

**CH-1**

CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

October 24, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, overrule the appeal, and sustain the decision of the City Planning Commission to approve a Conditional Use Permit to establish a church at 1925 Pacific Avenue, a Standards Variance for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking at 1951 Pacific Avenue (Case No. 0508-23) (District 6)

DISCUSSION

On August 15, 2006, City Council conducted a public hearing on a request by the applicant, Pastor Lawrence A. Lasisi for Springs of Hope Christian Ministries, for approval of a Conditional Use Permit, Administrative Use Permit and Standards Variance to legalize an existing storefront church at 1925 Pacific Avenue. The applicant's representative, Mr. Pat Brown, and Pastor Lasisi presented testimony to the Council. Subsequently, public testimony was taken with five people speaking in opposition and three people speaking in support of the project. The first motion to overrule the appeal failed. A second subsequent motion was made to refer this item back to planning staff for negotiations with the appellants and to resolve the issue of the ten-year lease for off-site parking. The motion passed 6-3 (see City Council staff report and minutes, Attachment 1). In addition, the Pastor has submitted a letter dated September 27, 2006, which addresses his actions at the previous Council hearing of August 15, 2006 (Attachment 2).

On August 21, 2006, planning staff met with the appellants to discuss their concerns. The issues raised at this meeting include equitable enforcement of zoning code violations, timely and fair enforcement of Conditional Use Permit conditions of approval, the difficulty created in the business community when parking variances are granted that create parking shortages, making a difficult environment for new businesses to operate, and the maximum building occupancy for the church. At this time, the Pastor has a concern regarding the future expansion of the congregation and therefore prefers not to accept a condition of approval that will limit building occupancy below that which is currently permitted by Building and Fire Department regulations. A condition of approval has been added to address the parking situation by allowing the use of a tandem parking arrangement for church services (condition of approval 37, Attachment 3). The applicant has submitted a copy of the ten-year lease agreement for off-site parking at 1951 Pacific Avenue (letters dated May 19, 2006 and August 28, 2006, Attachment 4).

Springs of Hope Christian Ministries has been in operation at this location since August of 2005 without benefit of City approvals. An application was submitted to the Planning Department on August 22, 2005. The application was completed in February 2006, and a Planning Commission hearing date was scheduled for March 2, 2006 (see Planning Commission staff report and minutes, Attachment 5). At the first Planning Commission hearing, nine individuals spoke in opposition to the project, and six letters from neighborhood groups and approximately forty letters from residents were received in opposition to the project. Two letters and two petitions submitted by the church were received in support of the project (Attachment 6). After a lengthy discussion covering parking for the church, building appearance and services provided by the church, the Planning Commission continued the case to April 6, 2006, in order to allow the Pastor additional time to obtain a deed restriction for the off-site parking located at 1951 Pacific Avenue.

On April 6, 2006, the Planning Commission conducted a second public hearing. At this hearing, the Commission requested staff to investigate other unpermitted churches in the area and report back to the Commission. Three people spoke in opposition to the continuance request and one letter was received in opposition to the request. The applicant was unable to obtain a deed restriction for the off-site parking lot and requested a continuance, which was granted to May 18, 2006 (see Planning Commission staff report and minutes, Attachment 7).

On May 18, 2006, the City Planning Commission conducted a third public hearing for this request (see Planning Commission staff report and minutes, Attachment 8). Staff reported back to the Commission that seven other churches were operating on Pacific Avenue between Pacific Coast Highway and Willow Street; two with a Conditional Use Permit and five without any City approvals. Four individuals spoke against the project. Issues raised at this hearing were parking, code enforcement of other nonconforming churches, and the appearance of the church. After additional testimony, the Planning Commission voted to approve the request subject to conditions of approval. Additional conditions of approval were added to create and maintain a bookstore in the front of the church in perpetuity with the operation of the church, provide floor to ceiling partition walls in the sanctuary area, and require notification to the City if the off-site lease expires or the property is sold. Commissioner Stuhlberg made a motion to approve, seconded by Commissioner Winn. The motion passed 4-1 with Commissioner Gentile voting in opposition. Commissioners Greenberg and Rouse were absent. Three appeals were filed (Attachment 9).

The subject site is a 16,300 square foot lot with a one-story 5,161 square foot commercial building constructed in 1945 with 17 on-site parking spaces. The off-site parking is located approximately 100 ft. to the north at 1951 Pacific Avenue. This site is improved with a one-story, 2,000 square foot medical office with an open parking lot to the rear with 16 parking spaces. The parking lot is accessed off the alley.

The church has been in operation for the past year. If approved, the conditions of approval require a bookstore with storefront windows to be established in the front portion of the building facing Pacific Avenue to create an active pedestrian use within six months of the date of final action. Other exterior improvements include removal of exterior security bars, new paint, new fencing, landscaping, removal of nonconforming signage, parking lot stripping, and a limited assembly area.

The subject site is also located in the Central Redevelopment Project Area and in the Pacific Avenue Neighborhood Center of the Central Long Beach Strategic Guide for Development. The long-term goals of this area are to focus on neighborhood-related and pedestrian-oriented uses and upgrade the appearance of the corridors with streetscape and facade improvements.

This report was reviewed by Assistant City Attorney Michael J. Mais on October 12, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal, or by July 28, 2006. This item was continued from the City Council meeting of August 15, 2006. Due to the election of new councilmembers and cancellations of meetings during the month of July, the meeting date exceeded the 60-day time period.

A 10-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF

Attachments:

- 1) City Council staff report and minutes of August 15, 2006
- 2) Applicants letter dated September 27, 2006
- 3) Conditions of approval
- 4) Letters for ten-year lease agreement dated May 19 and August 28, 2006
- 5) Planning Commission staff report and minutes dated March 2, 2005
- 6) Letters in support/opposition
- 7) Planning Commission staff report and minutes dated April 6, 2006
- 8) Planning Commission staff report and minutes dated May 18, 2006
- 9) Appeal forms
- 10) Plans/photographs



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

~~CH-2~~

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

August 15, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, overrule the appeal, and sustain the decision of the City Planning Commission to approve a Conditional Use Permit to establishment a church at 1925 Pacific Avenue, a Standards Variance for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking at 1951 Pacific Avenue (Case No. 0508-23). (District 6)

DISCUSSION

The applicant, Dr. Lawrence A. Lasisi, for Springs of Hope Christian Ministries, is requesting approval of a Conditional Use Permit, Administrative Use Permit and Standards Variance to legalize an existing storefront church at 1925 Pacific Avenue. The church has been in operation at this location since August 2005 without benefit of City approvals. An application was submitted to the Planning Department on August 22, 2005. The application was completed in February and a Planning Commission hearing date was scheduled for March 2, 2006 (see Planning Commission staff report and minutes, Attachment 1). At the first Planning Commission hearing nine individuals spoke in opposition to the project, and six letters from neighborhood groups and approximately forty letters from residents were received in opposition to the project. Two letters and two petitions submitted by the church were received in support of the project (Attachment 2). After a lengthy discussion regarding the operation of the church, parking, and appearance of the church, the Planning Commission voted to continue the case to April 6, 2006, in order to allow the pastor additional time to obtain a deed restriction for the off-site parking located at 1951 Pacific Avenue.

On April 6, 2006, the Planning Commission conducted a second public hearing. At this hearing the Commission considered a second continuance and requested staff to investigate other unpermitted churches in the area and report back to the Commission. Three people spoke in opposition to the continuance request and one letter was received in opposition to the request. The applicant was unable to obtain a deed restriction for the off-site parking lot and requested a continuance, which was granted to May 18, 2006 (see Planning Commission staff report and minutes, Attachment 3).

HONORABLE MAYOR AND CITY COUNCIL

August 15, 2006

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On May 18, 2006, the City Planning Commission conducted a third public hearing for this request (see Planning Commission staff report and minutes, Attachment 4). Staff reported back to the Commission that seven other churches were operating on Pacific Avenue between Pacific Coast Highway and Willow Street: two with a Conditional Use Permit and five without any City approvals. Each of the churches operating with a Conditional Use Permit received a Notice of Violation letter for operating in violation of the conditions of approval. These letters were mailed in April and May of 2006. Letters of violation were also mailed to the five other churches operating without a Conditional Use Permit. These letters were mailed between August 2005 and April 2006.

Four individuals spoke against the project. Issues raised at this hearing were parking, code enforcement for the other nonconforming churches, and the appearance of the church. After additional testimony the Planning Commission voted to approve the request, subject to conditions of approval. Additional conditions were added to create and maintain a bookstore in the front of the church in perpetuity with the operation of the church, provide floor to ceiling partition walls in the sanctuary area, and require notification to the City if the off-site parking lease expires or the property is sold. Commissioner Stuhlberg made a motion to approve, seconded by Commission Winn. The motion passed 4-1 with Commissioner Gentile voting in opposition. Commissioners Greenberg and Rouse were absent. Three appeals were filed (Attachment 5).

The subject site is a 16,300 square foot lot with a one-story 5,161 square foot commercial building constructed in 1945 with 17 on-site parking spaces. The off-site parking is located approximately 100 feet to the north at 1951 Pacific Avenue. This site is improved with a one-story, 2,000 square foot medical office and open parking lot to the rear with 16 parking spaces. The parking lot is accessed off the alley.

The church has been in operation for the past year. If approved, the conditions of approval require a bookstore with storefront windows to be established in the front portion of the building facing Pacific Avenue to create an active pedestrian use within 6 months of the date of final action. Other exterior improvements include removal of exterior security bars, new paint, new fencing, landscaping, removal of nonconforming signage, parking lot stripping, and a limited assembly area.

The subject site is also located in the Central Redevelopment Project Area and in the Pacific Avenue Neighborhood Center of the Central Long Beach Strategic Guide for Development. The long-term goals of this area are to focus on neighborhood related and pedestrian-oriented uses and upgrade the appearance of the corridors with streetscape and facade improvements.

This report was reviewed by Assistant City Attorney Michael J. Mais on July 28, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal or by July 28, 2006. Due to the election of new councilmembers and cancellations of meetings during the month of July, the meeting date has exceeded the 60-day time period.

A 10-day public notice of the hearing is required.

HONORABLE MAYOR AND CITY COUNCIL

August 15, 2006

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FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF

Attachments:

- 1) Planning Commission staff report and minutes dated March 2, 2005
- 2) Letters in support/opposition
- 3) Planning Commission staff report and minutes dated April 6, 2006
- 4) Planning Commission staff report and minutes dated May 18, 2006.
- 5) Appeal forms

**Continued Hearing Item #2
August 15, 2006**

NUMBER TWO.

(City Clerk Larry Herrera)

A HEARING INVOLVING THE PLANNING COMMISSION AND PLANNING AND BUILDING DEPARTMENT CONTINUE RECOMMENDATION TO RECEIVE SUPPORTING DOCUMENTATION INTO THE REPORT, CONCLUDE THE PUBLIC HEARING, OVERRULE AT PEEL, TO SUSTAIN THE DECISION OF THE CITY PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT TO ESTABLISH A CHURCH AT 1925 PACIFIC AVENUE, A STANDARD IN VARIANCE FOR A REDUCED NUMBER OF PARKING SPACES AND OFF SITE PARKING WITHOUT DEED RESTRICTION AND AN ADMINISTRATIVE USE PERMIT FOR OFFSITE PARKING AT 1951 PACIFIC AVENUE IN DISTRICT SIX.

(Mayor Foster)

THANK YOU MR. CLERK, YOU HAVE TO ADMINISTER AN OATH I BELIEVE.

(City Clerk Larry Herrera)

PLEASE RAISE YOUR RIGHT HAND.

(Mayor Foster)

ANYONE WHO IS GOING TO TESTIFY IN THIS, PLEASE STAND UP.

(City Clerk Larry Herrera)

DO YOU AND EACH OF YOU SOLEMNLY STATE THAT THE TESTIMONY YOU MAY GIVE IN THIS CAUSE NOW PENDING BEFORE THIS BODY SHALL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH SO HELP YOU GOD. THANK YOU.

MS. SHIPPEY.

(Assistant City Manager Christine Shippey)

MR. MAYOR, MEMBERS OF THE COUNCIL, GREG CARPENTER WILL PROVIDE THE STAFFING REPORT ON BEHALF OF THE PLANNING COMMISSION.

(Planning Bureau Manager Greg Carpenter)

MR. MAYOR AND MEMBERS OF THE CITY COUNCIL WE HAVE A FEW SLIDES AND A POWER POINT BEHIND YOU. THIS IS AN AERIAL PHOTO BY THREE PERSONS PLANNING COMMISSION APPROVAL. AND THE APPELLANTS ARE ANNIE GREENFIELD, COLLEEN MCDONALD AND GAVIN MCKIRNAN.

THE PROPOSED SITE IS LOCATED ON PACIFIC AVENUE BETWEEN 19TH AND 20TH STREETS. THE AERIAL PHOTO SHOWS THE PROPOSED SITE

AT THE BOTTOM IN RED AND THE OFFSITE PARKING IS ABOUT 100 FEET NORTH OF THE SITE, ALSO IN RED.

THE SPRINGS OF HOPE CHRISTIAN MINISTRIES HAS BEEN OPERATING THEIR CHURCH IN LONG BEACH FOR APPROXIMATELY SIX YEARS, THEY MOVED FROM A PREVIOUS LOCATION ON ATLANTIC AVENUE TO THIS SITE A LITTLE OVER A YEAR AGO AND BEGAN OPERATING WITHOUT THE NECESSARY PERMITS OR APPROVALS TO USE THIS COMMERCIAL BUILDING AS A CHURCH. THEY WERE SUBSEQUENTLY CITED BY A CODE ENFORCEMENT AND THEY THEN FILED AN APPLICATION FOR CONDITIONAL USE PERMIT, MADE THAT APPLICATION COMPLETE AND CAME BEFORE THE CITY PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT FOR THE CHURCH OPERATION, THE STANDARD VARIANCE AND ADMINISTRATIVE USE PERMIT FOR SHARED PARKING.

THIS IS A PROPOSED SITE AND FLOOR PLAN. YOU CAN SEE THAT THE PARKING LOT IS AT THE LOWER HALF OF THE SITE AND BEHIND THE BUILDING. IT'S ABOUT A 5,000 SQUARE FOOT BUILDING BUILDING IN 1945. THE PLAN IS TO USE A PORTION OF THE BUILDING FOR CHURCH SERVICES. THE FRONT PORTION WOULD BE A RETAIL BOOKSTORE AND ASSOCIATED OFFICE, STORAGE, AND RESTROOMS ALSO WITHIN THE BUILDING.

THE --AFTER BEING CITED BY CODE ENFORCEMENT FOR OPERATING WITH A CONDITIONAL USE PERMIT, THE CHURCH FILED FOR THE USE PERMIT. STAFF INITIALLY LOOKED AT IT. THESE WERE THE INITIAL CONCERNS. THAT THE EXTERIOR OF THE BUILDING HAD BEEN ALLOWED TO RUN INTO DISREPAIR WAS IN NEED OF MAINTENANCE AND REPAIR. INSUFFICIENT PARKING WAS PROVIDED. A CHURCH OF THIS SIZE REQUIRES 36 PARKING SPACES. ONLY ABOUT 17 WERE PROVIDED ON SITE AT THAT TIME. THERE WAS INSUFFICIENT PARKING, THAT THE PROPOSAL WAS INCONSISTENT WITH THE C.N.P. OR NEIGHBORHOOD COMMERCIAL ZONE AND THE CENTRAL AREA STRATEGIC PLAN BECAUSE THERE WASN'T A STORE FRONT ON THE BUILDING AT THAT TIME, AND THE CHURCH USE WAS CLOSED DURING THE DAYTIME.

SO AFTER WORKING WITH THE APPLICANT, THE APPLICANT HAS AGREED TO REVISE THEIR APPLICATION TO DO THE FOLLOWING, ALL WITHIN SIX MONTHS OF THE APPROVAL OF THE APPLICATION.

THEY ARE WILLING TO MAKE SIGNIFICANT EXTERIOR UPGRADES TO THE BUILDING, INCLUDING PAINTING, INSTALLATION OF LANDSCAPING, REMOVAL OF CHAIN LINK FENCING AND REPLACING WITH ROT IRON, REMOVAL OF EXTERIOR SECURITY BARS, REMOVAL OF NON-CONFORMING SIGNAGE, REMOVAL OF PAY PHONE AND GENERAL

CLEANING UP OF THE SITE. RESTRIPING OF THE PARKING LOT AND RESLURRY SEALING, INSTALLATION AND LANDSCAPING.

TO ADDRESS THE PARKING ISSUE AND THE DEFICIT THEY HAVE REVISED THE SITE PLAN TO RESTRIPE THE PARKING LOT TO PROVIDE 20 ONSITE SPACES, I'M SORRY, 23 ONSITE PARKING SPACES. THEY HAVE ALSO ENTERED INTO A LEASE WITH A MEDICAL OFFICE, WHICH IS CLOSED AT NIGHTS AND ON WEEKENDS KNOW FOR AN ADDITIONAL 16 PARKING SPACES, SO THAT THEY ARE ABLE TO PROVIDE FOR THE CONGREGATIONS 39 SPACES DURING THE WEEKEND AND EVENING HOURS. THE PROPOSED USE BASED ON THE FLOOR PLAN AND ZONING REGULATIONS REQUIRES 33 SPACES.

WITH RESPECT TO THE C.N.P ZONING AND CENTRAL AREA STRATEGIC PLAN, ONE OF THE SIGNIFICANT CHANGES THAT THE CHURCH IS WILLING TO DO OR MAKE TO THE BUILDING IS TO REINSTALL THE STORE FRONT WINDOWS TAKEN OUT YEARS AGO AND PUT IN A RETAIL BOOKSTORE AT THE FRONT OF THIS BUILDING THAT WOULD BE OPEN SIX PER WEEK OPEN DURING BUSINESS HOURS SO THERE IS RETAIL ACTIVITY AND STREET ACTIVITY GOING ON IN ASSOCIATION WITH THIS USE.

BASED ON THOSE CHANGES TO THE PLAN AND THE AGREEMENT THAT THE CHURCH WOULD MAKE THESE INVESTMENTS WITHIN SIX MONTHS, STAFF RECOMMENDED APPROVAL OF INVESTMENTS WITHIN SIX MONTHS, STAFF RECOMMENDED APPROVAL OF THEIR APPLICATION. THE PLANNING COMMISSION DEALT WITH THIS CASE AT THREE SEPARATE MEETINGS AND EVENTUALLY APPROVED IT ON MAY 18 BY A VOTE OF 4-1.

THE APPLICATION WAS SUBSEQUENTLY APPEALED, AND THE APPELLANTS WILL EXPAND ON REASONS FOR FILING THEIR APPEALS. BUT THEIR WRITTEN APPEALS DEALT WITH THE LAND USE ISSUE AND LACK OF PARKING, THE FACT THAT PARKING IS PROVIDED WITHOUT A DEED STRICKS AND AMONG OTHER THINGS.

STAFF'S RECOMMENDATION IS THAT CITY COUNCIL RECEIVE SUPPORTING DOCUMENTATION INTO A RECORD AND OVERRULE THE APPEALS AND SUSTAIN THE DECISION TO APPROVE THE REQUEST.

THAT CONCLUDES STAFF PRESENTATION. WE'RE AVAILABLE FOR ANY QUESTIONS.

(Mayor Foster)

THANK YOU, MR. CARPENTER. WE'LL NOW HEAR FROM THE APPLICANTS IF THEY ARE HERE AND WISH TO SPEAK. I KNOW THIS IS A

CONTENTIOUS ISSUE, I WOULD URGE EVERYONE TO MAKE YOUR CASE AND DO SO IN A DIRECT AND CRISP FASHION. THANK YOU. PLEASE IDENTIFY YOURSELF.

(Pat Brown, Representative for Applicant)

GOOD EVENING, HONORABLE MAYOR, MEMBERS OF THE COUNCIL. MY NAME IS PAT BROWN I'M THE APPLICANT'S REPRESENTATIVE, AND I'VE BEEN SO FOR THE LAST SIX OR SEVEN MONTHS. I WAS HOPING THAT ONCE THE PLANNING COMMISSION HAD MADE THEIR FINAL DECISION ON A 4-1 BASIS THAT THIS WOULD BE THE END OF IT. IT SEEMS TO BE DRAGGING ON. AND MY CLIENT IS DESIREOUS OF MAKING NECESSARY IMPROVEMENTS AS GREG POINTED OUT IN THE STAFF REPORT THIS EVENING.

IN FACT, HE'S ALREADY TAKEN DOWN THE CONCERTINA WIRE, ONE PROBLEM WAS THAT THE FEDS ACROSS THE STREET CONTINUE TO MAINTAIN THEIRS, SO IT'S DIFFICULT TO TELL CLIENTS TO DO CERTAIN THINGS WHEN OTHER FEDERAL, MAYBE STATE, CITY AGENCIES HAVEN'T DONE IT, AND I THINK THE POLICE STORE FRONT DOWN THE WAY ALSO HAS CONCERTINA WIRE, SO THE CLIENT SAYS, PAT, DO I NEED TO TAKE THIS DOWN? I SAID, YEAH, YOU'RE CONDITIONED TO DO IT. THE FEDS ARE RESPONSIBLE FOR THEMSELVES, SO IS THE CITY, BUT I WOULD HOPE THAT THE REST OF THE CONCERTINA, TO IMPROVE THE LOOK AS LONG PACIFIC, WOULD BE REMOVED TO GIVE IT A LESS OVERALL THREATENING APPEARANCE.

IN ADDITION, HE HAS PUT IN THE NEW SIGN, AND ALSO SIGNED THE LEASE WITH THE DOCTOR THAT IS SEVERAL SPACES TO THE NORTH. I WOULD LIKE TO THANK LAURA RICHARDSON'S OFFICE FOR PROVIDING A LETTER OF SUPPORT BACK IN MARCH, AND POINTING OUT THAT THEY HAVE WORKED WITH THE PROCESS SINCE THE REVEREND HAD STARTED, AND WE'RE IN FULL SUPPORT, AS LONG AS HE COMPLIED WITH WHATEVER THE WISHES WERE OF THE CITY.

IN ADDITION, I'D LIKE TO BRIEFLY ADDRESS THE APPLICATION FOR APPEALS, MS. GREENFELD LIVES APPROXIMATELY TWO BLOCKS TO THE WEST, NOT WITHIN A 300-FOOT TO 500-FOOT WITHIN THE SITE. SHE'S NOT IMPACTED BY NOISE OR A PARKING SITUATION. I DID ABOUT THREE FIELD TRIPS WITHOUT THE REVEREND'S KNOWLEDGE SOME -- COUPLE OF MONTHS AGO AND SAT ACROSS THE STREET OVER BY THE POST OFFICE, AND THE CAR WAS NOT ABLE TO HEAR EVEN THE CHOIR SING. SO I'M SURE IT DIDN'T BOTHER THE THREE APPELLANTS, ONE OF THEM THAT WAS TWO BLOCKS WEST, ONE OF THEM IS FIVE OR SIX BLOCKS, ANOTHER ONE CLOSER TO THE FLOOD CHANNEL, IS A SUBSTANTIAL DISTANCE AWAY.

IN ADDITION TO THAT, ON A NUMBER OF OCCASIONS, I WOULD TAKE A LOOK AND SEE WHAT THE PARKING IMPACT REALLY WAS ON A SUNDAY OR THE WEDNESDAY EVENING WHERE THEY HAVE FELLOWSHIP MEETINGS FROM 7:00 TO 9:00. BASICALLY, SUNDAY IS 10:00 TO APPROXIMATELY 1:00, AND SO THERE -- THEIR HOURS OF OPERATION ARE REALLY NOT GREAT AND DON'T CREATE A PROBLEM FOR THAT SECTION OF PACIFIC AVENUE AS FAR AS OFFSTREET PARKING. THERE WERE APPROXIMATELY FIVE OR SIX CARS PARKED MAYBE WITH THE EXISTING CHURCH PARKING LOT FULL AND NONE OF THE SPACES ON THE LEASED PARKING AREA WERE OCCUPIED AT ALL, IN THE EVENT THAT CONGREGATION GROWS, WHICH I HOPE IT DOES, THEY WILL HAVE THAT EXTRA PARKING TO THE NORTH ON THE LEASED SITE.

IN ADDITION, I NOTICED THIS LAST WEEKEND, THE REVEREND THE CHURCH HAD A -- A FIVE-YEAR ANNIVERSARY AND SEMINAR CONVENTION AT THE SITE, AND IT WAS WELL ATTENDED AND THEY ALSO TRIED TO PUT MOST OF THEIR FOLKS THAT CAME FROM THE OUTSIDE UP AT THE COMFORT INN AND SUITES, INCREASING SALES TAX REVENUE OF THE CITY AND ENCOURAGING THE COMFORT INN ON EAST WILLOW TO GET SOME BUSINESS. SO I THINK THAT'S POSITIVE. THAT'S A DEFINITE STEP IN THE RIGHT DIRECTION, AND I THINK MORE BUSINESSES ALONG PACIFIC SHOULD BE DOING THAT TYPE OF THING, SO CONGRATULATIONS TO THE REVEREND FOR DOING THAT.

I THINK GREG PROBABLY WENT BUY MOST OF THE DETAIL, AND IT WAS A GOOD STAFF REPORT. THE ONLY THING I WOULD ADD IS THAT THE BOOKSTORE I THINK IS GOING TO BE AN EXCELLENT ADDITION TO PACIFIC IN THAT AREA. THE CAVALRY CHURCH OVER IN THE UNINCORPORATED AREA BETWEEN CARSON AND L.A. COUNTY HAS SUCH A BOOKSTORE. THEY DO VERY WELL. ESPECIALLY WHEN THE CHURCH HOURS ARE OPEN, BUT IN ADDITION TO THAT, THEY ARE OPEN OTHER DAYS AND THEY SEEM TO ATTRACT A LOT OF PEOPLE. THERE'S NOT THAT NICHE. IT IS A NICHE IN THE MARKET AND NOT REALLY AT THE PRESENT TIME LOCATED IN THAT AREA, AND SO I THINK BEING ONE OF A KIND, THEY WILL PROBABLY DO FAIRLY WELL. AND THE REVEREND IS ANXIOUS TO GET STARTED. AND BUILD THE BOOKSTORE AND MAKE ALL OF THE NECESSARY IMPROVEMENTS, AND THEY HAVE NO PROBLEM WITH THE CONDITIONS AS IMPOSED BY STAFF OR THAT WOULD BE IMPROVED BY THE COUNCIL THIS EVENING. IF YOU HAVE ANY QUESTIONS, I'D BE HAPPY TO ANSWER THEM.

(Mayor Foster)

THANK YOU, MR. BROWN. I THINK THAT'S IT FOR THE APPLICANTS I BELIEVE, IS THAT CORRECT DID YOU WANT TO SAY --

(Pastor Lawrence Lasisi)

I WANT TO THANK YOU FOR THIS GREAT CITY AND FOR THE PEACE IN THE CITY OF LONG BEACH. I WANT TO CONGRATULATE THE MAYOR FOR WINNING THE ELECTION, AND I BELIEVE GOD PUT YOU THERE FOR THE BENEFIT OF THE CITY. I CONTINUE TO PRAY FOR YOU. YOU CAN COUNT ON OUR PRAYER.

I WOULD ALSO LIKE TO CONGRATULATE THE NEW COUNCIL MEMBERS, I WILL CONTINUE TO PRAY FOR YOU. ALSO, I WANT TO THANK COUNCIL MEMBER LAURA RICHARDSON FOR YOUR SUPPORT. HAVE YOU BEEN PART OF THIS PROCESS FROM THE BEGINNING. I WANT TO THANK THE PLANNING COMMITTEE AND THE PLANNING DEPARTMENT WITH THE PLANNING COMMISSION. EVERYBODY HAS DONE A GOOD JOB TO WORK OUT EVERYTHING. THE CHURCH HAS BEEN IN THIS CITY FOR MORE THAN SIX YEARS AND NOT DONE ANYTHING TO VIOLATE THE CITY LAW. WE HAVE BEEN PRAYING FOR THE CITY, WORKING FOR THE PEACE OF THIS CITY, AND WE BELIEVE GOD HAS BROUGHT US TO LONG BEACH AS A BLESSING AND NOT AS A PROBLEM.

WE WERE ON ATLANTIC AVENUE BEFORE WE MOVED OVER TO PACIFIC. WE WERE IN THE PROCESS OF BUYING THE BUILDING ON ATLANTIC BUT WE GOT A LETTER FROM THE CITY THAT THE BUILDING HAS BEEN PURCHASED. WE NEEDED TO LOOK FOR ANOTHER VENUE. WE ARE LOOKING FOR A NEW LOCATION FOR MORE THAN ONE YEAR BEFORE WE FINALLY FOUND THE ONE ON PACIFIC AVENUE.

AND WE DID EVERYTHING POSSIBLE TO MAKE SURE WE WERE THERE LEGALLY. AND I JUST WANT TO LET YOU KNOW THAT WE WERE WORKING TOGETHER. WE GO TO THE NEIGHBORHOOD COMMITTEE MEETINGS. I'VE TOLD THEM WE HAVE NO NEGATIVE INTENTION. WE WANT TO WORK TOGETHER. WE APPRECIATE THEIR CONCERN FOR THE COMMUNITY. ALSO, AS A CHURCH, WE ARE PART OF THE COMMUNITY. WE WANT TO BE A BLESSING TO THE COMMUNITY. I BELIEVE THAT BY WORKING TOGETHER, WE'RE GOING TO BRING A LOT OF IMPROVEMENT TO THE PACIFIC AVENUE.

THANK YOU.

(Mayor Foster)

THANK YOU VERY MUCH. NOW HEAR FROM ANY OTHER APPLICANTS. OK. THAT WILL BE GREAT. EXCUSE ME. ARE YOU COMING DOWN TO SPEAK? IS THIS PUBLIC COMMENT? OK. FINE.

COME ON. THANK YOU.

(Ola Oshodi)

GOOD EVENING, LADIES AND GENTLEMEN. MY NAME IS OLA. MY LAST NAME IS OSHODI. I'M THE AGENT, AND I HAPPEN TO BE ONE OF THE MEMBERS OF THE SPRING OF HOPE CHURCH. BEFORE WE BOUGHT THIS PROPERTY, I CAME TO CITY HALL TO FIND OUT BEFORE WE BOUGHT IT, THAT OK, THIS PROPERTY WE WANT TO BUY IT, AND THIS IS THE PURPOSE WE ARE USING IT FOR. IS THERE ANYTHING WE CAN DO? THEY SAID YES, YOU CAN GET CONDITIONAL PERMIT, USE PERMIT, SO THAT IS WHAT WE WANT TO DO TO PROCEED ON BUYING THE PROPERTY, AND SINCE WE BOUGHT IT, WE HAVE BEEN MAKING -- TRYING TO MAKE PEACE TO GET ALONG WITH THE PEOPLE AROUND THE CITY, BUT I DON'T KNOW WHAT'S REALLY THE PROBLEM IS. WE GET THE PARKING PERMITS, WE LIST THE PROPERTY FOR PARKING PERMITS, AND SOMEBODY LEAVES US, WE HAVE ADDITIONAL PARKING WE ARE USING AND ALSO INVOLVED IN THE CLEANING OF THE STREET.

WE HAVE BEEN GETTING INVOLVED WITH THEM FOR EVERYTHING IN THE NEIGHBORHOOD JUST TO MAKE PEACE, BECAUSE WE'RE NOT THERE FOR ANY TROUBLE, WE'RE THERE FOR PEACE. SO WE JUST FEEL THE CITY HAS APPROVED THE CONDITIONAL USE PERMITS FOR US, THE PERMIT STILL, WE DON'T REALLY KNOW WHAT HAPPENED, WHY WE HAVE ANY APPEAL ON THIS PERMIT, SO WE REALLY WANT TO TELL THE PEOPLE THAT WE HAVE A PROBLEM, WE ARE THERE FOR PEACE. THANK YOU.

(Mayor Foster)

THANK YOU.

GOOD EVENING LADIES AND GENTLEMEN. MY NAME IS SARAH WINNIE, AND I'M ALSO THE CHOIR DIRECTOR OF SPRINGS OF HOPE CHRISTIAN MINISTRY. ON THIS OCCASION, I WOULD JUST LIKE TO APPEAL TO THE COUNCIL AS TO WHAT THE PLANNING COMMISSION THEY VOTED FOR, CONCERNING THIS ISSUE, AND TO THE BEST OF MY KNOWLEDGE, WE'VE DONE EVERYTHING POSSIBLE TO WORK WITH, YOU KNOW, THE OPPOSING PARTY. WE HAVE PROVIDED PARKING, AND BASICALLY WE HAVE DONE EVERYTHING. WE ARE JUST WAITING FOR THE FINAL DECISION SO WE CAN START WITH THE BOOK SHOP AS WE HAVE BEEN TOLD TO DO.

WE HAVE A LOT OF WORK TO DO. THE WALLS, THEY TOLD TO US BUILD UP A PARTITION. WE JUST WANT TO PUT ALL OF THIS TO AN END. BASICALLY, DON'T KNOW WHAT THE PROBLEM IS. T'S TAKING SO LONG, AND PEOPLE ARE EAGER TO GET THE WORK STARTED. TO ME, I THINK THIS IS JUST DELAYING THE PROCESSION. SO I WOULD LIKE THE COUNCIL TO,

PLEASE, JUST SEE THE LAST TIME AND GET EVERYTHING GOING.
THANK YOU.

(Mayor Foster)
THANK YOU.

WE'LL HEAR FROM THE APPELLANTS, PLEASE. ANNIE GREENFIELD, MS. GREEN WOOD, AND MS. MCDONALD. AGAIN, IF YOU CAN SUMMARIZE YOUR POSITIONS, THAT WOULD BE HELPFUL.

(Joan Greenwood)

GOOD EVENING, MAYOR FOSTER AND MEMBERS OF THE CITY COUNCIL, AT THE LAST MINUTE, GAVIN MCKEIRNEN, WHO IS THE ACTUAL APPELLANT, WAS CALLED OUT OF TOWN ON BUSINESS, AND HE'S ASKED ME TO READ HIS STATEMENT, THIS IS HIS STATEMENT, NOT THAT OF JOAN GREENWOOD. I WILL READ THEM AS BEST I CAN.

"THE PROCESS IS BROKEN. THERE IS A BLATANT MISMATCH BETWEEN THE PHYSICAL REALITY AND THE SPIRITUAL NECESSITY OF THE CONGREGATION. THE LOCATION IS IN TOTAL CONFLICT WITH THE NEEDS OF THE APPLICANT WHO BECAUSE OF A FORCED RELOCATION IS VALIANTLY TRYING TO FIT A SIZE 10 FOOT INTO A SIZE SIX SHOE.

PUBLIC SAFETY AND NEIGHBORHOOD COMPATIBILITY ARE THE DRIVING FORCES BEHIND THE VERY EXISTENCE OF THE CONDITIONAL USE PROCESS. YET, BECAUSE OF REDEVELOPMENT AGENCY, WE ARE TRYING TO MOVE AN OPERATION FROM ONE SITE IN THE CITY TO ANOTHER, RATHER THAN SATISFYING THEIR NEEDS IN THEIR OWN NEIGHBORHOOD AS PART OF THE REDEVELOPMENT PROCESS.

THAT IS WHAT A SUSTAINABLE CITY DOES. THEY LOOK AT THE NEEDS OF THE PEOPLE WHO ARE ALREADY IN THE AREA AND MAKE SURE THAT IT'S TAKEN CARE OF WHEN THE REDEVELOPMENT AGENCY COME AS LONG.

THIS APPLICANT HAS OPERATED OUTSIDE THE PURVIEW OF CODE ENFORCEMENT FOR FIVE YEARS ON ATLANTIC AVENUE. SO FOR FIVE YEARS, THROUGH AN OPERATION ON ATLANTIC AVENUE, NO CONDITIONAL PERMIT WAS EVER ISSUED TO THAT OPERATION. THE R.D.A. WAS INTERESTED IN THE LAND FOR ITS CURRENT MENORA PROJECT HOUSING DEVELOPMENT. THE REDEVELOPMENT AGENCY SOUGHT TO MOVE THE CHURCH WITHIN THE AT THE AND GAVE MONETARY HELP AS WELL AS STAFF TIME TO THE CHURCH TO AID THEIR MOVE, YET, THEY COULDN'T FIND A SUITABLE LOCATION OTHER THAN A STORE FRONT ON PACIFIC AVENUE. BUT WHY MOVE IT FROM ONE AREA TO ANOTHER LIKE THAT?

SO WE HAVE A CITY ENTITY IN THE REDEVELOPMENT AGENCY GIVING TAXPAYER MONEY TO AN UNPERMITTED OPERATION. THEN THE R.D.A. SUGGESTED THEY RELOCATED INTO AN AREA IN WHICH THEY WERE NOT ZONED TO DO BUSINESS, THEY INNOCENTLY WENT AHEAD AND PURCHASED A PROPERTY. THE PROCESS IS BROKEN.

AT THE MARCH 2, 2006, PLANNING COMMISSION HEARING, THE DECISION WAS TO GIVE THE APPLICANT 30 DAYS TO HAVE A DEED RESTRICTION SIGNED AND THE PLANNING COMMISSION INDICATED THAT THEY WOULD NOT ISSUE THE PERMIT WITHOUT A DEED RESTRICTION. THAT IS REQUIRED BY LAW IN THIS CITY. WHY DO WE HAVE LAWS IF WE'RE GOING TO MAKE EXCEPTIONS? DOES THIS MEAN THAT THE NEXT TIME YOU TRY TO ENFORCE THIS LAW, THE APPLICANT IS GOING TO SAY I DON'T HAVE TO, BECAUSE YOU DIDN'T DO IT AT 1925 PACIFIC AVENUE. IF THAT'S THE CASE, CHANGE THE LAW FOR EVERYBODY.

THE DEED RESTRICTION HAS NEVER BEEN SIGNED. AT THE APRIL PLANNING COMMISSION MEETING, THE COMMISSION -- I'M SORRY. AT THE MAY PLANNING COMMISSION MEETING, THE PLANNING COMMISSION VOTED TO APPROVE THIS C.U.P., DESPITE WHAT IT SAID IN TESTIMONY, ITS OWN BEHIND THE RAIL DISCUSSION AT THE APRIL 6 MEETING. ENFORCEMENT OF C.U.P.'S IN THIS CITY IS EXTREMELY SPOTTY. AND THOSE WHO PARTICIPATE IN CLEANUPS AND OTHER ACTIVITIES, PLANNING ACTIVITIES, TESTIFYING, DOING GOOD FOR THE COMMUNITY, WE ARE CONCERNED THAT C.U.P.'S ARE ISSUED WITHOUT AN EFFECTIVE WAY OF ENFORCING THEM.

PUBLIC SAFETY I TOLD YOU WAS THE ISSUE. PUBLIC SAFETY? WELL YES, WE MAY HAVE SAID ON THE BOOKS IT MAY APPEAR THAT THEY HAVE MORE PARKING SPACES THAN ARE REQUIRED, BUT THE REALITY IS, AND YOU WILL SEE SOME PICTURES, THAT WHEN THEY ARE HOLDING SERVICES, CARS ARE BLOCKING THE REAR EXITS. IF THERE IS SO MUCH PARKING AROUND, WHY IS THIS HAPPENING? WHAT IF THERE IS A FIRE? WHAT ABOUT THE SUITABILITY OF THE INTERIOR OF THE BUILDING FOR THIS USE AND THE NUMBER OF PEOPLE WHO ARE THERE? I LIVE IN THAT NEIGHBORHOOD. I HAVE TROUBLE FINDING PARKING PLACES WHEN I GO TO THE POST OFFICE OR I WANT TO USE THE SHOPS AND STORES. IT'S UNDERGOING A REBIRTH. WE NEED TO SUPPORT THOSE BUSINESSES THAT HAVE MOVED IN. THAT WAS THE PURPOSE BEHIND THE COMMERCIAL NEIGHBORHOOD PEDESTRIAN ZONING.

IT WAS TO HELP THESE BURGEONING BUSINESSES, MOST OF WHICH WERE ESTABLISHED TO SERVE THE COMMUNITY AND IMMEDIATE NEIGHBORHOOD WAS ESTABLISHED. THE PROCESS IS BROKEN. A LOT OF PEOPLE PUT A LOT OF EFFORT INTO THAT.

OK. WHAT ELSE ARE THE FACTS? THE PLANNING STAFF ON RECEIPT OF THE FIRST APPLICATION RECOMMENDED DENIAL OF THE CONDITIONAL USE PERMIT. WHY? IT'S NONCONFORMING. AFTER 41 LETTERS WERE RECEIVED FROM COMMUNITY MEMBERS, ORGANIZATIONS, AND INDIVIDUALS IN OPPOSITION TO THE ISSUANCE OF THIS C.U.P., AT THAT TIME, THERE WERE ONLY TWO LETTERS ON FILE IN FAVOR OF THE C.U.P. ONE WAS FROM A COMMUNITY MEMBER OUTSIDE OF THE NEIGHBORHOOD, AND THE OTHER WAS FROM THE SIXTH DISTRICT COUNCIL PERSON IN FAVOR OF THE C.P.U. NOT ONLY GOING AGAINST HER CONSTITUENTS, BUT NEVER EVEN COMING TO THEM AND DISCUSSING IT WITH THEM.

THE PLANNING STAFF ARE THE SAME PEOPLE WHO THEN DID A 360-DEGREE TURN AT THE URGING OF THE COUNCILMEMBER, AND SUDDENLY RECOMMENDED APPROVAL OF THE C.U.P., KNOWING NO ONE WILL EVER GO IN AND MAKE CERTAIN THAT THE CONDITIONS ARE ENFORCED. THE STAFF KNEW THAT A BOOKSTORE WAS NOT A PART OF THE INITIAL APPLICATION. IT WAS ADDED TO MAKE IT, TO JUSTIFY ALLOWING THE USE. THIS USE WAS NOT BROUGHT UP UNTIL DECEMBER OF 2005 AND EARLY 2006, ALMOST SIX MONTHS AFTER THE CHURCH ACTUALLY MOVED IN AND STARTED HOLDING SERVICES.

STAFF RECOMMENDED APPROVAL WITHOUT A DEED RESTRICTION, UNTIL THE PUBLIC HAD TO COME TO THE PLANNING COMMISSION MEETING AND POINT OUT THAT THE DEED RESTRICTION WAS REQUIRED BY THE CITY, AGAIN, EQUALLY APPLYING THE LAW TO ALL NOT JUST TO SOME. AND THE STAFF STILL RECOMMENDED APPROVAL OF THE C.U.P.

RIGHT NOW, THERE ARE ONLY TWO PERMITTED CHURCHES ON PACIFIC AVENUE BETWEEN WILLOW AND PACIFIC COAST HIGHWAY. HOLY INNOCENCE CHURCH, AND AMAZING GRACE CHURCH. YET THERE, ARE SIX UNPERMITTED STORE FRONT CHURCHES ON PACIFIC AVENUE WITHIN A SIX-BLOCK AREA, THIS IS NOT THE FIRST CHURCH TO MOVE IN.

THERE ARE NOW SIX OF THEM, AND, YES, THEY ARE TO BE APPLAUDED FOR COMING FORWARD AND ENGAGING IN THE C.U.P. PROCESS. THEY ARE DOING THEIR BEST, BUT AS I SAID, THEY ARE TRYING TO FIT A SIZE 10 FOOT INTO A SIZE SIX SHOE.

THE COMMUNITY IS WORKING HARD TO REVITALIZE THIS AREA THAT HAS BEEN UNDERSERVED AND IGNORED BY THE CITY FOR FAR TOO MANY YEARS. CERTAINLY, THE 20 YEARS THAT I HAVE BEEN IN WRIGLEY.

THIS IS ALSO A COMMUNITY THAT WORKED VERY HARD TO SEE THAT ALL LAWS ARE FOLLOWED AND ENFORCED. IT'S VERY FRUSTRATING WHEN IT SAYS IT'S OK FOR A LITTLE VIOLATION, WE ONLY HAVE TIME FOR THE BIG ONES.

AS COMMISSIONER WINN SAID AT THE LAST PLANNING COMMISSION MEETING, IF THIS USE WERE ON SECOND STREET AND BELLMONT SHORE, IT WOULD BE A 10-MINUTE HEARING AND WOULD NOT HAVE BEEN CONSIDERED, AND THEN ALL BUT ONE PLANNING COMMISSIONER HAD VOTED IN FAVOR. I HOPE YOU WILL NOT DO THE SAME.

PLEASE SUSTAIN THE APPEAL AND DO WHAT'S FAIR TO THE COMMUNITY. ADDRESS THE PARKING ISSUES, AND THE REQUIREMENTS BECAUSE ONCE YOU TURN YOUR HEAD THE OTHER WAY FOR ONE APPLICANT, ARE YOU GOING TO HAVE TO TURN YOUR HEADS FOR ALL ON PACIFIC AVENUE.

THANK YOU.

(Mayor Foster)

THANK YOU. MS. GREENWOOD.

(Annie Greenfeld)

SHE'S A LITTLE TALLER THAN ME. MY NAME IS ANNIE GREENFELD. BEFORE I READ YOU THE LAW, I DO WANT TO THANK THE APPLICANT FOR COMING TO OUR CLEANUP AND FOR MEETING WITH US AND TRYING TO WORK IT OUT.

WE HARBOR NO ILLWILL AGAINST THEM. THEY ARE REALLY VERY NICE PEOPLE. THE ISSUES BEHIND MY APPEAL TODAY ARE THE INCREDIBLE LENGTH THAT CITY STAFF WENT TO IN ORDER TO APPROVE THE APPLICANT. THE ABSENCE OF ENFORCEMENT, AND THE ABSENCE OF ANY SEMBLANCE OF THE LAW WITH REGARD TO ZONING AND PLANNING IN THE CITY OF LONG BEACH AND THE BROKEN PROCESS WHICH I IMPLORE THIS COUNCIL TO ADDRESS BEFORE MORE DAMAGE IS DONE TO THIS GREAT CITY.

THE APPROVAL OF THIS C.U.P. IS NOT IN ACCORDANCE WITH, NOR DOES IT ADHERE TO THE LONG BEACH MUNICIPAL CODE TITLE 21, CHAPTER 21.41.222, OFFSITE PARKING, SUBSECTIONS B AND C.

I APOLOGIZE IN ADVANCE FOR THOSE WELL VERSED IN THE MUNICIPAL CODE, BUT I WILL BRIEFLY READ THROUGH THE PERTINENT SECTIONS OF THE CITY CODE TO MAKE SURE EVERYONE IS AWARE OF WHAT THE LAW SAYS.

SUBSECTIONS B AND C ARE VERY CLEARLY IN THAT THEY REQUIRE THE FOLLOWING: B, GUARANTEED PERMANENCE, ALL REQUIRED OFFSITE PARKING SHALL BE GUARANTEED TO REMAIN AS PARKING TO A DEED RESTRICTION TO WHICH THE CITY IS A PARTY.

THE GUARANTEE IS NOT REQUIRED WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT AREA, THE WESTSIDE INDUSTRIAL REDEVELOPMENT PROJECT AREAS OR WITHIN A PARKING DISTRICT.

UNDER 21.41.233, TANDEM PARKING: TANDEM PARKING SPACES SHALL BE PROHIBITED FOR REQUIRED PARKING, EXCEPT FOR A VALET PARKING WITH SITE PLAN REVIEW; (B) FOR TANDEM PARKING ALLOWED IN SUBSECTION 21.41.233A-2, THE FOLLOWING STANDARD SHALL BE COMPLIED WITH. NOT MORE THAN TWO SPACES SHALL BE INVOLVED IN THE TANDEM ARRANGEMENT.

AS YOU CAN SEE FROM THE PICTURES THAT I HAVE PLACED, IN FRONT OF YOU, THE PARKING LOT OF 1925 PACIFIC A MONTH AGO WAS COMPLETELY FULL. THIS PAST WEEKEND THERE WERE 31 CARS PARKED AT 1925 PACIFIC, AND THE PARKING LOT FOR 1951 PACIFIC WAS ALSO FULL.

THERE WAS NOT ONE SPOT, NOT ONE PARKING SPOT WITHIN A THREE-BLOCK AREA, AND YES, I AM IMPACTED BY THIS. I CAN'T EVEN HAVE PEOPLE COME TO VISIT ME, BECAUSE THEY CAN'T FIND PARKING ON MY STREET, AND I LIVE TWO BLOCKS AWAY. IT'S SO BAD THAT THE CITY HAS DECLARED THIS AREA TO BE A PARKING-IMPACTED AREA. SO I'M GOING TO BEG TO DIFFER WITH MR. BROWN.

I UNDERSTAND THAT THE CITY IS WORRIED ABOUT THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSON ACT OF 2000. I HAVE RECEIVED AN INDEPENDENT LEGAL OPINION THAT SAYS THIS ACT DOES NOT SAY THAT RELIGIOUS INSTITUTIONS DO NOT HAVE TO ABIDE BY THE LAW, JUST THAT YOU CANNOT USE MORE RESTRICTIONS THAN FOR ANYONE ELSE.

THIS DOES NOT ALLOW RELIGIOUS ORGANIZATIONS TO BE ABOVE THE LAW. IN READING THIS LAW, I BELIEVE THAT IT SUSTAINS THE MUNICIPAL CODE AND IT IS ALSO THE LEAST RESTRICTIVE MEANS.

IN A MEMO FROM MIKE MAIS OF JULY 27, MR. MAIS STATES "TO ADDRESS THE CONCERNS, RILUPA PROHIBITS ZONING AND LAND USE LAWS THAT SUBSTANTIALLY BURDEN A RELIGIOUS EXERCISE OF CHURCHES OR OTHER RELIGIOUS ASSEMBLIES OR INSTITUTIONS, ABSENT THE LEAST-RESTRICTIVE MEANS OF FURTHERING A COMPELLING GOVERNMENT INTEREST.

IN PRACTICE, THIS MEANS THAT A CITY CANNOT AS A GENERAL RULE DENY A CHURCH THE USE OF ANY LAND REGARDLESS OF ZONING AS DOING SO WOULD PLACE A SUBSTANTIAL BURDEN ON THE CHURCH BY LIMITING ITS RELIGIOUS EXPRESSION. UNLESS THE CITY CAN SHOW THAT DENIAL WITH BOTH NECESSARY DUE TO SOME COMPELLING INTEREST AND THE LEAST-RESTRICTIVE MEANS OF ACHIEVING THAT INTEREST, THEN THE CITY WOULD BE AT RISK OF VIOLATING FEDERAL LAW.

WE COMPLETELY DISAGREE WITH THIS INTERPRETATION OF THE LAW. IT SIMPLY STATES THAT THE SAME LAWS MUST BE APPLIED TO ALL. THERE ARE NO SPECIAL RULES OR FREE PASSES, JUST BECAUSE YOU HAVE FORMED A RELIGIOUS ORGANIZATION.

WHEN I MENTION CODE ENFORCEMENT, I DON'T THINK OF OUR EXCELLENT LOCAL OFFICERS WHO ARE DOING THE BEST THEY CAN. HERE ARE A FEW EXAMPLES THAT WOULD BE COMMICAL IF THEY WEREN'T TRUE. PLANNING AND BUILDING KNEW ON AUGUST 15, 2005, THAT 2400 PACIFIC AVENUE HAD BEEN OPERATING FOR FOUR YEARS IN VIOLATION OF THEIR CONDITIONAL USE PERMIT AND HAD DONE NOTHING. WHEN I POINTED THIS OUT TO CITY STAFF, A LETTER WAS SENT.

TO DATE, NOTHING FURTHER HAS BEEN DONE, AND THIS RELIGIOUS ORGANIZATION AT 2400 PACIFIC CONTINUES TO OPERATE AT THEIR DISCRETION WITH THE CITY NOT ENFORCING ANY OF THE CONDITIONS, NOR FORMALLY REVOKING THEIR C.U.P. THEY HAVE NOW AL REPLIED FOR AN ASSEMBLY, SPECIAL INSPECTION AND C.U.P., AFTER OPERATING ILLEGALLY FOR FOUR YEARS. I CAN'T IMAGINE THE PLANNING COMMISSION TURNING THEM DOWN. I DID -- I DID GIVE TO MR. HERRERA THIS MORNING A PACKET FOR EACH OF YOU AND I HOPE YOU HAVE THEM -- THAT IN FRONT OF YOU. SINCE MY COMPLAINT, THEY ILLEGALLY ALTERED THE BUILDING AT 2400 PACIFIC AND TOOK OUT THE DOUBLE ASSEMBLY DOORS WITHOUT BUILDING PERMIT. I CAN ONLY ASSUME A LETTER WILL FOLLOW, AND THAT WILL BE THE END OF IT. I ALSO FOUND OUT 2452 WAS ALSO IN VIOLATION OF CONDITIONS ENTERED OCTOBER 14, 2002. THEY OPERATED FOR MORE THAN THREE YEARS BEFORE MOVING, BUT NOT DUE TO THE CITY DOING ANYTHING.

2300 PACIFIC AVENUE HAS BEEN CITED FOR THE ILLEGAL CONVERSION OF A COMMERCIAL USE TO A RESIDENCE. AN ENFORCEMENT CASE WAS INITIATED ON AUGUST 10, 2005, AND IS STILL UNRESOLVED THIS WAS A CHURCH IN A C.N.P. ZONE THAT HAS BEEN ALLOWED TO OPERATE DESPITE BLATANT VIOLATIONS AND CONSTANT COMPLAINTS. THEY HAVE NOW ABANDONED THE BUILDING.

1863 PACIFIC AVENUE IS STILL AN ILLEGAL CHURCH. ONE BLOCK FROM THE APPLICANT IN THIS CASE THAT I HAVE REPORTED SEVERAL TIMES, NOTHING HAS HAPPENED THERE. THAT FACILITY IS OPEN THREE NIGHTS A WEEK AND TWICE ON SUNDAY.

(Councilwoman Richardson)

EXCUSE ME, MR. MAYOR. THIS IS A HEARING FOR 1925 PACIFIC AVENUE. I DON'T THINK IT'S APPROPRIATE FOR AN APPELLANT TO BE RESPONDING TO ANOTHER CHURCH AT ANOTHER ADDRESS. WE HAVE TO STICK TO THE DISCUSSION AT HAND.

(Annie Greenfeld)

I FEEL THAT THIS IS GERMANE.

(Mayor Foster)

TRY TO LIMIT YOUR COMMENTS TO THE PROPERTY AT HAND.

(Annie Greenfeld)

OK. OK. I'M ALMOST THROUGH

IN ADDITION TO THESE ILLEGAL LOCATIONS, THERE ARE OTHER SERVICES THAT SHOULD NOT HAVE BEEN ISSUED C.U.P.'S IN THE C.N.P. ZONE. AND IF YOU LOOK AT THE TABLE THAT I PROVIDED, YOU WILL SEE THAT 2008 AND 2290 PACIFIC AVENUE ARE BOTH PROBATION SCHOOLS THAT ARE RUN BY L.A. UNIFIED.

(COUNCILWOMAN RICHARDSON)

MR. MAYOR, I'M GOING TO, I'M OFFICIALLY REQUESTING; THIS IS AN APPELLANT WHO IS SPEAKING ABOUT ISSUES NOT OF GERMANE OF WHAT WE ARE DISCUSSING TONIGHT. IT IS INAPPROPRIATE.

(Mayor Foster)

MS. GREENFELD, HANG ON, SHE IS RAISING A POINT OF ORDER. YOU'RE TALKING ABOUT A SPECIFIC LOCATION. I KNOW YOU'RE USING THAT OTHER, OTHER INCIDENTS YOU CLAIM ARE VIOLATIONS TO ILLUSTRATE A LACK OF ENFORCEMENT. PLEASE TRY TO LIMIT YOUR COMMENTS TO THIS PARTICULAR ISSUE.

(Annie Greenfeld)

OK, I WILL DO THAT.

THE BOTTOM LINE IS THE CITY SEEMS TO HAVE A POLICY THAT IS BROKEN. IF THERE WERE ENFORCEMENT ALONG THE CORRIDOR, WE COULD LIVE WITH SPRINGS OF HOPE CHURCH SINCE THEY OWN THE BUILDING AND HAVE AT LEAST SOME PARKING. BUT WE DO SET POLICY BY THE STANDARD THAT THEY ARE BREAKING THE LAW AS MUCH AS OTHERS SO GIVE THEM A PASS. I GUESS THAT QUESTION IS LEFT TO THE COUNCIL TO DECIDE. AND SINCE WE ARE SPEAKING ABOUT THIS ISSUE, I LIVE IN THE SIXTH DISTRICT. IT WOULD HAVE BEEN REALLY NICE IF THE SIXTH DISTRICT COUNCIL OFFICE WOULD HAVE TRIED TO WORK WITH THEIR CONSTITUENCY AS MUCH AS THEY TRY TO WORK WITH THE APPLICANT. I'VE MADE NUMEROUS PHONE CALLS. I'VE RECEIVED NO RETURN PHONE CALLS, AND QUITE HONESTLY I DON'T KNOW THAT I ACTUALLY HAVE ANYBODY WORKING FOR ME. SO I TRIED TO WORK THIS OUT WITH SPRINGS OF HOPE CHURCH, AND QUITE HONESTLY I WAS READY TO DROP THE APPEAL. IT'S NOT A MATTER OF THE APPEAL. IT'S A MATTER OF THE PROCESS OF PLANNING AND BUILDING AND HOW BROKEN IT IS, AND THAT NEEDS TO BE CHANGED. THANK YOU.

(Mayor Foster)

THANK YOU. MS. MCDONALD

(Colleen McDonald)

THANK YOU MAYOR FOSTER AND COUNCILMEMBERS. MY NAME IS COLLEEN MCDONALD AND I LIVE AT 19TH STREET IN SOUTH WRIGLEY. TONIGHT'S APPEAL, LIKE ANNIE SAID, IS ABOUT PROCESS THAT IS BROKEN, AND IT'S ABOUT WRIGLEY VILLIAGE, A BUSINESS AND RESIDENTIAL COMMUNITY WHICH HAS SUFFERED FROM A LACK OF ENFORCEMENT OF THE PLANNING AND BUILDING LAWS FOR ALMOST 10 YEARS IN ACTION AND OVERSIGHT BY THOSE RESPONSIBLE IN CITY GOVERNMENT HAS CONTRIBUTED TO THE DECLINE OF THE AREA IN GENERAL INCLUDING THE COMMERCIAL CORRIDOR AND UNFORTUNATELY, THE C.N.P. DESIGNATED AREA IN PARTICULAR.

ONE OF OUR AREA'S MAJOR PROBLEMS IS THAT WE SIMPLY DO NOT HAVE SUFFICIENT PARKING FOR RESIDENTS, MERCHANTS AND CUSTOMERS. A HUGE CAUSE OF THIS IS THE CRACKERBOX APARTMENTS WITH THEIR WHOLLY INADEQUATE PARKING REQUIREMENTS THAT THE PLANNING COMMISSION ALLOWED TO BE BUILT SOME TIME AGO, AND MANY OF THESE ARE ON STREETS IMMEDIATELY SURROUNDING THE APPLICANT'S SPACE. THIS AREA IS ABOUT AS PARKING IMPACTED AS ANY PART OF LONG BEACH. IN FACT, THE ECONOMIC DEVELOPMENT DEPARTMENT ONLY RECENTLY CAME

BACK TO OUR COMMUNITY MEETING AND TOLD US THAT THE MAIN REASON WE CAN'T ATTRACT BUSINESS TO OUR CORRIDOR IS BECAUSE WE SIMPLY DO NOT HAVE ANY PARKING. ANYWAY, IT'S AN AREA THAT'S BEEN IGNORED BY THE CITY FOR ALMOST 10 YEARS, AND PACIFIC AVENUE IS NOW AT ABOUT A 50% VACANCY RATE. THE AREA IN AND AROUND PACIFIC AVENUE IS VERY TRANSIENT IN NATURE. IT'S JUST SIMPLY NOT THE FOCUS OF ANYONE IN THE CITY, AND THE PLANNING COMMISSIONERS DO NOT UNDERSTAND IT AND THEY DON'T SEEM TO CARE TOO MUCH ABOUT IT. THEY'RE ALL FROM THE EASTSIDE EXCEPT FOR ONE WESTSIDE RESIDENT.

BY WAY OF BACKGROUND TONIGHT THE APPLICANT PREVIOUSLY OPERATED ON ATLANTIC AVENUE FOR FIVE YEARS WITHOUT ANY PERMITS AND WITHOUT ANY APPLICATION FOR A C.U.P. AND SINCE THEIR PURCHASE OF THIS PROPERTY THEY WOULD HAVE DONE SO TO THIS DAY HAD THEY NOT BEEN REPORTED. A BUSINESS THAT OPERATED LIKE THIS SHOULD HAVE BEEN FINED AND CLOSED DOWN. BUT A BLIND EYE HAS BEEN TURNED AND IT'S ALLOWED TO CONTINUE UNLAWFULLY.

AS JOAN MENTIONED EARLIER, I WAS AT THE COMMISSION MEETING WHERE MR. WINN AGREED THAT A JEWELRY STORE ON SECOND AVENUE OR SECOND STREET RATHER WOULD HAVE BEEN GIVEN A 10 MINUTE HEARING AND THEY WOULDN'T HAVE SURVIVED IT.

I'VE LIVED ON 19TH STREET FOR OVER 20 YEARS. I LIVE POINT THREE TENTHS OF A MILE FROM THE CHURCH AND I WALK THERE REGULARLY. MANY TIMES I HAVE MENTIONED IN THE PAST MEETINGS THAT I FOUND ONE OR TWO SPACES OPEN FOR PARKING ON MY WALK OVER THERE AND RETURN.

MR. BROWN MAY HAVE COME BY THREE WEEKS IN A ROW AND PARKED ACROSS THE STREET AND NOT SEEN ANY PARKING PROBLEM. PLEASE LOOK AT THE PICTURES. PLEASE LOOK AT IN THE REARVIEW MIRROR OF ONE OF THE CARS ON THIS AND YOU WILL SEE THE ENTIRE STREET IS PACKED WITH PARKED CARS.

FOR THE PAST TWO WEEKENDS I'VE PASSED 1925 PACIFIC ON SUNDAY AND FOUND THAT THE PARKING LOT HAS BEEN FULL, THERE'S BEEN ILLEGAL PARKING, AND MORE PARKING THAN IS ALLOWED. THEY HAVE AT BEST 23 PARKING SPACES AND I COUNTED 31 CARS IN THEIR PARKING LOT ALONE. ONE OF THOSE SUNDAYS, THE LOT AT 1951 WAS NOT OPEN AND AVAILABLE. THIS PAST SUNDAY THEY FILLED THE LOT AT 1951 PACIFIC AND HAD 31 ADDITIONAL VEHICLES IN THEIR PARKING LOT, TANDEM PARKED, SIX DEEP. THAT'S CONTRARY TO THE LAW.

IF THE APPLICANT DOES NOT FOLLOW THE LAW NOW, WHAT MAKES ANY OF YOU THINK THEY'LL FOLLOW THE LAW LATER THIS APPEAL? WHO'S GOING TO ENFORCE IT?

WHAT MAKES ANYONE THINK THAT PLANNING AND BUILDING CARES OR INTENDS TO ENFORCE THE CONDITIONS CONTAINED IN THE C.U.P.? HISTORY TELLS ME THAT PLANNING AND BUILDING WON'T, AND IN MY HEART TELLS ME THAT VERY FEW PEOPLE IN THE CITY CARE ABOUT WRIGLEY.

THANK YOU. I HOPE YOU WILL SUSTAIN OUR APPEAL.

(Mayor Foster)

THANK YOU MS. MCDONALD. ANY MEMBER OF THE PUBLIC WISH TO SPEAK ON THIS? MEMBERS OF THE PUBLIC, YOU WILL BE LIMITED TO THREE MINUTES.

GOOD EVENING COUNCIL. MY NAME IS ANNETTE LABARCA AND MY ADDRESS IS ON FILE. I THINK MOST OF YOU ALREADY KNOW ME.

I'M USUALLY NOT HERE ON THIS KIND OF AN ISSUE BUT I AM CONCERNED WITH THIS BECAUSE I OWN THE VACANT LOT AT 2044 PACIFIC AVENUE AND I ACTUALLY BOUGHT THAT LOT IN OCTOBER 2003 AND BEGAN WORKING WITH THE CITY IN MARCH OF 2004 TO BUILD AN OFFICE BUILDING THERE. I DID NOT GET AN APPROVAL UNTIL I ACTUALLY CONTACTED COUNCILWOMAN RICHARDSON'S OFFICE WHO I BELIEVE PUSHED IT THROUGH AND I FINALLY GOT APPROVAL IN MAY OF 2006. IT WAS A PROJECT THAT I HAD TO ABANDON BECAUSE CONSTRUCTION COST MORE THAN DOUBLED IN THE TIME BETWEEN WHEN PLANNING AND BUILDING RECEIVED MY THAT I STARTED WORKING WITH THE CITY FOR THIS PROJECT AND WAS NOT ABLE TO GET IT DONE. MY CONCERN IS THAT THERE IS NOT A DEED RESTRICTION FOR THE 1951 PARKING WHERE THEY'RE GOING TO BE USED. I'M ONLY ONE BLOCK AWAY AND WHEN I DO PUT SOMETHING THERE, OR IF I DON'T PUT SOMETHING THERE, IT LOOKS TO ME LIKE I'M GOING TO HAVE PARKING ON MY LOT AND I DON'T REALLY APPRECIATE THAT. AND I THINK SINCE THE LAW CALLS FOR A DEED RESTRICTION ON THE PROPERTY WHERE THEY HAVE THE LEASE TO HAVE PARKING, I MEAN WHAT GOING TO HAPPEN IF THEY SELL THAT BUILDING? THEY'RE GOING TO BE PARKING IN MY LOT OR ON MY PROPERTY AND THAT'S THE WAY I SEE IT. EVEN IF I DO GET AN OFFICE THERE, IF I HAVE AN OFFICE BUILT, I HAVE A TAX BUSINESS. I DO WORK WEEKENDS, TAX SEASON, JANUARY THROUGH APRIL. IF THERE IS ONE CAR IN MY LOT THAT DOESN'T BELONG THERE I WON'T BE A HAPPY CAMPER.

SO PLEASE, I BEG THE COUNCIL TO PLEASE LOOK AT THE LAW IN THIS MATTER. IF THEY'RE GOING TO GIVE A CONDITIONAL USE PERMIT PLEASE MAKE THE DEED RESTRICTION BE PART OF WHAT THIS FACILITY HAS TO DO TO RUN THEIR CHURCH. OTHERWISE MAYBE I'LL SET UP A CHURCH THERE AND PUT SOME TENTS THERE. HEY YOU KNOW WHAT I'LL DO.

THANK YOU.

(Mayor Foster)

THANK YOU. NEXT.

(GARY SHELTON)

GOOD AFTERNOON MR. MAYOR AND MEMBERS OF THE CITY COUNCIL AND STAFF. GARY SHELTON, 1243 E OCEAN. AND JUST LIKE MS. LABARCA I WOULDN'T NORMALLY BE HERE PRESENTING ANYTHING ON THIS PARTICULAR TOPIC BUT I AM HERE TO HIGHLIGHT THE WORDS OF A PARTY OF INTEREST WHO COULD NOT ATTEND. AND SHE HAS A LETTER ON FILE WITH THE PLANNING COMMISSION THAT WAS DATED MAY 9. MS. HARRIET WAX, 4246 LAKEWOOD DRIVE, IN LAKEWOOD. SHE'S REFERRING TO THE CONDITIONAL USE PERMIT WHICH WAS APPROVED THE DAY BEFORE SHE WROTE THE LETTER. IN THE LETTER SHE STATES: "I AM THE CURRENT OWNER OF THE PROPERTY AT 1920 PACIFIC AVENUE CURRENTLY LEASED TO THE UNITED STATES POST OFFICE. I HAVE OWNED THIS PROPERTY FOR APPROXIMATELY THE LAST 50 YEARS. I THINK THAT LEASING THIS PROPERTY TO THE US POST OFFICE HAS BEEN A BENEFIT TO TH SURROUNDING COMMUNITY. I WAS IN ATTENDANCE AT THE PLANNING COMMISSION MEETING HELD MAY 18 OF 06, AT 1:30 P.M. AND I DON'T BELIEVE MY TESTIMONY WAS UNDERSTOOD AT THE MEETING. IT DIDN'T COME TO MY ATTENTION UNTIL AFTER THE MEETING THAT THE CHURCH PETITIONERS HAD CONVINCED THE COMMISSIONERS THAT THEY HAD APPROVAL TO PARK AT THE POST OFFICE. THIS IS UNTRUE. THIS LETTER IS A STATEMENT OF FACT TO THE CITY OF LONG BEACH PLANNING COMMISSION THAT I OWN THE PROPERTY AT 1920 PACIFIC AVENUE AND I PROHIBIT PUBLIC PARKING ON MY PROPERTY.

THE PARKING IS RESTRICTED TO US POSTAL CUSTOMERS ONLY DURING POSTAL HOURS. I AM DISMAYED THAT MY RIGHTS AND REQUESTS ARE SO EASILY DISMISSED BY THE PLANNING COMMISSION ESPECIALLY IN VEIW OF THE FACT THAT I HAVE OWNED THIS PROPERTY FOR SO LONG AND SERVICED THE SURROUNDING COMMUNITY BY PROVIDING A POSTAL FACILITY FOR THIS AREA.

AGAIN I FIND IT NECESSARY TO STATE MY POSITION IN WRITING THAT I DO NOT PERMIT PUBLIC PARKING ON MY PROPERTY AT ANYTIME FOR

THE PRODUCTION OF MYSELF AND MY LESSOR, THE US POST OFFICE, FROM ANY LEGAL REPERCUSSIONS THAT COULD GENERATE FROM USE BY THE PETITIONERS." SIGNED HARRIET WAX, MAY 19, 2006.
THANK YOU VERY MUCH.

(Mayor Foster)

THANK YOU MR. SHELTON. NEXT PLEASE.

(Alan Hose)

GOOD EVENING MAYOR AND CITY COUNCIL. MY NAME IS ALAN HOSE I LIVE AT 3595 SANTA FE AVENUE. I SEE ANOTHER PROBLEM HERE. WE'VE GOT TWO BROKEN PROCESSES. THE FIRST ONE WHICH I THINK IS EVEN MORE DIRE IS EMINENT DOMAIN. THAT'S THE REASON THESE PEOPLE ARE HERE, BECAUSE THEY GOT TAKEN OUT OF THEIR FIRST LOCATION. SO MAYBE WE NEED TO TAKE A LOOK AT WHAT'S REALLY GOING ON HERE. WE GOT A SERIOUS PROBLEM. PERSONALLY I DON'T LIKE TO SEE ANYBODY TAKEN OUT. I DON'T CARE WHO OR WHAT THEY ARE. AND IF THEY HAVE A PROBLEM WITH INTIAL CODE, IT IS OBVIOUS THAT BY WHAT HAS HAPPENED, AT LEAST WITH THIS CURRENT PLANNING DECISION, THESE PEOPLE ARE WILLING TO DO SOMETHING TO MAKE THINGS BETTER. AND I'M ALSO A FIRM BELIEVER THAT THERE'S AN EXCEPTION TO EVERY RULE. PERHAPS THIS IS THE REASON WHY THE PLANNING COMMISSION MADE THE DECISION THAT THEY DID BECAUSE OF WHAT CAUSED THEM TO COME TO THIS VERY POINT.

THANK YOU VERY MUCH.

(Mayor Foster)

THANK YOU MR. HOSE. NEXT.

(DAVID CARLTON)

GOOD EVENING MR. MAYOR, CITY COUNCIL. I THANK YOU ALL WHO STAYED. IT'S UNFORTUNATE THAT SOME HAVE LEFT FOR OTHER PURPOSES. MY NAME IS DAVID CARLTON, I LIVE AT 2200 PINE IN HISTORICAL WRIGLEY. IN THE INTEREST OF TIME I CONCUR WITH WHAT EVERYBODY ELSE HAS SAID PRIOR TO ME. ON A PERSONAL NOTE, BESIDES MY HOUSE AND DOING RENOVATIONS THERE, I'VE BEEN TRYING TO PURCHASE PROPERTY ON PACIFIC TO HELP WITH THE REVITALIZATION. I'M ON SEVERAL COMMUNITY GROUPS, I GIVE MY TIME AND I'VE TRIED TO GIVE MY MONEY. AND I CONSTANTLY RAN INTO PROBLEMS FOR CLOSE TO 12 MONTHS TRYING TO MAKE THE NEIGHBORHOOD BETTER. I FIND IT IRONIC THAT AGAIN THE LAW ISN'T APPLIED EQUALLY. LIKE EVERYBODY IS ASKING FOR IT TO BE APPLIED EQUALLY, I WOULD ASK THAT YOU SUSTAIN THE APPEAL WHILE WE TRY AND WORK AT REDOING OUR NEIGHBORHOOD.

THANK YOU EVERYONE.

(Mayor Foster)

THANK YOU MR. CARLTON. NEXT PLEASE.

(DAVID LASISI)

GOOD EVENING COUNCILMEMBERS AND MAYOR FOSTER. I WOULD LIKE TO SAY REAL QUICK MY NAME IS DAVID I'M THE SON OF THE PASTOR. WELL FIRST OF ALL WHEN WE STARTED OUT ON WILLOW, WE HAD NO PROBLEMS AT ALL UNTIL NOW WHEN WE BOUGHT THE NEW BUILDING. TO ME I THINK IT'S SOMETHING PERSONAL. I DON'T THINK IT'S BECAUSE OF PARKING AND ALL THIS STUFF.

THAT'S ALL I HAVE TO SAY.

(Mayor Foster)

MR. CARPENTER, MS. FRICK ANY CLARIFYING STATEMENTS?

(Director of Planning and Building Suzanne Frick)

YES MR. MAYOR AND MEMBERS OF THE COUNCIL. A FEW CLARIFICATIONS. WITH RESPECT TO THE CHANGE IN THE STAFF RECOMMENDATION, INITIALLY WHEN APPLICATIONS ARE FILED WITH THE CITY, WE REVIEW THEM INTERNALLY TO COME TO A PRELIMINARY RECOMMENDATION AND SHARE THOSE RECOMMENDATIONS WITH APPLICANTS.

APPLICANTS OFTEN WILL MODIFY THEIR PROJECTS IN ORDER TO ADDRESS SOME OF OUR CONCERNS, AND THAT'S EXACTLY WHAT HAPPENED IN THIS PARTICULAR CASE. INITIALLY, THE PROJECT AS FILED, STAFF WAS NOT IN SUPPORT OF, AND WITH THE MODIFICATIONS THE APPLICANT MADE, THEN STAFF COULD BE IN SUPPORT OF, AND THAT'S THE APPLICATION YOU SEE BEFORE YOU, AND THAT'S ALSO THE APPLICATION THAT THE PLANNING COMMISSION REVIEWED.

THAT'S PART OF THE STANDARD PROCESS THAT WE UNDERTAKE. THE OTHER ISSUE I WANT TO CLARIFY IS WITH RESPECT TO THE DEED RESTRICTION FOR PARKING. THE CODE REQUIRES A DEED RESTRICTION ASSOCIATED WITH PARKING, WHEN THAT PARKING IS GOING TO BE OFFSITE.

HOWEVER, ONE CAN MODIFY THAT REQUIREMENT BY APPLYING FOR A STANDARD VARIANCE. THAT'S EXACTLY WHAT THIS APPLICANT IS DOING. WE'RE IN SUPPORT OF THIS STANDARD VARIANCE, BECAUSE IN LIEU OF A DEED RESTRICTION, THEY ARE PROVIDING A LEASE OR LETTER INDICATING THAT THEY ACTUALLY HAVE ACCESS TO THAT PARKING. AT THE PLANNING COMMISSION HEARING, THE PROPERTY

OWNER OF THAT PROPERTY, IN FACT, TESTIFIED THAT HE HAD COME TO AN AGREEMENT THAT PARKING WOULD BE PROVIDED AT AN ALTERNATIVE SITE.

IN ADDITION, WE HAVE ATTACHED A CONDITION OF APPROVAL THAT WILL REQUIRE THAT PARKING TO BE IN PLACE, THAT'S CONDITION NUMBER THREE, WHICH INDICATES THAT IF THE OFFSITE AGREEMENT IS TERMINATED, THEY SHALL INFORM THE CITY IMMEDIATELY ABOUT AN ALTERNATIVE LOCATION WITH RESPECT TO THAT PARKING.

AND FINALLY ABOUT THE ENFORCEMENT OF CONDITIONAL USE PERMITS, WHAT I WOULD LIKE TO INDICATE IS THAT WE RECOGNIZE THAT THIS IS AN ISSUE AND IN THE NEXT FISCAL YEAR, WE'RE GOING TO TAKE STEPS TO BE PROACTIVELY MONITORING PERMIT USE LOCATIONS.

AND IF WE FIND A VIOLATION, WE'LL ATTEMPT TO BRING THEM INTO CONFORMANCE, IF NOT, THEY'LL BE REFERRED TO CODE ENFORCEMENT OF THE SEVEN CHURCHES THAT WERE IDENTIFIED, FIVE OF THOSE DO NOT HAVE ANY PERMITS OR APPROVALS, TWO OF THOSE HAVE CONDITIONAL USE PERMITS. THE FIVE THAT HAVE NO CONDITIONS OR NO CONDITIONAL USE PERMITS HAVE BEEN REFERRED TO CODE ENFORCEMENT, THEY ARE ONGOING ENFORCEMENT CASES, THE TWO WITH CONDITIONAL USE PERMITS, ONE HAS BEEN REFERRED TO CODE ENFORCEMENT, AND THE SECOND SOMEONE WORKING THROUGH THE SYSTEM TO COME INTO COMPLIANCE, AND THOSE ARE ALL ACTIVE ENFORCEMENT CASES AT THIS POINT IN TIME.

AND SO THAT CONCLUDES MY REMARKS

(Mayor Foster)

REMARKS. THANK YOU MS. FRICK.

WE'LL TAKE THIS BEHIND THE RAIL, COUNCIL MEMBER RICHARDSON.

(Councilwoman Richardson)

THANK YOU, MR. MAYOR. I WOULD LIKE TO REVIEW A COUPLE OF THINGS AND ASK STAFF TO RESTATE A COUPLE ISSUES.

JUST TO MAKE SURE EVERYONE IS CLEAR PRIOR TO US VOTING ON THIS MOTION.

FOR THE RECORD, I WOULD LIKE TO STATE THAT IT HAS BEEN STATED SEVERAL TIMES FOR THE LAST FIVE YEARS THIS CHURCH OPERATED WITHOUT A PROPERTY PERMIT OVER ON ATLANTIC, AND I WOULD LIKE TO STRESS BASED UPON PERSONAL EXPERIENCE AND A LOT OF THE CHURCHES THAT I INTERACT WITH IN MY DISTRICT, NOT JUST IN LONG

BEACH, BUT OTHER CITIES AS WELL, IT'S NOT UNCOMMON FOR A SMALL STORE-FRONT CHURCH TO NOT BE COMPLETELY FAMILIAR WITH EACH AND EVERY SINGLE PERMIT REQUIREMENT OF THE CITY, IF NO ENFORCEMENT IS NOT COMING OUT AND SAYING THESE ARE YOUR VARIOUS REQUIREMENTS, I THINK YOU WILL FIND NOT ONLY IN THE SIXTH DISTRICT BUT IN MANY PLACES IN THIS CITY WE WILL HAVE SIMILAR PROBLEMS WHICH IS WHY MISS FRICK HAS STATED THAT THE CITY INTENDS OF DOING A BETTER JOB OF MAKING SURE THAT BUSINESSES ARE COMPLIANT.

I WILL STATE AGAIN, SEVERAL TIMES IT'S BEEN TALKED ABOUT THE ACTIVITY THAT OCCURRED AT THE CHURCH THIS LAST WEEKEND AND I WANT TO SAY FOR THE RECORD I WAS INVITED TO THE ANNIVERSARY THIS WEEKEND, THEIR FIVE YEAR ANNIVERSARY, AND

DESPITE THE MISSTATEMENT OF THE PUBLIC HERE, THIS EVENING, I DIDN'T ATTEND AND I DIDN'T ATTEND BECAUSE I DIDN'T WANT IT TO BE PERCEIVED THAT I WAS UNDULY SUPPORTING THE APPLICANT PRIOR TO TONIGHT.

I DO WANT TO RESTATE THAT UNFORTUNATELY I WAS NOT THERE BUT SOME OF THE THINGS THAT ARE DISCUSSED AS FAR AS THIS LAST WEEKEND HAVING TO GO THE ANNIVERSARY, ALL OF US CAN SPEAK TO EVENTS THAT WE HAVE IN OUR DISTRICT WHERE PARKING IS AT A DIFFERENT LEVEL, OBVIOUSLY GIVEN THE ACTIVITY THAT HAPPENED. HOWEVER, I'VE MADE IT VERY CLEAR TO THE CHURCH THAT I ONLY SUPPORT THEIR APPLICATION IF, IN FACT, THEY FOLLOW THE RULES.

AND I WOULD LIKE TO READ TO YOU A LETTER THAT I WROTE TO THE STAFF WHEN I SAID I WAS SUPPORTING THIS BECAUSE I REALLY RESENT THE FALSE COMMENTS THAT WERE PRESENTED THIS EVENING AND MY LETTER IS AS FOLLOWS:

DEAR MISS FRICK I'M WRITING

THIS LETTER REGARDING THE CONDITIONAL USE PERMIT, ADMINISTRATIVE USE PERMIT AND STANDARDS VARIANCE REQUEST FOR SPRINGS OF HOPE CHURCH LOCATED AT 1925 PACIFIC AVENUE.

MY OFFICE HAS BEEN AWARE OF THE PROPOSED ESTABLISHMENT OF THE CHURCH AND HAS BEEN MONITORING

THE REVIEW PROCESS SINCE IT BEGAN. IN JULY THE CHURCH PURCHASED THE PROPERTY AND BEGAN TO HOLD SERVICES AT THE SITE. IT WAS BROUGHT TO MY ATTENTION THAT THE CHURCH WAS OPERATING WITHOUT PROPER PERMITS AT THAT TIME. UPON MEETING

WITH THE PASTOR,

THIS OFFICE ADVISED HIM, MY OFFICE ADVISED THE PASTOR THAT IT WAS IMPERTIVE THAT THE CHURCH INITIATE ALL FORMAL STEPS REQUIRED BY THE PLANNING AND BUILDING DEPARTMENT AND THAT THIS OFFICE, MY OFFICE, WOULD NOT SUPPORT THE ESTABLISHMENT OF THE CHURCH UNLESS ALL OF THE REQUIRED PROCEDURES WERE FOLLOWED, INCLUDING REQUESTING THE SPECIAL INSPECTION AND APPLYING FOR A CONDITIONAL USE PERMIT.

THE CHURCH WAS ALSO ADVISED TO CONTACT THE LOCAL NEIGHBORHOOD ASSOCIATION AND THE NEIGHBORHOOD ACTION GROUP TO DISCUSS THEIR PROPOSAL AND PLANS. THE CHURCH FOLLOWED THE SUGGESTIONS AND SCHEDULED THE SPECIAL INSPECTION, APPLIED FOR THE CONDITIONAL USE PERMIT AND UNDERTOOK OUTREACH TO THE LOCAL COMMUNITY.

THE LETTER CONTINUES ON AND THEN IN CONCLUSION IT SAYS IN LIGHT OF THE ABOVE FACTORS AND THE CHURCH'S EFFORT TO COMPLY WITH THE REGULATIONS, I SUPPORT THE STAFF RECOMMENDATION TO ALLOW THE PERMITTING AND DEVELOPMENT OF THE CHURCH.

NOW THERE WAS ALSO SAID THAT MY OFFICE HAS RECEIVED CALLS AND, YOU KNOW, I FIND THAT INTERESTING BECAUSE WE'RE PREPARED TO PRESENT EMAILS OF OUR RESPONSES TO THE PERSON WHO SAID THAT.

SO TO SAY THERE HAS BEEN NO RESPONSE IS COMPLETELY FALSE. IN FACT, WE ESTIMATE AT A MINIMUM OF 18 CALLS THAT HAVE BEEN MADE, 12 EMAILS, FOUR PRESENTATIONS AND ALSO A PRESENTATION TO OTHER INDIVIDUALS IN THE DISTRICT. I ALSO WOULD LIKE TO STATE I FIND IT INTERESTING THAT SOMETIMES PEOPLE THINK CONSTITUENT IS THE ONLY FIX THEY ARE. WE ALSO HAVE IN OUR PACKET OVER 40 INDIVIDUALS WHO SIGNED A PETITION IN SUPPORT OF THIS.

SO, YOU KNOW, AS A COUNCIL PERSON, OUR JOB IS NOT ONLY TO LISTEN TO SIX BUT TO EVERYONE. THREATS OF RECALL WILL NOT STOP ME FROM DOING THE JOB THAT I'M HERE TO DO.

FINALLY, I WOULD LIKE TO STATE, FOR THE RECORD, COULD STAFF PLEASE REITERATE WHAT STEPS NEED TO BE TAKEN IF FOR SOME REASON THE CURRENT AGREEMENT THAT THE CHURCH HAS WITH THE OTHER LOCATION FOR PARKING, WHAT WOULD THE CHURCH BE REQUIRED TO DO?

(Suzanne Frick, Director of Planning and Building)

MR. MAYOR, MEMBERS OF THE COUNCIL THERE'S CONDITION NUMBER THREE IN YOUR STAFF REPORT AND I'LL READ THAT SO THAT YOU CAN HEAR IT FIRSTHAND. THE APPLICANT SHALL PROVIDE FOR THE USE OF 16 OFF SITE PARKING SPACE AT 1951 PACIFIC AVENUE AS LONG AS THE CHURCH USE REMAINS IN OPERATION. IF THE OFF SITE PARKING AGREEMENT IS TERMINATED THE APPLICANT SHALL NOTIFY THE CITY IMMEDIATELY AND OBTAIN REPLACEMENT PARKING TO THE SATISFACTION OF THE PLANNING DEPARTMENT.

(Councilwoman Richardson)

HAVE ANY OF THESE VIOLATIONS BEEN IGNORED? THE PREVIOUS VIOLATIONS THAT WERE STATED? BY YOUR DEPARTMENT?

(Suzanne Frick, Director of Planning and Building)

I'M SORRY? I DON'T UNDERSTAND.

(Councilwoman Richardson)

THE QUESTION, ONE OF THE STATEMENTS WAS THAT VIOLATIONS THAT THE CHURCH HAD BEEN MADE WERE IGNORED AND FOR THE RECORD IN THE MATERIAL, IT TALKS ABOUT ALL OF THE INSPECTIONS AND THE REQUIREMENTS THAT HAVE NOW BEEN MADE, SO I'M JUST ASKING YOU RESTATE THAT NONE OF THE VIOLATIONS ARE CURRENTLY BEING IGNORED.

(Suzanne Frick, Director of Planning and Building)

THAT IS CORRECT.

AGAIN, THIS APPLICANT HAS SIX MONTHS TO COME IN TO CONFORMANCE WITH THE CONDITIONS OF APPROVAL SHOULD THE COUNCIL APPROVE THIS PERMIT.

(Councilwoman Richardson)

AND MR. SHANNON, IS THERE ANYTHING ILLEGAL OR IMPROPER ABOUT THE PLANNING COMMISSION'S RULING ON THIS ITEM?

(Robert Shannon, City Attorney)

THE ANSWER IS NO, BUT I'LL LET THE ASSISTANT CITY ATTORNEY, MIKE MAIS, ELABORATE ON THAT ANSWER.

(Mike Mais, Assistant City Attorney)

SURELY NOT A LOT MORE I CAN SAY EXCEPT THAT, UNDER OUR CODE, CHURCHES, STORE FRONT CHURCHES, OR ANY TYPE OF CHURCH LIKE THIS, ARE PERMITTED IN THIS PARTICULAR ZONE, PROVIDED THAT THEY GET THE APPROPRIATE CONDITIONAL USE PERMIT AND THAT'S PRECISELY WHAT THE APPLICANT HAS APPLIED FOR IS A CONDITIONAL

USE PERMIT WITH A STANDARD VARIANCE IN ORDER TO LEGALLY OPERATE AT THAT LOCATION.

(Councilwoman Richardson)

THANK YOU FOR STATING THE B PART OF THAT BECAUSE THAT WAS MY NEXT QUESTION, ISN'T IT ALLOWABLE UNDER A C.N.P. FOR A CHURCH TO EXIST.

FINALLY I WOULD LIKE TO SAY THAT IT WAS SAID THAT WRIGLEY HAS BEEN IGNORED FOR THE LAST 10-YEARS, THE CITY IS NOT DOING ANYTHING, AND I FIND THAT INTERESTING BECAUSE I'M SURE MR. MILLER AND OTHERS COULD ATTEST TO THE FACT, CITY STAFF HAVE BEEN AT MEETINGS WHICH IS DIRECTLY IN THIS AREA, AT LEAST I KNOW ON MAYBE FOUR OCCASIONS.

THERE CURRENTLY IS ANALYSIS GOING ON REGARDING POTENTIAL RETAIL OF THIS AREA AND R.D.A. FUNDS HAVE BEEN SET ASIDE TO DEAL WITH THE ANALYSIS AS WELL AS LOOKING AT AWNINGS, BENCHES, AND PLANTERS

YES. SO, AGAIN, THAT IS MY POSITION ON THIS.

I WANT TO REITERATE TO THE REVEREND WHO IS HERE, IT IS IMPERTIVE THAT THE ISSUES THAT ARE IN THIS CONDITION ARE ADHEARD TO AND IF THEY ARE NOT DONE WITHIN THE SIX MONTHS I WILL NOT SUPPORT THE CONTINUING THIS WAS PROCESS AND WE MUST DEAL WITH THIS IMMEDIATELY.

WITH THAT, I WOULD LIKE TO MAKE THE MOTION OF A RECOMMENDATION TO RECEIVE THE SUPPORTING DOCUMENTATION INTO THE RECORD, CONCLUDE THE PUBLIC HEARING, OVERRULE THE APPEAL AND SUSTAIN THE DECISION OF THE CITY PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT TO THE ESTABLISHMENT OF A CHURCH AT 1925 PACIFIC AVENUE.

(Mayor Foster)

IS THERE A SECOND?

THANK YOU. MR. O'DONNELL SECONDS.

COUNCILMEMBER RAE GABELICH.

(Councilwoman Gabelich)

THANK YOU, MAYOR FOSTER.

I UNDERSTAND, I HEARD THE FRUSTRATION FROM TWO OF THE

APPELLANTS. I HEARD BIG LUMPS IN YOUR THROAT WHEN YOU WALKED AWAY.

I KNOW YOUR DEFENDING YOUR NEIGHBORHOODS AND I UNDERSTAND HOW YOU FEEL.

THE C.N.P. ZONING IS ONLY IN THREE AREAS OF OUR CITY, IN BELMONT SHORE, IN BIXBY KNOLLS AND ON PACIFIC AVENUE AND THE IDEA AND INTENT FOR MANY OF OUR NEIGHBORHOOD COMMUNITIES IS TO REVITALIZE OUR COMMUNITIES TO MAKE THEM STRONG AND PROVIDE SERVICES THAT WILL SERVE THE RESIDENTS THAT LIVE THERE.

AND I HAVE TO SAY THAT UNDERSTANDING THAT THE C.U.P.'S -- I HAVE MANY OF THEM ON THE ATLANTIC AVENUE CORRIDOR WHERE WE DID SEND CODE ENFORCEMENT OUT AFTER THEM BECAUSE THEY HAD POPPED UP WITH NO OR LITTLE PARKING, AND THE IDEA OF DEVELOPMENT OF THOSE AREAS, IF YOU REALLY WANT TO REVITALIZE THE NEIGHBORHOOD, YOU HAVE TO DO THE WHOLE THING.

WHAT HAPPENED TO THE MASTER PLAN CONCEPT, THE MASTER PLAN THAT WE TALK ABOUT FOR OUR COMMUNITIES FOR MORE SUCCESSFUL NEIGHBORHOODS, IS SOMETHING THAT I'VE TALKED ABOUT FOR TWO YEARS.

IT DOESN'T MEAN -- I'M NOT AGAINST CHURCHES, BUT I DO BELIEVE, AND I'VE TALKED TO MR. WEST ABOUT THIS, WHEN WE TALK ABOUT MASTER PLANNING OR DESIGNING WHAT OUR COMMUNITIES ARE GOING TO LOOK LIKE AS WE'RE BUILDING THEM INTO THE 21ST CENTURY, WE NEED TO HAVE A PLACE FOR PEOPLE TO WORSHIP.

WE NEED TO DESIGNATE AREAS OF OUR CITY THAT HAVE ENOUGH LAND TO SHARE.

MAYBE THERE ARE CHURCHES THAT CAN COME TOGETHER THAT CAN SHARE LARGE PARCELS OF LAND BUT TO BEND THE RULES, AND TRUST ME, I HAVE A VERY DEAR FRIEND THAT'S ON ATLANTIC THAT'S ONE OF THE PEOPLE THAT, YOU KNOW, HAD THE CODE ENFORCEMENT OFFICERS COME DOWN ON THEM.

YOU KNOW, YOU GOT TO FOLLOW THE RULES AND YOU GOT TO ABIDE BY THE LAW. THAT'S WHY WE HAVE THEM. IF WE DON'T WANT THEM TO LOOK THAT WAY THEN WE NEED TO CHANGE THE LAWS.

WE NEED TO DECIDE WHAT WE WANT OUR CITY TO LOOK LIKE.

I'M CONCERNED ABOUT A COUPLE OF THE THINGS THAT I HEARD, ONE IS THE TANDEM PARKING. I MEAN, I CAN'T BELIEVE THAT, THAT WOULD BE ALLOWED BY NOT ONLY OUR COMMUNITY, BUT BY OUR FIRE DEPARTMENT.

I MEAN THE PROBLEMS THAT COULD BE CREATED, SHOULD THERE BE A DISASTER, WOULD BE UNTHINKABLE, AND CHURCHES ARE NOT ABOVE THE LAW.

YOU KNOW, YOU NEED TO GO –

I FEEL VERY BAD THAT YOU LOST YOUR PROPERTY, AND THAT THIS WAS AN AREA THAT WAS REFERRED TO YOU TO BUILD A NEW HOME IN WHEN IT REALLY SHOULD HAVE BEEN KNOWN THAT IT WASN'T APPROPRIATE. THAT, I APOLOGIZE FOR.

IT'S ABOUT TRYING TO MAKE NEIGHBORHOODS BETTER FOR EVERYBODY.

AND IT'S ABOUT FOLLOWING THE LAW AND SOMEONE MADE THE COMMENT, TALKED ABOUT LITTLE VIOLATIONS. YOU KNOW, THERE REALLY AREN'T LITTLE VIOLATIONS. IF YOU LOOK AT IT THAT WAY, LITTLE VIOLATIONS CAN TURN A COMMUNITY UPSIDE DOWN.

I HAVE THE ISSUE OF STORE FRONT CHURCHES ON LONG BEACH BOULEVARD, UP AND DOWN THE CORRIDOR, THEY SERVE WONDERFUL PEOPLE, THEY ARE ALL THERE GIVING THE MESSAGE AND PROVIDED SERVICES BUT THAT IS NOT WHAT THOSE PARTICULAR NEIGHBORHOODS DESIGNED TO DO.

SO, I THINK IT'S THE RESPONSIBILITY OF OUR PLANNING DEPARTMENT TO COME TOGETHER, WORK THE MASTER PLAN CONCEPT, AND TRY TO HELP US REDESIGN THE NEIGHBORHOOD SO THAT THERE ARE PLACES FOR RETAIL, PLACES FOR CHURCHES, AND PLACES FOR RESIDENTS.

SO, I WILL NOT BE SUPPORTING THIS TONIGHT.

(Mayor Foster)
COUNCILMEMBER RICHARDSON?

(Councilwoman Richardson)
STAFF, IT WAS JUST ALLUDED TO ILLEGAL. IS THERE ANYTHING

ILLEGAL THAT WE'RE SUGGESTING BEING DONE THIS EVENING?

(Mike Mais, Assistant City Attorney)

NO. AS I SAID EARLIER, THIS IS PART OF THE NORMAL PLANNING PROCESS. THE USE IS PERMITTED THERE WITH A CONDITIONAL USE PERMIT.

THE APPLICANT HAS APPLIED FOR A CONDITIONAL USE PERMIT.

IF YOU APPROVE IT, IT WOULD BE FULLY COMPORT WITH WHAT WE HAVE IN OUR EXISTING CODE FOR THAT PARTICULAR LOCATION.

(Councilwoman Richardson)

OK. THANK YOU.

I CALL FOR THE QUESTION.

(Mayor Foster)

HANG ON, COUNCILMEMBER LERCH.

(Councilmember Lerch)

MAYBE ILLEGAL WAS A MISFORTUNATE USE OF WORDS ON THE PART OF THE EIGHTH DISTRICT COUNCILWOMAN.

I HAVE THE SAME PROBLEM, STORY FRONT CHURCHES WITH NO PARKING AT ALL.

ON SUNDAY AFTERNOON AND WEDNESDAY SERVICES, THEY IMPACT MY NEIGHBORHOOD CONTINUOUSLY.

I HAVE BEEN FIGHTING FOR 10-YEARS NOW AS PRESIDENT OF THE BUSINESS ASSOCIATION AND AS A COUNCILPERSON TO ELIMINATE THE WRONG USE FOR OUR COMMERCIAL CORRIDORS.

I BELIEVE THAT IF THIS PLACE HAD ENOUGH ADEQUATE PARKING YOU WOULDN'T NEED THE C.U.P., A CONDITIONAL USE PERMIT, BECAUSE THE REASON YOUR HERE IS BECAUSE IT'S OUT OF THE ORDINARY AND YOU NEED TO GET A CONDITIONAL WAIVER IN ORDER TO DO SOMETHING. THIS WAIVER IN YOUR CASE IS AGAIN PARKING.

I LOOK HERE AND SEE THE TANDEM PARKING. WHO IS GOING TO ENFORCE THAT ON A SUNDAY? ABSOLUTELY NOBODY.

AND YOU GUYS HAVE BEEN UNDER THE MICROSCOPE FOR WEEKS AND

MONTHS AND YOU STILL ALLOW THIS TO HAPPEN.

SO, ONCE THE MICROSCOPE GOES AWAY YOU WILL ALLOW THIS TO CONTINUE TO HAPPEN EVEN AT A WORSE CONDITION AND I WILL NOT BE SUPPORTING IT EITHER.

I ALSO WILL BE SUPPORTING THE APPELLANTS.

(Mayor Foster)
MR. DELONG?

(Councilmember DeLong)
I AGREE WITH COUNCILMEMBERS LERCH AND GABELICH. I THINK WE NEED A VISION FOR THE ENTIRE COMMUNITY, AND EVERY ACTION THAT WE TAKE, WE HAVE TO SAY DOES IT MAKE THE NEIGHBORHOOD BETTER THAN BEFORE? THAT'S HOW YOU ACHIEVE THINGS. SO WE NEED TO HAVE A LONG TERM VIEW, FIVE YEARS, 10-YEARS, 20 YEARS, WHAT DO WE WANT THE NEIGHBORHOOD TO LOOK LIKE?

SO I WILL SUPPORT THE COUNCIL MEMBERS.

(Mayor Foster)
COUNCILMEMBER RAE GABELICH?

(Councilwoman Gabelich)
AGAIN I WANT TO MAKE THE STATEMENT THAT THIS IS NOT ABOUT WHETHER OR NOT A CHURCH SHOULD GO HERE. THIS IS ABOUT THE PRECEDENT WE'RE SETTING AND HOW WE ADDRESS OUR PARKING IMPACTED COMMERCIAL CORRIDORS AND THE NEIGHBORHOODS.

IF WE GRANT -- IF THIS PASS AND WE GRANT A PARKING VARIANCE WITHOUT A DEED RESTRICTION, WITHOUT REQUIRING A DEED RESTRICTION FOR THE OFF STREET PARKING WHAT GUARANTEES DO WE HAVE THAT THE CHURCH LOSES HALF OF IT'S REQUIRED PARKING AT ANY TIME IN THE FUTURE THEN WHAT DO WE DO?

(Mike Mais, Assistant City Attorney)
THE REQUIREMENT IS UNDER THE CONDITION NUMBER THREE THAT WAS READ INTO THE RECORD, IS THAT THEY NOTIFY US IMMEDIATELY IF THEY DO LOSE THAT OFF STREET PARKING.

WE WOULD GIVE THEM A REASONABLE PERIOD OF TIME TO COME TO THE CITY WITH AN ALTERNATIVE PARKING PLAN AT A DIFFERENT OFF SITE LOCATION AND IF THEY COULD NOT MEET THAT REQUIRMENT WE WOULD, COULD START A REVOCATION PROCEEDING TO REVOKE THEIR

CONDITIONAL USE PERMIT BECAUSE THEY WOULD NO LONGER BE IN COMPLIANCE.

(Councilwoman Gabelich)

WHAT YOU ARE DOING IS SETTING UP A VERY LONG PERIOD OF TIME THAT IT COULD TAKE TO TURN THIS NEIGHBORHOOD BACK AROUND. WHAT ABOUT HAVING SOME KIND OF REQUIRING AT LEAST A 10-YEAR LEASE FOR THE OFF SITE PARKING?

IT WAS SUGGESTED AT THE PLANNING COMMISSION.

(Mike Mais, Assistant City Attorney)

THAT COULD BE A CONDITION.

I HAVE NO IDEA IF THE OWNER OF THE ADJACENT PROPERTY WOULD AGREE TO A 10-YEAR LEASE AND MAYBE THE APPLICANT CAN SPEAK TO THAT ISSUE.

I DON'T KNOW.

(Pat Brown, representing the applicant)

COUNCIL MEMBER, I'M GLAD YOU BROUGHT THAT ISSUE UP.

YES, HE AGREED TO A 10-YEAR AND IT'S ALREADY SIGNED.

(Councilwoman Gabelich)

AND, YOU HAVE A COPY OF THAT?

(Pat Brown, representing the applicant)

DO YOU HAVE A COPY OF IT? STAFF HAS IT? OK. STAFF HAS IT.

(Councilwoman Gabelich)

WHY DID WE MOVE THE PARKING POSITIONS FROM 18 TO 16?

WHY THE DISCREPANCY THERE?

(Pat Brown, representing the applicant)

YOU MEAN ON THE SATELLITE SITE? RIGHT. ACTUALLY THAT WOULD BE A -- IT WOULD BE WHATEVER IS ON THE GROUND. YES.

IT'S ALREADY MARKED.

(Councilwoman Gabelich)

THE DOCTOR IDENTIFIES 18 PARKING PLACES, BUT WE HAVE AN AGREEMENT FOR 16. YOU HAVE REDUCED IT, NOT REQUIRING HIM TO HAVE, NOT REQUIRING THEM TO HAVE THE 18?

(Pat Brown, representing the applicant)

MAYBE THAT HE'S A DOCTOR AND HE WANTED TWO SPACES AVAILABLE IN CASE OF AN EMERGENCY OR SOMETHING.

I DON'T KNOW.

(Unidentified staff person)

I CAN ANSWER THAT.

MR. MAYOR, MEMBERS OF THE COUNCIL, THE PLAN PROVIDED BY THE APPLICANT SHOWS A TOTAL OF 16 PARKING SPACES ON THE OFF SITE LOT. I'M NOT SURE WHY THE LETTER REFERS TO 18. OUR RECORDS SHOW THERE ARE ONLY 16 EXISTING.

(Councilwoman Gabelich)

YOUR SAYING ONLY 16 ADDITIONAL PARKING POSITIONS WERE REQUIRED?

(Unidentified staff person)

ONLY 10 ADDITIONAL PARKING SPACES WERE REQUIRED. THE DOCTOR IS WILLING TO LEASE THEM, THE ENTIRE 16 THAT HE HAS.

(Councilwoman Gabelich)

OK. THANK YOU.

(Mayor Foster)

VICE MAYOR LOWENTHAL.

(Vice Mayor Lowenthal)

IT'S CLEAR THAT ALL OF OUR DISTRICTS ARE PARKING IMPACTED FROM THE FIRST THROUGH THE NINTH, BUT IT SEEMS AS THOUGH WHILE WE MAY HAVE A PROBLEM WITH THE DESIGNATION ON OUR CORRIDORS FOR THE KIND OF USES WE WOULD LIKE TO SEE IN THE LONG TERM AND WE NEED TO DO SOME MASTER PLANNING,

I DON'T THINK IT'S REASONABLE TO HAVE THIS PARTICULAR CHURCH BECOME THE SCAPEGOAT FOR PLANNING THAT WE ALL NEED TO DO AND HAVEN'T DONE AND

WITH A GUARANTEE OF PARKING THAT I JUST HEARD I'M GOING TO SUPPORT COUNCIL MEMBER RICHARDSON'S MOTION.

I THINK THAT SHE'S THOROUGHLY REVIEWED THE SITUATION, AND I ALSO BELIEVE THAT WITH A CHURCH THERE, WHERE THERE WILL ONLY BE A PARKING CHALLENGE ONE OR POSSIBLY TWO DAYS A WEEK,

HOPEFULLY THAT CHURCH WOULD SERVE AS A POSITIVE INFLUENCE ON THE NEIGHBORHOOD, ON THE KIDS, SERVE AS AN ADDITIONAL MEETING PLACE, AND I'M GOING TO SUPPORT COUNCIL MEMBER RICHARDSON.

THANK YOU.

(Mayor Foster)

COUNCIL MEMBER SUJA LOWENTHAL.

(Councilmember S. Lowenthal)

I HAVE A FEW SHORT QUESTIONS THAT I DON'T NEED LENGTHY ANSWERS.

THERE WAS AN ALLUSION, SOMEONE ALLUDED THIS WAS THE RESULT OF AN IMMINENT DOMAIN PROCESS.

I DON'T REMEMBER THAT. IS THAT ACTUALLY TRUE?
SECOND, IF THE CHURCH SHOULD EXPAND HOW DO WE DEAL WITH PARKING AT THAT POINT?

MOST OF OUR CHURCHES WOULD LIKE TO EXPAND AND I THINK THAT THAT IS PROBABLY THE SIGN OF SUCCESS, AND SO HOW DO WE DEAL WITH PARKING IN THAT SITUATION?

THE THIRD QUESTION IS, HOW WAS THE BOOK STORE ADDED TO THIS PROPOSAL, AND WAS IT AS IT WAS SUGGESTED EARLIER,

AND THE LAST QUESTION, HOW MANY DAYS PER WEEK DOES THE CHURCH OPERATE?

I'M FAMILIAR WITH CHURCHES THAT OPERATE DAILY SO I KNOW WE'RE NOT JUST ALWAYS RESTRICTING TO SUNDAYS.

(Pat West, Director of Community Development)

MR. MAYOR, COUNCIL MEMBERS, REGARDING IMMINENT DOMAIN SITUATION, WE'VE BEEN DOING A LOT OF PURCHASES FROM WILLING SELLERS ON ATLANTIC. IF THERE WAS A STORE FRONT CHURCH WE WOULD NOT HAVE RELOCATED A STORE FRONT CHURCH AT A LOCATION WHERE IT NEEDED A C.U.P. WITHOUT PROVIDING THAT.

MANY TIMES CHURCHES WILL TAKE THE RELOCATION DOLLARS AND FIND THEIR OWN SPOT.

(Suzanne Frick, Director of Planning and Building)

MR. MAYOR, MEMBERS OF THE COUNCIL I CAN ADDRESS THE OTHERS.

WITH RESPECT TO EXPANSION, THE OCCUPANCY OF THE BUILDING IS LIMITED BY THE SQUARE FOOTAGE OF THE BUILDING.

SO IN ORDER TO EXPAND BEYOND THAT OCCUPANCY, THEY WOULD NEED TO DO AN ADDITION TO THE BUILDING BUT ALSO PROVIDE ADDITIONAL PARKING ASSOCIATED WITH THAT, AND THAT WOULD TRIGGER DISCRETIONARY REVIEW BEFORE THE PLANNING COMMISSION BECAUSE IT'S AN AMENDMENT TO THIS CONDITIONAL USE PERMIT AND SO

THAT WOULD ALL BE SUBJECT TO ANOTHER PUBLIC HEARING SHOULD THEY EXPAND BEYOND WHAT'S BEING PERMITTED TONIGHT, IF IT IS APPROVED.

THE SECOND ISSUE WITH RESPECT TO THE BOOK STORE, THE ORIGINAL APPLICATION THAT CAME IN DID NOT HAVE ANY PEDESTRIAN SERVING OR RETAIL USE AT THAT STREET FRONT AND THAT WAS ONE OF STAFF'S MAJOR CONCERNS WITH THE PROJECT AND AFTER EXPRESSING THAT WITH THE APPLICANT, WE, AS WE TYPICALLY DO WORK WITH APPLICANTS TO BRING THEM INTO COMPLIANCE SO WE CAN WORK WITH APPROVAL, THE APPLICANT WAS WILLING TO OFFER THE BOOK STORE AS A SOLUTION TO THE PEDESTRIAN ORIENTATION AND ACTIVATING THAT STREET FRONT.

AND WITH RESPECT TO WHEN THEY ARE OPERATING OUR INFORMATION INDICATES THEY WILL HAVE SUNDAY SERVICES AND ALSO WEDNESDAY ACTIVITIES,

AND I THINK THE APPLICANT COULD FURTHER EXPAND THAT IF YOU HAVE ADDITIONAL QUESTIONS.

(Councilmember O'Donnell)

MR. MAYOR, I WOULD LIKE TO CALL FOR THE QUESTION.

(Mayor Foster)

CALL FOR THE QUESTION. IS THERE A SECOND? CALLED AND SECONDED. THIS WOULD CEASE DEBATE. I BELIEVE MR. ATTORNEY IT REQUIRES A TWO-THIRDS VOTE IF I'M NOT MISTAKEN?

(Robert Shannon, City Attorney)

THAT'S CORRECT.

(Mayor Foster)

MEMBERS PLEASE RECORD YOUR VOTES ON THE CALL FOR THE QUESTION.

CLERK BRING UP THE VOTE. CEASE DEBATE AND BRING UP THE VOTE.

PLEASE RECORD YOUR VOTES.

(Larry Herrera, City Clerk)

PLEASE RECORD YOUR VOTES ON THE QUESTION.

COUNCIL MEMBER URANGA

(Mayor Foster)

THIS IS A VOTE TO CEASE DEBATE, IF WE RECEIVE SIX VOTES THEN WE VOTE ON THE ISSUE.

(Larry Herrera, City Clerk)

MOTION CARRIES SEVEN VOTES YES, TWO VOTES NO.

(Mayor Foster)

NOW WE HAVE A MOTION ON THE SECOND ON THE FLOOR ON THIS ISSUE.

(Mike Mais, Assistant City Attorney)

EXCUSE ME BEFORE WE TAKE A VOTE ON THAT MATTER, THERE WAS A CONDITION MENTIONED ABOUT A 10-YEAR LEASE REQUIREMENT. THE APPLICANT HAS INDICATED THAT HE DOES, IN FACT HAVE A 10-YEAR LEASE.

OUR SUGGESTION WOULD BE THAT IF THE MOVING PARTY IS WILLING TO DO SO THAT WE INCORPORATE THAT REQUIREMENT THAT THERE ACTUALLY BE A 10-YEAR LEASE IN PLACE FOR THE OFF-SITE PARKING. OK.

(Mayor Foster)

AS AMENDED. WE HAVE A MOTION, SECONDED ON THE FLOOR.

THIS IS TO APPROVE THE RECOMMENDATION THAT WOULD BE TO OVERRULE THE APPEAL AND SUSTAIN THE DECISION OF THE PLANNING COMMISSION, I BELIEVE, IF I'M NOT MISTAKEN. MEMBERS PLEASE RECORD YOUR VOTE.

(Robert Shannon, City Attorney)

BEFORE YOU DO THAT, I THINK WE NEED TO CLOSE THE LOOP ON THE 10-YEAR LEASE SITUATION.

I HEARD THE APPLICANT SAY THAT'S ACCEPTABLE BUT IT'S NOT ON THE RECORD.

SO IF THE REPRESENTATIVE COULD COME FORWARD AND PUT IT ON THE RECORD WE WOULD HAVE A MORE OFFICIAL RECORD.

(Pat Brown, representing the applicant)

FOR THE RECORD, WE WOULD BE HAPPY TO SUPPLY THE ATTORNEY'S OFFICE WITH THE 10-YEAR WRITTEN LEASE.

IS THAT GOOD, MR. SHANNON?

(Robert Shannon, City Attorney and Pat Brown, representing the applicant)

AND TO PERMIT THAT BE A CONDITION. NOT TO BE A CONDITION OF APPROVAL.

(Mayor Foster)

NOT TO COMPLICATE THIS ANY FURTHER, WE HAVE A MOTION AND A SECOND ON THE FLOOR THAT DOES NOT INCLUDE THAT CONDITION. THERE WAS A CALL FOR THE QUESTION, THAT MOTION WAS SUCCESSFUL. DO WE NOW VOTE ON THE MOTION ON THE FLOOR? IT WAS NOT AMENDED.

(Robert Shannon, City Attorney)

I WOULD SUGGEST THAT THE PARTY THAT MADE THE MOTION AMEND THEIR MOTION TO ADD THAT CONDITION.

(Mayor Foster)

I WOULD ENTERTAIN THAT, BUT IT'S NOT BEFORE US.

(Robert Shannon, City Attorney)

ALL RIGHT. THEN -- THERE SHOULD BE A MOTION RECONSIDER. CALLING FOR THE QUESTION.

(Mayor Foster)

WE HAVE A MOTION AND SECOND ON THE FLOOR ON THIS ISSUE. I THINK THAT'S APPROPRIATE.

MEMBERS CAST YOUR VOTES.

WITHOUT THE CONDITION.

YOU KNOW, WE WILL HAVE TO RECONSIDER IT.

(Larry Herrera, City Clerk)

MOTION FAILED FOUR VOTES YES, FIVE VOTES NO.

(Mayor Foster)

FOR RECONSIDERATION? NOW, CORRECT.

(Robert Shannon, City Attorney)

NOW THERE CAN BE A MOTION TO RECONSIDER.

(Mayor Foster)

THAT'S CORRECT. NOW WE CAN ENTERTAIN A MOTION THE RECONSIDER.

(Councilwoman Richardson)

MAKE THE MOTION RECONSIDER.

(Mayor Foster)

PLEASE STATE THE MOTION. DOES IT INCLUDE THE 10-YEAR LEASE?

(Councilwoman Richardson)

MOTION TO RECONSIDER TO INCLUDE THE 10-YEAR LEASE.

(Robert Shannon, City Attorney)

I'M SORRY. EXCUSE ME. THE MOTION SIMPLY WOULD BE TO RECONSIDER THE MATTER.

(Mayor Foster)

I'M SORRY, TO RECONSIDER THE MATTER.

IT'S BEEN MOVED AND SECONDED, RECONSIDERED.

MEMBERS CAST YOUR VOTES.

(Larry Herrera, City Clerk)

THAT WAS A MOTION BY COUNCILWOMAN LAURA RICHARDSON?

(Mayor Foster)

SECONDED BY SOMEONE DOWN THERE. BONNIE LOWENTHAL.

WASN'T SURE WHO IT WAS.

SOMEBODY HELP ME. EXCUSE ME.

(Robert Shannon, City Attorney)

THAT WAS COUNCILWOMAN RICHARDSON ON THE LOSING OR WINNING SIDE?

(Larry Herrera, City Clerk)

MOTION FAILS FOUR VOTES YES FIVE, VOTES NO.

(Mayor Foster)

LET'S GO.

THAT MOTION FAILED.

NEXT ITEM.

(Councilwoman Richardson)

HOLD ON.

MOTION TO RECONSIDER FAILED?

(Mayor Foster)

THAT'S CORRECT.

ITEM THREE, CLERK WILL READ.

(Robert Shannon, City Attorney)

EXCUSE ME, SIR, JUST A MOMENT.

THERE ARE A NUMBER OF CONSEQUENCES THAT FLOW FROM LEAVING THIS AS IT IS.

THE STAFF WILL HAVE TO COME BACK WITH NEGATIVE FINDINGS AT A FUTURE MEETING. I DON'T KNOW IF THAT IS REALLY THE INTENT OF THIS AND IF I'M WRONG I'M WRONG.

IF, IN FACT, THE MAJORITY OF THIS BODY INTENDED TO SUSTAIN THE APPEAL, THEN FINE.

OTHERWISE I THINK A PARTY OR A MEMBER OF THE BODY THAT VOTED IN THE MAJORITY SHOULD MOVE TO RECONSIDER.

(Councilmember Reyes Uranga)

MOTION TO RECONSIDER.

(Mayor Foster)

MOTION TO RECONSIDER. IS THERE A SECOND?

(Councilwoman Schipske)
SECOND.

(Mayor Foster)
MR. ATTORNEY, DOES IT HAVE TO BE MOVED AND SECONDED BY SOMEONE WHO IS ON –

(Robert Shannon, City Attorney)
NO.

IT HAS TO BE MOVED BY SOMEONE WHO WAS IN THE MAJORITY AND THAT APPARENTLY HAPPENED.

(Mayor Foster)
IT HAS BEEN MOVED –

(Councilmember DeLong)
NO IT HAS NOT. IT HAS NOT. . NO, COUNCILWOMAN URANGA WAS IN THE MINORITY.

(Mayor Foster)
SOMEONE WHO VOTED YES, I BELIEVE --

(Councilmember DeLong)
NO IS THE MAJORITY.

(Mayor Foster)
THAT'S CORRECT.

SOMEONE WHO VOTED NO, WOULD HAVE TO MAKE THE MOTION.

(Robert Shannon, City Attorney)
COULD THE CLERK INDICATE WHO VOTED NO.

(Larry Herrera, City Clerk)
I WILL BRING THOSE UP RIGHT NOW, MAYOR.

THE MAJORITY ON THE MOTION TO RECONSIDER WAS VICE MAYOR BONNIE LOWENTHAL, COUNCIL MEMBER O'DONNELL, COUNCILMEMBER RICHARDSON, COUNCILMEMBER REYES-URANGA.

(Mayor Foster)
NO, THAT'S NOT CORRECT.

ON THE MOTION TO RECONSIDER. THE SAME VOTES.

HERE WE GO.

(Larry Herrera, City Clerk)

IF I MAY HAVE A MOMENT HERE, MAYOR?

(Mayor Foster)

SURE, GO AHEAD. IT WON'T DO ANY GOOD. YOU WILL CONFUSE THEM.

THEY ARE ALREADY CONFUSED.

(Larry Herrera, City Clerk)

THE MOTION TO CALL FOR THE QUESTION, THE MAJORITY OF THE VOTERS WERE VICE MAYOR LOWENTHAL, COUNCILWOMAN SUJA LOWENTHAL, COUNCILMEMBER DELONG, COUNCILMEMBER O'DONNELL, COUNCILWOMAN GERRIE SCHIPSKE, COUNCILWOMAN RICHARDSON, AND COUNCILMEMBER REYES-URNANGA,

(Mayor Foster)

IT'S SUBSEQUENT VOTE THAT I'M TALKING ABOUT, CALLED FOR THE QUESTION PASSED, AND THEN IT'S THE CALL ON RECONSIDERATION.

(Robert Shannon, City Attorney)

NO, IT'S REALLY THE UNDERLYING MOTION.

THE MOTION THAT SUSTAINED THE APPEAL, WHO VOTED AYE AND NAY.

(Larry Herrera, City Clerk)

THAT SUSTAINED THE APPEAL.

THANK YOU, MR. SHANNON.

THOSE THAT VOTED NAY WERE, COUNCILWOMAN SUJA LOWENTHAL, COUNCILMEMBER DELONG, COUNCILWOMAN SCHIPSKE, COUNCILWOMAN GABELICH, COUNCIL MEMBER LERCH.

(Robert Shannon, City Attorney)

ONE OF THOSE INDIVIDUALS, HAS TO MOVE TO RECONSIDER.

(Mayor Foster)

DO WE HAVE ANYONE FROM THAT GROUP THAT WISHES TO MAKE A MOTION TO RECONSIDER?

(Councilwoman Richardson)

MR. MAYOR, COULD WE CLARIFY?

WHAT WE'RE ASKING HERE BECAUSE IT APPEARS, YOU KNOW, PEOPLE ARE LOOKING –

WHAT WE'RE ASKING IS A MOTION RECONSIDER AND I RESPECTFULLY MAYBE REQUEST, I WON'T POINT OUT, WHO BUT

I RESPECTFULLY REQUEST A MOTION TO RECONSIDER, THAT WOULD ALLOW US TO THEN DO A SUBSEQUENT MOTION THAT WOULD RECEIVE THE SUPPORTING DOCUMENTATION, CONCLUDE THE HEARING, OVERRULE THE APPEAL, SUSTAIN THE DECISION OF THE PLANNING COMMISSION, BUT WE COULD ADD IN THE REQUIREMENT OF THE 10-YEAR LEASE REGARDING THE PARKING, BUT WE CAN'T DO THAT UNTIL WE HAVE MOTION RECONSIDER, AND WE COULDN'T DO THAT BEFORE, BECAUSE WE ALREADY HAD A MOTION ON THE FLOOR AND A CALL FOR THE QUESTION. SO THAT'S HOW WE'VE GOTTEN INTO THE CYCLE HERE.

SO I WOULD RESPECTFULLY REQUEST OF MY COLLEAGUES WHO WERE LOOKING FOR THE 10-YEAR REQUIREMENT, THIS WILL GIVE US THE ABILITY TO DO SO, BUT WE FIRST WE MUST DO A MOTION RECONSIDER.

(Councilmember DeLong)

THE 10-YEAR REQUIREMENT WAS NOT THE DEAL KILLER.

(Mayor Foster)

HOLD ON.

COUNCIL MEMBER RICHARDSON GAVE AN EXCELLENT EXPLANATION.

NOW, OF THOSE WHO ARE IN THE MAJORITY AS READ BY THE CLERK, DOES ANYONE WISH TO MAKE THE MOTION TO RECONSIDER?

I DO NOT HEAR ONE.

(Councilmember DeLong)

LET'S MOVE ON.

(Mayor Foster)

I BELIEVE THAT'S IT. MR. SHANNON.

MR. SHANNON, WE WILL HAVE TO WORK OUT WHATEVER WE HAVE TO DO SUBSEQUENT TO THIS. THANK YOU.

ITEM THREE.

(Robert Shannon, City Attorney)

JUST A MINUTE WE NEED TO CONFER WITH STAFF.

(Mayor Foster)

TELL YOU WHAT. WHY DON'T WE TAKE A 10-MINUTE BREAK.

GO AHEAD AND DO THAT AND WE'LL COME BACK.

THANK YOU.

[10-MINUTE BREAK]

(Mayor Foster)

COUNCIL MEMBERS, PLEASE RETURN TO YOUR SEATS.

MEMBERS. THANK YOU, MEMBERS. MR. CITY ATTORNEY COULD YOU CLARIFY WHERE WE ARE?

(Robert Shannon, City Attorney)

YES, MR. MAYOR.

THE FUNDAMENTAL MOTION WAS APART FROM ALL THE PROCEDURERAL MOTIONS. THE MOTION WAS TO DENY THE APPEAL AND TO SUSTAIN THE PLANNING COMMISSION. THAT MOTION FAILED. AND, SO YOU STILL HAVE THE ISSUE IN FRONT OF YOU BECAUSE YOU NEED AN AFFIRMTIVE VOTE OF THE MAJORITY TO EITHER DENY THE APPEAL OR SUSTAIN THE APPEAL

THEREFORE, THERE SHOULD BE A MOTION.

(Mayor Foster)

SHOULD BE A MOTION TO SUSTAIN THE APPEAL AND OVERRULE -- YES. OK.

DO I HAVE A MOTION?

(Councilmember Lerch)

MR. MAYOR, I MAKE THE MOTION THAT WE SUSTAIN THE APPEAL AND OVERRULE THE PLAN COMMISSION'S DECISION.

(Mayor Foster)

MOTION IS TO SUSTAIN APPEAL, OVERRULE PLANNING COMMISSION,
SECONDED BY COUNCILMEMBER GABELICH.

COUNCILMEMBER RICHARDSON?

(Councilwoman Richardson)

YES, THANK YOU MADAAM. SORRY NOT MADAAM.

(Mayor Foster)

AT THIS TIME OF NIGHT I'LL ANSWER TO ANYTHING. [LAUGHTER]

(Councilwoman Richardson)

THANK YOU, MR. MAYOR.

(Councilmember Lerch)

MR. MAYOR, WE'VE HAD A CALL FOR THE QUESTION, VOTED ON. NOBODY CAN DEBATE THIS ANY MORE. WE HAVE TO GO FOR THE MOTION. IS THAT CORRECT?

(Mayor Foster)

I WILL ALLOW COUNCIL MEMBER RICHARDSON TO MAKE A COMMENT.

(Councilwoman Richardson)

MR. MAYOR, I RESPECTFULLY MAKE THE MOTION TO REFER THIS ITEM BACK TO THE BUILDING AND PLANNING COMMISSION TO DISCUSS WITH THE APPLICANT THE CONFIRMATION OF THE 10-YEAR LEASE, AND TO COME BACK TO THIS COUNCIL WITH SATISFACTION THAT THE PARKING REQUIREMENTS WOULD BE FULFILLED.

(Mayor Foster)

IS THAT A SUBSTITUTE MOTION? THAT SUBSTITUTE MOTION SECONDED.

(Councilwoman Gabelich)

THE QUESTION IS, CAN SHE, BEING ON THE OTHER END OF THE VOTE, CAN SHE MAKE A SUBSTITUTION MOTION ON THIS NEW MOTION?

(Robert Shannon, City Attorney)

IT'S NOT THAT SHE CAN MAKE A SUBSTITUTE MOTION, THE PROBLEM THAT WE'RE HAVING THIS IS AN APPEAL, THIS IS A QUASI-JUDICIAL

PROCEEDING, AND THE APPELLANTS, AS WELL AS THE APPLICANT HAVE A RIGHT TO HAVE THE APPEAL, UP OR DOWN.

(Mayor Foster)

IF I UNDERSTAND, THE SUBSTITUTE MOTION, THIS WOULD DELAY THAT. THIS WOULD SEND IT BACK TO STAFF TO TRY TO RESOLVE SOME ISSUES, BRING IT BACK FOR, WHAT I WOULD HOPE LIMITED DEBATE, IF IT COMES BACK. IS THAT CORRECT?

I WOULD LIKE TO HAVE A VOTE ON THE SUBSTITUTE MOTION. SECONDED?

THERE WAS A SECOND, I BELIEVE. YES, VICE MAYOR LOWENTHAL.

MEMBERS, RECORD YOUR VOTE.

THE MOTION IS, IT'S A SUBSITUTE MOTION, TO SEND THIS MATTER BACK TO THE PLANNING STAFF FOR NEGOTIATIONS WITH THE APPELLANT AND THE APPLICANT, AND TO DEAL THE 10-YEAR LEASE ISSUE, AND IF RESOLVED, BRING IT BACK TO THIS BODY. IS THAT FAIR?

(Councilwoman Richardson)

SPECIFICALLY REGARDING PARKING.

(Mayor Foster)

SPECIFICALLY REGARDING PARKING AND A 10-YEAR LEASE.

MR. CLERK. MEMBERS, PLEASE RECORD YOUR VOTE.

(Larry Herrera, City Clerk)

MOTION CARRIES SIX VOTES YES, THREE VOTES NO.

(Mayor Foster)

OK. THANK YOU, THAT IS REFERRED BACK TO STAFF. WHEN THIS MATTER COMES BACK, I THINK WE'LL HAVE TO HAVE SOME LIMITED DEBATE.

THANK YOU VERY MUCH.

(Pat Brown, representing the applicant)

MR. MAYOR, NOT TO --

(Mayor Foster)

BRIEFLY PLEASE.

(Pat Brown, representing the applicant)
JUST ONE OF THOSE NIGHTS.

(Mayor Foster)
YES, IT IS.

(Pat Brown, representing the applicant)
I NOTICE ON APPEALS, AND I'VE WATCHED TV FOR THE LAST COUPLE OF YEARS AND SOMETIMES IT CREATES SOME PROBLEMS FOR THIS BODY.

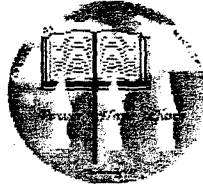
YOU MIGHT WANT TO THINK ABOUT TAKING -- RIGHT NOW YOU GET 1311 FOR NO APPEALS SHOULD BE CHARGED FOR APPEALS AGAINST PROJECT APPROVALS, SHOULD ONLY APPLY TO APPEALS AGAINST PROJECT DENIALS OR CONDITIONS OF APPROVAL.

THINK ABOUT MAYBE GOING HALF OF THAT 650 OR SOMETHING, SO NOBODY GETS A FREE SHOT AT THE COUNCIL BECAUSE YOU COULD HAVE PEOPLE ACROSS TOWN THAT DON'T EVEN LIVE NEXT TO THE PROJECT, HAVE NOTHING TO DO WITH IT AND ARE GETTING A FREE APPEAL OR A NUMBER OF PEOPLE GETTING A FREE APPEAL AND ALSO A WAY TO BUILD UP YOUR GENERAL FUND.
THERE ARE NO COMMUNITIES AND BELIEVE ME I'VE DONE A NUMBER OF SALARY SURVEYS, WHEN I WAS IN THE BUSINESS THAT GIVE A FREE APPEAL. SO IT'S SOMETHING YOU MIGHT WANT TO TAKE UNDER CONSIDERATION AND HAVE THE STAFF TAKE A LOOK AT IT.

(Mayor Foster)
WE'LL LOOK AT IT. THANK YOU.

SPRINGS OF HOPE CHRISTIAN MINISTRIES
HOPE ON THE WAY!

Street Address: 1925 Pacific Avenue, Long Beach, CA 90806
Mailing Address: P.O.Box 16072, Long Beach, CA 90806
Phone Number: (562-599-6768) Fax Number: (562-599-7167)



September 27th, 2006

Dear Honorable Council Members of the Great City of Long Beach

Letter of Clarification

First and foremost, I would like to greet you in the name of our Lord and Savior Jesus Christ. Similarly, on behalf of all the members of our church I would like to thank you for all your efforts in making our great and promising city of Long Beach safe, beautiful and governable.

The main purpose of writing this letter is to clarify some confusion that took place on August 15th, 2006 at our church zoning permit hearing in the City Hall. My attention has been drawn to an article in a local newspaper, which indicated that I was yelling and shouting at all the Council members at the conclusion of the hearing concerning our church. Regrettably, the report is a gross exaggeration of the fact of the matter.

To be honest, my lamentation and disappointment that day was never directed to you personally. I personally know that no member of the council is a racist or a racial discriminator in any way, for you have been doing your very best to provide a qualitative and an excellent administrative leadership for the multiracial and multicultural city of Long Beach. For this service, our church salutes you, and more importantly, we pray for you and your families and your constituents on a daily basis for wisdom, safety and strength.

Now let me tell you the reason for my reaction at the City Hall hearing on Tuesday August 15th, 2006. I was basically reacting to a breach of trust by the three appellants who appealed the resounding decision of the City Planning Commissioners. Prior to the August hearing meeting, we had what looked like a successful meeting with the three appellants on July 31st, 2006. After a lengthy reconciliatory discussion their leader by the name Annie promised to withdraw the appeal right in front of all the Council members. Everybody was happy at the end of the meeting, and we promised to work together to make our community a citadel of peace and hope.

However, to my shock, I could not believe the 180degree u-turn that took place at the August 15th hearing meeting. I was not only saddened that these three appellants broke their promise, but I was also surprised to see them inviting four new people to testify against us. In fact, it was this kind of a broken promise that angered and saddened me on

*Return to the stronghold, you prisoners of hope, Even today I declare
that I will restore double to you
(Zechariah 9:12)*

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that day. I was totally confused by their shrewd action. This was the main reason I was crying about the racial discrimination against the three white appellants. Up till today, I am yet to understand the reason for the breach of trust.

To the best of my knowledge, our church has done everything to work with the Pacific Community. We have had a series of meeting to discuss with them about how we would like to partner with them to bring about a peaceful and hopeful community. Our church has many good plans such as after school program, Teens and Youth outreach, computer and business workshops, and Marriage and Family enrichment, to bring about a positive transformation to our struggling community. In addition, we also agreed to open a retail bookstore to address the commercial interest of the area. Similarly, parking is not an issue at all, for we have a very large parking space on site, and in order to ease the parking problem we have secured an additional satellite parking space.

Please our dear honorable Council members, in light of the vision of hope and peace our church has for Long Beach city, we will need your full support to get the zoning permit. Please let me show you the list of those who already gave us a good recommendation: More than Forty Signatories from Pacific Residents, The City Redevelopment Agency, The Planning and Building Department, The City Planning Commissioners (voted 4 to 1- please check their record on the case), the Office of the Councilwoman Laura Richardson and the City Attorney General Office (please talk to the office about the new Federal law and church issue). Moreover, it is not obvious that we are breaking any city, state or federal law by having our church located on 1925 Pacific Avenue.

Finally, I would like to say it again categorically that I was not yelling at any Council member at the August hearing. And I never accused any Council member of any racial discrimination. I am very sorry if any Council member was personally offended for the way I reacted to the breach of trust by the three appellants on that day. It is my hope that this letter will help you to understand all the struggles and frustrations our church has gone through over one year in the attempt to be God's instrument of hope and peace in our great and promising city of Long Beach. Thanks so much for your anticipated help.

Sincerely



Dr. Lawrence A. Lasisi, Pastor

*Return to the stronghold, you prisoners of hope, Even today I declare
that I will restore double to you
(Zechariah 9:12)*

**CONDITIONAL USE PERMIT/STANDARDS VARIANCE
ADMINISTRATIVE USE PERMIT
CONDITIONS OF APPROVAL
Case No. 0508-23
Date: October 24, 2006**

1. The use permitted on the subject site, in addition to other uses permitted in the CNP district, shall be a church limited to worship services, counseling by appointment only (seven (7) or fewer individuals), after school tutoring programs, bible study, with a retail bookstore at the front of the building and joint use parking at 1951 Pacific Avenue. **The bookstore shall be maintained in perpetuity with the operation of the church.** The following uses are prohibited: residential use, permanent or temporary shelter for the housing or temporary housing of persons, onsite distribution of food at any time, or social service land uses as defined as defined by the Long Beach Municipal Code shall not be permitted at any time. Failure to strictly comply with this condition shall be grounds for permit revocation.
2. The code exemption approved for this project is as follows:
 - Use of off-site parking without a deed restriction.
3. **Prior to issuance of a building permit**, the applicant shall provide a **ten (10) year lease** for the use of 10 off-site parking spaces at 1951 Pacific Avenue as long as the church use remains in operation. If the off-site parking agreement is terminated **or there is a change in ownership of the property at 1951 Pacific Avenue**, the applicant shall notify the City immediately and obtain replacement parking to the satisfaction of the Planning Department.
4. Within 60 days of approval of this application, the applicant shall submit plans to the Department of Planning and Building to obtain permits for a change of occupancy to a church use. This work shall be conducted in a timely manner and completed within 180 days to the satisfaction of the Director of Planning and Building. The submittal shall include detailed plans for upgrading the existing building facade.
5. 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 Acknowledgment 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). 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 Planning and Building.

6. 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.
7. 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.
8. This approved land use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall be available for **periodic re-inspections**, conducted 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 the City Council.
9. All operational conditions of approval for this permit **must be posted** in a location visible to the public in such a manner as to be readable when the use is open for business.
10. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
11. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. **No substantial changes** shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
12. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
13. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus** such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.

14. All **landscaped areas** must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
15. 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).
16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. All parking areas serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting development standards.
19. The applicant shall **prevent loitering and loud noises** in the church and in the project site parking lot during and after hours of church operations. The applicant shall clean the parking and landscaped areas of all trash and debris on a regular basis. The applicant shall post and continuously maintain at least one sign at the project site parking lot, in a clearly viewable location, stating all loud noises are prohibited pursuant to the City's noise regulations. The applicant shall be responsible for enforcement of all applicable City noise regulations during and after all church operations. Failure to strictly comply with this condition shall be grounds for permit revocation. If loitering and/or noise problems develop, the Director of Planning and Building may require additional preventative measures such as, but not limited to, additional lighting, private security guards and/or revision of church hours of operation.
20. **Energy conserving equipment**, lighting and construction features shall be utilized on the buildings.
21. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.

22. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property.
23. 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.
24. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters, as applicable.
25. Approval of this project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
26. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
27. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
29. The Department of Public Works submits the following requirements for the proposed development at 1925 and 1951 Pacific Avenue:
 - a. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
 - b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of

- utilities, traffic signal installations and modifications, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
- c. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability insurance and an endorsement-evidencing minimum limits of required general liability insurance.
 - d. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional sidewalk area is necessary to provide the required ADA width, this shall be provided.
 - e. The Developer shall provide on-site alley lighting along the abutting public alley.
 - f. The Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
 - g. After completion of any required off-site improvements, the Developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.
30. Any off-site improvements found to be damaged as a result of construction activities shall be reconstructed by the applicant to the satisfaction of the Director of Public Works.
31. The applicant shall provide the following to the satisfaction of the Long Beach Police Department:
- a. The project site and all parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Sodium lighting shall not be used for security lighting purposes. Lighting shall be located underneath all building eyebrows, canopies and awnings to illuminate pedestrian walkways.

- b. No exterior publicly accessible payphones shall be permitted anywhere on the project site property.
 - c. Exterior roof access ladders shall be strictly prohibited.
 - d. All addresses shall be clearly marked on the building exterior walls.
 - e. Viewers shall be installed in the doors where deliveries are made and in all interior office doorways.
32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:
- a. The applicant shall remove all exterior security bars and grills from the east (front) elevation.
 - b. The existing chain link fence along the front property line (Pacific Avenue) shall be replaced with a decorative wrought iron fence setback 10' from the front property line.
 - c. Storefront windows shall be installed at least 5'0" in height and 20'0" feet in length on the east building elevation. These windows shall be clear transparent glass and shall not be blocked or obscured to prevent visibility into the store.
 - d. The freestanding sign and metal supports shall be removed.
 - e. A building permit shall be obtained to install the bookstore improvements including storefront windows and operate the bookstore.
 - f. New signage shall be channel letters only. Can signs and freestanding sign are not permitted.
 - g. The parking lot shall be restriped and slurry sealed, if necessary.
 - h. All required improvements shall be completed within six (6) months of the date of final action.
 - i. No other activities on-site shall take place while church services are performed.
 - j. Hours of operation for the church are Sunday from 10:00 a.m. to 1:00 p.m.
 - k. Restripe the parking lot and relocate the fence at 1925 Pacific Avenue to provide four (4) additional parking spaces at the rear of the building.
 - l. The assembly area for the church is limited to 1,174 square feet as shown on the submitted plans. No other church activities shall take place when church services are performed.
 - m. The unpermitted banner shall be removed immediately and no banners shall be permitted.
 - n. Parking space number 23 shall be aligned with the other parking spaces behind the building approximately 14'0" from the rear property line. The existing fence and bollards behind parking spaces 17-23 shall be removed to allow access to these spaces from the alley.

- o. The interior partition wall between the sanctuary and lobby shall be a permanent floor to ceiling wall to the satisfaction of the Director of Planning and Building.**
- 33. The bookstore shall be open to the public Monday-Friday from 10:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 5:00 p.m.
- 34. The applicant shall obtain a City business license for the bookstore.
- 35. The applicant shall at all times prevent loitering in front of the church adjacent to Pacific Avenue and shall also prevent loitering to the rear of the church and in all areas designated for parking. The applicant shall not permit queuing of any kind in the front of the church adjacent to Pacific Avenue, or in the rear of the church, or in any area designated for parking. All church activities shall cease at 9:00 p.m. daily.
- 36. A building permit will be required to change the occupancy of the building for the church and associated uses. Plans shall be submitted and a building permit obtained and finalized six months from the date of Final Action.
- 37. The applicant shall be allowed to utilize on-site parking in a tandem arrangement for church services and special events.**
- 38. The applicant shall provide a lighted sign, not less than six (6) square feet in area, on each street frontage of the business (Church) and the parking site, with such lighted sign visible to motorists in compliance with Section 21.41.222, Off-site parking, of the Long Beach Municipal Code.**
- 39. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

PARKING LOT LEASE AGREEMENT

The property owner of 1951 Pacific Avenue Long Beach, CA, hereby enters into a ten years (from May 2006 to May 2016) lease agreement with the Springs of Hope Christian Ministries (1925 Pacific Avenue) for the use of the 18 parking spaces on the premises on Sundays and after hours on weekdays free of charge.

Both parties promise to keep the agreement in good faith, but in lieu of any unforeseen future circumstances the church is obligated to immediately inform the City Planning and Building Department of an alternative parking plan. And any failure to provide such an alternative-parking plan may eventually result in the church losing its city operational zoning permit.

Name and Signature of the Representative of 1951 Parking Lot**Name: Dr. Olusegun . Z. Salako****Signature:** **Date:** 8/28/06

Comfort Medical Group
1951 Pacific Avenue
Long Beach, CA 90806
(562) 218-6264 / 213-0745 Fax
O.Z. Salako, M.D., FACOG

Name and Signature of the Representative of Springs of Hope Church**Name: Dr. Lawrence A. Lasisi****Signature:** **Date:** 8/28/06

OLUSEGUN Z. SALAKO, M.D., F.A.C.O.G., F.I.C.S.

GYNECOLOGY, OBSTETRICS, INFERTILITY

DIPLOMATE: AMERICAN BOARD OF OBSTETRICS AND GYNECOLOGY

1951 Pacific Ave., Long Beach, CA 90806

(562) 218-6264 • Fax: (562) 218-0745

05/19/06

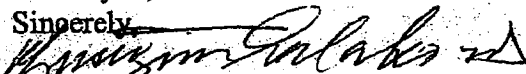
RE: SPRINGS OF HOPE CHRISTIAN MINISTRIES

Please be informed that Comfort medical Clinic has has leased 18 parking spaces on the premises of 1951 pacific avenue to Springs of Hope Christian Ministries for it's use on Sundays, and after hours on weekdays for ten years or for as long as the Church remains at 1925 Pacific avenue.

Please feel free to call me if you have any questions.

Thank you,

Sincerely,



O.Z. Salako, M.D.



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

March 2, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking (Council District 6)

LOCATION: 1925 Pacific Avenue and 1951 Pacific Avenue

APPLICANT: Dr. Lawrence A. Lasisi, Pastor for Springs of Hope Christian Ministries
1925 Pacific Avenue
Long Beach, CA 90806

RECOMMENDATION

Approve the Conditional Use Permit, Administrative Use Permit, and Standards Variance requests, subject to conditions of approval.

REASON FOR RECOMMENDATION

1. Positive findings can be made to support the Conditional Use Permit, Administrative Use Permit and Standards Variance requests.
2. The installation of a bookstore at the front of the building will provide a pedestrian-oriented use in a Neighborhood Pedestrian district.
3. The conditions of approval will ensure that the proposed improvements are completed in a timely manner.

BACKGROUND

The subject site has a zoning designation of Commercial Neighborhood Pedestrian (CNP). The property is located on the west side of Pacific Avenue, a minor arterial street, between 19th Street and 20th Street (see attached location map). The site, 1925 Pacific Avenue, has an area of approximately 16,300 square feet and is developed with a 5,161 square foot, one-story commercial building and 17 parking spaces constructed in 1945. The off-site parking is located at 1951 Pacific Avenue, approximately 100' to the north. The lot is 8,150

(1,174 square feet at 20/1,000 GFA) and 3,837 square feet for the remaining portion of the building used for the bookstore, storage, and study which has a parking requirement of 15.34 spaces (3,837 square feet at 4/1,000 GFA less restrooms of 150 sq. ft.) for a total of 39 spaces. Three additional parking spaces will be provided on-site behind the building by removing bollards along the alley and restriping the lot for a total of 20 on-site parking spaces. Subtracting the 20 on-site parking spaces results in a requirement of 19 additional spaces.

Section 21.41.222 of the Zoning Ordinance allows off-site parking within 600 feet of the proposed use, provided a deed restriction is placed on the property with the City as a party. The applicant has submitted an agreement for 16 spaces at a nearby medical office building without a deed restriction, which requires approval of a Standards Variance. Site visits have confirmed that the parking is available during the proposed weekday evening and Sunday morning hours of operation. Hours of operation for the medical office building are Monday-Friday 9:00 a.m. to 5:00 p.m. Crediting these 16 spaces leaves a remaining parking requirement of 3 spaces. Since only 3 spaces are required in order to meet the parking requirement, Staff believes that this arrangement with the medical office site is adequate.

A community meeting was held November 17, 2005, to allow the applicant to present the project to the community. This meeting took place at the CIPC Police Substation community room in South Wrigley, just north of the project site. After the presentation approximately four people spoke in opposition to the project. The individuals stated that the church creates dead space during daytime business hours, does not generate foot traffic, the hours of the church are in conflict with traditional business hours of operation, the use is inappropriate and inconsistent with the Central Long Beach Guide to Strategic Development and Central Redevelopment Project Area (CPAC) guidelines, and the community is strongly opposed to any use that would provide additional homeless and social service uses in South Wrigley, especially in the Pacific Avenue Neighborhood Center. This area is defined as Pacific Avenue between PCH and Hill Street.

The conditions of approval attempt to address these concerns regarding the proposed church, as follows:

- Condition no. 33 and 34 requires the applicant to obtain City building permits and a business license to establish and operate a retail bookstore at the front of the building with hours of operation Monday-Saturday from 10:00 a.m. to 5:00 p.m.
- Condition no. 35 requires upgrades to the front of the building to including removal of security bars, replacing the chain link fence with wrought iron, installing transparent storefront windows, removing the freestanding sign, and repainting the east building elevation to upgrade the building facade and create an attractive storefront. These improvements must be completed within six (6) months of the date of Final Action.

The subject site is also located in the Central Redevelopment Project Area (CPAC). The Central Long Beach Strategic Guide for Development identifies the area on Pacific Avenue between between and Pacific Coast Highway and Hill Street as the Pacific Avenue Neighborhood Center. The long-term goals of this area are to focus on neighborhood related and pedestrian oriented uses and upgrade the appearance of the corridors with streetscape and facade improvements. The proposed use of a retail bookstore at the front of the building with storefront windows and other site improvements as required in conditioned of approval no. 32 is consistent with the Strategic Guide.

B. 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 operational conditions of approval, including maintaining off-site parking for the proposed use and compliance with the noise ordinance, will ensure that the proposed use will not be detrimental to the surrounding community, including public health, safety, or general welfare. Additionally, the bookstore must be maintained and operated in conjunction with the church to provide a pedestrian oriented use, and upgrade the building facade to be more consistent with the CNP development standards as listed in condition of approval no. 32.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR PPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.

Section 21.52.213 contains the special conditions for churches. These conditions and staff analysis are presented below:

A. In a residential zone, the proposed use may consist only of an expansion of an existing church or similar religious facility on the site or on the abutting site;

The subject site is not located in a residential zone.

B. A master plan for long range development shall be submitted;

The proposed church will be located in an existing commercial building. No additional short term or long-range development is proposed on the subject site.

C. In a residential zone, the site shall be limited to forty thousand (40,000) square feet in size; and

The subject site is not located in a residential zone.

D. Any proposed addition or new construction shall conform to the development standards required for principal uses within the district.

special privilege, but would allow for the proposed church to provide additional parking for the use.

The request to provide three parking spaces less than the code requirement is not expected to create an adverse situation. Twenty (20) on-site and sixteen (16) off-site parking spaces will be provided. The assembly area is limited to 1,174 square feet (requiring 24 parking spaces) and will not be used in conjunction with any other church activities (condition of approval no. 32).

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

Granting of the variance is not expected to cause adverse effects with respect to parking in the surrounding neighborhood, since the variance will allow off-site parking for the proposed use that results in only three parking less than the parking requirement of the Zoning Ordinance.

D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.

The subject site is not located in the Coastal Zone.

ADMINISTRATIVE USE PERMIT FINDINGS

A. 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 General Plan designation for this site is Land Use Designation LUD #8P, Pedestrian Oriented Retail Strip and the property is located in the Neighborhood Pedestrian District (CNP). This land use district is intended for pedestrian oriented small service commercial uses. The subject site has a zoning designation of CNP, which allows churches subject to the approval of a Conditional Use Permit. Therefore, the proposal is consistent with the Zoning Regulations if it is found that the use will not be detrimental to surrounding properties.

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


No adverse effects are anticipated with the approval of joint use parking. The medical office building at 1951 Pacific Avenue is open Monday - Friday from 9:00 a.m. to 5:00 p.m. The bookstore and counseling services require parking at a rate of 4/1,000 square feet of GFA, which requires fifteen (15) parking spaces. Twenty (20) on-site parking spaces are provided during the week. Additional parking is

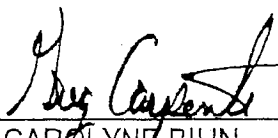

Chairman and Planning Commissioners

Case No. 0508-23

March 2, 2006

Page 9

By: 
LYNETTE FERENCZY
PLANNER

Approved: 
 CAROLYNE BIHN
ZONING OFFICER

CB: lf

Attachments:

1. Conditions of Approval
2. Categorical Exemption
3. Location Map
4. Site Plan/Floor Plan
5. Photographs
6. Letters in Support/Opposition
7. Off-site Parking Letter/Church Uses

6. 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.
7. 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.
8. This approved land use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall be available for **periodic re-inspections**, conducted 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 the City Council.
9. All operational conditions of approval for this permit **must be posted** in a location visible to the public in such a manner as to be readable when the use is open for business.
10. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
11. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. **No substantial changes** shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
12. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
13. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus** such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.

22. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property.
23. 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.
24. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters, as applicable.
25. Approval of this project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
26. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
27. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
29. The Department of Public Works submits the following requirements for the proposed development at 1925 and 1951 Pacific Avenue:
 - a. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
 - b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal installations and modifications, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within

32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:
 - a. The applicant shall remove all exterior security bars and grills from the east (front) elevation.
 - b. The existing chain link fence along the front property line (Pacific Avenue) shall be replaced with a decorative wrought iron fence setback 10' from the front property line.
 - c. Storefront windows shall be installed at least 5'0" in height and 20'0" feet in length on the east building elevation. These windows shall be clear transparent glass and shall not be blocked or obscured to prevent visibility into the store.
 - d. The freestanding sign and metal supports shall be removed.
 - e. Language from Mike's outdoor activities.
 - f. The front of the store shall be repainted to match the rest of the building.
 - g. New signage shall be channel letters only. Can signs and freestanding signs are not permitted.
 - h. The parking lot shall be restriped and slurry sealed, if necessary.
 - i. All required improvements shall be complete within six (6) months of the date of final action.
 - j. No other activities on-site shall take place while church services are performed.
 - k. Hours of operation for the church are Sunday from 10:00 a.m. to 1:00 p.m.
 - l. Restripe the parking lot and relocate the fence at 1925 Pacific Avenue to provide four (4) additional parking spaces at the rear of the building.
 - m. The assembly area for the church is limited to 1,174 square feet as shown on the submitted plans. No other church activities shall take place when church services are performed.
33. The bookstore shall be open to the public Monday-Friday from 10:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 5:00 p.m.
34. The applicant shall obtain a City business license for the bookstore.
35. The applicant shall at all times prevent loitering in front of the church adjacent to Pacific Avenue and shall also prevent loitering to the rear of the church and in all areas designated for parking. The applicant shall not permit queuing of any kind in the front of the church adjacent to Pacific Avenue, or in the rear of the church, or in any area designated for parking. All church activities shall cease at 9:00 p.m. daily.
36. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the



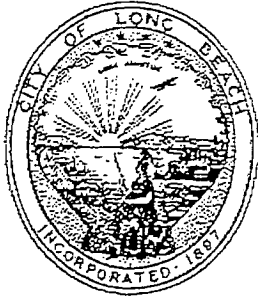
Date: March 2, 2006
To: Chairman Stuhlberg and Members of the Planning Commission
From: Carolynne Bihn, Zoning Officer
Subject: Agenda Item 3 (Case No. 0508-23, 1925 Pacific Avenue)

Please consider the following changes to the conditions of approval contained in the staff report.

Condition No. 32e should be amended to read:

32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:
- e. ~~Language from Mike Mais about outdoor activities.~~ **A building permit shall be obtained to install the bookstore improvements including storefront windows.**
37. **The unpermitted banner shall be removed immediately and no banners shall be permitted.**

Strikethrough indicates deleted language and bold indicates new language.



FEE \$133.13

Categorical Exemption CE- 05-152

NOTICE OF EXEMPTION

To: Office of Planning & Research
1400 Tenth street, Room 121
Sacramento, CA 95814

From: Department of Planning & Building
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

L. A. County Clerk (requires \$25.00 filing fee)
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001
Norwalk, CA 90650

Project Title: SPRINGS OF HOPE CHRISTIAN MINISTRIES

Project Location - Specific: CHURCH, 1925 PACIFIC AVE., L.B.

Project - City: Long Beach Project Location - County: Los Angeles

Activity Description: CHURCH SERVICES CORP. SUP. SV

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Dr. Lawrence A. LAST
(Printed Name)

P.O. Box 16072 Long Beach, CA 90806
(Mailing Address)

(562) 599-6768 Lawrence
(Telephone) (Signature)

LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section:

15303.(c) Class 3 - New Construction or Conversion of Small Structures

Statement of Support for this finding: The existing 8,146 square foot structure is within the exemption category for an urbanized area. The proposed church will provide on-site and off-site parking. A use permit is required.

Lead Agency
Contact Person: Angela Reynolds Area Code/Telephone: 562 / 570-6357

Signature: [Signature] Date: 12-20-05 Title: Planning Officer

Signed by Lead Agency

Signed by Applicant

Ousegun Z. Salako, M.D., F.A.C.O.G., F.I.C.S.
GYNECOLOGY, OBSTETRICS, INFERTILITY
DIPLOMATE: AMERICAN BOARD OF OBSTETRICS AND GYNECOLOGY

08/18/05

1951 Pacific Ave., Long Beach, Ca. 90806
Phone: (562) 218-6264 • Fax: (562) 218-0745

215 W. Anaheim St., Wilmington, Ca. 90744
Phone: (310) 816-3111 • Fax: (310) 816-3110

TO WHOM IT MAY CONCERN


*RE: SPRINGS OF HOPE CHRISTIAN
MINISTRIES*

*Please be informed that Comfort Medical
Clinic has leased 18 parking spaces on the
premises of 1951 Pacific avenue to Springs
of hope Christian ministries for it's use on
Sundays, and after hours on weekdays.*

*Please feel free to call me if you have any
questions.*

Thank you,

Sincerely,


O.Z. Salako, M.D. (property owner)

Mon-Fri 9-5pm

Prokin

SPRINGS OF HOPE CHRISTIAN MINISTRIES
HOPE ON THE WAY!

Street Address: 1925 Pacific Avenue, Long Beach, CA 90806
Mailing Address: P.O. Box 16072, Long Beach, CA 90806
Phone Number: (562-599-6768) Fax Number: (562-599-7167)



01/09/2006

Dear Sir/Ma
City of Long Beach
Planning and Building Department

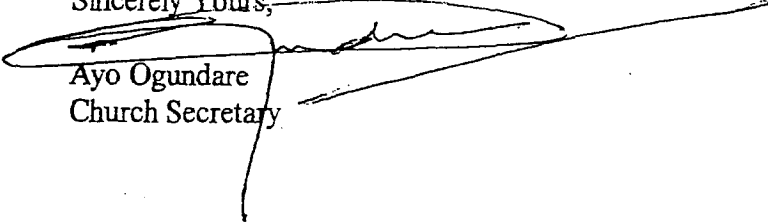
This letter is written in response to the suggestions raised at the meeting held between our Pastor and the staff of your Department on Thursday, January 5, 2006, in your office. The church council has met and deliberated on the matters.

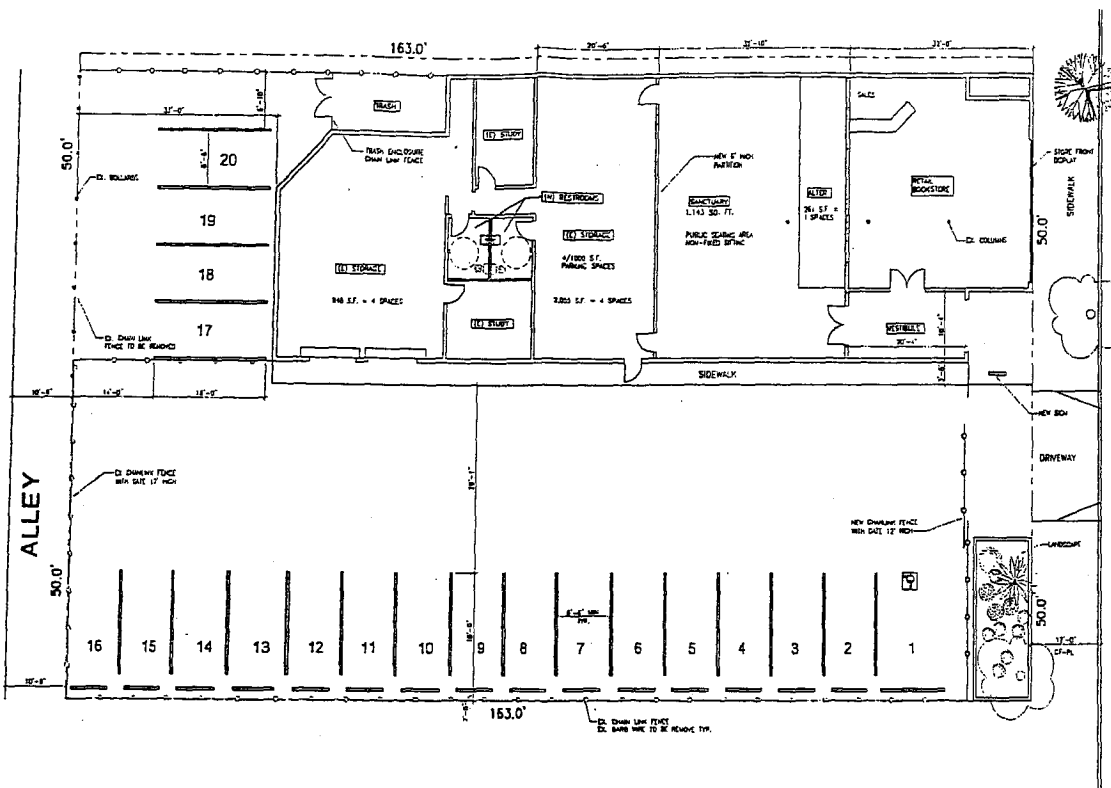
The church will use the building on 1925 Pacific for the followings: Sunday Service at 10am, Bible Study on Tuesday at 7pm and Daily appointed spiritual counseling with the pastor.

In addition, we promise to do the followings within two years: open a retail Christian book store in front of the building, put lower signs to show the activities of the church to the community, start after school tutoring program to help the kids in the community, put new fence at the front of the building, and to repaint the outside of the whole building to make it look beautiful.

We thank all the staff at your Department for your help, understanding and patience.

Sincerely Yours,


Ayo Ogundare
Church Secretary

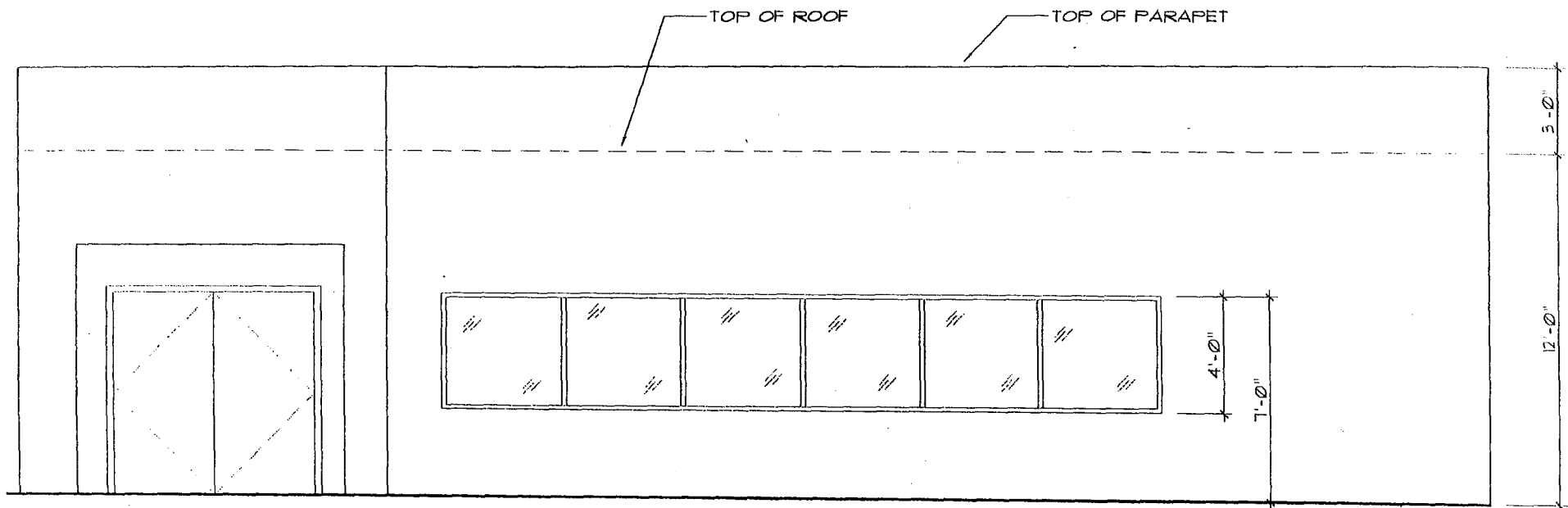


1925 PACIFIC AVE. SITE PLAN
 1/8" = 1'-0"

- CHURCH ACTIVITIES**
- 1. HOLDING MASS
 - 2. BIBLE STUDY
 - 3. COMMUNITY OUTREACH PROGRAM
 - 4. FUND RAISING
 - 5. FAMILY NIGHT
 - 6. TEEN NIGHT

PARKING CALCULATION BASED ON NON-FIX SEATING
 MIN REQUIREMENTS: 20 SPACES / 1000 SQ. FT.
 CALC: 1600/1000 = 1.6 x 20 = 32 SPACES REQ'D
 STORAGE: 8 SPACES
 ALTER: 6 SPACES
 TOTAL REQ: 46 SPACES
 TOTAL PARKING PROVIDED: 37 SPACES

1925 PACIFIC AVE
 LONG BEACH, CA
 SITE PLAN
 A-1



Front (East) Elevation

CITY PLANNING COMMISSION MINUTES

MARCH 2, 2006

The regular meeting of the City Planning Commission and public hearing convened on March 2, 2006 at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, California.

PRESENT: COMMISSIONERS: Matthew Jenkins, Charles Greenberg,
Charles Winn, Mitch Rouse,
Nick Sramek

ABSENT: EXCUSED: Leslie Gentile, Morton Stuhlbarg

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Lynette Ferenczy, Planner
Craig Chalfant, Planner
Lemuel Hawkins, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Rouse.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Greenberg moved to approve the Consent Calendar as presented by staff. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Gentile and Stuhlbarg were absent.

Lynette Ferenczy presented the staff report recommending approval of the requests since positive findings could be made to support them, and a proposed bookstore would provide a pedestrian-oriented use in the district, while requiring completion of these improvements in a timely manner.

Pat Brown, 5390 E. 8th Street, representing the applicant, stated that they agreed with all the conditions of approval and felt the project would improve the area and increase sales tax revenues.

Pastor Lawrence A. Lasisi, 1925 Pacific Avenue, in response to queries from Commissioners Greenberg and Winn, explained that his church had been open one year and that there were no other churches with bookstores nearby.

Jane Kelleher, 1724 Santa Fe, Westside PAC member, stated that the group had voted unanimously against the applicant's requests.

Pat Paris, 3409 Colorado Street, CPAC Chairperson, also asked that the requests be denied since the group felt that a storefront church could become a code enforcement problem.

Joan Greenwood, 2091 San Francisco Avenue, President, Wrigley Association, said her group was not in support of the application because it was an inappropriate use for the already parking-impacted area.

Martha Thuente, 6670 Millmark Avenue, member, North PAC, also asked that the variances be denied because the operation could detract from the area's quality of life.

Annie Greenfeld-Wisner, 1951 Chestnut Avenue, spoke against the request saying she understood that the applicant had been located nearby without appropriate permits and was asking for parking variances in a very impacted area.

Colleen McDonald, 525 W. 19th Street, agreed that the area was already parking impacted, and said she felt that allowing the use would make things worse for residents.

Gavin McKiernan, 1891 Ocean Avenue, Chairman, Neighborhood Advisory Committee for Wrigley area, spoke against the application, claiming that there was heavy opposition from area residents who worried about making the parking problem worse.

Commissioner Greenberg made a new motion to continue the item for one month to allow the applicant to obtain the deed restriction and return to the Commission. Commissioner Winn seconded the motion on the floor.

City Attorney Mais noted that Federal law protected this type of operation against religious discrimination and to a certain extent removed the City's ability to impose certain land uses. Mr. Mais said that even though the area was zoned for commercial use, turning down this application for lack of adequate parking would be permissible, but turning it down because of its location in a commercial zone and potential negative effect on business revitalization would not be.

Commissioner Winn withdrew his second of the motion on the floor, which then died.

Commissioner Greenberg moved to continue the item to the April 6, 2006 meeting to see if a deed restriction for the life of the church could be obtained. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Gentile and Stuhlbarg were absent.

4. Case No. 0512-30, Conditional Use Permit, Site Plan Review, Zone Change, NC 20-04

Appellant: Public Storage Inc c/o Martin Parker
of Pacific Planning Group
Subject Site: 4100 Cherry Avenue (Council District 7)
Description: Request for approval of a Zone Change for a portion of an existing self-storage facility from Regional Highway Commercial District (CHW) to Commercial Storage District (CS) and a Site Plan Review and Conditional Use Permit to expand the self storage facility by adding floor area within the existing building.

Lynette Ferenczy presented the staff report recommending approval of the Zone Change since the site is currently improved with an existing self-storage facility that has been operating for four years without any reported complaints or negative impacts to the neighborhood, and because it would provide consistency between the existing uses and the proposed zoning designation.

Jennifer Lauro, 23412 Moulton Parkway, #140, Laguna Hills, applicant, stated that they accepted all the conditions of approval.



Date: March 2, 2006
To: Chairman Stuhlberg and Members of the Planning Commission
From: Carolyne Bihn, Zoning Officer
Subject: Agenda Item 3 (Case No. 0508-23, 1925 Pacific Avenue)

Please consider the following changes to the conditions of approval contained in the staff report.

Condition No. 32e should be amended to read:

32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:

e. ~~Language from Mike Mais about outdoor activities.~~ **A building permit shall be obtained to install the bookstore improvements including storefront windows.**

37. **The unpermitted banner shall be removed immediately and no banners shall be permitted.**

Strikethrough indicates deleted language and bold indicates new language.

640 W. 9th
Long Beach CA 90813

January 28, 2006

Ms. Suzanne Frick, Department of Planning & Building
City of Long Beach
333 W. Ocean Blvd
Long Beach CA 90802

Ms. Lynette Ferenczy, Planning Commission
City of Long Beach
333 W. Ocean Blvd
Long Beach CA 90802

Dear Ms. Frick and Ms. Ferenczy:

RE: Case #0508-23

As a member of CPAC, I am writing to express my **support** of the permit application submitted by **Hope Christian Ministries** for the use of 1925 Pacific Avenue as a storefront church.

As a professional linguist I have lived among the poor in both Southern Mexico and in the Drake Park area of Long Beach for the past 35 years. Since I fluently speak Spanish and Mixtec, an indigenous language of Mexico, I interact on a daily basis with the working poor of our City.

From the perspective of one who works with the poor, I would like to comment on how storefront (SF) churches benefit our community.

1. Issue: Storefront churches rob the City of tax revenue

Although storefront churches do not pay directly into the tax base of the City, they benefit the City financially in other ways:

- In blighted neighborhoods, SF churches often occupy buildings that would otherwise be vacant. As tenants they maintain the building façade and provide rent income to the landlord.
- As the SF churches reach out to the surrounding community and involve children, teens, and families in their programs, they are diverting people from a life of crime. Every person diverted from a life of crime saves the City thousands of dollars yearly. This savings in crime fighting costs and property damage far outweighs any tax revenue loss.

2. Issue: Commercial areas not zoned for non-profit organizations

As Long Beach grows and diversifies, the proliferation of non-profits of all types makes finding suitable space to rent an increasing challenge.

- Existing zoning laws were formed when there were few non-profits other than churches, which were allowed to build their own buildings in both commercial and residential areas.
- "Mixed-use" is the current buzzword for mixing residential and commercial buildings on the same parcel, creating a win-win situation for both. The "mixed-use" concept needs to be expanded in commercial areas to include non-commercial agencies offering services of benefit to the local community.
- These non-profit organizations gravitate to vacant "mom & pop" stores in older neighborhoods as that is all they can afford, plus the people they want to provide services for live nearby.
- The vision of some is to fill up these small stores with profitable family-owned businesses. I question the feasibility of that based on the low economic base of the neighborhoods and their residents' tendencies to shop at lower-priced, big-box stores.

3. Issue: Additional parking requested in an already parking-impacted area

Current parking space requirements should not be the sole basis for denying a parking variance permit.

- Storefront churches generally hold meetings at night and on Sundays, which are off-hours for small commercial businesses. This frees up street parking in commercial areas for use by the SF church attendees.
- In nearby residential neighborhoods, most would be home from work by the time the SF church meetings start.
- Determining parking spaces needed solely on the total number of attendees may not be accurate, as poverty-level people tend to arrive with more people per car plus others walk from nearby neighborhoods.
- SF churches could be helped to draw up written agreements with nearby existing commercial businesses to use their off-street parking when they are closed.

4. Issue: Noise and trash disturbances to nearby residents

Many who operate SF churches come from warmer climates where life is lived primarily outdoors. Houses are clustered in extended family groups and music is turned up for all to enjoy. In the US most live indoors as single-family units with the door shut. They then resent outside noise invading their space.

- Education needs to happen to resolve these cultural differences. They can learn to turn volumes down and pick up trash after events.
 - With the conditional use permits could come a list of ways they are expected to contribute to the good of the neighborhood, like façade maintenance, signage guidelines, graffiti cleanup, noise levels, trash pickup, and the like.
5. Issue: 20-25% of the population of our City are below poverty level and have little input into the current zoning issues

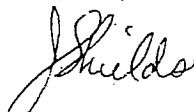
Many, perhaps most, of the SF churches work with and are run by the working poor. The combination of continued immigration of poor from other countries and increased interest among middle-class churches to address their needs is proliferating the number of storefront churches and other non-profit organizations. Building new facilities or renting middle-class hotel ballrooms is not financially possible, so they look for existing buildings to rent.

- Mixed-use guidelines need to be developed to address issues raised by all who are interested in improving blighted areas.
- In high-density areas, the presence of several similar entities should not be considered negative, as each entity reaches out to the local community in a different way.
- A task force could be created, which would include those knowledgeable of the needs of non-profits and poverty-level people, in order to create City regulations that would benefit both sides of these issues.

As an active CPAC member, president of a non-profit organization working in the Drake Park area, and resident in a high-density neighborhood, I believe we can work together to increase the economic well being and quality of life of currently blighted neighborhoods of Long Beach.

Thank you for considering these issues from a different perspective.

Sincerely,



Jana Shields
President, Friends' House at Drake Park, Inc.
640 W. 9th, Long Beach CA 90813

Long beach ACORN

1933 Pacific Ave. # 1; Long beach, CA 90806 Ph. (562) 599-6100 Fax (562) 599-6006

www.acorn.org

To whom it may concern:

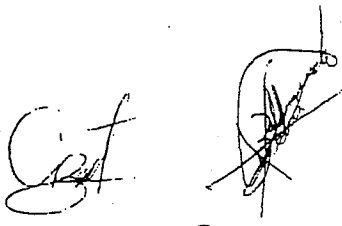
These days our society is experiencing difficult times. Our youth are getting involve in gangs and drugs, more and more people are getting divorce; we see more homeless on the streets, new born babies being abandon by there mothers in trash cans.

Our society needs guidance, and help, needs places where people can go and find peace, places like "Spring of Hope Christian Ministries" where they can come and feel they are not alone, places where people can come and find peace and more than anything: GOD.

Long beach ACORN would like to welcome "Springs of Hope Christian Ministries to the neighborhood, we know how needed a place of peace it is in our low income neighborhood where violence and crime prevail; but also we know that by being together as a society we can accomplish great changes in our communities.

Welcome to the neighborhood "Springs of Hope Christian Ministries".

Long Beach ACORN.


Alin Poulas

WE SUPPORT THE ESTABLISHMENT OF SPRINGS OF HOPE CHURCH AT 1925
 PACIFIC AVENUE. WE BELIEVE THAT THE CHURCH WILL BE A POSITIVE
 ADDITION TO OUR COMMUNITY.

365/5

DATE	NAME	ADDRESS	SIGNATURE
8-17-05	Azucena Pinzon	1933 Pacific Ave # 1	<i>[Signature]</i>
08-17-05	Michelle Matarese-Pita	1933 Pacific Ave # 1	M. Matarese-Pita
8-17-05	ROGITA MILLS	1935 " "	Rogita Mills
8-17-05	COMFORT MEDICAL CENTER O. Z. SALAKO MD	1951 PACIFIC AVE	<i>[Signature]</i>
8-17-05	Dr. Jernigan Dental	1939 Pacific ave	<i>[Signature]</i>
8-17-05	LIFE'S NURSERY	1934 PACIFIC AVE	<i>[Signature]</i>
8/17/05	Sorghana Sengdin	155 E. 1st St.	Sorghana Sengdin
8/17/05	JUAN RILLO	1975 PACIFIC	<i>[Signature]</i>
8/17/05	Nancy Rilo	1975 PACIFIC	<i>[Signature]</i>
8/17/05	Veronica Torre	1971 Pacific	Veronica Torre
8/17/05	ERIC RECORD	1945 PACIFIC	Eric Record
8/17/05	Pacific Liquor	1895 Pacific	<i>[Signature]</i>
8/17/05	Mark Banta	1887 PACIFIC AVE	<i>[Signature]</i>
8/17/05	Hector Cecchi	1918 Pacific Ave	<i>[Signature]</i>
8/16/05	Baby's Nutrition	1861 Pacific Ave	<i>[Signature]</i>
8/17/05	WARD'S FURNITURE	1855 PACIFIC AVE	<i>[Signature]</i>
8/17/05	ROBERT SOTO	1849 PACIFIC AVE	Robert Soto

WE SUPPORT THE ESTABLISHMENT OF SPRINGS OF HOPE CHURCH AT 1925
 PACIFIC AVENUE. WE BELIEVE THAT THE CHURCH WILL BE A POSITIVE
 ADDITION TO OUR COMMUNITY.

DATE	NAME	ADDRESS	SIGNATURE
8/20/05	PEDRO RAMIREZ	1955 PANE ALF I B	PEDRO RAMIREZ
8/20/05	Aracely Rodriguez	1915 Pacific Ave #4	Aracely Rodriguez
8/20/05	Marantha Williams	2135 Cedar Ave Apt 202	marantha williams
8/20/05	FRANK Wilson	1892 CEDAR AVE.	Frank Wilson
8/20/05	Astul Valasquez	1586 Santa Fe Av.	Astul Valasquez
8/20/05	Sam Foster	1837 Oak Ave. LB 290806	Sam Foster
8/20/05	Sean Sullivan	1915 Pacific Ave	Sean Sullivan
8/20/05	Leroy Balts	1004 E 20th	Leroy Balts
8/20	Antonio Davila	Locis Ave. Long Beach	Antonio Davila
8/20	Pepper Aguadara	#12 1915 Pacific	Pepper Aguadara
8/20	Lecia Brown	232 W 21st	Lecia Brown
8/20	Minister Butler	810 Chestnut Ave L.B. Cal.	Minister Butler
8/20	Ricardo Jimenez	1125 LEONAVIST DR	Ricardo Jimenez
8/20	Alvin Poulan	329 W 8th St	Alvin Poulan
8/20	modesto moreno	270 W. 12TH ST. #11	Modesto Moreno
8/20	Liz Taylor	424 W. 9th St	Liz Taylor
8/20	Victor Jassi	homeless	Victor Jassi

8/10/05

TO WHOM IT MAY CONCERN:

LETTER OF RECOMMENDATION

WE THE UNDERSIGNED TENANTS OF THE ATLANTIC NEIGHBORHOOD OF LONG BEACH WISH TO SAY THAT THE SPRINGS OF HOPE CHRISTIAN MINISTRIES WAS IN OUR AREAS AS A GOOD AND HELPFUL CHRISTIAN FELLOWSHIP FOR FIVE YEARS. THE PASTOR AND THE ALL THE MEMBERS OF THE CHURCH ARE VERY CARING, LOVING AND GENEROUS. IN FACT, WE WILL ALL MISS THE CHURCH AS THEY MOVE TO A NEW LOCATION. BUT WE ARE HAPPY THEY ARE STILL IN THE CITY OF LONG BEACH WHERE WE CAN PAY THEM A VISIT ANY TIME. AND WE ARE VERY SURE THE NEW COMMUNITY THE CHURCH MOVED INTO WILL BE BLESSED BY THEIR PRESENCE. LET THE LOVE OF GOD CONTINUE IN LONG BEACH AND THE WORLD. THANKS.

NAME	ADDRESS	PHONE
1. Willie Jackson	580 VERNON ST	(562) 427-2509
2. Kerry Parham	582 VERNON ST	(562) 981-3758
3. Michael Brown	2545	562) 492-9990
4. ESTER B. BRIDEN	584 E. Vernon	(562) 426-4977
5. SONNY OWEN	586 E. Vernon ST	(562) 595-2672
6. MICHAEL BRIDEN	2545 Atlantic	562 591-2699
7. Anthony BARRIS	7175 Liza Ave	562 437-1795
8. FADIR MUHAMMAD	2545 Atlantic	562) 492-9990
9. KORT SPEARS	2545 ATLANTIC	562-708-2877
10. Maria Cornejo	2561 Atlantic	(562) 427-3554
11. Teresa Lejuna	2557 ATLANTIC	562 988-8509
Jasmin Al-Attar	2551 ATLANTIC	(562) 989-4742
Mary Sanchez	2545 1/2 Atlantic	(562) 989-9247
Carlos Sanchez	2545 1/2 Atlantic	(562) 480-1484



#3

LAURA RICHARDSON
CITY OF LONG BEACH
COUNCILWOMAN - SIXTH DISTRICT

City Hall: (562) 570-6816
District Office: 570-4420
FAX: 570-7135
TDD: 570-6629

March 1, 2006

Suzanne Frick, Director of Planning and Building
Department of Planning and Building
City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

RE: CASE NO. 0508-23
SPRINGS OF HOPE CHURCH
1925 PACIFIC AVENUE

Dear Ms. Frick,

I am writing this letter regarding the Conditional Use Permit, Administrative Use Permit and Standards Variance requests of Springs of Hope Church located at 1925 Pacific Avenue. My office has been aware of the proposed establishment of the church and has been monitoring the review process since it began.

In July, the church purchased the property and began to hold services at the site. It was brought to my attention that the church was operating without the proper permits at that time. Upon meeting with the Pastor, this office advised him that it was imperative that the church initiate all formal steps required by the Planning and Building Department and that this office would not support the establishment of the church unless all of the required procedures were followed including requesting the "special" inspection and applying for the Conditional Use Permit.

The church was also advised to contact the local neighborhood association and the Neighborhood Action Group to discuss their proposal and plans. The church followed the suggestions and scheduled the special inspection, applied for the conditional use permit and undertook outreach to the local community.

There were several concerns expressed by some members of the community about the church's operation and long-term plans. The Planning and Building Department staff report supports the establishment of the church and includes requirements aimed at addressing these local concerns including:

- requirements to establish a retail bookstore on the site
- requirements to upgrade the building façade to create an attractive storefront
- limits on the use of the site for counseling and tutoring
- prohibition of loitering, queuing on the public sidewalk, onsite distribution of food

Councilwoman Laura Richardson, Sixth District

March 1, 2006

2

- prohibition against use as a permanent or temporary shelter

The staff report by the Planning and Building Department notes that positive findings can be made to support the Conditional Use Permit, Administrative Use Permit and the request for the Standards Variance. The report also states that the bookstore at the front of the building will provide a pedestrian-oriented use in the Neighborhood Pedestrian district.

In light of the above factors and the church's effort to comply with regulations, I support the staff recommendation to allow the permitting and development of the church at 1925 Pacific Avenue.

Sincerely,

 Timothy Lee, Chief of Staff
for CLR

Councilwoman Laura Richardson
Sixth District

CLR/TL

sup tr 1925 pacific ave

Agenda Item #3

January 11, 2006

Ms. Suzanne Frick
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Frick:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

If you are familiar with Pacific Avenue and its environs, then you surely know that Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' s permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district. Such churches have a negative impact on foot traffic and on the local business climate, as they are generally closed during the day—when business and foot traffic should at its peak. Moreover, storefront churches often operate at night and can be a disturbance to local residents.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. Local businesses and many Wrigley area residents have been working hard on plans to form a BID and recruit new businesses to the area. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

I further oppose Hope Christian Ministry's desire to operate on Pacific Avenue because the area is already severely parking-impacted, and the church's presence would only worsen the current parking problem on Pacific. According to Hope Christian Ministry's estimates, they have 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when their type of use requires a minimum of 47 parking spots.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue in specific, and Wrigley in general, is overloaded with such service programs. They are a hindrance to commercial enterprises and burden residents with additional social problems.

The development and improvement of Pacific Avenue is an issue I care deeply about and is one that I hope the city of Long Beach also cares deeply about. For too long, the city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue. The street already has far too many storefront churches, considering it is not zoned for this type of use, and the vast majority of these churches are operating illegally without proper permits.

I am tired of feeling like the city turns a blind eye to what is occurring in my area. Second Avenue in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Yet Pacific Avenue, unfortunately, cannot make the same claim—due in no small part to the fact that the city has allowed far too many organizations that are not in accordance with the specified zoning to set up shop on Pacific Avenue.

Many Wrigley residents, myself among them, and local business people strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well being and quality of life of the city of Long Beach. I ask that you please help make this possibility a reality and deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Steve Wachko
2285 Cedar Ave
Long Beach 90806

NAME
ADDRESS

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries 's permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

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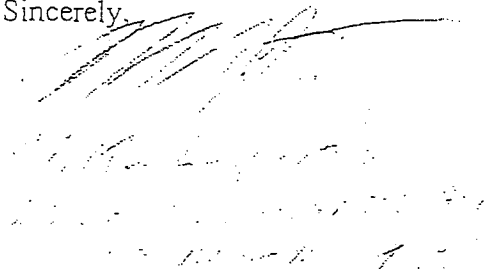
Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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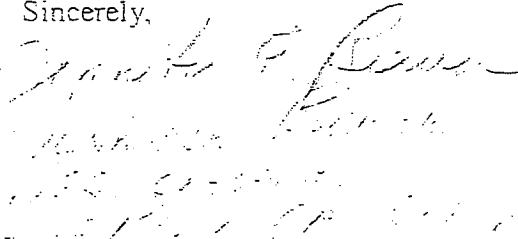
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The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



Mark A. Brown
1925 Pacific Avenue
Long Beach, CA 90802
714-433-1111



P. O. Box 16192
Long Beach, California 90806

Telephone: (562) 599-0812 (Home)
(562) 435-8080 (Office)

Email: wrigleynews@msn.com

December 8, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

On behalf of the more than one hundred residents and businesses who are members of the Wrigley Association, The Board of Directors formally opposes the permit application submitted by Hope Christian Ministries ("HCM"), Case Number 0508-23 for the use of 1925 Pacific Avenue as a storefront ministry. Prior to acquiring the Pacific Avenue venue, HCM ran its operations on Atlantic Ave. for five years without the necessary permits and would have done so on Pacific Ave. had a complaint not been lodged. HCM should not be allowed to continue to flaunt the law.

The proposed site at 1925 Pacific Avenue is specifically zoned for commercial and pedestrian use. HCM is NOT an appropriate enterprise for this location. The fact that the permit application submitted by Hope Christian Ministries identifies three exceptions, *e.g.* a conditional use permit, an AVP and a standards variance for parking—clearly points to the fact that the church's proposed use for this site does not conform with the site's intended use.

The operation of HCM would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district. Storefront churches have a negative impact on foot traffic and on the local business climate, as they are generally closed during the day—when business and foot traffic is at its peak. Moreover, storefront churches often operate at night and can be a disturbance to local residents.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. Local businesses and many Wrigley area residents have been working hard on plans to form a Business Improvement District and recruit new businesses to the area. To allow HCM to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be entirely contrary to the wishes of area residents and businesses.

The Board further opposes HCM's desire to operate on Pacific Avenue because the area is already severely parking-impacted. The church's presence would only worsen the current parking problem on Pacific. According to HCM, there are 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when its type of use specifies a minimum of 47 parking spots.

In addition, members of HCM have expressed their intention to open a daycare center, provide drug treatment programs and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue and Wrigley in general, are overloaded with such service programs. They are a hindrance to commercial enterprises and burden residents with more than their fair share social problems.

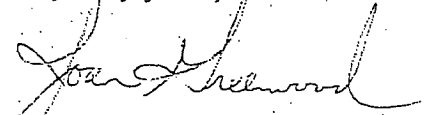
For too long, the city has allowed zoning exceptions and permit violations to become the norm rather than the exception on Pacific Avenue. This area already has far too many storefront churches, considering it is not zoned for this type of use. The vast majority of these churches are operating without proper permits in defiance of standard practices in this City.

The City appears to have turned a blind eye to what is occurring on Pacific Avenue. Second Street in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Yet Pacific Avenue, unfortunately, cannot make the same claim—due in no small part to the fact that the city has allowed far too many organizations that are not in accordance with the specified zoning to set up shop on Pacific Avenue.

Wrigley residents and local business people strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well being and quality of life of the city of Long Beach. We ask that you please help make this possibility a reality and deny HCM's permit application for the site at 1925 Pacific Avenue.

Thank you for your time and assistance.

Very truly yours,



Joan Greenwood, President
Wrigley Association

*Warren Wisner and Annie Greenfeld-Wisner
1951 Chestnut Ave.
Long Beach, CA 90806*

November 30, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

RE: Case #0508-23

Dear Ms. Ferenczy:

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

If you are familiar with Pacific Avenue, then you surely know that Pacific Avenue has unique CNP zoning. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' permit application has requested three exceptions—a conditional use permit, an administrative use permit, and a standards variance for parking—clearly shows that the church's proposed use for this site is entirely out of sync with the street's intended use and is a completely **non-conforming use**. Additionally, to allow them to operate without a CUP is unfair. They had previously operated for 5 years on Atlantic Ave. without the necessary permits and would have done so on Pacific Ave. had a complaint not been lodged. They should not be above the law.

The City's procedures seem to be a bit unfair also. The storefront churches must make the necessary improvements, spending considerable sums of money, and in turn the City then feels it necessary to grant the CUP because they have spent so much money. That seems to me to be grossly unfair. Wouldn't it be much more prudent to make the determination after telling them what the requirements would be and before they spend money on repairs. In addition, the City must follow a procedure that is fair to all – allowing a non-conforming use to operate without the appropriate and required permits is a gross miscarriage of justice.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district and the uses that Redevelopment, the Strategic Guide and the General Plan have delineated.

Long Beach's Strategic Plan calls for Pacific Avenue to be redeveloped and to continue to be a commercial and pedestrian district. Local businesses and many Wrigley area residents have been working hard on plans to form a BID and recruit new businesses to the area. To allow Hope

Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be in contravention to the wishes of area residents and businesses.

I further oppose Hope Christian Ministry's desire to operate a storefront church on Pacific Avenue because the area is already severely parking-impacted, and the church's presence would only worsen the current parking problem on Pacific. According to Hope Christian Ministry's estimates, they have 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when their type of use requires a minimum of 47 parking spots.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and to provide services for the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue and Wrigley in general, is overloaded with such service programs. They are a hindrance to commercial enterprises and are a magnet, burdening residents with problems and unintended negative behavior and consequences.

The development and improvement of Pacific Avenue is an issue I care deeply about and is one that I hope the city of Long Beach also cares deeply about. For too long, the city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue. The street already has far too many storefront churches, considering it is not zoned for this type of use, and the vast majority of these churches are operating illegally.

The City continues to turn a blind eye to what is occurring in my area. Second Street in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Pacific Avenue, unfortunately, cannot make the same claim—due in no small part to the fact that the city has allowed far too many organizations that are not non-conforming uses to set up shop on Pacific Avenue.

Many Wrigley residents, myself among them, and local business people strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well-being and quality of life of the city of Long Beach. I ask that you please help make this possibility a reality and deny Hope Christian Ministry's application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Respectfully,

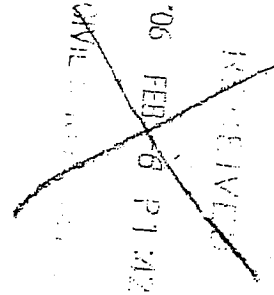
Annie Greenfeld-Wisner

Warren Wisner

January 23, 2006

Suzanne Frick
Department of Planning & Building
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

*
A Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802



Dear Ms. Frick and Ms. Ferenczy:

RE: Case #0508-23

I am the Chair of CPAC (Central Project Area Committee) of Long Beach and am writing to express CPAC's opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned CNP for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

We oppose Hope Christian Ministry's permit application because we believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district. Such churches have a negative impact on foot traffic and on the local business climate, as they are generally closed during the day—when business and foot traffic should be at its peak. Moreover, storefront churches often operate at night and can be a disturbance to local residents.

Furthermore, Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district with pedestrian traffic. Local businesses and many CPAC members have been working hard on plans to recruit new businesses to the area. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be contrary to the wishes of area residents and businesses, and completely contrary to the unique CNP Zoning.

We further oppose Hope Christian Ministry's desire to operate on Pacific Avenue because the area is already severely parking-impacted, and the church's presence would

only worsen the current parking problem on Pacific. According to Hope Christian Ministry's estimates, they have 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when their type of use requires a minimum of 47 parking spots.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue in specific, and Central, in general, is overloaded with such service programs. They are a hindrance to commercial enterprises and burden residents with additional social problems.

The development and improvement of Pacific Avenue is an issue that CPAC cares deeply about and is one that we hope the city of Long Beach also cares deeply about. For too long, the city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue. The street already has far too many storefront churches, considering it is not zoned for this type of use, and the vast majority of these churches are operating illegally without proper permits.

We are tired of feeling like the city turns a blind eye to what is occurring in our area. Second Avenue in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Pacific Avenue, unfortunately, cannot make the same claim due in no small part to the fact that the city has allowed far too many organizations that are not in accordance with the specified zoning to set up shop on Pacific Avenue.

As the chair of CPAC, we strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well being and quality of life of the city of Long Beach. On behalf of the Central Project Area Committee, I ask that you please help make this possibility a reality and deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



Pat Paris

Chair, Central Project Area Committee

November 21, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

If you are familiar with Pacific Avenue and its environs, then you surely know that Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' s permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district. Such churches have a negative impact on foot traffic and on the local business climate, as they are generally closed during the day—when business and foot traffic should at its peak. Moreover, storefront churches often operate at night and can be a disturbance to local residents.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. Local businesses and many Wrigley area residents have been working hard on plans to form a BID and recruit new businesses to the area. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

I further oppose Hope Christian Ministry's desire to operate on Pacific Avenue because the area is already severely parking-impacted, and the church's presence would only worsen the current parking problem on Pacific. According to Hope Christian Ministry's estimates, they have 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when their type of use requires a minimum of 47 parking spots.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue in specific, and Wrigley in general, is overloaded with such service programs. They are a hindrance to commercial enterprises and burden residents with additional social problems.

The development and improvement of Pacific Avenue is an issue I care deeply about and is one that I hope the city of Long Beach also cares deeply about. For too long, the city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue. The street already has far too many storefront churches, considering it is not zoned for this type of use, and the vast majority of these churches are operating illegally without proper permits.

I am tired of feeling like the city turns a blind eye to what is occurring in my area. Second Avenue in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Yet Pacific Avenue, unfortunately, cannot make the same claim—due in no small part to the fact that the city has allowed far too many organizations that are not in accordance with the specified zoning to set up shop on Pacific Avenue.

Many Wrigley residents, myself among them, and local business people strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well being and quality of life of the city of Long Beach. I ask that you please help make this possibility a reality and deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Vicki Varona

Vicki Varona

2320 Magnolia Ave

LB CA 90806

tel- 490-4907

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' s permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

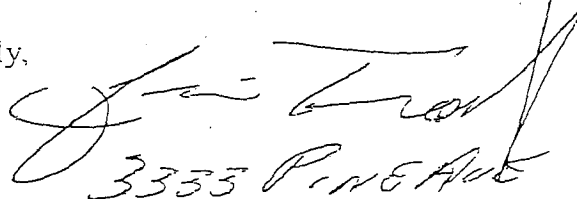
Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,


3333 PINE AVE

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' s permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

M. Robert Fuchs

December 15, 2005.

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries's permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

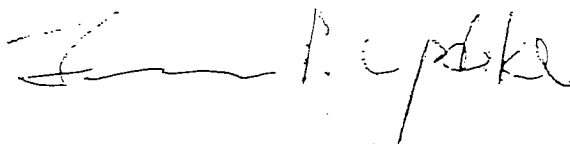
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In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "J. P. P. P. P.", is written over a horizontal line.

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

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I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Marian Grandt

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries's permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

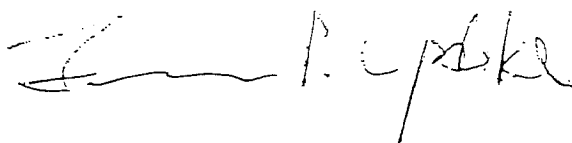
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The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

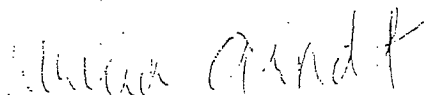
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In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

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I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

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The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Wally Tomsett
San Francisco, CA

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

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I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.

Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Jill Stue
2075 San Francisco
11/15/05

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' s permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district.


Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses.

The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,


2258 Magnolia Ave
LB 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

[Handwritten signature]
[Handwritten signature]

2091 S. Long Beach Ave.
Long Beach, CA 90802

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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Sincerely,

A handwritten signature in black ink, appearing to be "C. [unclear]", written over a faint circular stamp.

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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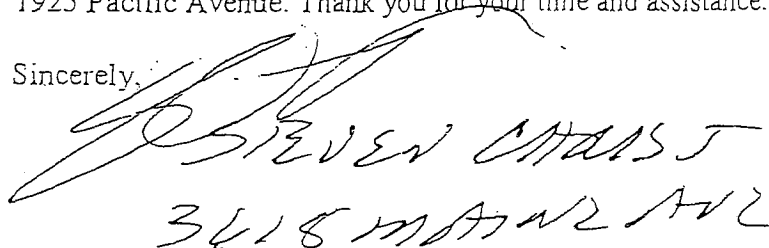
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Sincerely,


STEVEN CHRIST
3418 MARINE AVE

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Christina ...

3150 C.P.C. # 450
10/12 90801
761-4470

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Chad Grader
2240 Chestnut Ave
Long Beach, CA 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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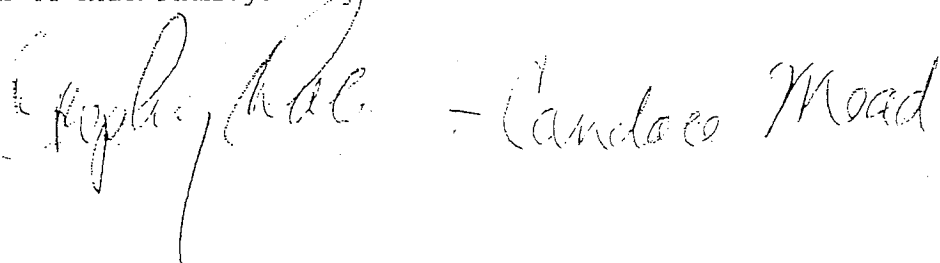
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Sincerely,

 - Candace Moad

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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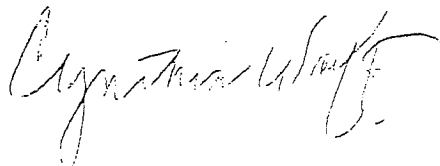
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December 15, 2005

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Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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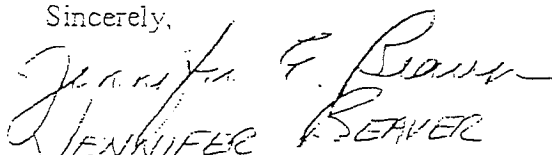
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Sincerely,


JENNIFER BEAVER
2851 Chestnut
Long Beach, CA 90802

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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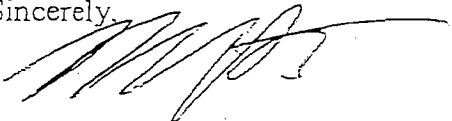
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Sincerely,


Mike Lagatona
2926 E. CALIFORNIA AVE

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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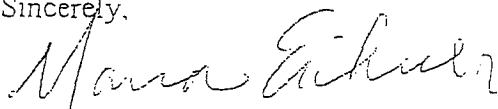
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Sincerely,



MAUNA EICHNER
2925 Cedar Ave
Long Beach, CA 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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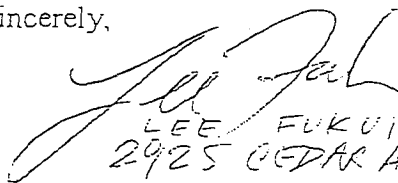
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Sincerely,


LEE FUKUI
2925 CEDAR AVENUE
LONG BEACH, CA 90801

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Xaulera Anderson

1950 Henderson Ave #2

Long Beach Calif. 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,


2200 Pine Ave
Long Beach, CA 90806

WARD'S

A Family Store

FURNITURE • APPLIANCES • TV & STEREO • CARPETS

January 30, 2006

Ms. Suzanne Frick
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

RE: Case #0508-23

Dear Ms. Frick,

As a business owner and operator on Pacific Avenue for many years I have been involved in numerous efforts to enhance the business corridor. Vital businesses provide synergy which enhances the street and positively impacts the adjacent neighborhood. I believe that a storefront church is an inappropriate use which will ultimately serve to reverse any progress that we have achieved.

There is a small storefront church just north of my business at 1863 Pacific. The retail windows are shuttered during business hours and the storefront appears vacant which reinforces the perceptions of some of our customers that we are in a blighted area. At night, into the late hours, cars fill the streets and loud music can be heard.

I strongly oppose any zoning change, variance or conditional use permit that would allow any organization to operate a church at 1925 Pacific Avenue. It is contrary to the vision for a thriving business corridor. Please do not make our battle to improve this area even more difficult.

Sincerely,



Brad Ward
Ward's Furniture

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Patricia C Bergendahl
Patricia C Bergendahl
2666 Elm Ave LB 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Colleen McDonald
525 W. 19th St.
LB 90801

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

Isaac Felant

1903 Henderson Ave 1. B
2-1-07

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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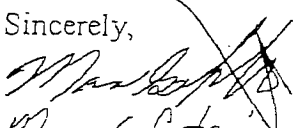
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Sincerely,


Marc Golstein
2443 Daisy Ave.
Long Beach, CA 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

I am a resident of the Wrigley area of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

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The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Dorothy R. Durbin
603 W. 35th St
L.B., CA 90806-1103

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Simon Pastore
2065 MAGNOLIA AVE #302
L.B. CA 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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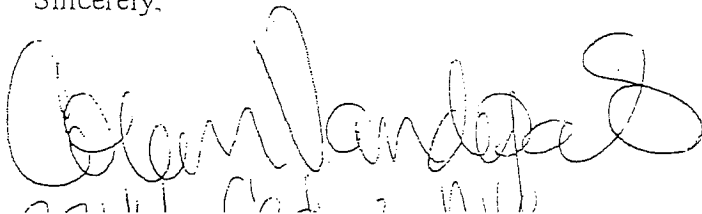
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Sincerely,



Colleen Landwehr

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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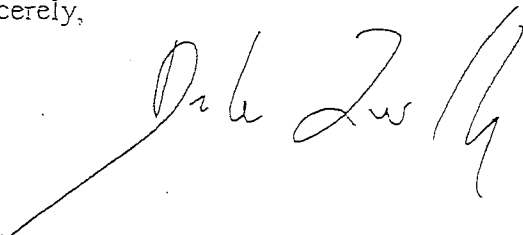
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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Zwick". The signature is written in a cursive style with a long horizontal line extending from the start of the name.

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

Richard Karneth

12/15/05 (L.F.)

January 23, 2006

Suzanne Frick
Department of Planning & Building
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Frick and Ms. Ferenczy:

RE: Case #0508-23

I am a member of CPAC (Central Project Area Committee) of Long Beach and am writing to express my opposition to the permit application submitted by Hope Christian Ministries, case number 0508-23 for the use of 1925 Pacific Avenue as a storefront church.

Pacific Avenue is specifically zoned CNP for commercial and pedestrian use. Hope Christian Ministries is NOT an appropriate enterprise for this location. The fact that Hope Christian Ministries' permit application has requested three exceptions—a conditional use permit, a change in zoning, and a parking variance—clearly points to the fact that the church's proposed use for this site is entirely out of sync with the site's intended use.

I oppose Hope Christian Ministry's permit application because I believe it would be detrimental to the positive growth of Pacific Avenue as a commercial and pedestrian district. Such churches have a negative impact on foot traffic and on the local business climate, as they are generally closed during the day—when business and foot traffic should be at its peak. Moreover, storefront churches often operate at night and can be a disturbance to local residents.

Furthermore, Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district with pedestrian traffic. Local businesses and many CPAC members have been working hard on plans to recruit new businesses to the area. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, **but would also be contrary to the wishes of area residents and businesses, and completely contrary to the unique CNP Zoning.**

I further oppose Hope Christian Ministry's desire to operate on Pacific Avenue because the area is already severely parking-impacted, and the church's presence would only worsen the current parking problem on Pacific. According to Hope Christian Ministry's estimates, they have 100 members, yet they are asking for a variance to allow them to operate with only 37 parking spots when their type of use requires a minimum of 47 parking spots.

In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs with the noblest of intentions, Pacific Avenue in specific, and Central, in general, is overloaded with such service programs. They are a hindrance to commercial enterprises and burden residents with additional social problems.

The development and improvement of Pacific Avenue is an issue I care deeply about and is one that I hope the city of Long Beach also cares deeply about. For too long, the city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue. The street already has far too many storefront churches, considering it is not zoned for this type of use, and the vast majority of these churches are operating illegally without proper permits.

I am tired of feeling like the city turns a blind eye to what is occurring in my area. Second Avenue in Belmont Shore and Atlantic Avenue in Bixby Knolls are the only areas in the entire city of Long Beach with the same type of zoning as Pacific Avenue. Belmont Shore and Bixby Knolls are home to thriving business communities and are popular shopping districts. Yet Pacific Avenue, unfortunately, cannot make the same claim—due in no small part to the fact that the city has allowed far too many organizations that are not in accordance with the specified zoning to set up shop on Pacific Avenue.

Many CPAC members, myself among them, and local business people strongly believe that it is possible for Pacific Avenue to become a thriving commercial area that could contribute to the economic well being and quality of life of the city of Long Beach. I ask that you please help make this possibility a reality and deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,



Name

801 Pine Ave #305

Long Beach CA 90813

Address

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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December 15, 2005

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Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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December 15, 2005

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Long Beach, CA 90802

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Sincerely,

Kathleen Anderson

1950 Henderson Ave #2

Long Beach Calif. 90806

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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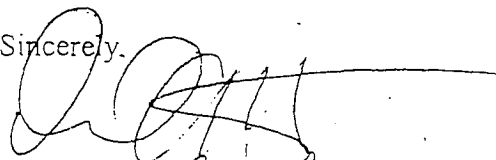
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Sincerely,



2200 Pine Ave
Long Beach, CA 90806

LAW OFFICES OF SIDNEY MENDLOVITZ

FACSIMILE
(562) 420-8219

4010 WATSON PLAZA DRIVE, SUITE 100
LAKEWOOD, CA 90712-4037

TELEPHONE
(562) 420-1351

February 17, 2006

City of Long Beach
Dept. of Bldg. & Planning
333 West Ocean Blvd.
Long Beach, CA 90802

Re: Case No. 0508-23
1925 and 1951 Pacific Avenue

Gentlepersons:

I represent Harriet Wachs, who owns the real property at 1920 Pacific Avenue, across the street from the property where the Conditional Use Permit, Administrative Use Permit and Variance are sought.

My client opposes the application and believes it would be very detrimental to the immediate area, and the businesses that are on Pacific Avenue, for the following reasons:

1. The streets parallel to Pacific Avenue on the west and east sides, and the cross streets are all heavily populated with homes and apartments. Parking is at a premium, and it would be especially so on the weekends (when church services usually occur) as the residents are generally off-work and need parking for their vehicles;
2. Pacific Avenue is becoming a busy and vibrant area for small retail stores, and attracts many shoppers. Many stores cater to hispanic customers, and parking space is at a premium. To keep the area growing, parking for non-business usage must be kept at a minimum. Sales tax growth and revenue is important for the City;
3. The uses and variances sought by the applicant would not be in the best interests of future development, or redevelopment of the area, which has grown in the past several years, and could continue to do so;
4. New business growth and development will be hampered if parking is not available for customers to patronize said businesses;
5. Long Beach has numerous store front churches, and such establishments tend to place a damper on commercial growth, and in some instances lead to blight.

LAW OFFICES OF
SIDNEY MENDLOVITZ

For the above, and other, reasons, my client respectfully suggests that the requested Permits be denied.

Twelve copies of this letter are hereby submitted.

Yours truly,

LAW OFFICES OF SIDNEY MENDLOVITZ

BY 
SIDNEY MENDLOVITZ

SM/tms

cc: Ms. Harriet Wachs

#3

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Ferenczy:

RE: Case #0508-23

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Sincerely,

Kelly M. Haas
Kelly M. Haas
2391 Cedar Ave
Long Beach, Ca 90806

#3

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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Sincerely,

*Cynthia Neardt
2201 Pine Ave. #8
Long Beach 90804*

#3

December 15, 2005

Ms. Lynette Ferenczy
Planning Commission
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

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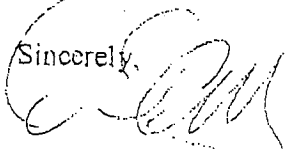
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Sincerely,


DAVID CHARLTON
2200 PINE AVE
LONG BEACH, CA 90805



"Annie
Greenfeld-Wisner"
<shorti2448@msn.com
>

To: "Lynette Ferenczy" <Lynette_Ferenczy@longbeach.gov>
cc:
Subject: Case No. 0508-23

03/01/2006 08:05 AM

Lynette:

Please withdraw my previous objection letter to this application. Instead, replace that letter with this email - the only objections that I have are the following:

Regarding the above case, please note that condition #3. is not in accordance with and do not follow the Long Beach Municipal Code, Title 21, Chapter 21.41.222 Off-site parking, Subsections B and C. Subsections B and C are very clear in that they require the following:

B. Guaranteed Permanence. All required off-site parking shall be guaranteed to remain as parking by a deed restriction to which the City is a party. This guarantee is not required within the downtown redevelopment project area, the westside industrial redevelopment project areas or within a parking district.

C. Signing. Any site approved for off-site parking shall provide a lighted sign, not less than six (6) square feet in area, on each street frontage of the business and the parking site, with such lighted sign visible to motorists. (Ord. C-6933 § 32, 1991; Ord. C-6595 § 25, 1989).

Additionally, I know that the City is worried about the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA). Toward that end I have read that Act and am satisfied that there is no less restrictive **lawful** means, in that it does not say that religious institutions do not have to abide by the law. This is not a condition that anyone else would not have to do and this does not give churches of any kind a free pass to have 'special requirements' or be 'above the law'. In reading this law, I believe it sustains the Municipal Code and it also is the least restrictive means.

Another condition that I request eliminated be #7 of the CUP. I request a condition that this AUP be non-transferrable and be granted for this applicant only; that this be recorded by way of a waiver and deed restriction. In other words, this particular church be permitted to operate, but in the event they sell the property or move for any reason, this use does not remain with the land. Anyone buying this property that wishes to operate it as a church must make application prior to opening up and conducting any religious activities.

Please add a condition 32n. that states that no banners or illegal signs may be displayed on the property. There has been a banner on the property for over 2 months and has remained there since before Christmas wishing everyone a Merry Christmas, etc.

The applicant had previously operated on Atlantic Ave. for 5 years without any permits and since their purchase of this property, without any permits. If a business operated without a permit, they would have been fined and closed down. Please make sure that this does not occur again and please make certain that if their congregation increases, that another application be filed and more parking be obtained.

Please note that I live within 2 blocks of this location and the area is so parking impacted that I cannot have any visitors because parking is unavailable on my street or on the streets

adjacent. If I can't have appropriate parking, why should anyone else be given any special treatment. From PCH to 21st Street is a parking impacted area according to the City guidelines. **You have already decreased the requirements by 3 parking spaces, giving the applicant special treatment.** If you do not adhere to the Municipal Code requirements, then it seems to me that you will open the door to not follow these requirements for anybody who applies to come into the neighborhood. I request that no special treatment be given to any applicant as it pertains to parking. If the applicant cannot comply with the law, then they should withdraw their application.

As I said I have no objection to this application other than what I have voiced in this email. I will also be faxing this email to you to put into the file and will appear at the Planning Commission. I hope that you will make every attempt to insert these conditions into the CUP/AUP. If the law is not followed as it now stands, I will be appealing to the City Council. I hope that the applicant will also attempt to become part of the community and not feel that they deserve special treatment because they are a religious organization. When I went to request that they come to the community, I was told to mind my own business, was met with very unChristian-like behavior and was verbally attacked by the pastor and members of his congregation. You witnessed another one of these attacks at the NAG meeting. All people deserves the same treatment - we are all members of the same community.

Annie Greenfeld-Wisner

#3



"Martha Thuente"
<msthunte@hotmail.com>

To: Suzanne_Frick@longbeach.gov
cc: Lynette_Ferenczy@longbeach.gov
Subject: Case #0508-23

02/28/2006 03:13 PM

Date: February 28, 2006

To: Suzanne Frick, Lynette Ferenczy and

Members of Long Beach Planning Commission

Re: Case # 0508-23 (Application for Church at 1925 Pacific Ave.)

At the meeting held January 26, 2006, the members of the North Long Beach Redevelopment Project Area Committee voted to oppose the granting of zone changes, variances and exceptions of any kind that would allow any uses in zones that are not permitted by right in said zone.

Variances and special use permits serve to weaken the zoning law and are a detriment to the quality of life in this city.

Maartha Thuente, Chair

NLB Project Area Committee

562-422-6669

Martha



Ms. Harriet Wachs
4246 Lakewood Dr
Lakewood CA 90712

City of Long Beach
Planning Commission
333 W. Ocean Blvd
Long Beach, CA 90802

May 19th, 2006

Re File # CASE 0508-23- Conditional use.
Lynette Feren czy: Project Planner

Dear Lynette Feren czy:

I am the current owner of the property at 1920 Pacific Avenue
Currently leased to the US Post office. I have owned this property
for approximately the last 50 years. I think that leasing this
property to the US Post office has been a benefit to the surrounding
Community.

I was in attendance at the Planning Commission meeting (held
5/18/2006 @ 1:30PM) and I do not believe my testimony was
understood at this meeting. It didn't come to my attention until after
the meeting that the Church petitioners had convinced the Commission
that they had approval to park at the Post Office. This is untrue.

This letter is a statement of fact to the City of Long Beach planning
Commission that I own the property at 1920 Pacific Ave and I
Prohibit public parking on my property. The parking is restricted
to US Postal Customers only during Post Office hours



Ms. Harriet Wachs
4246 Lakewood Dr
Lakewood CA 90712

City of Long Beach
Planning Commission
333 W. Ocean Blvd
Long Beach CA - 90802

May 19th, 2006

RE CASE 0508-23 - Conditional Use
Lynette Ferenczy: Project Manager

I am dismayed that my rights and requests are so easily dismissed by the planning commission especially in view of the fact that I have owned this property for so long and have serviced the surrounding community by providing a Postal facility for this area.

Again I find it necessary to state my position in writing: that I do not permit public parking on my property. AT ANY TIME, FOR THE PROTECTION OF MYSELF AND MY LEASOR, THE US POST OFFICE, FROM ANY LEGAL REPROUSSIONS THAT COULD GENERATE FROM USE BY THE PETITIONERS

Signed: Harriet Wachs

Date: 5/19/06

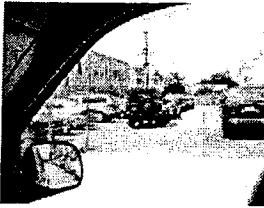
Harriet Wachs
4246 Lakewood Drive
Lakewood, CA 90712
562-425-0441

4/23/06
[Play slideshow](#) | [Download images](#) **Photo E-mail**

Karl and Byron:

Here are pictures taken today of the parking situation that is going on at the storefront church. Clearly they are violating at the very least fire department rules. Most of the cars cannot get out of the parking lot without moving a lot of cars and if a fire broke out, they cars would be stuck. Picture 1 and 2 are the view from the street and if you look in the rear view mirror, you'll see that there is no street parking left. pictures 3 and 4 are from the alley in the rear of the property. The parking lot is jammed full and this is clearly not within the limits of the law.

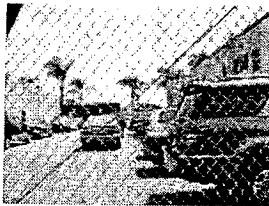
Please call me and let me know what you think of this and what can be done.



1



2



3



4

Annie Greenfeld-Wisner

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CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-5194 FAX (562) 570-6068

April 6, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking (Council District 6)

LOCATION: 1925 Pacific Avenue and 1951 Pacific Avenue

APPLICANT: Dr. Lawrence A. Lasisi, Pastor for Springs of Hope Christian Ministries
1925 Pacific Avenue
Long Beach, CA 90806

RECOMMENDATION

Continue the case to the Planning Commission hearing of May 4, 2006.

BACKGROUND

This case was continued from the Planning Commission hearing of March 2, 2006. After a lengthy discussion and a substantial amount of public testimony against the proposed project, the Planning Commission voted to continue the item to April 6th in order to allow the applicant, Pastor Lasisi, an opportunity to obtain a deed restriction for the off-site parking spaces located at 1951 Pacific Avenue. Pastor Lasisi has requested a change to the deed restriction, which will require additional time to prepare. Therefore, the applicant has requested a continuance to May 4, 2006, in order for the change to be made and obtain the property owner's signature.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Continue the case to the Planning Commission hearing of May 4, 2006.

Chairman and Planning Commissioners
Case No. 0508-23
March 2, 2006
Page 2

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 
LYNETTE FERENCZY
PLANNER

Approved: 
CAROLYNE BIHN
ZONING OFFICER

CB: lf

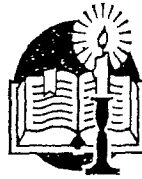
Attachments:

Letter for Continuance dated March 29, 2006

SPRINGS OF HOPE CHRISTIAN MINISTRIES

HOPE ON THE WAY!

2547 Atlantic Ave. (off Willow) Long Beach, CA 90806 (562) 427-2975



3/29/06


Dear Lynette Ferenzy
Long Beach City Building Planning

Special greetings. The whole church is grateful for all your support and understanding over the zoning permit issue.

I respectfully request a continuance to the May 4th, 2006 Planning Commission Meeting due to additional review of the wording in the covenant agreement and deed restriction by the applicant and the Assistance City Attorney.

Your consideration in this matter is greatly appreciated. Thanks.

Sincerely Yours,


Dr. Lawrence A. Lasisi, Pastor

#2



"Annie
Greenfeld-Wisner"
<shorti2448@msn.com
>

04/05/2006 09:47 AM

To: "Lynette Ferenczy" <Lynette_Ferenczy@longbeach.gov>,
<Jorge_Ramirez@longbeach.gov>
cc: "Gavin McKiernan" <gav-mck@att.net>, "Colleen"
<ColleenMcDnld@aol.com>, "Coleen Vandepas"
<Coleen66@msn.com>

Subject: Case No. 0508-23 - CUP No. 05-152

Lynette and Jorge:

Please advise whether we will be given an opportunity to speak in opposition to the 30 day continuance in the above matter.

Confirming our conversation of last week, I would appreciate your amending your comments to the Planning Commissioners to state that the book store aspect of this project was not in the initial application and did not appear until late Dec. 2005/early Jan. 2006, when trying to make the church with the book store a conforming use. Please state that on November 30th the City staff was recommending denial of the CUP and that brought forward the planning of a bookstore to make the use "legal". That would be the fair way to play this out and it would be appreciated if when you prepare your staff report to the planning commission, you would be fair to the community as well as the church.

I would also request that you and Jorge amend your previous comments regarding the November 17 NAG meeting and be fair to NAG wherein the Pastor of the church and many parishioners in the audience attacked me and called me a racist and started attacking me and demonstrated unChristian-like behavior. Ending an email on the note that "all resident's issues were addressed during the meeting", but that we "still disagree with the proposal and are determined to fight the project at the Planning Commission", does not seem fair to the community. None of our issues were addressed adequately and when push came to shove, I was under attack and the only one who stopped that attack was Jorge. Under the circumstances, I feel that this fact needs to be brought forward.

Please understand that the residents and NAG are trying to revitalize an area that has been under-served by the City. I look forward to hearing from you regarding these matters as soon as possible. This is No. 2 on the PC agenda for tomorrow. Thank you.

Annie Greenfeld-Wisner

CITY PLANNING COMMISSION MINUTES

APRIL 6, 2006

The regular meeting of the City Planning Commission and public hearing convened on April 6, 2006 at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, California.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Morton Stuhlbarg, Charles Winn

ABSENT: EXCUSED: Charles Greenberg, Mitchell Rouse,
Nick Sramek

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning
Lynette Ferenczy, Planner
Lemuel Hawkins, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Winn.

MINUTES

The minutes of February 16, 2006 were approved on a motion by Commissioner Stuhlbarg, seconded by Commissioner Winn, and passed 3-0-1, with Commissioner Gentile abstaining and Commissioners Greenberg, Rouse and Sramek absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Winn moved to approve the Consent Calendar as presented by staff. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Sramek were absent.

Lynette Ferenczy presented the staff report reiterating the previously recommended continuation to allow the applicant to obtain a deed restriction for the recommended parking. The applicant had not yet received the deed restriction, so staff was recommending a further continuance.

Annie Greenfeld, 1951 Chestnut, asked that the item not be continued since she felt that the 30 days already given to the applicant was enough.

Colleen McDonald, 525 W. 19th Street, also objected to the recommended continuation.

Gavin McKieran, 1891 Oregon Avenue, objected to the continuation and said the applicant had already had many months to come into compliance with zoning regulations.

Commissioner Winn asked staff to bring back a background of the applicant's history in the area and issues related to other churches in the area so that the Commission would be cognizant of the issues surrounding the case.

Commissioner Stuhlberg moved to continue the item to the May 18, 2006 meeting. Commissioner Winn seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Sramek were absent.

3. Case No. 0512-01, Conditional Use Permit, CE 05-256

Applicant: Sprint/Nextel Communications, Inc.
Suresite Consulting Group, agent
Courtney Schmidt, representative
Subject Site: 5290 Long Beach Blvd. (Council District 8)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 45' high monopole antenna structure designed as a palm tree with accessory equipment.

Lemuel Hawkins presented the staff report recommending approval of the permit since the proposed monopole has been designed with disguising features and is located at the rear of the subject property; and because its installation will improve the quality of service to cellular communication uses with a foundation to support additional carriers, and no adverse public health or environmental impacts were foreseen.

Agenda No.

Case # 0508-23

CE 05-152



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6066

May 18, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking (Council District 6)

LOCATION: 1925 Pacific Avenue and 1951 Pacific Avenue

APPLICANT: Dr. Lawrence A. Lasisi, Pastor for Springs of Hope Christian Ministries
1925 Pacific Avenue
Long Beach, CA 90806

RECOMMENDATION

Approve the Conditional Use Permit, Administrative Use Permit, and Standards Variance requests, subject to conditions of approval.

REASON FOR RECOMMENDATION

1. Positive findings can be made to support the Conditional Use Permit, Administrative Use Permit and Standards Variance requests.
2. The installation of a bookstore at the front of the building will provide a pedestrian-oriented use in a Neighborhood Pedestrian district.
3. The conditions of approval will ensure that the proposed improvements are completed in a timely manner.

BACKGROUND

This case was originally heard at the March 2, 2006, Planning Commission hearing. At that hearing approximately ten individuals spoke in opposition to the project including representatives from the Westside PAC, CPAC, Wrigley Association, North PAC, Neighborhood Advisory Committee for Wrigley, and a nearby business owner in addition to area residents. After a lengthy discussion and substantial amount of testimony in opposition to the project the Planning Commission voted to continue the item to April 6th in

order to allow the applicant, Pastor, Lasisi, an opportunity to obtain a deed restriction for off-site parking.

At the April 6, 2006, Planning Commission hearing the applicant had not yet obtained the deed restriction and requested another continuance. This request was granted to May 18, 2006 on a vote of 4-0. In addition, a request was made by the Commission to investigate other churches in the immediate area operating without City approval.

The applicant has not been able to obtain a deed restriction for the off-site parking. However, revised plans have been submitted that reduce the number of required on-site parking spaces from 39 to 33. The number of on-site parking spaces has been increased from 20 to 23 by relocating the trash area inside the building and converting a storage area of approximately 1,000 square feet to a two-car garage. Two 8'0" wide roll-up garage doors currently exist on the south elevation to access the parking spaces.

Parking requirements for a church use are higher than those for other commercial uses. Therefore, establishing a church in an existing commercial building typically requires the applicant to provide additional parking spaces to make the difference. The plans show a sanctuary area of 1,160 square feet, which has a parking requirement of 23.2 spaces (1,160 square feet at 20/1,000 GFA) and 2,415 square feet for the remaining portion of the building used for the retail bookstore, storage, office and lobby, which has a parking requirement of 9.66 spaces (2,415 square feet at 4/1,000 GFA) for a total of 33 parking spaces. Subtracting the 23 on-site parking spaces results in a requirement of 10 additional parking spaces. The previous plan required sixteen (16) off-site parking spaces, thus, the parking demand has been reduced by six (6) spaces.

Section 21.41.222 of the Zoning Ordinance allows off-site parking within 600 feet of the proposed use, provided a deed restriction is placed on the property with the City as a party. The applicant has submitted an agreement to lease 16 parking spaces at a nearby medical office building at 1951 Pacific Avenue without a deed restriction, which requires approval of a Standards Variance. Site visits have confirmed that the parking is available during the proposed weekday evening and Sunday morning hours of operation. Hours of operation for the medical office building are Monday-Friday 9:00 a.m. to 5:00 p.m. Although the required number of parking spaces has been provided between the 23 on-site and 16 off-site parking spaces, the off-site parking is not guaranteed by a deed restriction.

In addition, as requested by the Planning Commission, Planning Staff has investigated churches operating in the South Wrigley Area. Letters of violation have been mailed to the property owners for the following sites and are attached for your review:

- 2238 & 2240 Pacific Avenue - November 30, 2005 Project # 453050
- 411 East Pacific Coast Highway - April 25, 2006 Project # 463613
- 2165 & 2169 Pacific Avenue - August 25, 2005 Project # 443948
- 2172 & 2176 Pacific Avenue - April 17, 2006 Project # 463357
- 2300 Pacific Avenue - August 10, 2005 Project # 443140

The following two sites listed below have received Conditional Use Permits; however, these sites are in violation of the conditions of approval. A Notice of Violation has been mailed to these property owners:

- 2400 Pacific Avenue- Conditional Use Permit Case No. 0110-09, letter mailed May 9, 2006 - paid to spec. inspec./ Dept. inspec. pending
- 2452 Pacific Avenue - Conditional Use Permit Case No. 0104-18, letter mailed April 26, 2006 VN keeps coming back, turn over to code enforcement.
3 times w/

The City has mailed seven letters of violation and has an active code enforcement action against all of the above mentioned properties.

CURRENT ACTION REQUESTED

The applicant is requesting approval of a Conditional Use Permit, Administrative Use Permit and Standards Variance. In order to approve these requests, the Planning Commission is required to make findings in support of an approval decision. These findings along with Staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

CONDITIONAL USE PERMIT FINDINGS

A. 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 within General Plan Land Use Designation LUD #8P, Pedestrian Oriented Retail Strip. The intent of this designation is to provide pedestrian oriented, small-scale neighborhood serving commercial uses where pedestrians arrive by foot or by car and park in one location and stroll to a number of businesses. The subject site has a zoning designation of CNP, which allows churches subject to the approval of a Conditional Use Permit. Therefore, the proposal is consistent with the Zoning Regulations if it is found that the proposed use will not be detrimental to surrounding properties.

The subject site is also located in the Central Redevelopment Project Area (CPAC). The Central Long Beach Strategic Guide for Development identifies the area on Pacific Avenue between between and Pacific Coast Highway and Hill Street as the Pacific Avenue Neighborhood Center. The long-term goals of this area are to focus on neighborhood related and pedestrian oriented uses and upgrade the appearance of the corridors with streetscape and facade improvements. The proposed use of a retail bookstore at the front of the building with storefront windows and other site improvements as required in Condition No. 32 is consistent with the Strategic Guide. *

B. 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 operational conditions of approval, including maintaining off-site parking for the proposed use and compliance with the noise ordinance, will ensure that the proposed use will not be detrimental to the surrounding community, including public health, safety, or general welfare. Additionally, the bookstore must be maintained and operated in conjunction with the church to provide a pedestrian oriented use, and the building facade must be upgraded to be more consistent with the CNP development standards as listed in Condition No. 32.

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

Section 21.52.213 contains the special conditions for churches. These conditions and staff analysis are presented below:

A. In a residential zone, the proposed use may consist only of an expansion of an existing church or similar religious facility on the site or on the abutting site;

The subject site is not located in a residential zone.

B. A master plan for long range development shall be submitted;

The proposed church will be located in an existing commercial building. No additional short term or long-range development is proposed on the subject site.

C. In a residential zone, the site shall be limited to forty thousand (40,000) square feet in size; and

The subject site is not located in a residential zone.

D. Any proposed addition or new construction shall conform to the development standards required for principal uses within the district.

No expansion is proposed for the church. Interior alterations will be required for the church and bookstore. The bookstore will be required to install a minimum of 100 square feet of transparent storefront windows at least 5' in height designed to provide an attractive storefront façade similar to the special development standards for CNP districts. These standards are designed to create visual interest and enhance pedestrian activity along the site with pilasters, cornices or structural bays to break up the facade, ground floor windows, and awnings.

STANDARDS VARIANCE FINDINGS

A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE;

The existing building on the site is occupied by a church and encompasses approximately 5,161 square feet and provides 23 parking spaces, which falls short of the parking requirement. Due to the lack of on-site parking, the applicant is seeking to provide 10 off-site parking spaces for a total of 33 parking spaces and to provide off-site parking without a deed restriction. The provision of off-site parking with conditions requiring that the arrangement be maintained while this land use exists is consistent with the intent of this requirement (Condition No. 3).

Due to the age of the structure and previous use of the building for commercial purposes, it would be very unique for this type of building to provide parking for church uses. The typical parking provided for retail and office use is four spaces per 1,000 square feet of usable floor area and churches and public assembly requires twenty spaces per 1,000 square feet of usable floor area.

B. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;

Since the subject site does not have adequate parking to meet code requirements, the proposed church is required to provide additional parking to support the use. There are 23 on-site parking spaces. The Zoning Ordinance allows off-site parking within 600 feet of the subject site, but requires a deed restriction. Requiring a deed restriction presents a hardship for the applicant since most third-party property owners are unwilling to deed-restrict their parking for an off-site use. Granting of relief from the deed restriction standard would not constitute a grant of special privilege, but would allow for the proposed church to provide additional parking for the use. The applicant has obtained a lease agreement with the property owner at 1951 Pacific Avenue to lease 16-off-site parking spaces on Sunday's and during the evening weekdays (see attached letter from O.Z. Salako).

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

Granting of the Standards Variance is not expected to cause adverse effects with respect to parking in the surrounding neighborhood, as the number of parking spaces has been met with 23 on-site and 10 off-site parking. A variance is required to allow the off-site parking spaces without a deed restriction. The City has added a

condition of approval (no. 3) requiring the applicant to maintain the off-site parking and notify the City immediately if the lease is terminated. At that time, the applicant would then be required to replace the lost parking spaces.

- D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The subject site is not located in the Coastal Zone.

ADMINISTRATIVE USE PERMIT FINDINGS

- A. 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 General Plan designation for this site is Land Use Designation LUD #8P, Pedestrian Oriented Retail Strip and the property is located in the Neighborhood Pedestrian District (CNP). This land use district is intended for pedestrian oriented small service commercial uses. The subject site has a zoning designation of CNP, which allows churches subject to the approval of a Conditional Use Permit. Therefore, the proposal is consistent with the Zoning Regulations if it is found that the use will not be detrimental to surrounding properties.

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

No adverse effects are anticipated with the approval of joint use parking. The medical office building at 1951 Pacific Avenue is open Monday - Friday from 9:00 a.m. to 5:00 p.m. The bookstore and counseling services require parking at a rate of 4/1,000 square feet of GFA, which requires ten (10) parking spaces. Twenty-three (23) on-site parking spaces are provided during the week. Additional parking is required when the church has meetings in the evening after 7:00 p.m. and Sunday services when the medical office is closed. Ten (10) off-site parking spaces are available for church use at 1951 Pacific Avenue after 5:00 p.m. weekdays and all day Saturday and Sunday.

- C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

Chapter 21.52 has no specific conditions of approval for joint use parking. Chapter 21.41.233 A. allows joint use of a parking facility when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand for parking do not overlap, or only partially overlap. Based on the letters

submitted by the church and owner of the medical office building, the hours of operation for these two uses do not overlap (see attachment).

PUBLIC HEARING NOTICE

A total of 56 Public Hearing Notices were mailed on February 9, 2006, to all owners of properties within a 300-foot radius of the project site, the Wrigley Association, Wrigley Village Business Association, Central Project Area Committee (CPAC) and the elected representative of the 6th Council District.

REDEVELOPMENT REVIEW

The subject site is located within the Central Long Beach Redevelopment Project Area. Redevelopment staff has no opposition to the project as conditioned with a retail storefront, upgraded facade and site improvements as conditioned.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 05-152) has been prepared for this project and is attached for your review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Conditional Use Permit, Administrative Use Permit and Standards Variance requests, subject to conditions.

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By:


LYNETTE FERENCZY
PLANNER

Approved:


CAROLYNE BIHN
ZONING OFFICER

CB: If

Attachments:

1. Conditions of Approval
2. Planning Commission Staff Report and Minutes of March 2, 2006
3. Planning Commission Staff Report and Minutes of April 6, 2006
4. Code Violation letters
5. Site Plan/Floor Plan
6. Photographs

**CONDITIONAL USE PERMIT/STANDARDS VARIANCE
ADMINISTRATIVE USE PERMIT
CONDITIONS OF APPROVAL
Case No. 0508-23
Date: May 18, 2006**

USIS 1. The use permitted on the subject site, in addition to other uses permitted in the CNP district, shall be a church limited to worship services, counseling by appointment only (seven (7) or fewer individuals), after school tutoring programs, bible study, with a retail bookstore at the front of the building and joint use parking at 1951 Pacific Avenue. The following uses are prohibited: residential use, permanent or temporary shelter for the housing or temporary housing of persons, onsite distribution of food at any time, or social service land uses as defined as defined by the Long Beach Municipal Code shall not be permitted at any time. Failure to strictly comply with this condition shall be grounds for permit revocation.

No food distribution

2. The code exemption approved for this project is as follows:

- Use of off-site parking without a deed restriction.

off site parking

The applicant shall provide for the use of 10 off-site parking spaces at 1951 Pacific Avenue as long as the church use remains in operation. If the off-site parking agreement is terminated the applicant shall notify the City immediately and obtain replacement parking to the satisfaction of the Planning Department.

X

Within 60 days of approval of this application, the applicant shall submit plans to the Department of Planning and Building to obtain permits for a change of occupancy to a church use. The submittal shall include detailed plans for upgrading the existing building. At a minimum, the deteriorating exterior walls shall be repaired, the exterior security gates shall be removed, and the metal awning shall be replaced with a new awning, the design of which shall be subject to the approval of the Director of Planning and Building. This work shall be conducted in a timely manner and completed within 180 days to the satisfaction of the Director of Planning and Building.

5. 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 Acknowledgment 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). 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 Planning and Building.

6. 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. - Revocation
7. 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.
8. This approved land use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall be available for **periodic re-inspections**, conducted 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 the City Council.
9. All operational conditions of approval for this permit **must be posted** in a location visible to the public in such a manner as to be readable when the use is open for business.
10. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
11. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. **No substantial changes** shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
12. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
13. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus** such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.

14. All **landscaped areas** must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
15. 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). *s.t. maintenance*
16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. Any graffiti found on site must be removed within 24 hours of its appearance.
18. All parking areas serving the use must be brought into conformance relative to current screening, landscaping, paving, striping and lighting development standards.
19. The applicant shall **prevent loitering and loud noises** in the church and in the project site parking lot during and after hours of church operations. The applicant shall clean the parking and landscaped areas of all trash and debris on a regular basis. The applicant shall post and continuously maintain at least one sign at the project site parking lot, in a clearly viewable location, stating all loud noises are prohibited pursuant to the City's noise regulations. The applicant shall be responsible for enforcement of all applicable City noise regulations during and after all church operations. Failure to strictly comply with this condition shall be grounds for permit revocation. If loitering and/or noise problems develop, the Director of Planning and Building may require additional preventative measures such as, but not limited to, additional lighting, private security guards and/or revision of church hours of operation.
20. **Energy conserving equipment**, lighting and construction features shall be utilized on the buildings.
21. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.

22. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property.
23. 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.
24. Separate building permits are required for any signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters, as applicable.
25. Approval of this project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
26. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
27. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
29. The Department of Public Works submits the following requirements for the proposed development at 1925 and 1951 Pacific Avenue:
 - a. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
 - b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal installations and modifications, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within

the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.

- c. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability insurance and an endorsement-evidencing minimum limits of required general liability insurance.
- d. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional sidewalk area is necessary to provide the required ADA width, this shall be provided.
- e. The Developer shall provide on-site alley lighting along the abutting public alley.
- f. The Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- g. After completion of any required off-site improvements, the Developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.

30. Any off-site improvements found to be damaged as a result of construction activities shall be reconstructed by the applicant to the satisfaction of the Director of Public Works.

31. The applicant shall provide the following to the satisfaction of the Long Beach Police Department:

- a. The project site and all parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Sodium lighting shall not be used for security lighting purposes. Lighting shall be located underneath all building eyebrows, canopies and awnings to illuminate pedestrian walkways.
- b. No exterior publicly accessible payphones shall be permitted anywhere on the project site property.
- c. Exterior roof access ladders shall be strictly prohibited.
- d. All addresses shall be clearly marked on the building exterior walls.
- e. Viewers shall be installed in the doors where deliveries are made and in all interior office doorways.

*Security
lighting*

32. The applicant shall comply with the following conditions to the satisfaction of the Planning Department within six (6) months of the date of Final Action:

- Security bars* a. The applicant shall remove all exterior security bars and grills from the east (front) elevation.
- Fencing* b. The existing chain link fence along the front property line (Pacific Avenue) shall be replaced with a decorative wrought iron fence setback 10' from the front property line.
- Windows* c. Storefront windows shall be installed at least 5'0" in height and 20'0" feet in length on the east building elevation. These windows shall be clear transparent glass and shall not be blocked or obscured to prevent visibility into the store.
- Remove sign* d. The freestanding sign and metal supports shall be removed.
e. A building permit shall be obtained to install the bookstore improvements including storefront windows and operate the bookstore.
f. New signage shall be channel letters only. Can signs and freestanding sign are not permitted.
- Parking lot w/in 6 mos.* g. The parking lot shall be restriped and slurry sealed, if necessary.
h. All required improvements shall be completed within six (6) months of the date of final action.
i. No other activities on-site shall take place while church services are performed.
- Hours* j. Hours of operation for the church are Sunday from 10:00 a.m. to 1:00 p.m.
k. Restripe the parking lot and relocate the fence at 1925 Pacific Avenue to provide four (4) additional parking spaces at the rear of the building.
l. The assembly area for the church is limited to 1,174 square feet as shown on the submitted plans. No other church activities shall take place when church services are performed.
- No banners* m. The unpermitted banner shall be removed immediately and no banners shall be permitted.
n. Parking space number 23 shall be aligned with the other parking spaces behind the building approximately 14'0" from the rear property line. The existing fence and bollards behind parking spaces 17-23 shall be removed to allow access to these spaces from the alley.

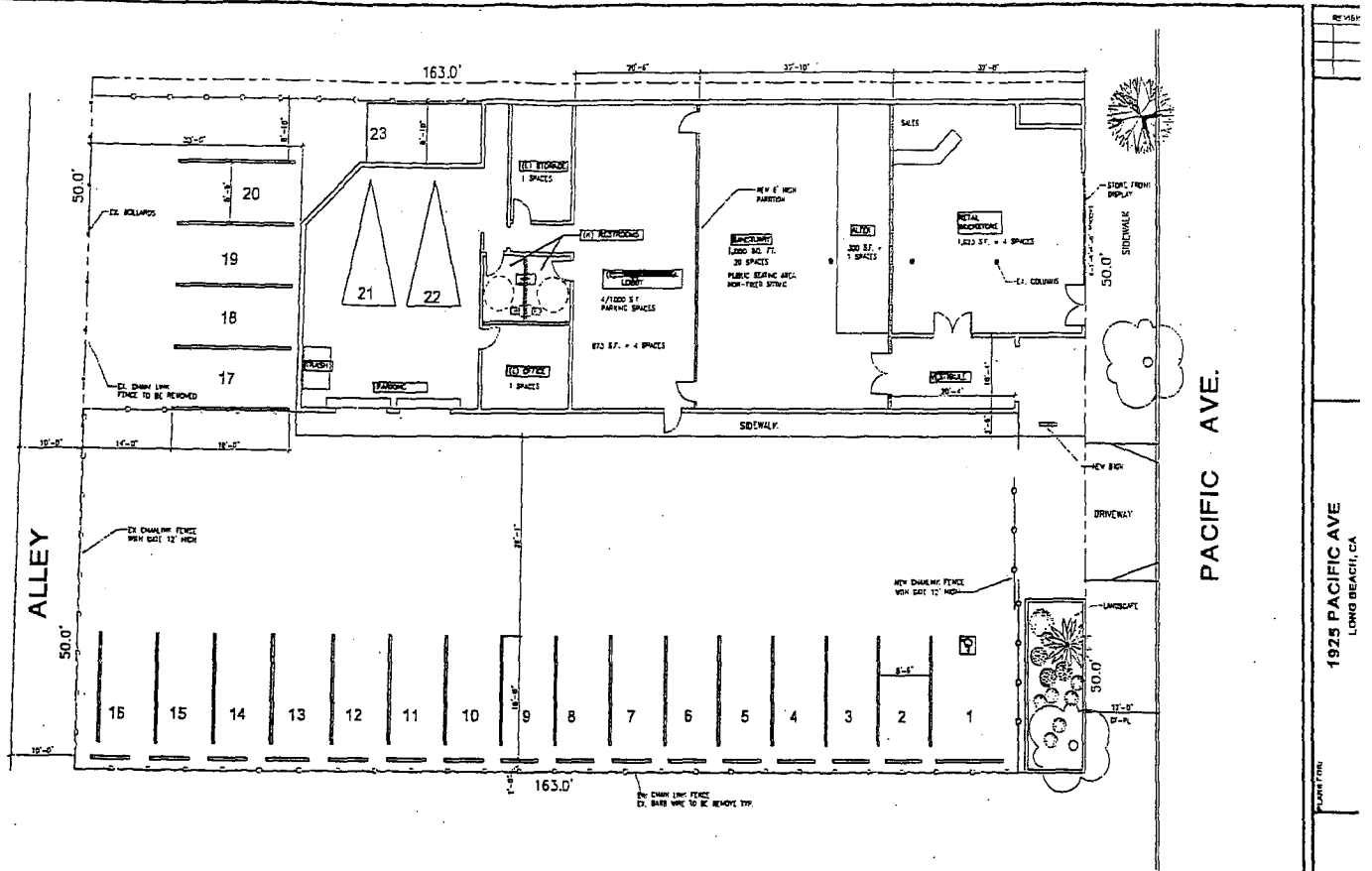
o. floor to ceiling partition in sanctuary

Bookstore Hours 33. The bookstore shall be open to the public Monday-Friday from 10:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 5:00 p.m.

34. The applicant shall obtain a City business license for the bookstore.

35. The applicant shall at all times prevent loitering in front of the church adjacent to Pacific Avenue and shall also prevent loitering to the rear of the church and in all areas designated for parking. The applicant shall not permit queuing of any kind in the front of the church adjacent to Pacific Avenue, or in the rear of the church, or in any area designated for parking. All church activities shall cease at 9:00 p.m. daily.

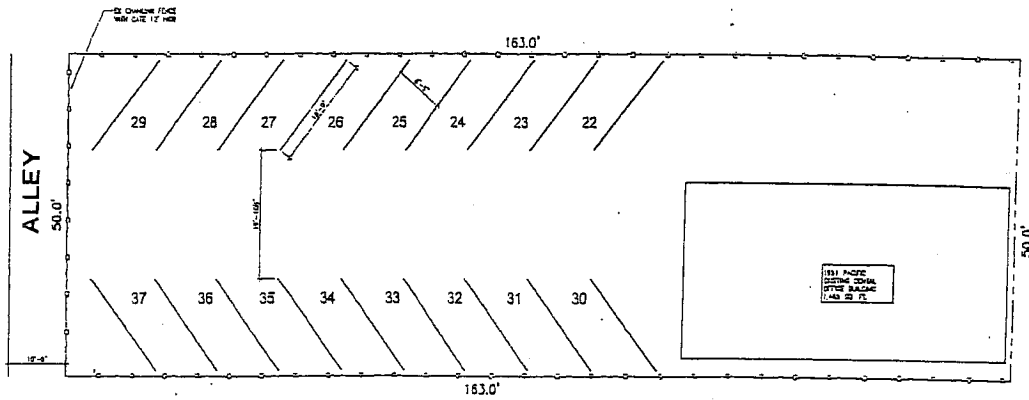
36. A building permit will be required to change the occupancy of the building for the church and associated uses. Plans shall be submitted and a building permit obtained and finalized six months from the date of Final Action.
37. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



1 1925 PACIFIC AVE. SITE PLAN
 1/2" = 1'-0"

- CHURCH ACTIVITIES**
1. HOLDING MASS
 2. BIBLE STUDY
 3. COMMUNITY OUTREACH PROGRAM
 4. FUND RAISING
 5. FAMILY NIGHT
 6. TEEN NIGHT

PARKING CALCULATION BASED ON NON-FIX SEATING
 MIN. REQUIREMENTS: 31 SPACES
 TOTAL PARKING PROVIDED: 31 SPACES



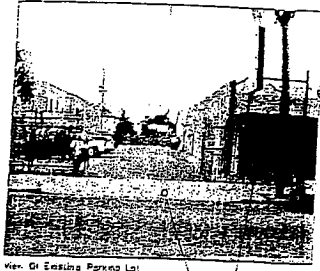
① 1931 PACIFIC AVE. SITE PLAN
 V.P. - 1931



1931 PACIFIC AVE. SITE PLAN

1931 PACIFIC AVE.

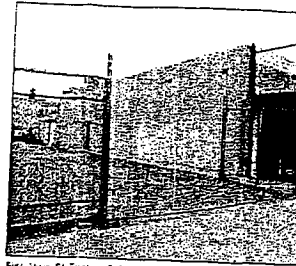
Agenda



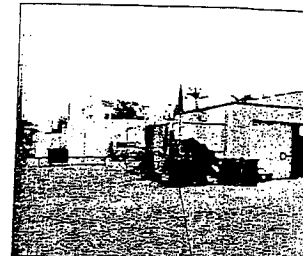
View Of Existing Parking Lot
1951 Pacific Avenue
Long Beach, California 90806
23 Proposed Parking Spaces



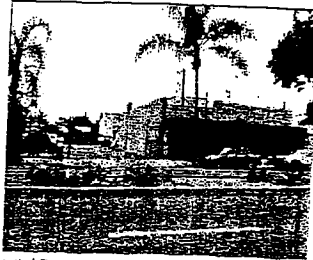
Front Entrance
Remove Chain Link Fencing



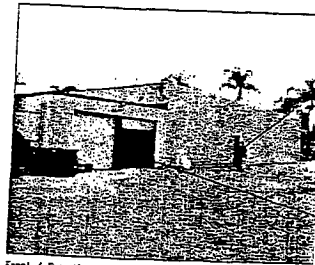
Side View Of Existing Building



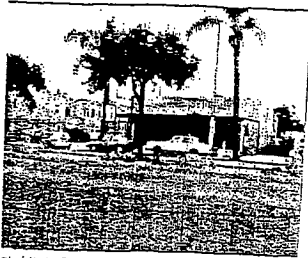
Rear View Of Existing Building
Garbage Area
Demo Fence, Replace w/Proposed Block Wall
Roll Up Doors to remain as is



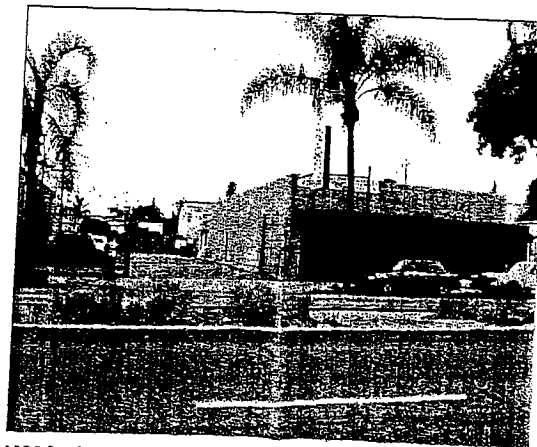
Front / Side View



Side Entrance / Exit
Roll Up Doors to remain as is



North Side View

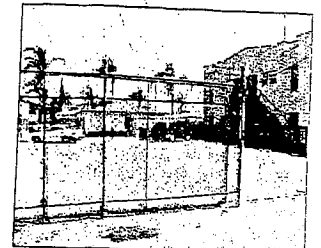


1925 Pacific Avenue
Long Beach, California 90806

Additional
Proposed Off Site Parking Lot
1951 Pacific Avenue
Long Beach, California 90806



16 Parking Spaces
Front View



16 Parking Spaces
Rear View / Alley Access

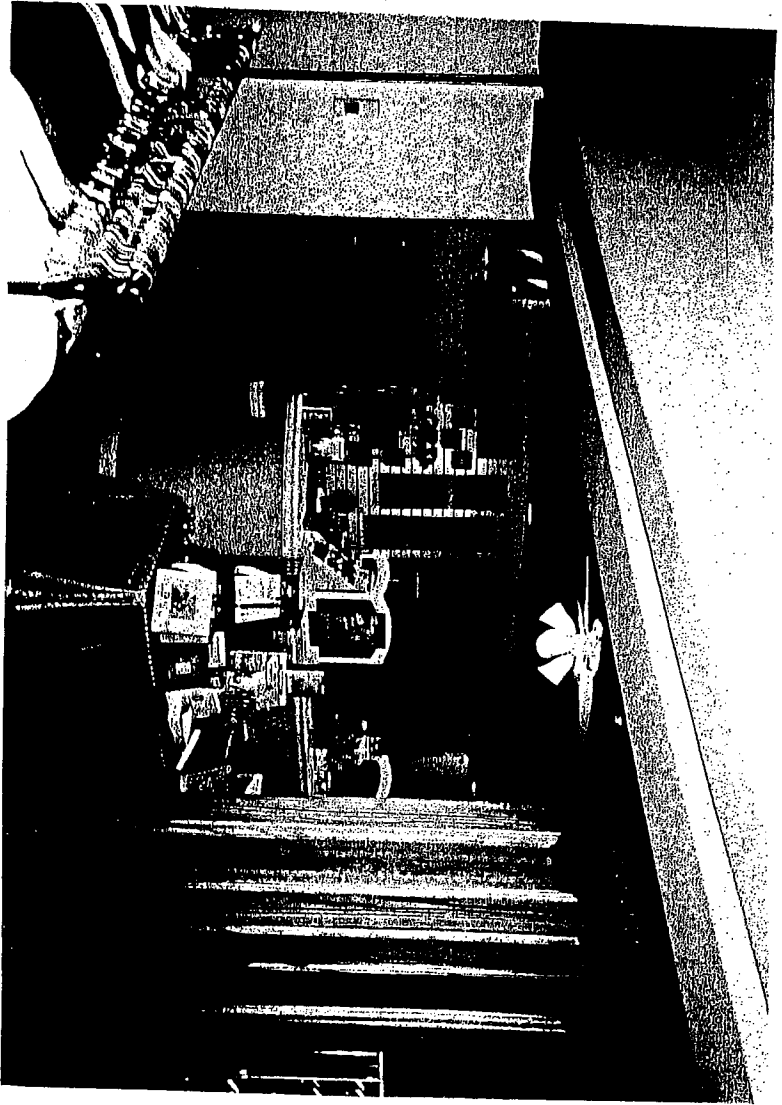
WILLIAMS

Architect
Engineer
Interior Designer
Landscape Architect
General Contractor

Prince of Hope Christian Ministries

NO.	DATE	DESCRIPTION
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2		
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20		





1925 Prairie

Cont. Item
2



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Blvd., 7th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU/ZONING DIVISION

NOTICE OF VIOLATION

April 26, 2006

Conditional Use Permit
Case #0104-18
2452 Pacific Ave.

Reverend Eddie Malesalaa for
New Life Community Christian Church of Long Beach
2452 Pacific Avenue
Long Beach, CA 90806

In accordance with Condition #5 of the Conditions of Approval contained in the Conditional Use Permit granted to the above property on October 3, 2002, Planning Bureau staff recently conducted exterior inspections of your location to ensure compliance with said conditions, as well as the Notice of Violation sent June 10, 2003, and the Time Extension to comply with Conditions of Approval granted August 29, 2003.

For your convenience, the Conditions of Approval for both the original Conditional Use Permit, and the Time Extension, have been attached.

It has been determined that the above property is in violation of the Conditions of Approval.

In accordance with Condition #3 of the original Conditions of Approval, ***a violation of any of the conditions of approval...shall cause the City to initiate revocation and termination procedures of all rights granted herewith.*** Failure to comply with the Conditions of Approval may result in initiation of a revocation hearing before the Planning Commission, which could lead to revocation of the Conditional Use Permit, causing the property to lose its rights to operate as a church.

The following list of conditions from Conditional Use Permit granted October 3, 2002, require compliance:

- 1) Condition #6—posting of conditions of approval. All operational conditions of approval of this permit **must be posted** in a location visible to the public, in such a manner as to be readable when the use is open for business. For your convenience, a poster series of your Conditions of Approval has been attached.
- 2) Condition #9—Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning & Building...

- 3) Condition #11—All landscaped areas must be maintained in a neat and healthy condition...

Planning Bureau staff observed significant weed growth on the site, as well as lack of maintenance to landscaped areas.

- 4) Condition #12—The property shall be developed and maintained in a neat, quiet, and orderly condition...This shall encompass the maintenance of exterior façades of the building...

Planning Bureau staff observed that the building is in poor condition and has not been maintained. There is significant damage to the front façade at the sidewalk. Paint is peeling from stairways in the front and rear. There is a nest of bees in the front wall of the building's second story. The accessory structure in the rear has been significantly damaged by impact from an automobile. An abandoned toilet is located in the parking area. A shopping cart is located in the front side yard. The property is in generally poor condition and shows a serious lack of maintenance.

- 5) Condition #14—All parking areas serving the site shall provide appropriate security lighting...

No security lighting was observed in the parking area.

- 6) Condition #18—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.

No record exists of building permits for recently constructed restrooms at rear (east side) of accessory structure. Permits are required for all construction. Additionally, a building permit will be required for the major repair needed by the accessory structure. A building permit will also be required for any significant repair or remodeling of the main 2-story structure.

- 7) Condition #24—Compliance is required with these Conditions of Approval as long as this use is on site...

Site is not in compliance with Conditions of Approval.

- 8) Condition #32—The operator of the use shall clean the parking and landscaping areas of trash and other debris on a daily basis.

Parking and landscaping areas are not cleaned on a daily basis. Abandoned shopping cart and toilet located on site.

- 9) Condition #39—If the sanctuary is increased in size or capacity or other support buildings are reconfigured in any way, the applicant shall first file an application for a modification to the approved permit.

Accessory structure has been reconfigured without building permits or modification to approved Conditional Use Permit

- 10) Condition #40—Plans shall be submitted for a trash enclosure and the trash enclosure shall be constructed within 60 days to the satisfaction of the Director of Planning and Building.

Required trash enclosure has not been constructed, nor permits obtained.

- 11) Condition #41—Parking lot to be reconfigured to include an additional three parking spaces...

Parking lot has not been reconfigured; 14 parking spaces observed.

- 12) Condition #43—The church is to provide a contact telephone number for use by neighbors to report noise or other problems, and that number shall be posted in a conspicuous location on the exterior of the facility.

Staff observed no telephone number posted on site.

- 13) Condition #46—Side yard, which is visible from Pacific Avenue, shall be maintained in a neat and orderly condition at all times...

Side yard is not neat and orderly. Staff observed shopping cart in side yard.

- 14) Condition #47—The rear yard and parking lot shall be fully improved as parking with new pavement, striped parking spaces, and required lighting.

Staff observed that pavement was striped several years ago, but lot is not fully improved. Required lighting was not observed.

- 15) Condition #49—Applicant to apply for permit, fence variance or remove existing non-compliant fence located on Pacific Avenue, north of proposed church building.

Staff observed nonconforming fence on Pacific Avenue. No record exists of application for fence variance, or building permit to rebuild fence to conform to code requirements.

Additionally, the following list of conditions from the Time Extension granted August 29, 2003, require compliance:

- 1) Condition #8—Applicant to obtain Permit for Trash Enclosure prior to October 14, 2003 and in order to activate Time Extension.

Required trash enclosure has not been constructed, nor permits obtained.

- 2) Condition #9—Applicant to submit Landscape and Irrigation plan for approval and obtain Permit prior to October 14, 2003 and in order to activate Time Extension.

No record exists of plan submittal. Plan was approved by Jayne Melis 10/13/03.

This property is in violation of the above Conditions of Approval. Please resolve the existing illegal conditions immediately.

Your cooperation is greatly appreciated. Please contact the Planning Bureau staff with any questions at (562) 570-6461.

Sincerely,

Carolyne Bihn
Zoning Officer

By


Scott Kinsey
Planning Aide, Zoning Division
(562) 570-6461
scott_kinsey@longbeach.gov

Attachment(s): Case #0104-18 Conditions of Approval—Conditional Use Permit
Case #0104-18 Conditions of Approval—Time Extension
Case #0104-18 Conditions of Approval Poster

SK



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Blvd., 7th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU/ZONING DIVISION

NOTICE OF INSPECTION

May 9, 2006

Conditional Use Permit
Case #0110-09
2400 Pacific Ave.

Albert Pride, Jr.
2400 Pacific Ave.
Long Beach, CA 90807

In accordance with Condition #6 of the Conditions of Approval contained in the Conditional Use Permit granted to your business by the Planning Commission on September 18, 2003 (see attached), Planning Bureau staff recently conducted exterior inspections of your location to ensure compliance with these conditions.

The following violations of Conditions of Approval were observed:

- 1) Posting of Conditions of Approval – Condition #7 requires that *all operational conditions of approval for this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.* For your convenience, please find enclosed an Operational Conditions of Approval poster. Please display as required.
- 2) Maintenance – Condition #14 requires the property to be *maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants including maintenance of exterior facades of the building and the perimeter of the site.* City staff noted damage to the awning near the utility connection on the east side of the building. *A building permit is required to repair this damage. Please obtain the required building permit from the Development Services Center on the 4th floor of City Hall at 333 W. Ocean Blvd., and make the necessary repairs.*
- 3) Special Inspection for Change of Occupancy – The Building Bureau requires a Special Inspection for Change of Occupancy whenever a building changes occupancy types. In this case, the building was changed from a medical office (the last recorded occupancy type) to a church. This is a change from a less-restrictive occupancy type to a more-restrictive occupancy type. City records indicate that the Special Inspection was never conducted. Unless this Special Inspection is completed, the use of the building for a church may not be allowed to continue. *Please apply immediately for a Special Inspection for Change of Occupancy at the Development Services Center on the 4th floor of City Hall at 333 W. Ocean Blvd.*

The above items require compliance. Please resolve these existing illegal conditions immediately.

The Planning Bureau will continue inspections for violations of Conditions of Approval in response to any complaints, and on an annual basis. Failure to comply could result in revocation of your permit.

Your cooperation is greatly appreciated. Please feel free to contact Scott Kinsey with any questions at (562) 570-6461.

Sincerely,

Carolyne Bihn
Zoning Officer

By: 

Scott Kinsey
Planning Aide, Zoning Division
(562) 570-6461
scott_kinsey@longbeach.gov

Attachment(s): Case #0110-09 Conditions of Approval
Operational Conditions of Approval Poster

CB/sk



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT

100 W. Broadway, Suite 400 • LONG BEACH, CALIFORNIA 90802

ISSUE: (562) 570-0000 FAX: (562) 570-8004
ISSUE: (562) 570-1511 TDD: (562) 570-5702

NOTICE OF LONG BEACH MUNICIPAL CODE VIOLATION

April 17, 2006

South Wrigley NIS Area

MEL R & AURORA L RECANA
2131 BELLEVUE AVE
LOS ANGELES CA 90026

PROJECT # 463357
7205-029-004

Address of Violation: 2172-76 PACIFIC AVE

VIOLATION: ZE: CHURCH IN COMMERCIAL ZONE WITHOUT A C.U.P.

YOU ARE IN VIOLATION OF THE ATTACHED SECTION(S) OF THE LONG BEACH MUNICIPAL CODE. YOU ARE HEREBY DIRECTED TO COMPLY WITH THE MUNICIPAL CODE BY MAKING THE ATTACHED CORRECTION(S) WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE. PLEASE SEE ATTACHMENT 'A' FOR VIOLATION(S).

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21 is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

Unless the correction of these violations is commenced on or before the 21ST DAY OF APRIL 2006 and completed on or before the 2ND DAY OF MAY 2006, the Building Official shall institute action to correct the violations.

If you choose not to comply with the conditions of this letter, please be advised that a referral for prosecution may occur, a fine may be imposed against you, and you may be responsible for the payment of any and all costs incurred by the City to remedy the situation.

For additional information, we ENCOURAGE you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

PERMIT REQUIRED

Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

1/1/02

Your cooperation is greatly appreciated to correct any existing violation(s) so that further enforcement action will not be required. Please feel free to call me if I can assist you.

Yours truly,
Tom Slater
Code Enforcement Division Officer

By: *Byron Williams*

Byron Williams, Combination Building Inspector

INSPECTOR: BYRON WILLIAMS
PHONE #: (562) 570-6338
RE: 2172 PACIFIC AVE
PROJECT #: 463357
ACCOUNT #: CDNSCE/CDSP
attachment(s)
FILE: I:\data\2006\04\00076797.doc
ze02w / MMY

NOTICE OF MUNICIPAL CODE VIOLATION

ATTACHMENT A

1. UBC SECTION 109.1 CHANGE IN USE.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

Obtain a permit for the Change of Occupancy or obtain a permit and convert the subject structure back to its original use.

2. 21.32.120 COMMERCIAL USES PROHIBITED.

Any use not specifically permitted by Section 21.32.110, Table 32-1, shall be prohibited.

SEE TABLE 32-1 FOR PERMITTED USES. DISCONTINUE UNPERMITTED USE.

3. 21.10.080 PENALTY FOR VIOLATION

Any violation of the Zoning Regulations including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

END OF ATTACHMENT A



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT

100 W. Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570-CODE FAX (562)570-6034
(562)570-2833 TDD (562)570-5764

NOTICE OF LONG BEACH MUNICIPAL CODE VIOLATION

April 25, 2006

Central NIS Area

DARWIN REINGLASS
308 VISTA MADERA
NEWPORT BEACH CA 92660

PROJECT # 463613
7209-007-011

Address of Violation: 411 E PACIFIC COAST HWY

VIOLATION: OPERATING CHURCH WITHOUT REQUIRED C.U.P.

YOU ARE IN VIOLATION OF THE ATTACHED SECTION(S) OF THE LONG BEACH MUNICIPAL CODE. YOU ARE HEREBY DIRECTED TO COMPLY WITH THE MUNICIPAL CODE BY MAKING THE ATTACHED CORRECTION(S) WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE. PLEASE SEE ATTACHMENT 'A' FOR VIOLATION(S).

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

Unless the correction of these violations is commenced on or before the 29TH DAY OF APRIL 2006 and completed on or before the 10TH DAY OF MAY 2006, the Building Official shall institute action to correct the violations.

If you choose not to comply with the conditions of this letter, please be advised that a referral for prosecution may occur, a fine may be imposed against you, and you may be responsible for the payment of any and all costs incurred by the City to remedy the situation.

For additional information, we ENCOURAGE you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

PERMIT REQUIRED

Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame.

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

1228

Your cooperation is greatly appreciated to correct any existing violation(s) so that further enforcement action will not be required. Please feel free to call me if I can assist you.

Yours truly,
Tom Slater
Code Enforcement Division Officer

By: 

Byron Williams, Combination Building Inspector

INSPECTOR: BYRON WILLIAMS
PHONE #: (562) 570-6338
RE: 411 E PACIFIC COAST HWY
PROJECT #: 463613
ACCOUNT #: CDNSCE/CDSP
attachment(s)
FILE: I:\data\2006\04\00077125.doc
ze02w / MMY

NOTICE OF MUNICIPAL CODE VIOLATION

ATTACHMENT A

1. 21.32.110 Permitted uses, commercial.

Principal permitted uses in a commercial zoned district (Table 32-1).

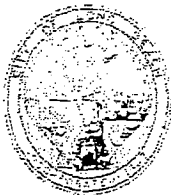
DISCONTINUE UNPERMITTED USES, (OPERATING A CHURCH WITHOUT THE REQUIRED CONDITIONAL USE PERMIT). OBTAIN ZONING APPROVAL AND OBTAIN INSPECTION APPROVAL FROM THE INSPECTOR.

2. 21.10.080 PENALTY FOR VIOLATION

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

END OF ATTACHMENT A



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT

100 LONG BEACH BOULEVARD, 2ND FLOOR ? LONG BEACH, CALIFORNIA 90802 ? (562)570-CODE FAX (562)570-6034
(562)570-2633 TDD (562)570-5796

NOTICE OF LONG BEACH MUNICIPAL CODE VIOLATION

August 25, 2005

South Wrigley NIS Area

P E & S P EXACOUSTOS FAMILY TRUST
3272 MAINWAY DR
LOS ALAMITOS CA 90720

PROJECT # 443948
7205-028-021

Address of Violation: 2165-2169 PACIFIC AVE

VIOLATION: ZE:ILLEGAL COMMERCIAL USE IN COMMERCIAL ZONE

YOU ARE IN VIOLATION OF THE ATTACHED SECTION(S) OF THE LONG BEACH MUNICIPAL CODE. YOU ARE HEREBY DIRECTED TO COMPLY WITH THE MUNICIPAL CODE BY MAKING THE ATTACHED CORRECTION(S) WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE. PLEASE SEE ATTACHMENT 'A' FOR VIOLATION(S).

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions; if necessary, until the violation is abated or removed.

Unless the correction of these violations is commenced on or before the 29TH DAY OF AUGUST 2005 and completed on or before the 9TH DAY OF SEPTEMBER 2005, the Building Official shall institute action to correct the violations.

If you choose not to comply with the conditions of this letter, please be advised that a referral for prosecution may occur, a fine may be imposed against you, and you may be responsible for the payment of any and all costs incurred by the City to remedy the situation.

For additional information, we **ENCOURAGE** you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

PERMIT REQUIRED

Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame.

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION

Your cooperation is greatly appreciated to correct any existing violation(s) so that further enforcement action will not be required. Please feel free to call me if I can assist you.

Yours truly,
Tom Slater
Code Enforcement Division Officer

By: 

Byron Williams, Combination Building Inspector

INSPECTOR: BYRON WILLIAMS
PHONE #: (562) 570-6338
RE: 2165 PACIFIC AVE
PROJECT #: 443948
ACCOUNT #: CDNSCE/CDSP
attachment(s)
FILE: f:\data\2005\08\00069476.doc
ze02w BW/MMY

NOTICE OF MUNICIPAL CODE VIOLATION

ATTACHMENT A

1. 21.32.110 Permitted uses, commercial.

Principal permitted uses in a commercial zoned district (Table 32-1).

DISCONTINUE UNPERMITTED USES (OPERATING A CHURCH WITHOUT THE REQUIRED CONDITIONAL USE PERMIT), OBTAIN ZONING APPROVAL AND OBTAIN INSPECTION APPROVAL FROM THE INSPECTOR.

2. UBC SECTION 109.1 CHANGE IN USE.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

Obtain a permit for the Change of Occupancy or obtain a permit and convert the subject structure back to its original use.

3. 21.32.120 COMMERCIAL USES PROHIBITED

Any use not specifically permitted by Section 21.32.110, Table 32-1, shall be prohibited.

SEE TABLE 32-1 FOR PERMITTED USES. DISCONTINUE UNPERMITTED USE.

4. 21.10.080 PENALTY FOR VIOLATION

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

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END OF ATTACHMENT A



NEIGHBORHOOD IMPROVEMENT PROGRAMS

These programs are available to residents of specific neighborhoods who meet certain income guidelines. The programs can help to improve your homes and neighborhoods. Call us to find out if you are eligible.

HOME IMPROVEMENT REBATE

Rebates of up to \$2000 for exterior improvements to residential properties (some restrictions apply).

HOME SECURITY

Security lighting (up to \$500) and deadbolt locks for exterior entry/exit doors (up to \$300) for residential properties.

TOOL RENTAL

Up to \$500 toward rental tools for home improvement projects.

NEIGHBORHOOD CLEANUP ASSISTANCE PROGRAM

Free use of tools, supplies, and industrial-size dumpsters to assist community organizations and volunteer groups to clean up their neighborhoods and remove graffiti.

GRAFFITI REMOVAL AND PREVENTION

Graffiti removal, free paint, and graffiti-preventive landscaping programs.

Start improving your home and neighborhood today!

FOR MORE INFORMATION, PLEASE CALL (562) 570-6866

CITY OF LONG BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
NEIGHBORHOOD SERVICES BUREAU ♦ 333 WEST OCEAN BOULEVARD
LONG BEACH, CALIFORNIA 90802

This information is available in an alternate format on request by calling (562) 570-6866



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT

100 LONG BEACH BOULEVARD, 2ND FLOOR

LONG BEACH, CALIFORNIA 90802

(562)570-CODE
(562)570-2833

FAX (562)570-8034
TDD (562)570-8792

NOTICE OF LONG BEACH MUNICIPAL CODE VIOLATION

November 30, 2005

South Wrigley NIS Area

HARBOR DENTAL SOCIETY
2698 JUNIPERO AVE #201A
SIGNAL HILL CA 90755

PROJECT # 453050
7205-020-032

Address of Violation: 2238-40 PACIFIC AVE

VIOLATION: ILLEGAL COMMERCIAL USE IN COMMERCIAL ZONE/CHANGE OF OCCUPANCY

YOU ARE IN VIOLATION OF THE ATTACHED SECTION(S) OF THE LONG BEACH MUNICIPAL CODE. YOU ARE HEREBY DIRECTED TO COMPLY WITH THE MUNICIPAL CODE BY MAKING THE ATTACHED CORRECTION(S) WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE. PLEASE SEE ATTACHMENT 'A' FOR VIOLATION(S).

Any violation of the Zoning Regulations, including maintaining property in violation of Title 21, is a misdemeanor. The City Prosecutor shall prosecute all persons guilty of such violations by continuous prosecutions, if necessary, until the violation is abated or removed.

Unless the correction of these violations is commenced on or before the 3RD DAY OF DECEMBER 2005 and completed on or before the 14TH DAY OF DECEMBER 2005, the Building Official shall institute action to correct the violations.

If you choose not to comply with the conditions of this letter, please be advised that a referral for prosecution may occur, a fine may be imposed against you, and you may be responsible for the payment of any and all costs incurred by the City to remedy the situation.

For additional information, we **ENCOURAGE** you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

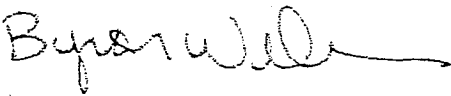
PERMIT REQUIRED

Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame.

OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

Your cooperation is greatly appreciated to correct any existing violation(s) so that further enforcement action will not be required. Please feel free to call me if I can assist you

Yours truly,
Tom Slater
Code Enforcement Division Officer

By: 

Byron Williams, Combination Building Inspector

INSPECTOR: BYRON WILLIAMS
PHONE #: (562) 570-6338
RE: 2238 PACIFIC AVE
PROJECT #: 453050
ACCOUNT #: CDNSCE/CDSP
attachment(s)
FILE: I:\data\2005\11\00073033.doc
ze02w / my

NOTICE OF MUNICIPAL CODE VIOLATION

ATTACHMENT A

1. UBC SECTION 109.1 CHANGE IN USE.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

Obtain a permit for the Change of Occupancy or obtain a permit and convert the subject structure back to its original use.

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OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.

END OF ATTACHMENT A

Submitted by Annie Greenfeld-Wisner – May 10, 2006

- At the March 2, 2006 Planning Commission hearing your decision was to give the applicant **30 days** to have a deed restriction signed, and an additional 45 days for that deed restriction was given at the April 6, 2006 meeting. There is no deed restriction signed as of today. At The April Planning Commission meeting the commission said that without the deed restriction, the CUP would be denied.
- **This church operated for 5 years on Atlantic Ave. without any permits.** They also came to the community after being coerced by the City staff at the request of the community, only to verbally attack a community member and accuse her of prejudice. This has nothing to do with ethnicity or race. It has to do with the law and enforcement of those laws.
- The first plan required 39 parking spaces. The deed restriction was an afterthought, after I read the requirements and the Municipal Code of CUPs.
- Now a modification has been proposed cutting down required number of parking spaces to 31, by making the sanctuary smaller.



2/06

2/16/06 (100)

E

R109
5/31/06

OLUSEGUN Z. SALAKO, M.D., F.A.C.O.G., F.I.C.S.
GYNECOLOGY, OBSTETRICS, INFERTILITY
DIPLOMATE: AMERICAN BOARD OF OBSTETRICS AND GYNECOLOGY
1951 Pacific Ave., Long Beach, CA 90806 (562) 218-6264 • Fax: (562) 218-0745

05/19/06

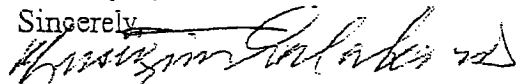
RE: SPRINGS OF HOPE CHRISTIAN MINISTRIES

Please be informed that Comfort medical Clinic has has leased 18 parking spaces on the premises of 1951 pacific avenue to Springs of Hope Christian Ministries for it's use on Sundays, and after hours on weekdays for ten years or for as long as the Church remains at 1925 Pacific avenue.

Please feel free to call me if you have any questions.

Thank you,

Sincerely,



O.Z. Salako, M.D.

In response to a query from Commissioner Gentile, Pat Brown, applicant's representative, stated that due to aisle width requirements they were unable to create more parking spaces by placing the spaces diagonally.

Mr. Brown stated that he did drop-in visits on two different Sunday mornings and only the parking lot was full. He stated that there was ample street parking available and that he did not observe any parishioners parking in residential areas or at Ward's Appliance Store. He also stated that he dropped in on a Wednesday night during the church's prayer meeting hours and again did not observe any problems with parking.

Mr. Brown stated that he was in agreement with the Conditions of Approval, but asked that the hours of operation be extended until 2:00 p.m. on Sunday.

Pastor Lawrence Lasisi, applicant, stated that he had tried working with the Wrigley Association to reach a compromise, but they were not willing to work with the church. He also stated that the Wrigley Association had contacted the doctor that was going to grant the deed restriction, further frustrating the matter.

In response to a query from Commissioner Gentile, Pastor Lasisi stated that between 40 and 50 people attend the weekend service.

In response to a query from Commissioner Gentile regarding insufficient restroom facilities for the occupant load, Pastor Lasisi stated that he was willing to work with the Building Department to rectify the situation.

Dr. O.Z. Salako, M.D., 1951 Pacific Avenue, stated that he initially had no qualms about leasing parking spaces to the church, but when the issue of a deed restriction came up he became hesitant. He also stated that he received phone calls and letters to his business and home telling him why he shouldn't lease the spaces. He further stated that since he could see no legal reason why the church should not exist, he was willing to lease all the parking spaces at his disposal to the church.

In response to a query from Commissioner Stuhlbarg, Dr. Salako stated that he would be willing to lease the spaces as long as he was the owner of the building or lease the spaces for a specified period of time, whichever was deemed necessary.

Ade Fashola, 6230 Wilshire Boulevard, #197, Los Angeles, attorney for the applicant, stated that the church was looking for a lease for parking spaces for as long as the property was operated as a church and that is what the owner of 1951 Pacific was willing to provide.

CITY PLANNING COMMISSION MINUTES

May 18, 2006

The regular meeting of the City Planning Commission convened Thursday, May 18, 2006 at 1:33 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Leslie Gentile, Matthew Jenkins, Nick Sramek, Morton Stuhlbarg, Charles Winn

ABSENT: COMMISSIONERS: Charles Greenberg, Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Carolyn Bihn, Zoning Officer
Jeff Winklepleck, Planner
Mark Hungerford, Planning Aide
Lynette Ferenczy, Planner
Derek Burnham, Planner
Steve Valdez, Planner
Jill Griffiths, Community Planner
Truong Huynh, Engineering Plan Check Officer
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Isaac Pai, Water Department

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of April 6, 2006 were approved on a motion by Commissioner Gentile, seconded by Commissioner Stuhlbarg and passed 4-0-1, with Commissioner Sramek abstaining and Commissioners Greenberg and Rouse absent.

The minutes of April 20, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Sramek and passed 4-0-1, with Commissioner Gentile abstaining and Commissioners Greenberg and Rouse absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Item 1B was pulled from the Consent Calendar and moved to the Regular Agenda.

Commissioner Sramek moved to approve Consent Calendar items 1A, 1C, 1D, 1E and 1F as presented by staff. Commissioner Stuhlberg seconded the motion which passed 5-0. Commissioners Greenberg and Rouse were absent.

1A. Case 0601-07, Amendments to Title 21 (Zoning Ordinance), CE 06-54

Applicant: City of Long Beach
Suzanne Frick, Director of Planning and Building
Subject Site: Citywide
Description: Proposed amendments to Title 21 (Zoning Ordinance) of the Long Beach Municipal Code to establish development standards for used automobile sales businesses in the Regional Highway (CHW) and Highway Commercial (CH) zoning districts. Also included are the Long Beach Boulevard Planned Development (PD-29) and Downtown Planned Development (PD 30) zoning districts.

Continued to the meeting of June 15, 2006.

1B. Case No. 0512-10, Condominium Conversion, CE 05-263

Applicant: Rey Berona
Subject Site: 637 Atlantic Avenue (Council District 1)
Description: Request for approval of Tentative Tract Map No. 064960 for the conversion of ten (10) apartment units into condominiums.

Moved to Regular Agenda.

1C. Case No. 0511-27, Conditional Use Permit, ND 05-245

Applicant: Women in Non-Traditional Employment Roles, Inc.
Alexandra Torres Galancid, Representative
Subject Site: 690 Studebaker Road (Council District 3)
Description: Conditional Use Permit to allow the establishment of a vocational training facility at an existing industrial office building.

Approved the Conditional Use Permit, subject to conditions.

1D. Case No. 0603-11, Condominium Conversion, CE 06-41

Applicant: Maverick Productions, LLC
Subject Site: 1485 Obispo Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 064565 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 064565, subject to conditions.

1E. Case No. 0601-26, Condominium Conversion, CE 06-10

Applicant: Altair Homes, LLC
Subject Site: 1062, 1064 and 1066 E. 2nd Street (Council District 2)
Description: Request for approval of Tentative Tract Map No. 065616 to convert seven (7) residential dwelling units in two detached apartment buildings into condominiums.

Approved Tentative Tract Map No. 05616, subject to conditions.

1F. Case No. 0603-10, Condominium Conversion, CE 06-40

Applicant: Robert G. Taylor
Subject Site: 3529 E. Broadway (Council District 3)
Description: Request for approval of Vesting Tentative Parcel Map No. 063343 for the conversion of ten (10) apartment units into condominiums.

Approved Vesting Tentative Parcel Map No. 063343, subject to conditions.

REGULAR AGENDA

1B. Case No. 0512-10, Condominium Conversion, CE 05-263

Applicant: Rey Berona
Subject Site: 637 Atlantic Avenue (Council District 1)
Description: Request for approval of Tentative Tract Map No. 064960 for the conversion of ten (10) apartment units into condominiums.

Mark Hungerford presented the staff report recommending approval of the condominium conversion.

Kathy Kahler, tenant at 637 Atlantic, Apartment #9, stated that she was in favor of the conversion but had some concerns about the process. She stated that some tenants had not received notices about the hearing and

information regarding tenants rights. She also stated concern that she had not seen a condition report with regards to needed building repairs.

Ms. Bihn responded that paperwork regarding noticing appeared to be in order, however she suggested that the item be continued to ensure that all tenants issues could be addressed.

Chris Christensen, representative for the owner, stated that notices had been sent out to all tenants via certified mail, however some were returned as unclaimed. He also mentioned that the applicant would work with staff and tenants to answer any questions.

Commissioner Stuhlberg moved to continue the item until the meeting of June 1, 2006 and Commissioner Gentile seconded the motion which passed 5-0. Commissioners Greenberg and Rouse were absent.

2. Case No. 0508-23, Conditional Use Permit, Administrative Use Permit, Standards Variance, CE 05-152

Applicant: Dr. Lawrence A. Lasisi
Springs of Hope Christian Ministries
Subject Site: 1925 Pacific Avenue (Council District 6)
Description: Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking.

Lynette Ferenczy presented the staff report and explained that the item had been continued from a previous meeting to allow the applicant time to obtain a deed restriction for off-site parking. At the time of the meeting the deed restriction had not yet been obtained.

Ms. Ferenczy stated that the plans had been modified to reduce the number of required parking spaces by six spaces and that there were currently 23 on-site spaces and 10 off-site spaces by lease agreement with the owner of 1951 Pacific Avenue.

Ms. Ferenczy also reported on the store-front churches that had been listed at the previous meeting, remarking that all had been mailed letters of violation.

In response to a query from Commissioner Sramek, Ms. Bihn stated that a condition could be added to require that the bookstore be maintained as long as the church is in operation on the site.

Mr. Fashola also stated that he felt that the deed restriction placed and undue burden on the church.

Mr. Fashola further remarked that the church operates during hours that do not negatively affect the residents or businesses in the area.

Annie Greenfeld-Wisner, 1951 Chestnut, stated that she was against the approval of the project and that her complaints were not just directed at the one church, but also the other 7 illegal store-front churches in the area. She expressed frustration that Conditional Use Permits were not being enforced.

Ms. Greenfeld-Wisner showed photos she had taken on Sundays during a one-month period to illustrate the impacted parking in her neighborhood.

Ms. Greenfeld-Wisner also stated that according to the Zoning Code a deed restriction was a requirement and that there was no contingency for a lease.

Colleen McDonald, 525 W. 19th Street, stated that she was against the approval of the project because she felt that the church was attempting to conduct business without providing adequate parking and was unable to secure additional parking under a deed restriction as is required by the Municipal Code.

She further stated that she felt that the City needed to enforce codes that restricted the CNP designated area to commercial entities that served the Wrigley area.

Gavin McKiernan, 1841 Oregon, representing the Wrigley Association and the Neighborhood Advisory Group stated that at a previous Planning Commission meeting it was on record that that without a deed restriction the project would not go forward.

Mr. McKiernan also stated that the look of the building had not improved since the church moved in a year ago.

In response to a query from Commissioner Stuhlbarg, Mr. McKiernan stated that even if the church received the deed restriction, he was still against the approval of the project because his group wanted the street to be a pedestrian focused commercial area like Belmont Shore or Atlantic Avenue in Bixby Knolls. He commented that he did not feel that the church would attract other businesses into the area.

Olu Fayehun, stated that he was in support of the project. He commented that when he went to the post office on Pacific Avenue he had to wait

20 minutes for a parking space and did not understand why the same parking requirements did not apply to the post office.

He also commented that he had recently attended a Sunday service at the church and the lot was not full.

Mr. Ogundare, Bakersfield, stated that he is often late to church due to the distance he drives, but he has never had to park on the street even though he is usually the last person to arrive for services.

Harriet Wachs, 4246 Lakewood Drive, stated that the Post Office would not renew their lease if Pacific Avenue did not improve.

In rebuttal to comments made by the public, Mr. Brown stated that the multi-family units in the area created more impact on street parking than any of the businesses along Pacific Avenue.

He also commented that no letters or testimony had been received from any of the tenants living in the buildings directly next door to the church.

Mr. Brown further stated that the church and the owner of the satellite parking location at 1951 Pacific were both in agreement to enter into a 10-year lease for parking.

In response to queries from Commissioner Gentile with regards to the restroom facilities, Truong Huynh, Engineering Plan Check Officer, stated that if the occupancy load increased then the City would take into consideration that it is an existing building and would look at installing additional fixtures as opposed to adding additional restrooms. He further stated that the fixtures could be added without encroaching on the parking area.

Commissioner Stuhlbarg stated that the Commission relies heavily on staff's recommendation regarding approval of a project. He also stated that the Commission couldn't consider future usage or code enforcement issues with other churches in the area as determining factors for approval of this project.

Commissioner Stuhlbarg stated that he didn't see the impact on parking as the church is only in use once or twice a week.

Commissioner Stuhlbarg then moved to approve the project as recommended with a change to Condition #3 which would address issues related to the change of ownership of the off-site parking.

Mr. Carpenter stated that the Condition could be changed to include language to address the loss of off-site parking or change of ownership for off-site parking so that the applicant shall notify the Planning

and Building Department and that another hearing would be scheduled before the Planning Commission.

Mr. Carpenter also stated that staff wanted to add a condition that would require that the wall between the assembly area and the lobby be a floor to ceiling wall to ensure that both areas were not being used for church services.

In response to a query from Mr. Mais, Commissioner Stuhlberg stated that he would also like the motion to include that the applicants obtain a 10-year lease for the off-site parking.

In response to a query from Commissioner Winn with regards to other churches in the area not operating in accordance to their Conditional Use Permits, Ms. Bihn stated that a new position had been created within the Planning Bureau that would inspect these churches and follow-up with enforcement.

The question was called and Commissioner Winn seconded the motion which passed 4-1, with Commissioner Gentile dissenting. Commissioners Greenberg and Rouse were absent.

3. Case No. 0507-22, Appeal, CE 05-137

Applicant: Mark Milan
Subject Site: 2533 E. Second Street (Council District 3)
Description: Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variance for oversize and over height accessory structure in the front yard setback (off Broadway) on a through lot.

Jeff Winklepleck presented the staff report recommending that, based on the revised plans, the appeal be granted and the decision of the Zoning Administrator be overturned.

Mark Milan, appellant, stated that he and his architect had worked with staff to mitigate some of the issues and felt that the compromise that was reached would create a project that would be appealing to the neighborhood.

Commissioner Stuhlberg moved to overturn the decision of the Zoning Administrator, grant the appeal and approve the Local Coastal Development Permit and Standards Variance, subject to conditions. Commissioner Winn seconded the motion.

In response to a query from Commissioner Gentile with regards to the increase in size of the half bath, Mr. Milan stated that a free-standing closet and bench were going to be added.

MAY-23-2006 TUE 12:41 PM

FAX NO.

P. 02/03



CITY OF LONG BEACH

Department of Planning and Building

300 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-4114 FAX (562) 570-4001

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 18th day of MAY 2006.
 Planning Commission

APPELLANT: ANNIE GREENFELD

APPLICANT: SPRINGS OF HOPE CHRISTIAN MINISTRIES

Project address: 1925 PACIFIC AVE, LONG BEACH 90806

Permits requested: CUP, AUP, STANDARDS VARIANCE

Project description: STOREFRONT CHURCH IN CNP ZONE

W/O ADEQUATE PARKING IN A PARKING-IMPACTED
AREA & WITHOUT A DEED RESTRICTION

Reason for appeal: APPLICANT HAS BEEN IN POSSESSION
FOR ALMOST A YEAR & HAS DONE NOTHING
TO IMPROVE THE BUILDING.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of
the () Zoning Administrator or () Planning Commission and approve or () deny
this application.

Signature of Appellant: Annie Greenfeld

Print name of Appellant: ANNIE GREENFELD

Mailing address: 1951 CHESTNUT AVE, LONG BEACH 90806

Phone No.: 562-225-9462

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

STAFF USE ONLY

Counter staff: _____ Case No. _____ Date: _____

Filing Fee required: () Yes () No Application complete: () Yes () No

Filing Fee required: () Yes () No Application complete: () Yes () No

County staff: _____ Case No. _____ Date: _____

STAFF USE ONLY

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

Phone No.: _____

Mailing address: _____

Print name of Applicant: Gavin McKiernan on behalf of NAG

Signature of Applicant: [Signature]

Your applicant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (X) Planning Commission and () approve or (X) deny this application.

Reason for appeal: Not enough parking in appropriate for bus. mess area for many exceptions

Project description: Star Street Church

Permits requested: Cup Parking Variance

Project address: 192 - Pacific Ave

APPLICANT: Case # 0508-23

APPELLANT: Christan Minisakis

An appeal is hereby made to Your Honorable Body from the decision of the () Zoning Administrator on the _____ day of _____ 20 _____ (X) Planning Commission

APPLICATION FOR APPEAL

CITY OF LONG BEACH Department of Planning and Building 101 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (408) 378-4144 FAX (408) 470-2084

16753



CITY OF LONG BEACH

Department of Planning and Building

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 578-4164 FAX: (562) 570-8063

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the _____ day of _____ 20____.
 Planning Commission

APPELLANT: Colleen McDonald

APPLICANT: Dr. Lawrence A. Lasisi

Project address: 1925 Pacific Ave., 1951 Pacific Ave.

Permits requested: Conditional Use Permit to establish Church in

CUP area, standards Variance for Reduced Parking,
Project description: AUP for off-site parking.

CASE # 0508-23

Reason for appeal: The planning commission has allowed a
variance for the church to have insufficient parking for
its needs. A deed restriction is required by Municipal Code
and has not been obtained. The applicant has been given special
Your appellant herein respectfully requests that Your Honorable Body reject the decision of consideration
the Zoning Administrator or Planning Commission and approve or deny because it is
this application. a church.

Signature of Appellant: Colleen McDonald

Print name of Appellant: Colleen McDonald

Mailing address: 525 W. 19th St., Long Beach, Ca 90806

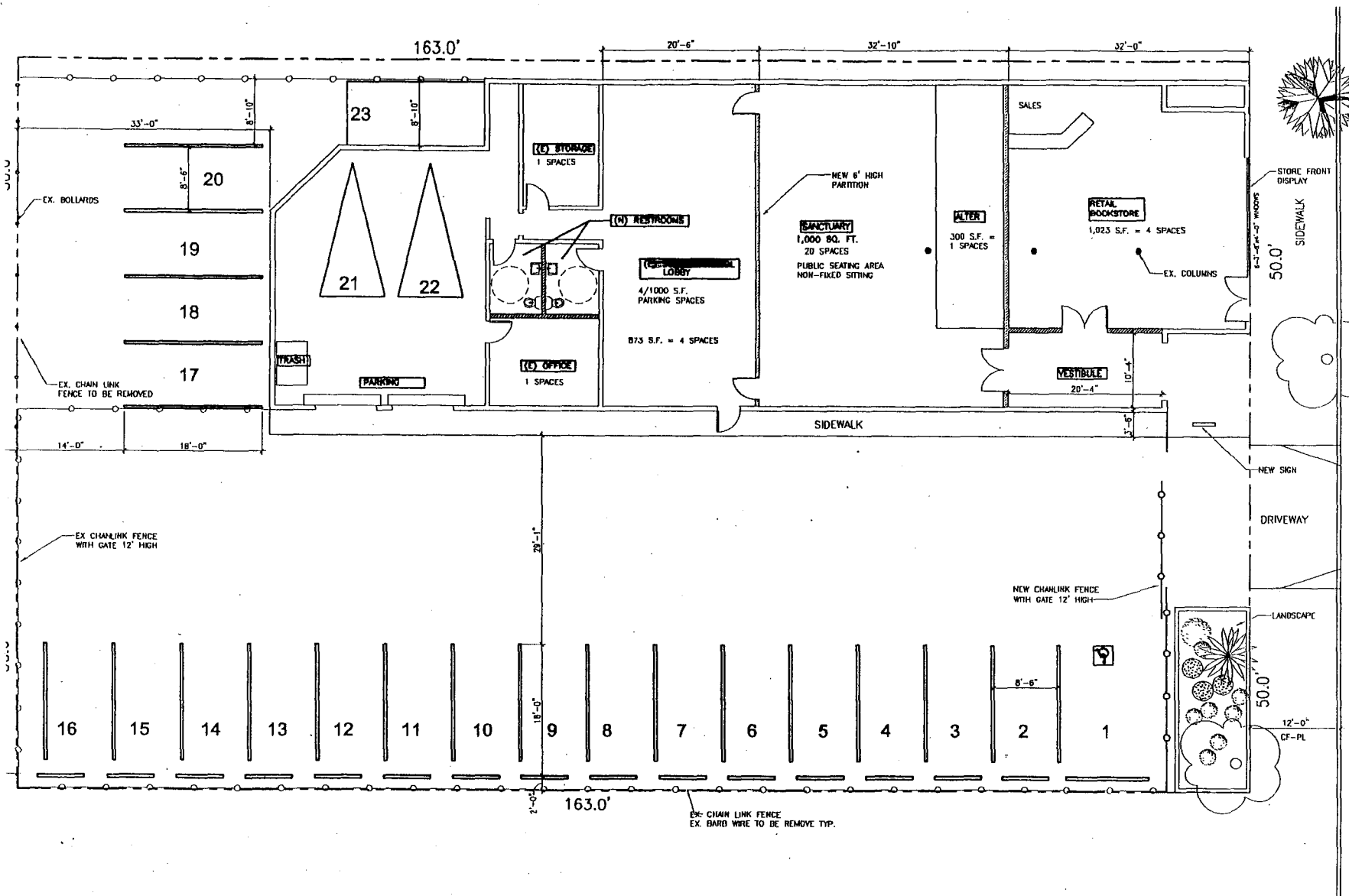
Phone No.: 562-599-0229

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter staff: _____ Case No. _____ Date: _____

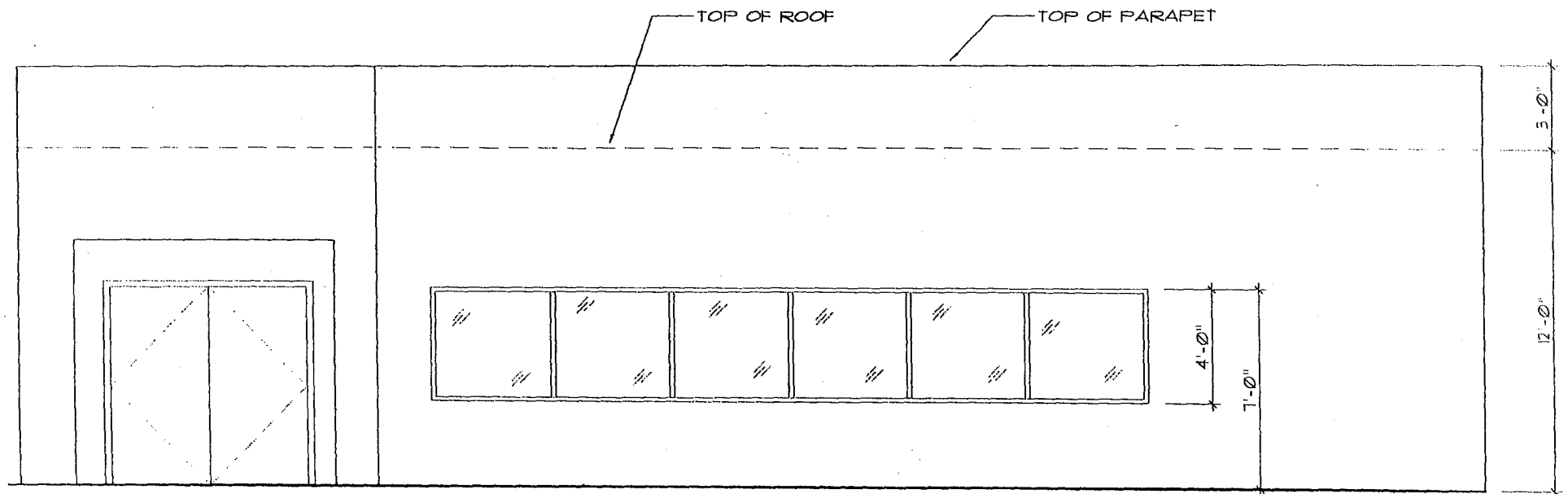
Filing Fee required: Yes No Application complete: Yes No



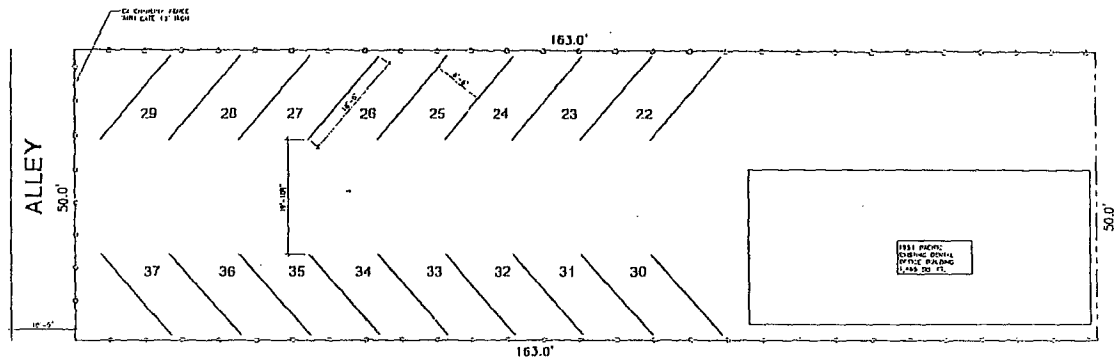
PACIFIC AVE.

① 1925 PACIFIC AVE. SITE PLAN
1/8" = 1'-0"

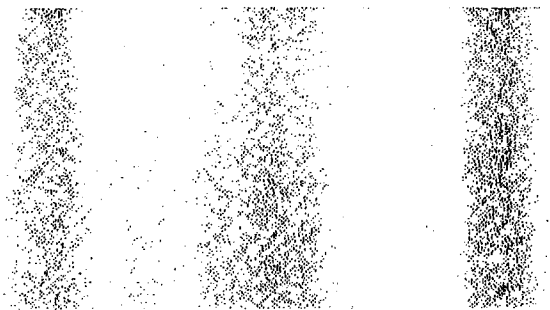


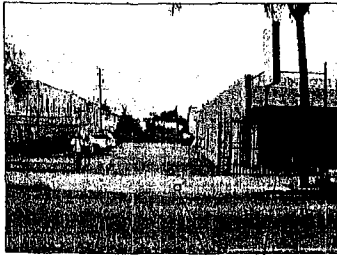


Front (East) Elevation

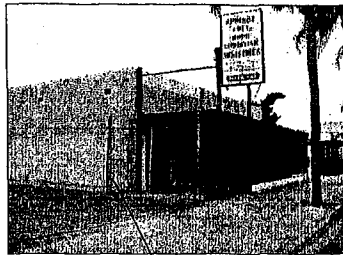


① 1891 PACIFIC AVE. SITE PLAN

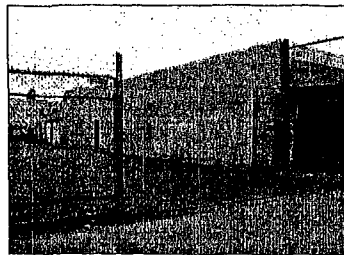




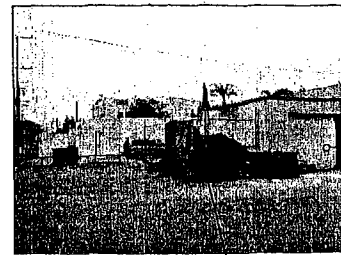
View Of Existing Parking Lot
1925 Pacific Avenue
Long Beach, California 90806
23 Proposed Parking Spaces



Front Entrance
Remove Chain Link Fencing



Side View Of Existing Building



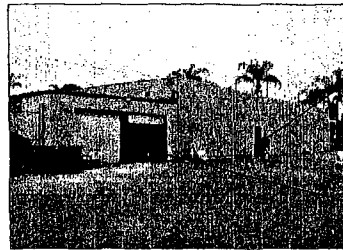
Rear View Of Existing Building

Roll Up Doors
to remain as is

Garbage Area
Demo Fence, Replace w/Proposed Black Walls



Front / Side View



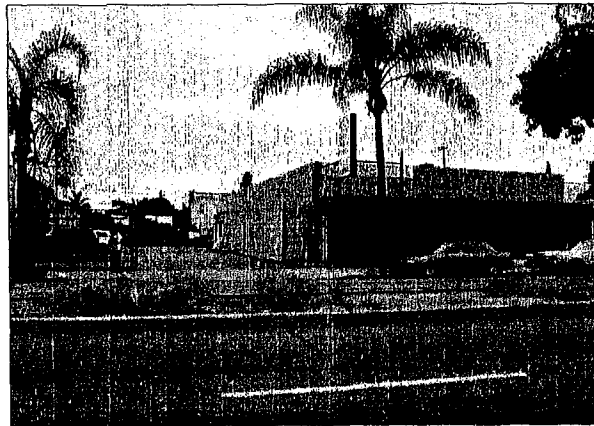
Front / Side View

Side Entrance / Exit

Roll Up Doors
to remain as is



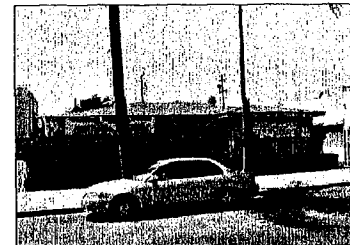
Front / North Side View



1925 Pacific Avenue
Long Beach, California 90806

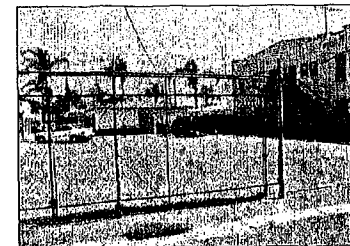
Additional

Proposed Off Site Parking Lot
1951 Pacific Avenue
Long Beach, California 90806



16 Parking Spaces

Front View



16 Parking Spaces

Rear View / Alley Access

8 Jay Avenue
Dalyton, California 94005
w: 415-670-9214
m: 415-424-0439

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Industrial Judge
Architect
Engineering
Management
Fire Protection
Or Installation



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Bakersfield, California 93311-1826
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www.williamwoods.com

General Building Contractors
California License 7-1797

Prince of Hope Christian Ministries
1925 Pacific Avenue
Long Beach, California 90806

REVISIONS	
No.	Describe
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