



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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March 30, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-16-267 and approve a Conditional Use Permit for an outpatient behavioral health urgent care center, with a capacity of twelve adult patients and six adolescent patients, plus a walk-in clinic, located in an existing medical office building at 3200–3220 Long Beach Boulevard in the SP-1-CDR (Midtown Specific Plan, corridor district) and CCA (Community Automobile-Oriented) zoning districts. (District 7)

APPLICANT: Stephen Albrecht for Stars Behavior Health Group
1501 Hughes Way
Long Beach, CA 90810
(Application No. CUP 1611-08)

DISCUSSION

The subject site is located at 3200–3220 Long Beach Boulevard, and is developed with a currently-vacant 14,409-square-foot medical office building. The site is bounded by Long Beach Boulevard on the west, a largely vacant oil extraction property to the north, Elm Avenue and an R-1-N-zoned residential area to the east, and 32nd Street to the south, across which is an R-1-N-zoned residential area on Elm Avenue, and an auto repair business in the SP-1-CDR zone on Long Beach Boulevard (Exhibit A – Vicinity Map). The portion of the project site fronting on Long Beach Boulevard is located in the SP-1-CDR zoning district (Midtown Specific Plan, corridor district), which allows mixed commercial and residential uses, and the rear half of the site fronting on Elm Avenue is located in the CCA zoning district (Community Automobile-Oriented), which allows only commercial uses. The SP-1-CDR zoning on the site requires a Conditional Use Permit for a medical center or urgent care land use.

The applicant proposes to develop a behavioral health urgent care center within the vacant medical office building on the site. The center would consist of two main components: 1) a 24-hour psychiatric urgent care facility, consisting of two separate secure units accommodating a total of twelve adults and six juveniles, and 2) a “Crisis Walk-In Center” (CWIC) open 8:00 am–8:00 pm, seven days a week (Exhibit B – Plans). The secure units would receive both voluntary and involuntary admissions of patients experiencing acute psychiatric crises, while the CWIC would allow walk-in patients to be

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evaluated and receive medication on a very short-term basis until they can be connected to ongoing psychiatric care. Admissions to the acute units would include walk-ins and arrivals by police and ambulance transport. The entire facility will operate on an outpatient basis, with a maximum allowable stay of 23 hours 59 minutes for all patients. However, expected stay times are four to six hours for the acute units, and two to four hours for the walk-in center, based on the operator's experience operating similar facilities in Riverside and San Bernardino Counties. Estimated patient volume is 900 admissions per month, or approximately 30 per day. Total on-site employment to provide 24/7 staffing would be about 47 full-time employees, consisting of approximately 34 clinical staff, and 13 support staff. This includes approximately four to five psychiatrists, six registered nurses (RN), eight licensed vocational nurses (LVN), seven mental health clinicians (MHS II), and nine safety and security staff, with other administrative and clerical staff as well.

The applicant has provided a detailed operational plan and supporting materials describing the operation of the urgent care center (Exhibit C – Supplementary Materials). These describe arrival and entry to the facility, security and screening procedures and precautions, client release procedures, and behavior management for clients. The entrances/exits to the secure units are maintained under the center's staff control. When patients are discharged, the operations plan is designed to assure that patients have a means of transport home, and the center's staff will monitor the discharging patient to ensure they follow through with the planned means of departure. On-site security also will be provided outside the facility and in the parking lot when the facility is open. Conditions of approval (Exhibit D – Conditions of Approval) will memorialize and further address these operational procedures.

The behavioral health urgent care center would be operated by Stars Behavioral Health Group (aka Star View Behavioral Health, or Stars) on contract to the Los Angeles County Department of Mental Health. Stars operates ten other locations on behalf of Los Angeles County and has been contracted with the County for over twenty years. Stars currently operates the Star View Community Services Long Beach Center at 100 E. Wardlow Road in Long Beach, which provides a variety of support services to children, adolescents, and "transitional age youth" who, as described by Stars, face emotional, behavioral, and learning challenges and have difficulty succeeding in family or community living environments.

The facility will support local Long Beach hospitals, the Long Beach Police Department and the Long Beach Unified School District by filling a critical need for a mental health urgent care clinic. The facility will relieve the load on hospital emergency rooms, which generally do not have designated areas for psychiatric patients, and must hold these patients, sometimes for more than 24 hours, until admission to a psychiatric facility can be secured. The facility will decrease the amount of time spent by police officers securing mental health treatment admissions for arrested persons, who would otherwise be required to wait under police escort in an emergency room until admitted to a psychiatric hospital. Police officers and emergency medical responders will be able to bring psychiatric patients with no presenting medical conditions (i.e., injuries or other acute physical conditions) to this facility instead of local emergency rooms. The facility also will

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serve Long Beach Unified School District, and will be utilized when students require mental health assistance. Additionally, the facility will aid in reducing homelessness.

While the facility is not intended specifically to serve the homeless population and is not a homeless shelter, it may serve homeless clients who are experiencing a psychiatric crisis, and will connect these persons with appropriate follow-up care through shelters and housing providers, so they will not exit the facility and return directly to living on the street. The operator estimates that approximately ten percent of patients may be homeless persons, based on the figure of nine percent reported by the Los Angeles County Department of Mental Health at their other behavioral urgent care centers. This figure also matches with Stars' experience in other counties. The facility also is not a "medication clinic;" it will only admit patients who meet the criteria of being in a mental health crisis.

In addition to operational procedures, and conditions of approval dealing with operational issues, the property has been approved for a major remodel of both the building and the parking and landscaping areas. This includes, among other things, construction of a six-foot-six-inch-tall block wall along the eastern property line to screen the parking area from the residences across Elm Avenue. The plans also include repaving and restriping of the parking lot, providing additional landscaping, repairing or replacing cracked, broken, and uplifted sections of sidewalk, curb, and gutter adjacent to the site, and providing on-site lighting and security cameras as recommended by the Long Beach Police Department.

Staff finds that this behavioral health urgent care center has the potential to fill a significant gap in the local mental health safety net, and due to the operator's experience and well-developed operational and security plans, is not likely to cause any negative impacts upon the surrounding areas. Additionally, conditions of approval will require a number of on-site improvements, including a requirement for construction of a new six-foot-six-inch-tall block wall along the eastern property line on Elm Avenue, to screen the adjacent residential neighborhood from potential noise from the site, as well as increasing site security. Vehicular entrances will be limited to 32nd Street only. Other site improvements (resulting from the associated Site Plan Review Application No. 1611-18) consist of repairs to cracked, broken, or uplifted sidewalk, curb, and gutter adjacent to the site, ADA improvements, and street trees and tree wells.

Staff has analyzed the project in accordance with the required findings for Conditional Use Permits, and finds that positive findings are able to be made (Exhibit E – Findings). As such, staff recommends that the Planning Commission approve the Conditional Use Permit, subject to conditions.

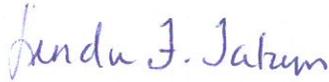
PUBLIC HEARING NOTICE

Public hearing notices were distributed on March 15, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Any comments received prior to the Planning Commission hearing will be provided to the Commission at the hearing.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was prepared for the proposed project (Exhibit F – CE-16-267), finding that this project qualifies for a Categorical Exemption per Section 15332 of the California Environmental Quality Act Guidelines.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:CT:sk

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Plans
- Exhibit C – Supplementary Materials (Security Plan; Operations Plan)
- Exhibit D – Conditions of Approval
- Exhibit E – Findings
- Exhibit F – Categorical Exemption CE-16-267

CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
3200–3220 Long Beach Boulevard
Application No. 1611-08
March 30, 2017

Special Conditions:

1. This Conditional Use Permit approval shall allow for a behavioral health urgent care center consisting of two secure units, one for twelve (12) adults and one for six (6) adolescents, and a “crisis walk-in center” walk-in clinic, in an existing 14,409-square-foot medical office building located at 3200–3220 Long Beach Boulevard in the SP-1-CDR and CCA zoning districts.
2. In addition to the requirements of these conditions of approval, the property owner shall provide for all on-site and off-site improvements shown on plans submitted for Site Plan Review in Application No. 1611-18, and as prescribed by conditions of approval for Application No. 1611-18. Those conditions are incorporated herein by this reference.
3. The operations and security plan submitted by the applicant, part of the case file for Application No. 1611-08, is hereby made part of these conditions of approval, and shall run with the land and be binding upon any future operators, successors, or assigns. The Director of Development Services is authorized to approve minor modifications or additions to the operations and security plan. Any changes proposed by the property owner or operator that, in the judgment of the Director of Development Services, would consist of a major change to the operations and security plan, and/or would potentially negatively affect the surrounding neighborhood and community, shall be subject to review by the Planning Commission.
4. The entrances for the secure units shall be on the parking lot side (east side) and the entrance for the walk-in clinic shall be on the Long Beach Boulevard street side (corner of Long Beach Boulevard and 32nd Street). The walk-in clinic may have an entrance on the parking lot side as well, and the secure units may each have a staff entrance on the Long Beach Boulevard street side. No patients shall be admitted to the secure units from the Long Beach Boulevard street side.
5. All vehicular access to the site shall be from 32nd Street only. No vehicular entrance on Elm Avenue shall be allowed.

6. The secure units may operate 24 hours a day, 7 days a week. The walk-in clinic shall be limited to the hours of 8:00 am – 8:00 pm, 7 days a week. The Director of Development Services may authorize an expansion to the hours of the walk-in 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.
7. Each secure unit shall have a controlled access entrance ("sally port") to prevent any unauthorized entrances or departures to and from the units. All staff entry/exit doors and any communicating doors with the walk-in clinic shall be appropriately secured to include positive identification of all entrants, prevention of unauthorized exiting, and positive closure of doors following an authorized entrance/exit.
8. All facilities at this site shall be outpatient facilities only, meaning the maximum patient stay shall be not more than 23 hours 59 minutes.
9. The operator shall maintain and implement plans for facility operations and security to the satisfaction of the Director of Development Services, Director of Health and Human Services, and the Chief of Police.
10. No outdoors or outside waiting or queuing of patients, clients, or associates of patients or clients, shall be permitted.
11. The operator shall maintain at least one outdoors security guard on the premises at all times when the facility is open to receive patients. The security guard shall ensure the following:
 - a. Quiet and orderly conduct of persons entering and leaving the building,
 - b. Quiet and orderly flow of vehicular traffic into and out of the parking lot,
 - c. Prevention of loitering outside by patients, associates of patients, and any other persons not employed at the facility,
 - d. Prevention of littering, graffiti, and other nuisance activity, and
 - e. Any other crime- or nuisance-prevention measures prescribed by the Chief of Police or Director of Development Services.
12. 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.
13. The building's address shall be clearly posted on each building frontage so as to be visible from Long Beach Boulevard and 32nd Street.
 14. A video surveillance system is recommended be installed to assist with monitoring the property on both the interior and exterior. A Digital Video Recorder (DVR), capable of exporting video in uncompressed non-proprietary AVI file, and images in TIFF, BMP, or JPG format, should be used. A minimum resolution of 640 × 480 pixels is required, with a full 1080p HD resolution preferred. Recordings should be retained for no less than 30 days.
 15. Exterior newsstands or vending machines shall be prohibited, and any existing ones shall be removed.
 16. Exterior on-site recycling or donation bins or machines shall be prohibited, and any existing ones shall be removed.
 17. Publicly accessible telephones on the exterior of the premises shall be prohibited. Any existing publicly accessible telephones shall be removed.
 18. The operator shall prevent loitering, loud noises and nuisance activity around the subject site, and in all parking areas serving the use, at all times.
 19. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
 20. 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.
 21. All exterior trash containers shall be properly stored and secured in an approved trash receptacle storage area.

22. The operator and property owner shall provide for and comply with all CPTED (Crime Prevention Through Environmental Design) recommendations and requirements provided by the Long Beach Police Department for the project, as follows:
- a. Lighting shall be placed at the following locations:
 - i. Pedestrian main entrance and walkway located on the North / East corner of 32nd Street and Long Beach Boulevard.
 - ii. South side of the property to illuminate the sidewalk along 32nd Street.
 - iii. West side of the property to illuminate the sidewalk along Long Beach Boulevard.
 - iv. East side of the property to illuminate back doors.
 - v. Uniformed lighting in the open parking lot to eliminate any dark areas for the safety of the patrons and employees.
 - vi. Trash Container area by the parking lot.
 - vii. Over the pedestrian's doors located on the west side of the property.
 - b. Exterior lighting shall conform to the following standards:
 - i. All pedestrian walkways should have a minimum maintained 1 foot-candle.
 - ii. Wall pack lighting should be placed on each side of the buildings and above exterior doors.
 - iii. Light alcoves to discourage subjects from sleeping there.
 - iv. Lighting should clearly illuminate the building addresses and front and rear door way.
 - v. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
 - vi. Landscaping shall not be planted to obscure required light levels.
 - vii. LED, Metal halide or other similar bulbs, which emit a "white light", should be used. Avoid yellow sodium lighting.
 - viii. All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
 - ix. All light fixtures should be vandal resistant.
 - x. Install lights on building exterior walls.
 - xi. Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
 - xii. A photometric report and electrical plan should identify all lighting requirements.
 - c. Lighting shall comply with these general lighting standards:
 - i. Walking surfaces shall be illuminated always with a minimum maintained 1.25 foot-candle of light.
 - ii. All common area exterior doors shall be illuminated, during the hours

- of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- iii. Recessed areas of buildings will have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
 - iv. All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
 - v. A site plan shall be provided showing buildings, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
 - vi. Landscaping shall not be planted to obscure required light levels.
 - vii. A photocell device or a time clock shall control the light source.
- d. A video surveillance system shall be installed in compliance with the following standards:
- i. Camera locations
 - 1) Pedestrian main entrance and walkway located on the south / east corner of Long Beach Boulevard and 32nd Street.
 - 2) On the west side of the property facing the sidewalk on Long Beach Boulevard and the pedestrian's doors.
 - 3) Inside of the building facing west toward the main entrance.
 - 4) On the east side of the building facing the parking lot.
 - 5) Vehicle entrance/exit of the parking lot located on 32nd Street.
 - 6) On the south side of the property facing the sidewalk on 32nd Street.
 - ii. Camera specifications:
 - 1) Record in color with output of at least 480 lines resolution.
 - 2) Automatic exposure for day/night conditions.
 - 3) Positioned where they are vandal and tamper resistant.
 - 4) Use vandal resistant housings where necessary.
 - 5) Full camera coverage of all public rights of way and private parking areas provided by the business.
 - 6) A minimum camera and DVR or digital storage resolution of 640 X 480 pixels. 1280 X 960 pixels is preferred
 - 7) An IP-configurable DVR or digital storage setup with a public IP address.
 - 8) Ability to provide a surveillance system username and password to the Long Beach Police Department.
 - 9) Internet service with a minimum upload speed of 1 MBs (megabytes per second), 5 MBs upload speed is preferred.

- 10) Cameras and DVR should support standard MPEG formats.
 - 11) Cameras should have low light capability, auto iris and auto focus.
- iii. Video recording equipment specifications:
 - 1) A Digital Video Recorder (DVR) should be used.
 - 2) Capable of exporting images in TIFF, BMP or JPG format.
 - 3) DVR capable of exporting video too uncompressed non-proprietary AVI file, maintaining original aspect ratios.
 - 4) Recordings should be retained for no less than 30 days.
 - 5) Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
 - 6) The DVR units must be stored in a secure place.
 - 7) DVR or digital storage system should be surge protected.
 - e. Parking lot improvements shall comply with the following:
 - i. Fencing should be placed on the east and south side of the parking lot to secure it from unwelcome subjects.
 - ii. Motorized wrought iron fence should be used and should be six feet tall.
 - iii. Secure parking lot with CCTV and roving security to protect against stolen vehicles and vandalism.
 - iv. Trash containers should be properly secured. Lighting should also be located above the enclosure for safety.
 - v. A minimum maintained 2 foot-candle of light is recommended for open parking lots.
 - vi. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
 - vii. Bicycle storage units or racks shall be located in high visibility areas.
 - viii. Vehicle access to the parking lot should be controlled by automatic tubular steel fens and not solid steel. FOBS keyless entry devices should be given to tenants /employee instead of remotes to disable the security devices when they are stolen from vehicles.
 - ix. A photometric report and electrical plan should identify all lighting requirements.
 - x. Post signage in the parking lot, stating vehicle owners are parking at their own risk, do not leave items in open sight and lock and secure the vehicle.
 - f. Stairways and stairwells shall comply with the following:
 - i. Interior doors should have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
 - ii. Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

- iii. Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- iv. Stairwells should exit into a highly visible area for enhanced safety and security.
- v. Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- vi. Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.
- g. Signage shall comply with the following:
 - i. Signs should be large, legible, and identifiable. The use of strong colors, standard symbols, single shapes, and graphics is recommended for signs of information and help.
 - ii. Signs should be strategically located at entrances and near activity nodes and placed for visibility at an appropriate height.
 - iii. Hours of operation should be indicated at the entrance of a route.
 - iv. Long Beach Police Department No Loitering-No Trespassing signs should be posted in the front doors entering the premises, and in the parking lot.
 - v. Signs stating warning you are being recorded should be placed near the video surveillance cameras.
- h. The operator shall provide for the following general CPTED requirements:
 - i. A FOB or access card to control Pedestrian/employee entrances.
 - ii. A security officer walking inside and outside of the property.
 - iii. Secure trash containers to prevent illegal dumping.
 - iv. Conform to the 2' by 6' rule with bushes no higher than 2 feet and tree canopies no lower than 6 feet.
 - v. Ensure landscaping does not block lighting fixtures or visibility to and from the windows.
 - vi. Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.
 - vii. Have a maintenance plan in place to show pride of ownership.

Standard Conditions:

- 23. 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.

24. This permit and all development rights hereunder shall terminate two 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 two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
25. 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).
26. 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.
27. 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.
28. This approval 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).
29. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
30. 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.

31. 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.
32. 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.
33. 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).
34. Any graffiti found on site must be removed within 24 hours of its appearance.
35. 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.

CONDITIONAL USE PERMIT FINDINGS

3200–3220 Long Beach Boulevard

Application No. 1611-08

March 30, 2017

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 applicant proposes to develop and operate a behavioral health urgent care center in a currently vacant medical office building (see plans in case files for CUP No. 1611-08). The urgent care center will have a patient capacity of 12 adults and 6 adolescents, plus a walk-in clinic. The subject property is located in General Plan Land Use District (LUD) #7, "Mixed Use District." The description of this LUD specifically allows medical facilities. The site is located within the "Memorial Heights" area of the General Plan, which calls generally for the uses permitted by LUD #7 to be allowed, and specifically encourages "much stronger economic and employment activity." The project will include employment of approximately 45 staff at the proposed urgent care center (see applicant's "Supplementary Materials" in the case file for CUP No. 1611-08). The proposed project is consistent with the General Plan both in terms of land use and goals.

The western half of the project site is located in the Midtown Specific Plan, corridor district (SP-1-CDR). SP-1-CDR specifically permits urgent care centers through the Conditional Use Permit (CUP) process. The eastern half of the site is located in the CCA (Community Automobile-Oriented) commercial zoning district. The CCA zone allows for commercial-only land uses, including medical offices. Unspecified professional or institutional uses (which would include an urgent care center) are permitted through an Administrative Use Permit (AUP) process, which is a lower-level review than a CUP. The requisite AUP is considered to have been elevated to a CUP-level review through inclusion with the western half of the site located in SP-1.

The project carries out the requirements of the applicable specific plan and zoning district, including compliance with all applicable zoning regulations and development standards (see project plans). Site improvements (required under the associated Site Plan Review case, see case file for SPR No. 1611-18) will include parking lot and landscaping improvements to comply with zoning standards, as well as construction of a 6'-6"-tall block wall on the Elm Avenue property line.

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

The applicant proposes to operate a behavioral health urgent care center at the subject site. Staff's analysis includes the volume of patients, the method and manner of arrival of patients and their associates (if any), the promptness with which patients are admitted into the facility, the manner of discharge of patients from the facility and their method of leaving the facility and neighborhood, and the prevention of loitering at the site and in the area by patients and/or their associates. The applicant has provided detailed written operational and security plans (see applicant's "Supplementary Materials" in the case file for CUP No. 1611-08).

The facility will consist of two secure units and a walk-in clinic. The secure units will operate 24 hours a day, 7 days a week, with the capacity for 12 adults and 6 adolescents, respectively. Average patient stay for the secure units is expected to be 4–6 hours, not to exceed 23 hours and 59 minutes. The walk-in clinic will operate from 8:00 am – 8:00 pm, 7 days a week, with expected average patient stays of 2–4 hours. Total patient volume is expected to be 900 admissions per month, or approximately 30 per day, and represents a high estimate by the applicant. The secure units will accept voluntary and involuntary admissions, including those transported by police and ambulance to the center. The secure units will be equipped with access-controlled entrances ("sally ports") for safety. The operator will provide a security guard on the exterior premises to monitor arrivals from all means of transportation to the site, to prevent noise and disturbances, and direct arrivals to the appropriate entrances in an efficient and orderly manner.

When patients are successfully stabilized and discharged, the operations plan requires the center to assure that patients have a means of transport home or to a shelter, and the center's staff will monitor with the discharging patient to ensure they follow through with the planned means of departure. While the center is not intended specifically to serve the homeless population and is not a homeless shelter, it may serve homeless clients who are experiencing a psychiatric crisis as well, and will connect these persons with appropriate follow-up care through shelters and housing providers, so they will not exit the facility and return directly to living on the street. The operator estimates that approximately ten percent of patients will be homeless persons.

With staff's recommended conditions of approval (see conditions of approval for CUP No. 1611-08), approval of a Conditional Use Permit to allow a behavioral health urgent care center at this location will not be detrimental to the surrounding community including public health, safety, general welfare, environmental quality or quality of life.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

No special conditions are enumerated for this use in Chapter 21.52.



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 Fax: (562) 570-6068
lbsds.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 14-267

Project Location/Address: 3200 Long Beach Boulevard Long Beach, CA 90807

Project Activity/Description: The Behavioral Health Urgent Care Center (BHUCC) will occupy approx. 2/3s of the building to be leased to Los Angeles County. It will be operated by Star View Behavioral Health under a contract and sublease with the County Department of Mental Health. It will provide a 24/7 outpatient Crisis Stabilization service and serve both voluntary and involuntary (5150) patients. Service include psychiatry, nursing, and counseling. Patients can stay up to 24 hours, though the average stay is expected to be under 6 hours.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Kent Dunlap

Mailing Address: 1501 Hughes Way, Ste. 150, Long Beach, CA 90810

Phone Number: 310-221-6336 EXT125

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1611-08 Planner's Initials: SK

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 5332 In-Fill Development Projects

Statement of support for this finding: Project consists of remodeling and reuse of an existing 15,600-sq-ft. medical office building as a behavioral health urgent care center on a 1.02-acre site in a developed urban environment. See attachment for additional statements of support.

Contact Person: Scott Kinsey

Contact Phone: (562) 570-6194

Signature: [Signature]

Date: 2/22/17



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

February 27, 2017

Attachment to Categorical Exemption CE-16-267

This project has been found to be exempt from CEQA in accordance with State Guidelines Section 15332 In-Fill Development Projects.

Additional information for Statement of support for this finding:

In order to find that a project is exempt under Class 32 (In-Fill Development Projects), the project must be found not to result in any significant effects relating to traffic, noise, air quality, or water quality.

- 1) Traffic. The project will consist of a behavioral health urgent care center with capacity for 12 adult patients, 6 adolescent patients, and a small walk-in clinic. Expected patient stay in the adult and adolescent units is 4–6 hours. Expected patient stay in the walk-in clinic is 2–4 hours. This is a significantly lower volume than a typical physician's office/medical clinic. The previous uses at the site were physicians' offices/medical clinic, a use that is permitted by right and ministerially exempt from CEQA.
- 2) Noise. The behavioral health urgent care center will involve potential arrivals of patients to the site 24 hours a day, 7 days a week. However, these are not emergency ("code 3") arrivals with lights and siren, for those patients transported by police or ambulance. Some patients may arrive via their own transportation as well. Again, overall volume will be significantly lower than a typical medical office. Additionally, conditions of approval will require construction of a 6'-6"-tall block wall along the eastern edge of the site, to screen the residential area to the east from any vehicular or other arrival noise in the parking lot.
- 3) Air quality. The project is a behavioral health urgent care center in an existing medical office building, and will not have any significant air quality impacts or require any mitigation to avoid air quality impacts.
- 4) Water quality. The project is located on an existing developed site in a developed urban area, where no streams or waterways are present. All construction and on-site stormwater systems will be required to comply with all applicable codes and standards for water quality. The project will not have any significant water quality impacts, or require any mitigation to avoid water quality impacts.

Contact Person: Scott Kinsey, Planner IV

Signature: 

Contact Phone: (562) 570-6194

Date: 2/27/17