

CCA (4565 California Ave)

PROPOSED
AMENDMENT TO A PORTION OF PART 23
OF THE USE DISTRICT MAP.

REZONING CASE
RZ-0605-06



Date: April 4, 2006
To: Honorable Mayor and Members of the City Council
From: Councilmember Rae Gabelich, Eighth District *RG*
Subject: AGENDA ITEM: Request for Zone Change for 4565 California Avenue

For the Child is a community social service organization that focuses on sexual and physical child abuse intervention and prevention. The organization has owned the property at 4565 California Avenue, and operated its headquarters at this location for more 12 years. Prior to that, the property was the former location of the American Automobile Association of Southern California (AAA).

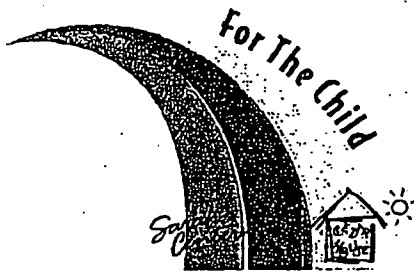
When the property was acquired, it had a commercial zoning designation along with the shopping center located east of the property. During the intervening period, and apparently without the knowledge of the organization, the property was rezoned to R-3-S as part of several citywide zoning projects. This change was made to reflect the zoning of apartment buildings located immediately north of the property and across California Avenue.

For the Child would like to reconfigure and expand its facility to improve operating efficiency and provide more administrative and counseling capacity. As a non-conforming use within a residential zone, it would not be allowed to expand. The Planning Bureau and City Attorney's office considered several possible remedies and determined that a zone change provided the most agreeable solution. The Long Beach Municipal Code (Section 21.21.201.B.1) provides that the City Council may initiate a zone change.

I toured the facility and met with senior staff and members of the Board of Directors of the For the Child on January 12, 2006, to better understand their operational needs to expand. Therefore, I am requesting that the City Council refer this matter to the Planning Commission and request them to consider a rezoning of the property to Commercial. The zone change recommendation will accommodate the expansion plans of the current property owner and consider future compatibility with existing surrounding uses.

Recommended Action:

Refer to Planning Commission for recommendation of a zone change for property at 4565 California Avenue to Commercial.



Administrative Offices
Treatment & Prevention Services

4565 California Avenue
Long Beach, CA 90807
562.422.8472
FAX: 562.422.1102

~~R-25~~

www.forthethechild.org

March 8, 2006

Councilwoman
Rae Gabelich

MAR 10 2006

Received

The Honorable Rae Gabelich
Long Beach City Council, District 8
333 W. Ocean Blvd. 14th floor
Long Beach, California 90802

Dear Councilwoman Gabelich,

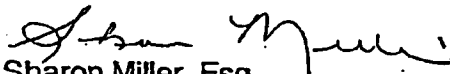
Thank you for assisting and supporting For the Child as we continue to provide critical services to abused and neglected children in our community. For The Child, formerly Cedar House and Sarah Center, has just completed 30 years of service to vulnerable children and their families in Long Beach.

As discussed, we are requesting your help and that of the City Council to have our property at 4565 California Avenue restored to commercial zoning. Our property was commercially zoned when purchased by Cedar House in 1994. Thinking of the future, the agency purchased a property that had potential for program expansion. *The property was apparently rezoned from commercial to residential (R3s), without the agency's knowledge, approximately one year after purchase.* Its current residential zoning limits our work. We are requesting your help in returning us to a zoning designation that will allow us to expand our facility to meet community needs.

For The Child has been a good neighbor in our 12 years at this site. At this point in time our intent is to improve the property and be here for many more years! We do understand your concerns regarding potential future ownership. We will continue to work with the City to not only provide important services to the community, but to continue to be a good neighbor. Therefore, should there ever come a time that the agency decides to market this property, the agency will, in good faith, use its best efforts to give the City at least 120 days notice of its intent to market the property. Thereafter, in addition to its other independent marketing efforts, the agency will work with the City to identify potential buyers that the City believes best fit into the neighborhood at that time.

Thank you again for your assistance and support.

Sincerely,


Sharon Miller, Esq.
President, Board of Directors


Dr. Michele Winterstein
Executive Director



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

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

July 6, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of a Zone Change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District and a Site Plan Review for a 2,921 Square Foot Addition to expand an existing 4,695 Square Foot potentially historic commercial building housing a non-profit social service institution (Council District 8)

LOCATION: 4565 California Avenue

APPLICANT: Dr. Michele Winterstein, Executive Director
For the Child, Inc.
4565 California Avenue
Long Beach, CA 90807

RECOMMENDATION

1. Recommend that the City Council Approve the Zone Change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District; and
2. Approve the Site Plan Review, subject to conditions.

REASON FOR RECOMMENDATION

1. The proposed development will expand a long-established social service institution to accommodate their needs.
2. The design of the project exterior is compatible with the historic design of the original structure.
3. The zone change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District will provide consistency between the existing uses and the proposed zoning designation.

BACKGROUND

The subject site is a 0.49-acre parcel at the Northeast corner of California Avenue and 45th Way. The project surrounded by residential uses on the north and east (across California Avenue), and commercial uses to the south and west.

The building was originally designed by Kenneth Wing and built in 1956 as a Southern California Automobile Association (AAA) office building. Mr. Wing is a noted local architect. Background materials profiling his architectural accomplishments are attached to this report.

The Wing design scheme incorporated an extended eave ranch-style commercial building. Elements of the style can be found in other Auto Club buildings throughout Southern California. Exterior materials include a stone veneer and stucco finish with painted wood trim, and fiberglass shingles on the low-pitched roof.

	Zoning	General Plan	Land Use
Project Site	R-3-S, 3-Family Zone	LUD #1- Single Family Homes	Institutional (non-profit social service)
North	R-3-S, 3-Family Zone	LUD #1- Single Family Homes	Residential Multifamily
South	CAA, Automobile-Oriented Community	LUD #7- Mixed Uses	Small Scale Commercial
East	R-3-S, 3-Family Zone	LUD #1- Single Family Homes	Residential Multifamily, across California Avenue
West	CAA, Automobile-Oriented Community	LUD #7- Mixed Uses	Commercial Shopping Center

The site is located within the multifamily zone, adjacent to the auto-oriented zone. When For the Child was created from two existing service organizations, Sarah Center and Cedar House. The new entity purchased the building and occupied it on July 1, 1996. The site was part of the CCA commercial zone at that time. Subsequently, the site was rezoned to R-3-S as part of a citywide rezoning effort. The requested zone change would reinstate the original CCA zone, and has been initiated by the 8th Council District office on behalf of the applicant.

For the Child is a not-for-profit social service that provides counseling for abused children. The programs they offer include:

- Aware Bears – an educational program for LBUSD grade-school children and community pre-schoolers
- Child Abuse and Neglect Services – counseling in the aftermath of abusive situations
- Child Abuse Response Team (CART) – support and crisis intervention in conjunction with forensic medical examinations and law enforcement activities
- Family-Focused Mental Health Care – comprehensive mental health program for economically disadvantaged families
- Parent Child Interaction Therapy (PCIT) – serious behavioral intervention and parent training

- Kids' Place – childcare services at the Long Beach Courthouse

In addition to providing counseling services that this and another site, For the Child operates a mobile service unit from a specially converted mobile home. This vehicle is stationed at schools throughout the week, and is parked at the subject on evenings and weekends. Background materials regarding the services provided by the applicant are attached to this staff report.

The existing use could remain on the subject site as a legal non-conforming use, but would not be allowed to expand. For the Child has outgrown their existing facility. The zone change would allow the expansion.

The site plan review is for the overall expansion plan. As envisioned, the expansion will occur in two phases.

The first phase will expand the waiting area and enclose the existing patio under the existing roofline. This phase provides approximately 600 square-feet of additional space and will include internal reconfiguration of the interior to provide additional office and counseling areas with a more efficient design.

Phase 2 of the expansion plans would be the construction of a 2,318 square-foot addition to the western side of the building toward the alley. Additional office and treatment rooms will be created. This phase will be undertaken after funding to complete the addition is secured. It is anticipated that this second phase will be constructed in the next 18 to 24 months.

The required parking for the proposed project development is 31 spaces. At present, there are 30 spaces in the surface lot that wraps around the building. The lot is wider than necessary, so the proposed project includes a 5-foot landscaped buffer on the north side of the lot, adjacent to the existing residential development.

At the time the second phase is initiated, the applicant will provide a parking layout for the 31 spaces, including provision for the mobile service vehicle as feasible, or request a standards variance from the Zoning Administrator. No additional parking is required for the initial phase of the expansion plan.

BUILDING DESIGN

The design for this project is intended to extend and complement the original Kenneth Wing architectural design. While not designated as a City of Long Beach Historic Landmark, the proposed design matches the exterior materials and roofline to the extent possible by incorporating stone, stucco, painted wood trim, and fiberglass shingles in matching tones used in the existing façade. Landscaping will be added to the perimeter of the existing building, to the Phase II addition and parking area.

A detailed description of the design components by the project architect is attached for to this staff report.

CURRENT ACTION REQUESTED

The action requested is the approval of a Zone Change and Site Plan Review. Requests for these entitlements may be granted only when the Planning Commission makes positive findings pursuant to Section 20.12.100 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

ZONE CHANGE FINDINGS

- 1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

The proposed zone change will not adversely affect the character, livability, or appropriate development of the surrounding area. The applicant has occupied the subject site since 1996. The site was previously zoned CCA Commercial.

- 2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The subject site is located within LUD #1-Single Family land use designation, and adjacent to the LUD #7-Mixed Uses land use designation, which is intended for large vital activity centers, and provide uses including retail, office, and high density residential development. Currently, the multiple family uses are inconsistent with the single-family district envisioned by the General Plan, but would be consistent with the prevailing commercial use located west of the site. Single-family neighborhoods exist to the north and east of the immediate project locale. Changing the zoning to Commercial will not result in the zoning designation being consistent with the General Plan. The Planning Commission is requested to waive this finding.

- 3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET. (ORD. C-6533 § 1 (PART), 1988).**

Not applicable.

SITE PLAN REVIEW FINDINGS

1. **THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND**

The design for this project is consistent with the original design of the building and is harmonious with the existing commercial and residential uses that are adjacent to the subject site.

2. **THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN;**

There are no special design guidelines or Specific Plan for the subject site.

3. **THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;**

No mature trees or street trees will be removed as a result of the project, as the site is currently developed. Missing street trees will be replaced as part of the landscaping plan for the proposed project.

4. **THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The proposed improvements in the public right-of-way do not exceed the likely impacts of the proposed project coupled with cumulative development.

5. **THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

Not applicable for an addition the size of the proposed project.

PUBLIC HEARING NOTICE

A total of 62 Public Hearing Notices were mailed on June 20, 2006 to all owners of record of properties within a 300-foot radius of the project site, and the elected representative of the 8th Council District.

On June 22, 2006, For the Child held a community open house for their neighbors. Four condominium owners from the adjacent condominium project attended the meeting. The expansion plans were presented and discussed. Issues related to property maintenance, coordinating landscaping plans, and other issues of common interest were discussed.

ENVIRONMENTAL REVIEW

A Categorical Exemption (CE 06-89) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and is attached for your review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Recommend that the City Council Approve the Zone Change from Three-Family Residential (R-3-S) District to Community Automobile-Oriented (CCA) District; and
2. Approve the Request for Site Plan Review, subject to conditions.

Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

By:



STEVE GERHARDT
PLANNER

Approved:



CAROLYNE BIHN
ZONING OFFICER

CB:slg

Attachments:

1. Conditions of Approval
2. Location Map
3. Plans, Photographs and Architectural Description
4. Categorical Exemption CE 06-89
5. Background Material on For the Child, Inc.
6. Background Material on original building architect Kenneth Wing

**SITE PLAN REVIEW
ZONE CHANGE
CONDITIONS OF APPROVAL
CASE NO. 0605-06
July 6, 2006**

1. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow **periodic re-inspections**, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
2. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
3. This permit and all development rights hereunder shall terminate three years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. This permit shall be invalid if the owner(s) and 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 Zoning Administrator.
5. This permit shall be invalid if the owner(s) and 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

Site Plan Review/Zone Change Conditions

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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 Zoning Administrator.

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, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
8. 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.
9. 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 and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications, including the configuration of the subject parking lot, shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
10. 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.
11. 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. The plans shall display an approval stamp or signature from the respective agency requiring such apparatus. These devices shall be located on private property and shall be screened by landscaping or other screening method approved by the Director of Planning and Building.
12. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Planning and Building.

Site Plan Review/Zone Change Conditions

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13. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
14. The landscaping plan shall be coordinated with the condominium project immediately north of the subject site to maintain emergency access and provide a cohesive landscape design.
15. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant 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 healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
16. 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).
17. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
18. Any graffiti found on site must be removed within 24 hours of its appearance.
19. 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. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
20. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
21. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
22. Approval of this development 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.

23. 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.
24. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stockpiled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.).
25. 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

PUBLIC RIGHT-OF-WAY

26. The following offsite improvements shall be completed to the satisfaction of the Director of Public Works:
 - a. Any off-site improvements found damaged as a result of construction activities shall be reconstructed by the developer to the satisfaction of the Director of Public Works.
 - b. The Developer shall construct all 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 satisfy ADA requirements, the additional right-of-way shall be provided.

- c. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination shall be executed by the third-party easement holder prior to the filing of the final map.

ENGINEERING BUREAU

27. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, 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.
28. 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.
29. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
30. The Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. All sidewalk improvements shall be constructed with Portland cement concrete (PCC). 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.
31. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.

32. The Developer shall construct an ADA compliant curb ramp at the northwest corner of California Avenue and East 45th Way. See City of Long Beach Standard Plans, 2003 Edition, for curb ramp construction details.
33. The Developer shall reconstruct damaged/deteriorated sections of sidewalk on East 45th Way to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
34. The Developer shall provide for missing street trees along the perimeter of the project site. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
35. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which street trees are to be installed.
36. The Developer shall provide for on-site alley lighting along the abutting public alley.
37. The project shall take service from the 6-inch water main in 45th Way, the 8-inch water main in California Avenue, or the 8-inch sewer main in California Avenue subject to the approval of the Long Beach Water Department. No existing or proposed reclaimed water facilities are available to serve the subject site.
38. After completion of the 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.

TRAFFIC & TRANSPORTATION BUREAU

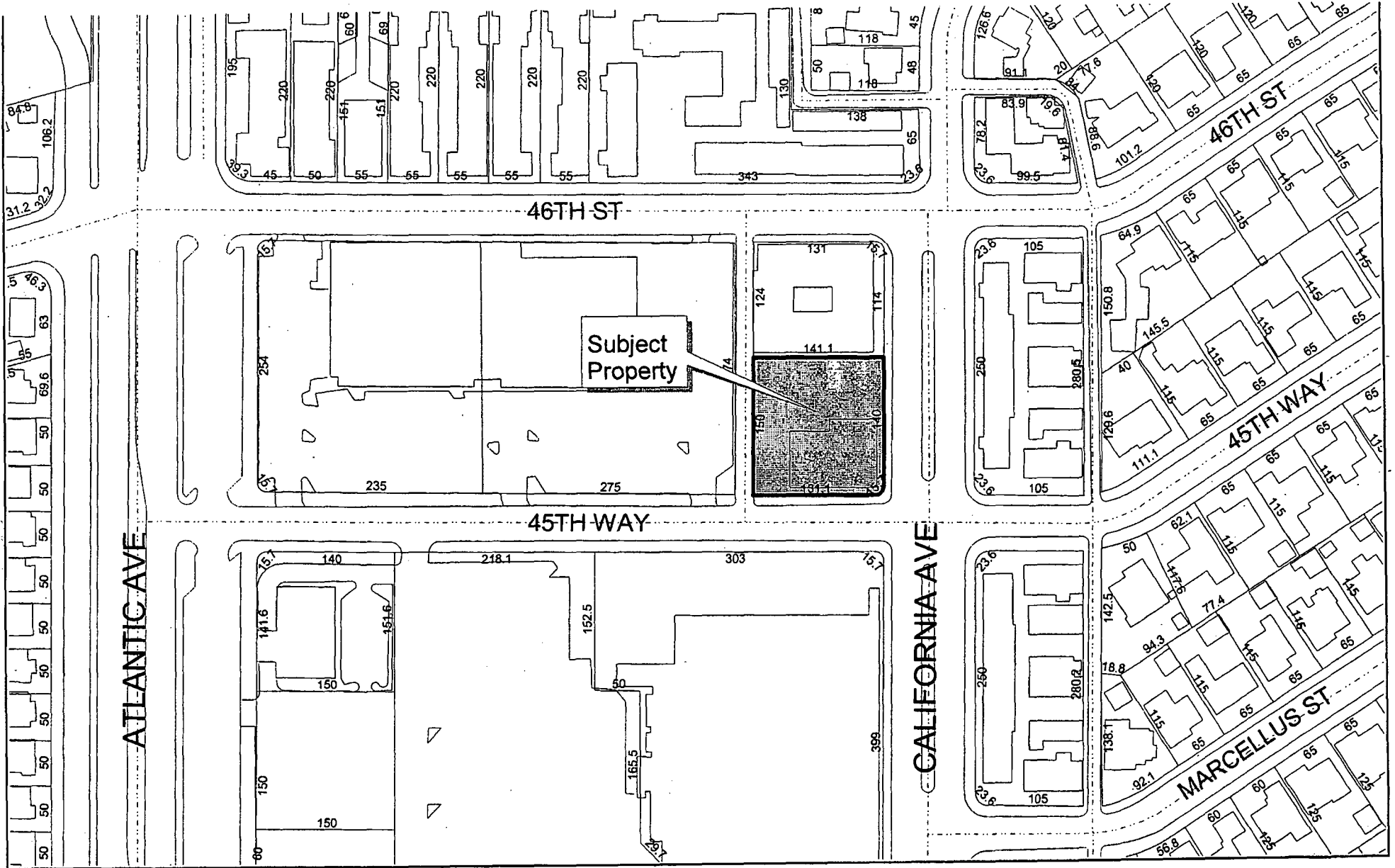
39. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
40. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
41. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

SITE PLANNING AND DESIGN

42. The project building is **potentially historic** which dictates that special care be taken for the addition to match or complement the existing exterior materials. The final exterior materials palette will be to the satisfaction of the Historic Preservation Officer.
43. A **comprehensive sign program** shall be submitted prior to the issuance of a building permit and shall be subject to the review and approval of the Director of Planning and Building.
44. 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.
45. Adequately sized **trash enclosure(s)** shall be designed and provided for this project as per Section 21.46.080 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 lot.
46. The storage areas within the building shall be an inseparable part of the project for the sole use of the occupant and are not to be leased, rented, or sold.
47. All parking areas will be well lit. Lighting levels shall comply with LBMC Section 21.41.259, and are subject to the review of the Long Beach Police Department. Avoid sodium lighting in the parking lot to limit yellowness that casts shadows and distorts colors. Metal halide lighting is recommended. All lighting fixtures should be secured to ensure the bulbs are accessible and not easily vandalized. Perimeter lighting should be photocell-enabled (e.g., turns on at dusk). Contact Officer James Dickey at (562) 570-5805 as needed.
48. Security measures for the project design shall include not providing exterior payphones or exterior roof access. Landscaping adjacent to the building should not exceed 36 inches in height and trees should not have more than a seven-foot overhang to ensure visibility.
49. Address should be clearly marked and illuminated on front and rear of structure as well as on any flat concealed rooftop for air support identification.
50. The project plans shall show the nearest fire hydrants within 300 of the site. A current water flow report from Long Beach Water Departments to document

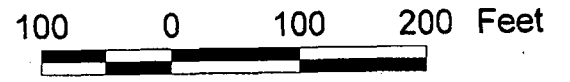
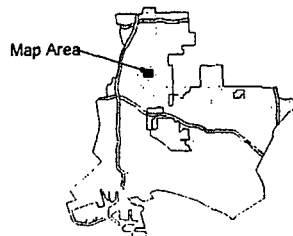
adequate fire flow shall be provided within building plans.

51. New and altered fire sprinkler or alarm systems shall require a separate permit from the Long Beach Fire Department. Contact Sean Daugherty at (562) 570-2568 for additional information on fire code compliance issues.
52. The project shall comply with the requirements of the current building and construction codes in the City of Long Beach. Separate permits shall be required for all work. Contact Philip Yin at (562) 570-6731 for additional information on building and construction code compliance.
53. The project shall comply with NPDES requirements contained in LBMC Chapter 18.95.
54. All utility meters shall be screened or otherwise obscured from public view to the satisfaction of the Director of Planning and Building.
55. The final design of the driveways and ingress and egress into all parking areas shall be subject to the review and approval of the Director of Planning and Building and the Director of Public Works. The ingress, egress and adjacent areas shall provide pedestrian amenities where the driveways intersect the street such as enriched pavement, landscaping, decorative bollards or other appropriate street furniture to identify, protect and enhance the pedestrian pathway.
56. Street trees of the variety compatible with existing street trees shall be provided on all street frontages.
57. 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.



SUBJECT PROPERTY:

4565 California Ave.
 Case No. 0605-06
 Council District 8
 Zone: R-3-S



Scale = 1:1,800

Robert Stewart Architects ■ ■ ■

Architecture ♦ Construction Management

May 17, 2006

Steve Gerhardt
Community Planner
City of Long Beach Department of Planning and Building
333 West Ocean Boulevard
Long Beach, CA 90802

Subject: For The Child Zone Change and Site Plan Review

Steve:

In response to your Email of May 16, I am pleased to describe our proposed work plan for the interior tenant improvements and addition to the original Kenneth Wing designed building located at 4565 45th Way in Bixby Knolls.

Our approach to the design of the building is to match the existing exterior building materials including existing stone veneer, roof shingles, exterior plaster texture, wood window frames, trim and fascia in size, shape, and color.

The new windows will be fixed wood frames with matching "on-edge" trim duplicating the horizontal ribbon window effect articulated by the rhythm of long – short vertical mullion spacing as illustrated in the photographs below. Due to current State of California Title 2 energy requirements, new glazing will probably need to be double glazed Low E clear glass verses the existing single glazing.



The addition will include stone veneer panels between building corners and the beginning jamb of ribbon window sections duplicating the existing architectural language as illustrated below:

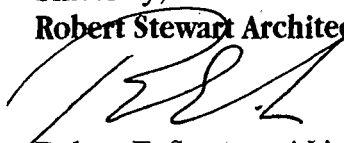
3620 Long Beach Boulevard, Suite C3 ♦ Long Beach, CA, 90807 ♦ (562) 595-0078 ♦ fax (562) 595-1721





The new roof pitch will match the existing pitch and the roof over the addition extending to the west will become a continuation of the same roof plane as the main roof. The addition will have a new gable end "wing" running to the north that will match the existing gable end located at the east end of the building. The new roof eaves will have the same jack rafter tails and same size fascia board as shown in the photo above. All eave overhang dimensions will match the existing with the exception of the western eave of the addition at the alley which, due to location on the property adjacent to the property line, will be 6 inches.

Sincerely,
Robert Stewart Architects



Robert E. Stewart, AIA
Principal



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BLVD., FIFTH FLOOR • LONG BEACH, CALIFORNIA 90802

NOTICE OF EXEMPTION

CATEGORICAL EXEMPTION CE- 06-82

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
ENVIRONMENTAL FILLINGS
12400 E. IMPERIAL HWY. 2ND FLOOR, RM. 2001
NORWALK, CA 90650

PROJECT TITLE: For The Child -- Building Expansion and Zone Change

PROJECT LOCATION - SPECIFIC: 4565 California Avenue

PROJECT CITY: Long Beach PROJECT LOCATION - COUNTY: LOS ANGELES

ACTIVITY DESCRIPTION: Project will expand existing 4,695 sq. foot building to 7,616 sq. feet to provide additional space to assist abused and neglected children. The project increases both administrative and clinical treatment space.

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: For The Child, Inc. (Dr. Michele Winterstein, Exec. Dir.)
(Printed Name)

4565 California Avenue, Long Beach, CA 90807
(Mailing Address)

562-422-8472
(Telephone)

Michele Winterstein, Ph.D.
(Signature)

(To Be Completed By City Staff Only)

Check One:
 LONG BEACH CITY PLANNING COMMISSION
 DEPARTMENT OF PLANNING AND BUILDING

The above project had been found to be exempt from CEQA in accordance with the State Guidelines Section 1.5.3.0.3 New Construction or Conversion

Statement of Support for this finding: Addition to an existing building and rezone.

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

Signature: Jill Huffstler Date: 6/15/06 Title: Advanced Planning Officer

Signed by Lead Agency
 Signed by Applicant (for A. Reynolds)

For The Child Agency History

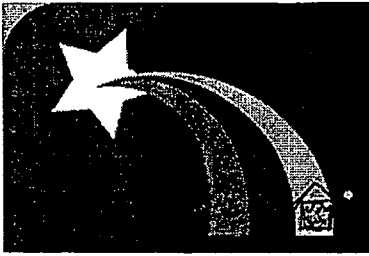
For The Child is the product of the merger in July 1996 of Cedar House and Sarah Center. Both of these agencies were founded by the same two visionary social workers who saw a need for programs in Long Beach that would focus treatment on physical child abuse (Cedar House - 1974) and later sexual abuse (Sarah Center - 1984).

In the 90's, escalating local child abuse rates as well as the increasing severity of abuse created a critical need to expand the circle of safety for Long Beach area children. The two boards saw an opportunity to combine the agencies into one that could serve more children with less overhead. After a period of discussion and soul searching on the part of both agencies, the decision was made that the most potential for an economical, cogent and cohesive expansion of services for our community was merger.

The combined agency has extensive experience in providing comprehensive services. Clinical treatment has been provided for the past twenty-five+ years. The treatment programs each agency developed were on the cutting edge of child abuse research and well respected by county professionals and local community members. For The Child proudly continues that tradition. Parent Child Interaction Therapy is the latest addition to our treatment program toolbox.

Both agencies had also expanded from their initial treatment focus to delivering prevention programs. Our primary pregnant & parenting teen prevention program was piloted in 1989. In 1999 it was chosen by the State Attorney General's Office to be one of four programs statewide featured in a "Vision of Hope" video on effective community based programs. "Aware Bears" has been provided to community schools for over 12 years. Parenting education has been provided with several models for over 19 years. We have been providing in-home family services since 1993. The Child Abuse Response Team (CART) has been in full operation since March 1996. We have had 24 hour emergency contact availability for several years.

In addition, Beverly Fancher, Executive Director, originated and is currently heading meetings to identify gaps, set standards and develop better collaboration for families and children in Long Beach affected by the overlapping trauma of domestic violence and child abuse. This currently informal group includes representatives of the Court, Police Department, DCFS, Probation, community based organizations serving domestic violence, child abuse and women with substance abuse needs, and private practitioners in the area of batterer's treatment. Active in the ecumenical community, she co-authored a handbook on policies and procedures for churches for prevention of child abuse in the church.



[»Back Home](#)

program overview



For The Child programs are designed to provide caring, professional help for child victims of abuse or neglect, children who may be at risk and their families.

Our Programs:

Aware Bears teaches over 2,000 grade school children in the LBUSD and community pre-schools each year how to protect themselves from abuse and tell a responsible adult to get help.

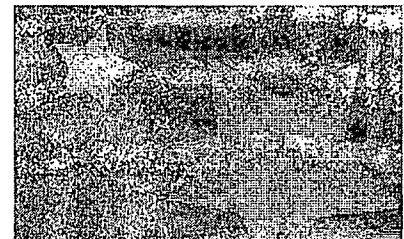
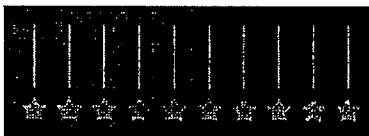
Child Abuse and Neglect Services help children and families cope effectively with the physical, social and psychological aftermath of abuse.

The Child Abuse Response Team (CART) provides emotional support and crisis intervention to children when forensic medical exams and law enforcement interviews are necessary.

Family Focused Mental Health Care is a comprehensive mental health program for economically disadvantaged children and adolescents with serious emotional and behavioral problems.

Kids' Place provides childcare services and resource assistance at the Long Beach Courthouse. Services are offered to children whose parents have business with the court, and to their parents or caregivers.

Parent Child Interaction Therapy (P.C.I.T.) was developed to help young children with serious behavioral problems like aggressiveness, defiance, temper tantrums and oppositional behavior.



LONG BEACH PUBLIC LIBRARY

EDITOR'S NOTE: This is another in the series of articles about Long Beach architects and their views on their profession. Others will appear from time to time.

When architect Kenneth S. Wing, A.I.A., of Long Beach, goes to work on a building, the first thing he wants to know is:

"What's its function? What are the detailed requirements of the building—the relation of one part of it to another?"

"That," says Wing, "is what architecture is all about: designing for the needs of the client."

Putting the requirements of the client into working functional plans is the problem, says Wing, who is a past vice-president of the Southern California Chapter of the American Institute of Architects and the current first president of the newly organized Long Beach University Club.

"It is as true as a copy-book axiom that the plan of a building



KENETH S. WING
Designs for Needs

dictates its elevation. We have first to investigate the interior requirements; the exterior then will be an expression of the interior."

If it's a store Wing is designing, he thinks in terms of the merchandising methods of the client.

"No two stores—even of a like nature—are designed alike, because each merchant's selling methods are different and the solution of each merchant's problem is different."

Large structures, office buildings, schools, churches—in fact all buildings—have individual problems of circulation, he says.

Wing has been in Long Beach since 1917 and has designed numerous homes, schools, churches and commercial buildings. Among these are the First Baptist Church now under construction at 10th and Pine, David Starr Jordan High, William Logan Stephens Junior High, Harriman Jones Clinic Hospital and the Airport Administration building—the latter in association with the late W. Horace Austin.

Construction soon will begin on the \$750,000 Silver Top Guest Ranch in Palm Springs for which Wing designed the entire layout—buildings, furnishings, planting, roads and utilities. The result is the design of a unified project.

"The use of a project or a building must be thought out in minute detail," according to Wing. "In certain types of structures, the architect finds that he has to spend a great deal of time in the study of a building's operations in order to determine the ideal solution—the easy, efficient and economical use of the premises."

A case in which buildings have not been planned but just "grew" is seen in civic building planning in nearly every city in America, he said. "Long Beach, too, has no civic center and certainly needs one. At present, city, county, state and federal offices are scattered about. People having business in various departments of government must go from building to building—sometimes from one part of town to another. A planned civic center not only adds to a city's beauty but

is a must for all alert and progressive communities."

On styles of architecture, Wing says, "contemporary styling is pure design and is much more difficult to do than traditional, which is a matter of copying well from the past."

Wing says he designs in all styles, but "everything changes with time, and architecture, too, should keep up with the times."

The practice of architecture has many facets, he pointed out, and to practice it well, one has to be thoroughly grounded in architectural design and engineering. "be a student of the law, an expert in finance and have a little bit of ability as a diplomat."



April 12, 1996

To: Archive -- UCSB
Re: Wing Inventory

The Wing inventory being sent to you was compiled by volunteers of Long Beach Heritage between June 1995 and April 1996. Its completeness is solely dependent on the materials housed in the Wing office. We do know that some of the plans were given to owners and are not then included in the inventory. Plans listed in the inventory have been returned to the following owners as well:

- Long Beach Unified School District--all schools
- Long Beach Community College
- Veterans State Building--commonly called State Office Building
- St. Francis Hospital--Lynwood, California
- Long Beach Community Hospital
- Doctors Hospital--Lakewood, California
- Osteopathic Hospital--now called Pacific Hospital, Long Beach
- General Telephone

On loan to Long Beach Heritage are the following plans for structures in danger of demolition. These plans will be sent to you after the fate of the buildings is decided.

- Harriman Jones Clinic
- Naval Station Chapel
- Naval Shipyard

Additional plans were found while cleaning out Wing's office with the closure of the firm and the sale of the building. They are:

- Graumans' Chinese Theatre, Hollywood (Wing's early employment with design architects after his graduation from USC Architectural School)
- Long Beach Day Nursery (Still operative; designed by Wing while he was an architectural student)
- United California Bank
- Pacific Terrace (collaborative)
- Long Beach City Hall/Library (collaborative)
- Torrance County Building, 3231 Torrance Boulevard, Torrance
- Physical Science Building, UC Irvine

The last five projects involved sets of plans too large for storage in the cardboard tubes in which all other plans were stored.

We are sending you our completed inventory print-out according to file number as that is the way the plans are being delivered to you. Also enclosed is a copy of additional comments which, because of lack of space, was not included in the file number print-out. Also, you are now the keeper of the inventory computer disc.

If we can be of any further help, please don't hesitate to call me at 310-424-7996.

Cordially,

Nancy Latimer
Wing Inventory Coordinator

Kenneth S. Wing

-

3 tapes, approx. 145 minutes

Kenneth Wing was born in Colorado Springs, Colorado. His family moved to Southern California while he was a child, settling in Long Beach in 1917. At an early age was determined to become an architect, and worked part time in the office of Horace Austin while attending Polytechnic High School and later while studying architecture at the University of Southern California.

Following graduation from USC Wing worked for the Los Angeles firm of Meyer and Holler. He worked under the guidance of Raymond Kennedy, a winner of the Rome Prize. Wing established his own practice in Long Beach about 1930. His first major project was the design of the Harriman Jones Clinic. Following the 1933 earthquake he designed several Long Beach schools including Burbank Elementary, Stephens and Franklin Junior High Schools and Jordan High School. He also designed many residences in the Long Beach general area and several commercial buildings including the Edison Building, the United California Bank Building, Van Camps Sea Food Co. and many smaller commercial centers such as the Bixby Knolls Shopping Center.

Wing, occassionally in association with other architects, has designed a number of public and civic buildings. These include the Airport Administration Building, the Arena, the the City Hall-Library complex, the Terrace Theatre and Memorial Hospital. He has designed over 75 churches in Southern California and is a member of the Church Architectural Guild.

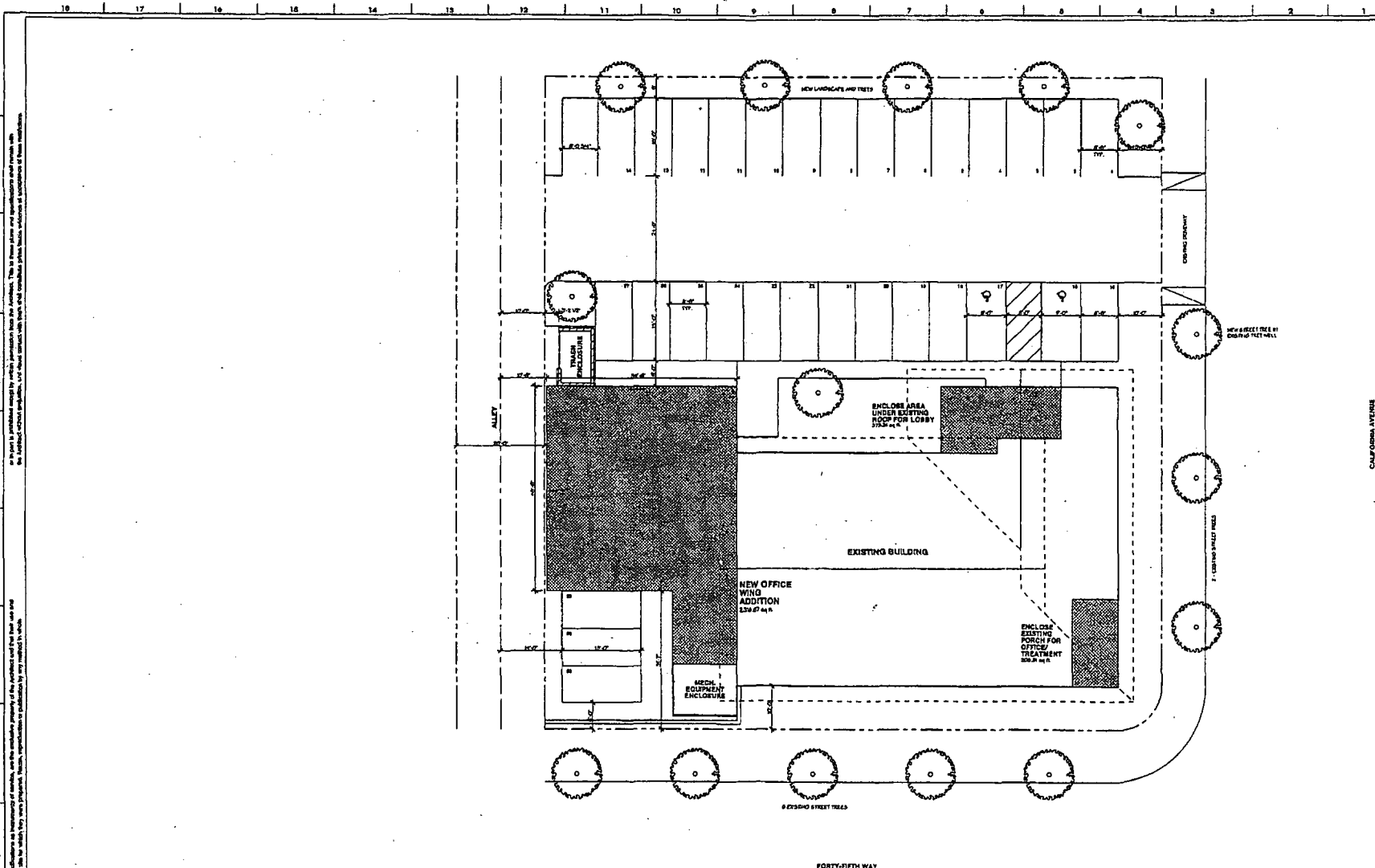
He is a Fellow of the Architects Institute of America and has served on the State Board of Architectural Examiners. In Long Beach, he was chair of the Board of Examiners and Appeals and served on the Planning Commission. He was president of the Chamber of Commerce in 1965 and was the first president of the University Club.

Interviewer: Ann B. Andriesse

Date: December 1983

Auspices: SBS 498

Subjects include: American Institute of Architects, Bixby's, California State Board Architectural examination, design of city buildings-commercial buildings-churches-hospitals-residences, Church Architectural Guild, International City Club, Long Beach, Long Beach Chamber of Commerce, Long Beach Planning Commission, Los Angeles County War Housing Administration.



PARKING TABULATION
 EXISTING BUILDING = 4,885 SF
 PROPOSED ADDITION = 2,520 SF
 TOTAL BUILDING AREA = 7,405 SF
 PARKING REQUIRED @ 4'X10' = 30 SPACES
 PARKING PROVIDED = 30 SPACES

SITE PLAN
 SCALE: 1" = 10'-0"
 N
 0' 5' 10' 15'

These drawings and the accompanying specifications are prepared by the architect in accordance with the applicable provisions of the building code of the state and local jurisdiction and are subject to the approval of the appropriate public health, fire, and other agencies. The architect assumes no responsibility for the construction of these drawings.

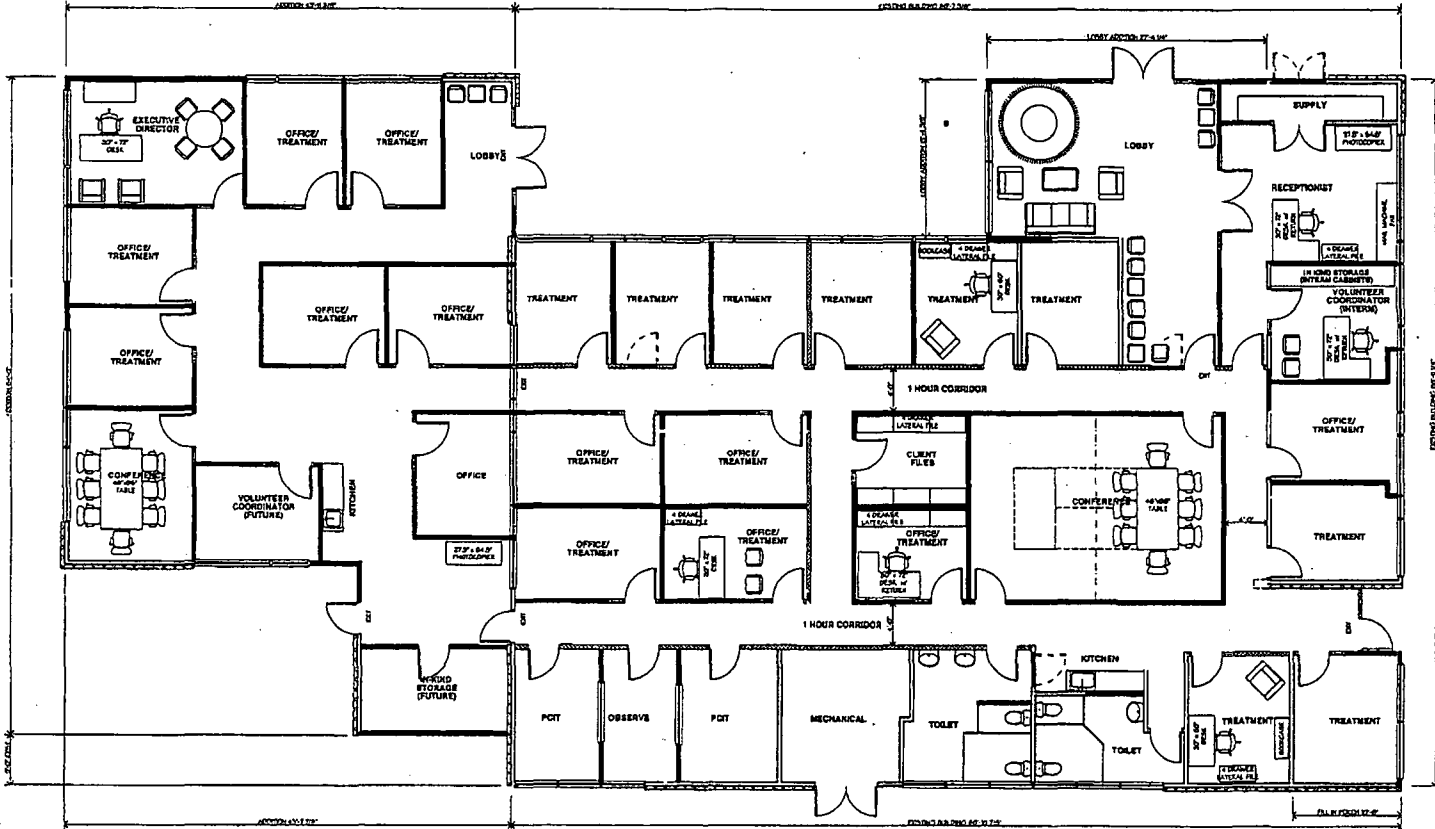
ROBERT STEWART ARCHITECT
 3030 Long Beach Boulevard, Suite C3
 Long Beach, CA 90807 562-596-0076

Date of Issue: 08/2005	Project Number: 03-12
Drawn By: []	Checked By: []
Reviewed By: []	Approved By: []

FOR THE CHILD
MASTER PLAN STUDIES
 4565 California Avenue
 Long Beach, California

Sheet **A1.1**

This drawing and the accompanying specifications are instruments of service, in the exclusive property of the Applicant and their use and publication shall be restricted to the project for which they were prepared. No use, reproduction or publication by any means is made by the Applicant without the prior written consent of the Applicant.



SCHEME 3 FLOOR PLAN
 SCALE 3/8" = 1'-0"
 0 1 2 3 4

ROBERT STEWART ARCHITECT
 4500 BROADWAY, SUITE 200
 LONG BEACH, CALIF. 90807 (714) 434-0078

Draw #	02004
Project Number	0012
Client	
Revision	
Date	
Description	

FOR THE CHILD
MASTER PLAN STUDIOS
 4565 California Avenue
 Long Beach, California

Date
 Scale

Drawing Title
FLOOR PLAN

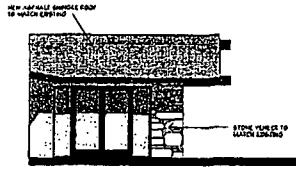
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A2.1

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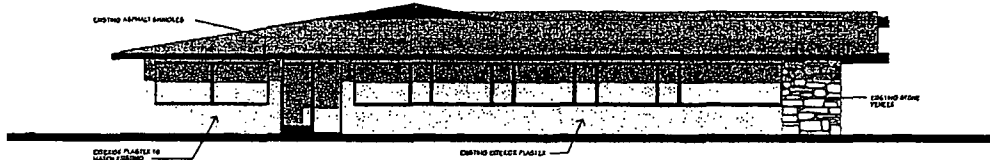
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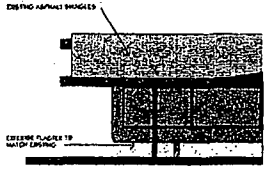
SOUTH ELEVATION - 45TH WAY
SCALE: 3/8" = 1'-0"



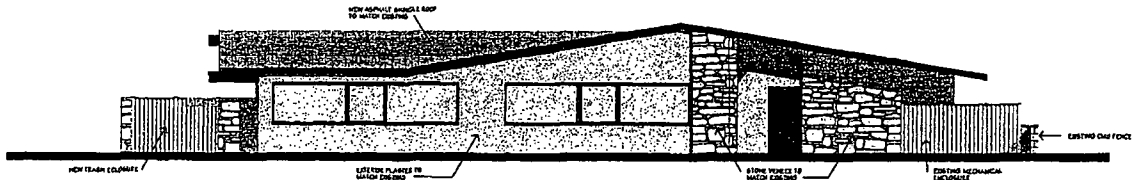
NEW OFFICE WING EAST ELEVATION
SCALE: 3/8" = 1'-0"



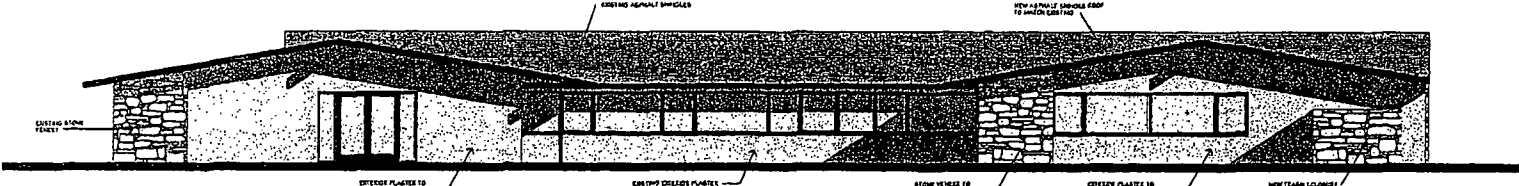
EAST ELEVATION - CALIFORNIA AVENUE
SCALE: 3/8" = 1'-0"



NEW LOBBY WEST ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION - ALLEY
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - PARKING LOT
SCALE: 3/8" = 1'-0"



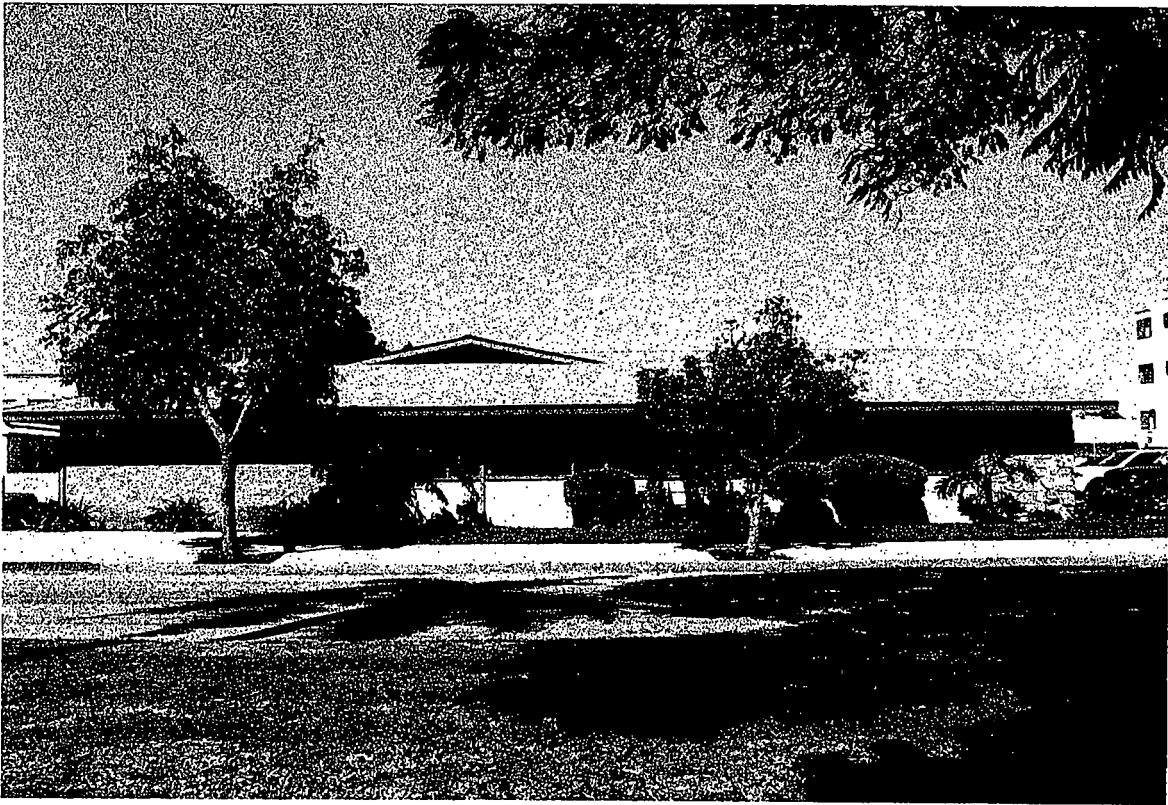
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. Use of these plans and specifications shall be limited to the project and location specified. No other use is permitted. Plans shall be used only for the project and location specified. No other use is permitted.

ROBERT STEWART ARCHITECT
3600 Long Beach Boulevard, Suite 203
Long Beach, CA 90803
Tel: (562) 591-1111

DATE OF ISSUE: 02/2005	PROJECT NUMBER: 0513
DESIGNER: Robert Stewart Architect	CLIENT: For the Child
ARCHITECT: Robert Stewart Architect	DESCRIPTION: Master Plan Studies
SCALE: 3/8" = 1'-0"	DATE: 02/2005

FOR THE CHILD
MASTER PLAN STUDIES
4565 California Avenue
Long Beach, California

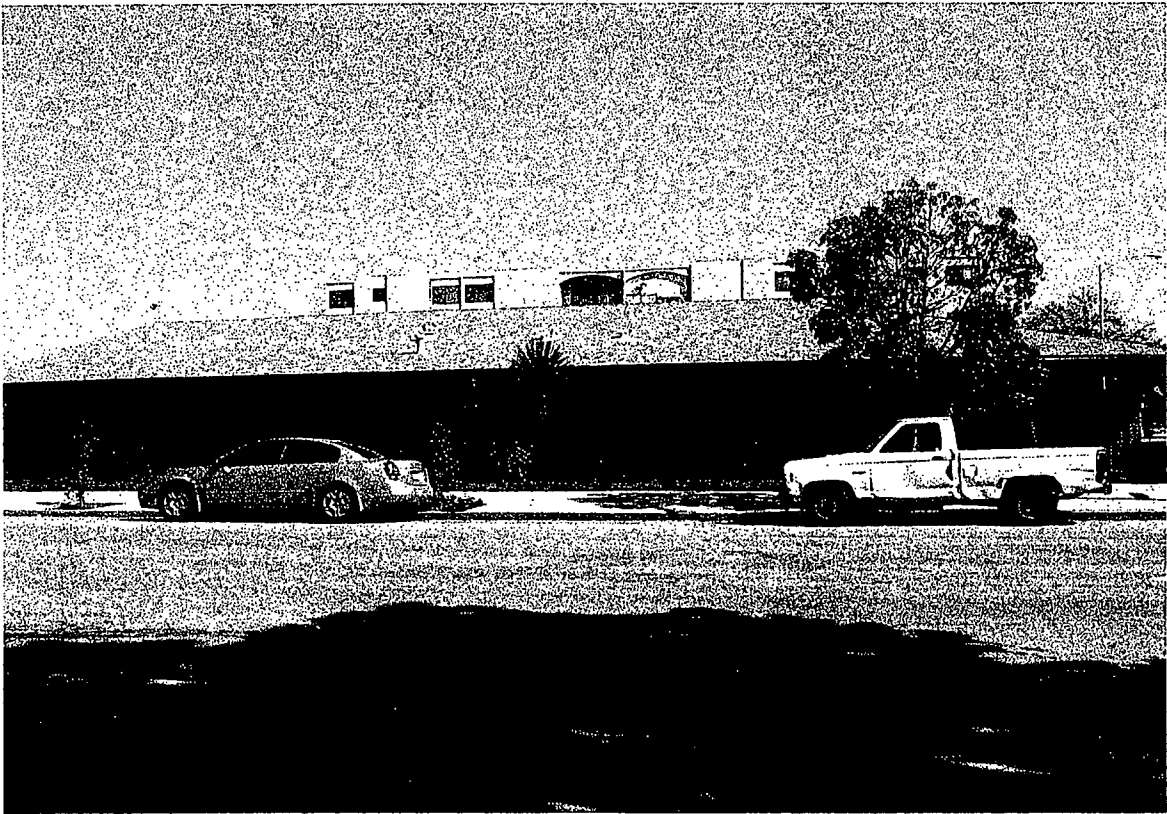
Sheet **A5.1**
Drawing Title **EXTERIOR ELEVATIONS**
Number of _____



East Elevation of Existing For The Child Building



West Elevation of Existing For The Child Building



South Elevation of Existing For The Child Building



North Elevation of Existing For The Child Building



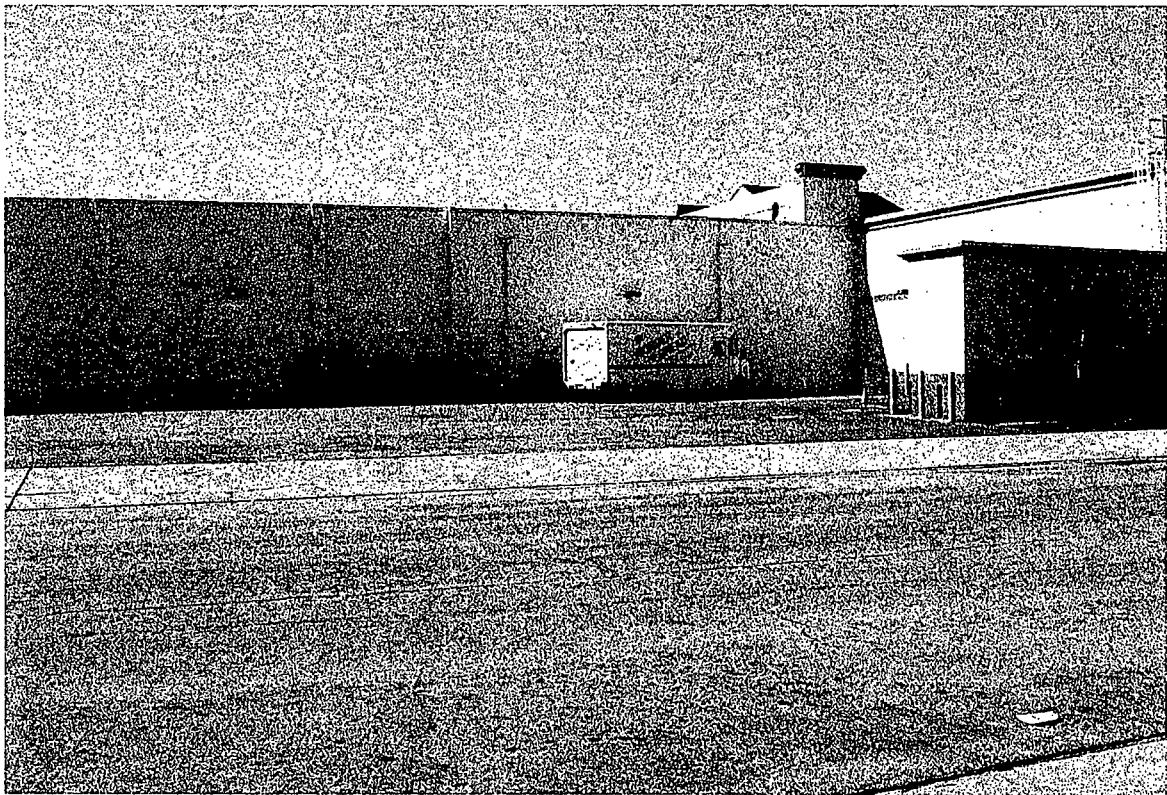
East Side of California Avenue



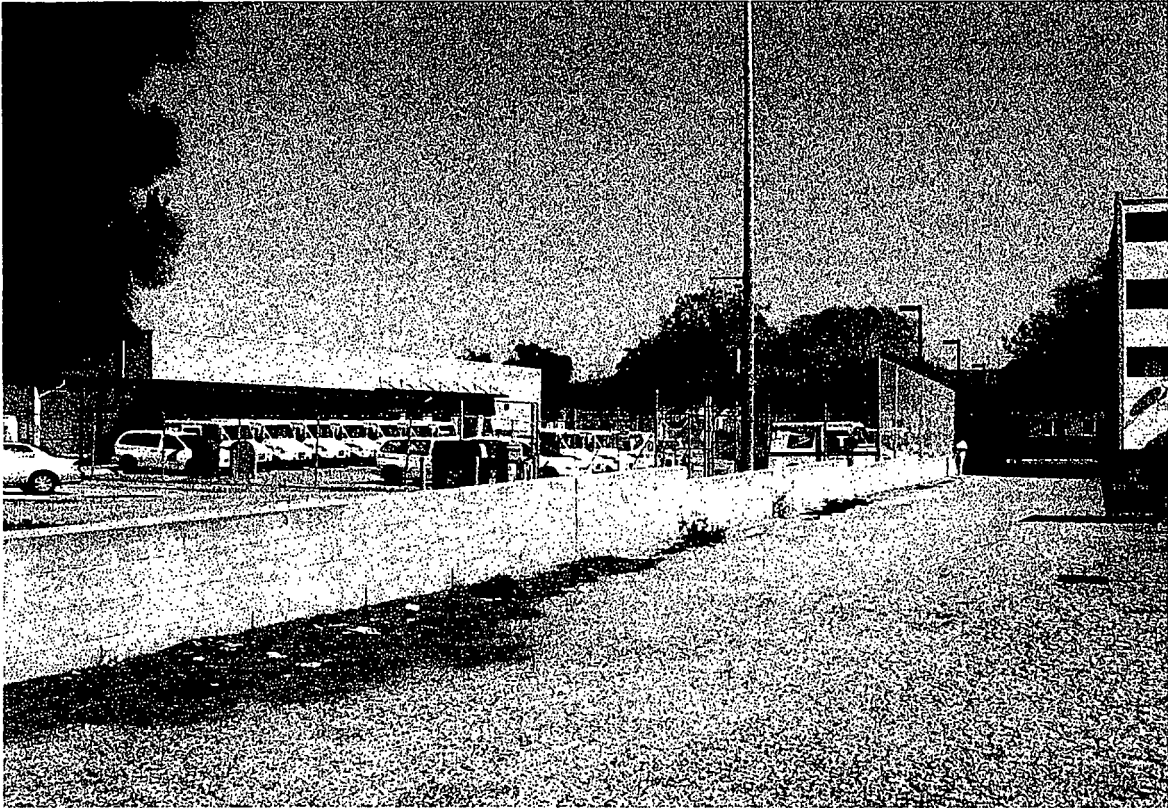
Adjacent North Property Beyond



East Portion of South Side of 45th Way



West Portion of South Side of 45th Way



Existing Alley Looking North and West Adjacent Property



City of Long Beach

Working Together to Serve

OFFICE OF THE CITY ATTORNEY

Memorandum

Date: July 26, 2006

To: Steve Gerhardt, Planner

From: Michael J. Mais, Assistant City Attorney, Extension 82230 *MJ*

Subject: Zoning Ordinance Amending the Use District Map
Applicant: For the Child, Inc.
Address: 4565 California Avenue

Pursuant to your request, the subject document has been prepared and is transmitted to you for placement on the City Council agenda.

If you have any questions, please do not hesitate to contact me.

MJM:KJM

Encls.

L:\APPS\CtyLaw32\WPDOCS\ID026\IP005\00092138.WPD
#06-03689

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING A PORTION OF PART 23 OF SAID MAP FROM THREE-FAMILY RESIDENTIAL (R-3-S) TO COMMERCIAL AUTOMOBILE-ORIENTED (CCA) IN THE CITY OF LONG BEACH (RZ-0605-06)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding areas and that the proposed changes are consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending a portion of Part 23 of said Map from Three-Family Residential (R-3-S) to Commercial Automobile-Oriented (CCA). That portion of Part 23 of said map that is amended by this ordinance is depicted on Exhibit "A" attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Sec. 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

//
//

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2006, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor

