REGULATIONS

5. State Code. The 2019 Edition of the California Building Standards Code along with the City's local amendments contained in Title 18 of the Long Beach Municipal Code (herein collectively referred to as the "Code") is the current construction code in the City. This Code is applicable to all proposed projects submitted for formal plan review beginning January 1, 2020 through the end of December 31, 2022. The portion of the Code that will likely be applicable to the proposed project are as follows:
 - 2019 Edition of the California Building Code ("CBC")
 - 2019 Edition of the California Electrical Code ("CEC")

- 2019 Edition of the California Plumbing Code (“CPC”)
 - AB1732 requires all single-user toilet facilities to be identified as all-gender toilet facilities in any business establishment, place of public accommodation, or City facilities. Refer to Information Bulletin BU-052 Single-User Restroom for additional information at:
<http://www.longbeach.gov/lbds/building/inspection/ib/>
- 2019 Edition of the California Mechanical Code (“CMC”)
- 2019 Edition of the California Fire Code (“CFC”)
- 2019 Edition of the California Green Building Standards Code (“CGBSC”)
 - CGBSC Chapter 5 Nonresidential Mandatory Measures will apply to newly constructed nonresidential buildings, nonresidential building additions of one thousand (1,000) square feet or greater, nonresidential building alterations with a permit valuation of two hundred thousand dollars (\$200,000) or above.
- 2019 Edition of the California Energy Code (“CEEC”)
 - CEEC will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The CEEC may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, pool and spas, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.

Please visit the following websites to access any of the code information noted herein:

<https://codes.iccsafe.org/public/collections/CA>

<http://www.longbeach.gov/lbds/building/Plan-Review-Services-dev/code/>

https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT18LOBEBUSTCO

6. Municipal Code. In addition to the Code stipulated above, attention should be paid to the specific regulations of the Long Beach Municipal Code (“LBMC”) identified below as it will likely impact the design of the proposed project:

- LBMC Chapter 18.61 NPDES and SUSMP Regulations will apply to proposed development or redevelopment projects. It will require adequate and proper design and construction measures be taken to prohibit non-storm water discharges into the storm drain systems or receiving waters and to require source control BMP to prevent or reduce discharge of pollutants into the storm water to the maximum extent possible.
- LBMC Chapter 18.67 Construction and Demolition Recycling Program will apply to newly constructed buildings, buildings with additions or alterations requiring a permit, and/or demolition projects. It will require the reuse or diversion of 65% of all project related construction and demolition material to a City approved vendor or facility and waste diversion deposit. See Information Bulletin BU-033 Waste Management Plan at:

<http://www.longbeach.gov/lbds/building/inspection/ib/>

For more information on any of the LBMC requirements referenced above, go to:

https://www.municode.com/library/ca/long_beach/codes/municipal_code

7. Checklist. Standard plan review checklist(s) that highlight many of the common code provisions that may be applicable to the proposed project is(are) as follows:

- Commercial Checklist
- Commercial Accessibility Checklist
- Structural Design General Checklist
- Electrical Checklist
- Mechanical Checklist
- Plumbing Checklist
- Energy Nonresidential Checklist
- Fire Alarm Checklist
- Fire Group B Checklist
- CALGreen – Addition & Alteration Non-Residential Checklist

For more information on any of the standard checklist referenced above, go to:
<http://www.longbeach.gov/lbds/forms/>

8. Use and Occupancy. The Applicant needs to determine the anticipated use and occupancy of the building or structure, or portion thereof, and classify the use and occupancy into one or more distinct occupancy classifications in accordance with the CBC Chapter 3. This information will assist the Applicant to determine if individual occupancies are required to be separated from adjacent occupancies in accordance with the CBC Table 508.4. Other applicable requirement of the code may apply that is based upon the proposed occupancy classification.

The proposed project appears to be a B occupancy. Additional analysis should be provided to substantiate the proposed use and occupancy classification as the initial assumption provided herein is based upon limited information.

9. Change of Use or Occupancy. No change shall be made in the existing use or occupancy of the proposed project unless such existing building is made to comply with the requirements of the California Building Code for the new use or occupancy.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

10. Nonresidential and Public Accommodation Accessibility. A general accessibility analysis in accordance with the CBC Chapter 11B should be provided to determine the impact, if any, to the design of the site and building for compliance with the accessibility regulations. Areas of focus for design consideration includes, but not limited to, the following:
- An accessible path of travel from the public right of way to the site and/or building.
 - An accessible path of travel from within the site (i.e., parking lot, court yard, open public area, etc.) to the building.
 - An accessible path of travel within the building.
 - All path of travel width, slope, surface condition, including elements encroaching or projecting into the path of travel, etc.
 - Parking areas should be made accessible (e.g., 1 accessible parking space for every 25 parking spaces provided, van accessible parking space for every 6 accessible parking spaces, van accessible parking space 144 inches wide and 216 inches long, access aisles 60 inches wide, etc.).

- Means of egress should be made accessible (e.g., entrance and exit doors at the ground level, strike edge clearance of 24 inches on pull side of door, 18 inches on push side of door, level landing on both side of exterior doors, max 1/2" door threshold, etc.).
- Toilet facilities should be made accessible (e.g., wheelchair accessible compartments, location of water closets, 60 inches wide and 48 inches deep maneuvering space in front of water closets, etc.).

11. Accessible Path of Travel. An accessible path of travel to the specific area of alteration should be provided. The primary accessible path of travel includes:

- A primary entrance to the building or facility,
- Toilet facility serving the area,
- Drinking fountains serving the area,
- Public telephone serving the area, and
- Signs.

12. Upgrade of Existing Restroom. Existing restroom facilities serving the area of alteration may be required to be made accessible. Information needed to determine the required upgrade may include, but not limited to, the following: dimension toilet compartments, water closets, urinals, lavatories, mirrors, grab bars, toilet dispensers, door swings and direction, clear floor spaces, turning spaces, etc.

GENERAL ELECTRICAL REGULATION

13. Electrical Utility. The location of the proposed transformer(s) and electrical meter(s) and/or the increase in service demand should be discussed and worked out with the local electric utility provider, Southern California Edison, at 562-981-8237.

GENERAL PLUMBING REGULATIONS

14. Plumbing Fixture. An increase in the occupant load of the building may result in an increase in the number of the required plumbing fixtures for the restroom facilities. Calculations should be provided in accordance with the CPC Table 422.1 and Table A to determine if additional plumbing fixtures are required.

15. Sewer and Water. The proposed location for underground building sewer line(s) and potable water line(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

16. Water Meter. The proposed location for water meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

17. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Water Department ("LBWD"). For

more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

18. Gas Meter. The proposed location for gas meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Energy Resources Department ("LBERD"). For more information, please contact the LBERD staff, Paul Lange, at 562-570-2085.

GENERAL FIRE REGULATIONS

19. Fire Protection System. The proposed project may require the following fire protection system(s):

- An approved automatic sprinkler system designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.
- A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC Section 905. Please note that the fire hose valve within the exit stairway should be located to not affect the required exit width.
- A manual fire alarm system shall be designed and installed in accordance with the CFC, the CBC Section 907 and the NFPA 72 standard.

If you or the Applicant have any questions or concerns regarding the preliminary comments provided herein, please do not hesitate to contact me.

REVIEWED BY:

Truong Huynh, P.E., C.B.O.
General Superintendent of Development Services
Building and Safety Bureau
T: 562.570.6921 F: 562.570.6753
411 W. Ocean Blvd, 2nd Fl | Long Beach, CA 90802
truong.huynh@longbeach.gov | www.longbeach.gov/lbds