



# CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

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~~CH-2~~

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

August 1, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Continue hearing for an appeal of the City Planning Commission's decision to approve a Conditional Use Permit, Standards Variance and Administrative Use Permit to establish a church at 1925 Pacific Avenue, and off-site and joint use parking without a deed restriction at 1951 Pacific Avenue to August 15, 2006 (Case No. 0508-23). (District 6)

## DISCUSSION

Due to an oversight, the appellants did not receive adequate notification of the City Council hearing. The recommendation is to continue the item to the City Council hearing of August 15, 2006, so that proper notice can be mailed.

## 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. The applicant does not object to this extension of time.

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

## SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR  
CITY PLANNING COMMISSION

BY: \_\_\_\_\_

  
SUZANNE M. FRICK  
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING &amp; BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

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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 19<sup>th</sup> Street and 20<sup>th</sup> 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

(50' by 163') square feet and is improved with a 2,000 square foot one-story medical office building built in 1952. The building is located at the front property line with the parking lot located behind the building. The 16 on-site parking spaces are accessed from the alley. Surrounding land uses include a medical office use to the north, a US Postal office to the east across Pacific Avenue, and multifamily residential uses to the south and west.

In August 2005, the Code Enforcement Division cited the subject site for the illegal operation of a church without a Conditional Use Permit or necessary permits. The applicant submitted a request for a Conditional Use Permit for the church use in August 2005, and the church has remained in operation since the citation. The original submittal was incomplete, since the proposal did not meet the parking requirements under Section 21.41 of the Zoning Ordinance and additional plans and materials were not provided. Since that time, all required filing requirements have been submitted and the application is now considered complete.

The Springs of Hope Ministry Church was previously located in the 2500 block of Atlantic Avenue for approximately five years. No building permits or Conditional Use Permit had been granted for the operation of a church at this site. The congregation consists of approximately 100 adult members with 80% of the members residing in Long Beach.

Based on a letter submitted by the applicant dated January 9, 2006, the proposed uses at the church include the following:

- Retail Christian bookstore at the front of the building. Hours of operation will be conditioned for Monday - Saturday from 10:00 a.m. to 5:00 p.m
- After school tutoring programs,
- Bible study Tuesday evening from 7- 8:00 p.m.
- Individual and family counseling by appointment only,
- Computer learning programs,
- Business seminars, and
- Sunday morning church services from 10 a.m. to 1:00 p.m.

Interior alterations are needed for the proposed use. Exterior upgrades will include painting the building exterior, removing security bars on the front elevation, installing transparent storefront windows, removing the nonconforming freestanding sign, replacing chain link fence with new wrought iron fence at the front property line, removing the exterior public telephone, installing a landscape planter to screen the parking lot from the street, and restriping the parking lot (condition of approval no. 32). The conditions of approval require the applicant to submit plans detailing the building alterations and complete all required improvements within six (6) months of the date of Final Action.

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 1,174 square feet, which has a parking requirement of 23.48 spaces

(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.

- Condition no. 1 limits the use of this site to church services, counseling by appointment only with a maximum of seven (7) individuals, after school tutoring programs, and a retail bookstore. Condition no. 35 prohibits loitering, queuing on the public sidewalk, the onsite distribution of food at any time, and prohibits the church to be used as a permanent or temporary shelter for the housing or temporary housing of persons.

The following table summarizes the Zoning, General Plan, and land uses surrounding the subject site:

	ZONING	GENERAL PLAN	LAND USE
SITE	CNP	LUD # 8P – Pedestrian-Oriented Retail Strip District	Commercial
NORTH	CNP	LUD # 8P – Pedestrian-Oriented Retail Strip District	Commercial
SOUTH	CNP	LUD # 8P – Pedestrian-Oriented Retail Strip District	Residential
EAST	CNP	LUD # 8P – Pedestrian-Oriented Retail Strip District	Commercial/Institutional
WEST	R-2-N	LUD # 2 –Mixed Style Homes	Residential

**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 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.**

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 encompasses approximately 5,161 square feet and provides 20 parking spaces, which is inadequate for a church use. Due to the lack of parking on the site, the applicant is seeking to provide less than code-required parking, providing 20 on-site and 16 off-site parking spaces for a total 36 parking spaces, instead of not less than 39 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 of approval no. 3).

Due to the age of the structure and previous use of the building for commercial purposes, it is 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 for a church use, the proposed church is required to provide additional parking to support the use. The maximum number of parking spaces that can be added to the site is three (3) spaces, which the applicant will be required to provide through the restriping of the parking lot (see condition no. 32). 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 parking for an off-site use. Granting of variance 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 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



required when the church has meetings in the evening after 7:00 p.m. and Sunday services when the medical office is closed. Sixteen (16) 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 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 6<sup>th</sup> 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


Chairman and Planning Commissioners

Case No. 0508-23

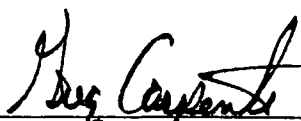
March 2, 2006

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By:

  
LYNETTE FERENCZY  
PLANNER

Approved:

  
CAROLYN BIHN  
ZONING OFFICER

CB: If

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

**CONDITIONAL USE PERMIT/STANDARDS VARIANCE  
ADMINISTRATIVE USE PERMIT  
CONDITIONS OF APPROVAL  
Case No. 0508-23  
Date: March 2, 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. 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.
  - To provide 36 (instead of 39 parking spaces).
3. The applicant shall provide for the use of 16 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.
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. 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.
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. Language from mike mais bout 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 sign 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 has 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



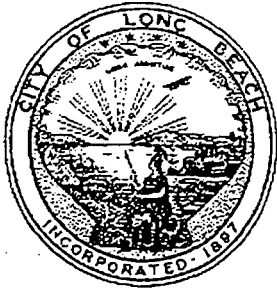
Chairman and Planning Commissioners

Case No. 0508-23

March 2, 2006

Page 16

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.



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 COP.AUP.SV

Name of Public Agency Approving Project: City of Long Beach

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

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

(562) 599-6768  
(Telephone)

Lawrence  
(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

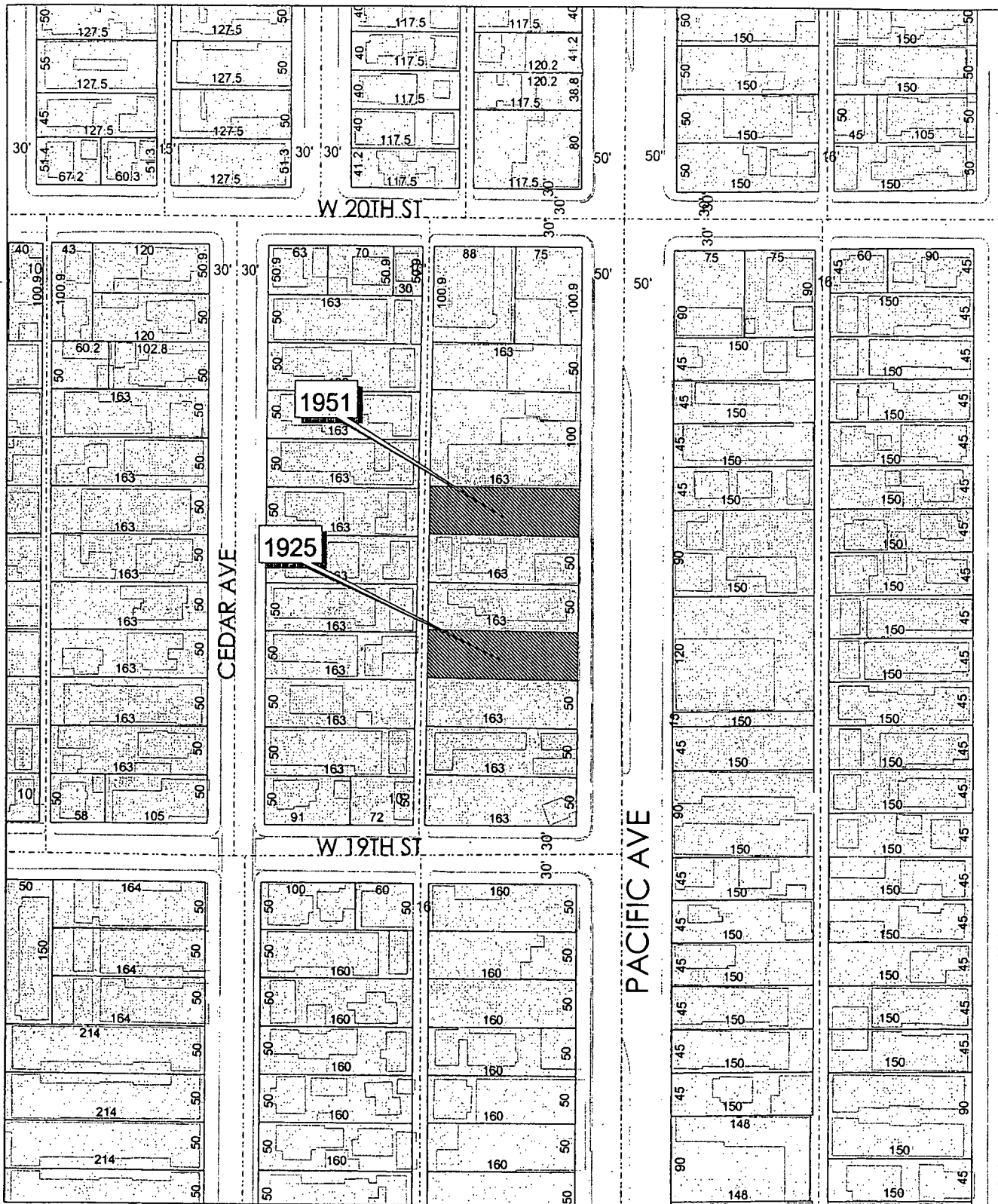
Statement of Support for this finding: The existing 8,146 square foot structure is within the exemption category for an urbanized area. The proposed church will provide on-site and off-site parking. A use permit is required.

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



**SUBJECT PROPERTY**

**1925 & 1951 Pacific Ave.**

**Case No. 0508-23**

**Council District 6**



Scale = 1:1,800

Oiusegun 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 9-5 pm*

*PARKING*

SPRINGS OF HOPE CHRISTIAN MINISTRIES  
1925 PACIFIC AVENUE  
LONG BEACH, CA 90806  
562-599-6768

OUR VISION FOR THE COMMUNITY

1. TO PRAY FOR THE PEACE AND UNITY OF OUR COMMUNITY.
2. TO MAKE OUR COMMUNITY DRUG AND VIOLENCE FREE ZONE THROUGH BIBLE BASED TEENS AND YOUTH OUTREACH.
3. TO HAVE A COMPUTER LEARNING PROGRAM TO MAKE OUR COMMUNITY COMPUTER LITERATE.
4. TO ORGANIZE AFTER SCHOOL PROGRAM TO HELP KIDS WHO STRUGGLE WITH THEIR ACADEMICS OR HOMEWORKS.
5. TO PROVIDE BIBLE BASED COUSSELLING FOR MARRIAGE AND FAMILY IN CRISIS.
6. TO ORGANIZE ANGER MANAGEMENT AND BUSINESS SEMINARS TO HELP OUR COMMUNITY.
7. TO HELP CLEAN OUR COMMUNITY FROM TIME TO TIME.

MAY GOD BLESS OUR COMMUNITY (AMEN)

DR. LAWRENCE A. LASISI, PASTOR

Sunday 10-1

Bible Study Tues 7-8pm

counseling during week by appt.

m-f 12-1 pm

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

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

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)



02/13/06

Dear Sir/Ma

City of Long Beach  
Planning and Building Department

This letter is written in reference to another letter previously dated 01/09/2006. The church is still committed to the content of the previous letter. But based on your suggestions the church council has agreed to do all the renovations within the next one-year instead of the two years period written in the first letter.

More importantly, we thank all your staff for your support and understanding at this challenging time in the history of our fledging church.

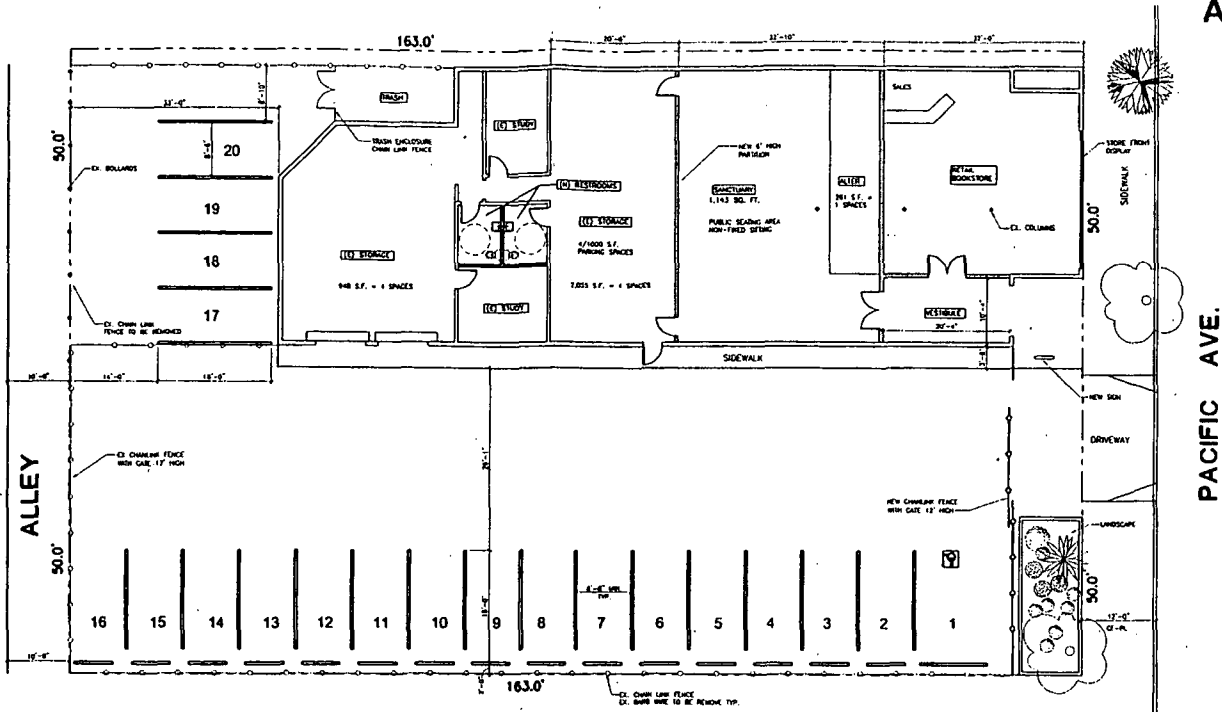
In addition, please we will implore you to do all you can to help us appeal to our community to partner with us to build a better Pacific neighborhood. We are here to complement their efforts for a better and peaceful neighborhood. And by the grace of God we will not let the whole Long Beach community down. Thanks for your anticipated help.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Lawrence A. Lasisi'.

Dr. Lawrence A. Lasisi, Pastor

Agenda Item #3



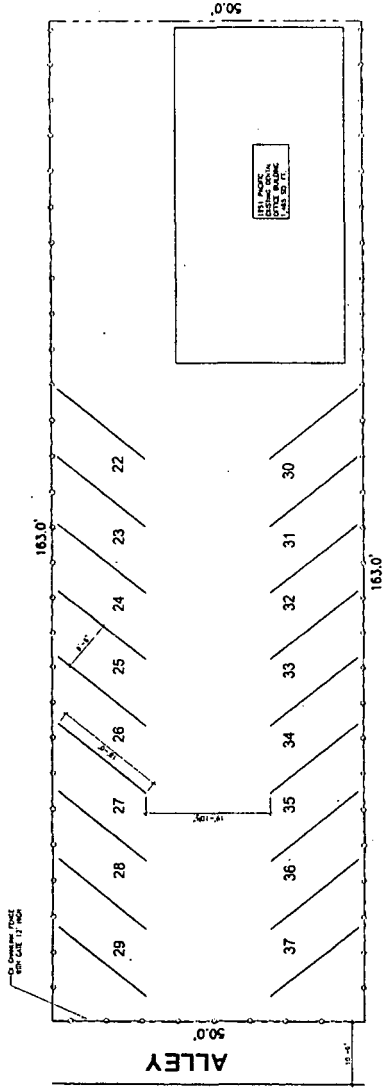
① 1925 PACIFIC AVE. SITE PLAN  
VP - P&P

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

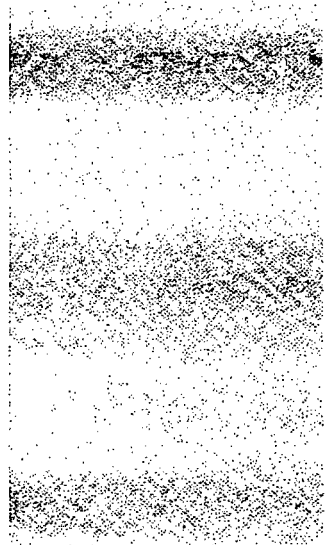
**PARKING CALCULATION BASE ON NON-FIX SEATING**  
 MIN REQUIREMENTS: 20 SPACES / 1000 SQ.FT.  
 CALC: 1600/1000 = 1.6 x 20 = 32 SPACES REQ.  
 STORAGE: 6 SPACES  
 ALTER: 6 SPACES  
 TOTAL REQ: 46 SPACES  
 TOTAL PARKING PROVIDED: 37 SPACES

1925 PACIFIC AVE  
 LONG BEACH, CA  
 QUANTITY  
 SITE PLAN  
 GRAPHIC  
 CAD  
 DATE 10-11-05  
 SHEET  
**A-1**





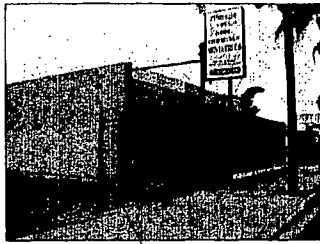
① 1481 PACIFIC AVE. SITE PLAN  
1/2" = 1'-0"



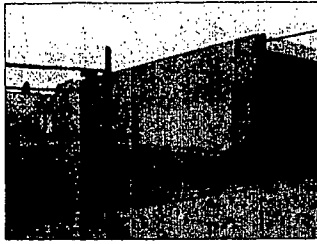


View Of Existing Parking Lot  
1951 Pacific Avenue  
Long Beach, California 90806  
23 Proposed Parking Spaces

Front Entrance  
Main Entrance



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 Block Walls



Front / Side View



Front / Side View

Side Entrance / Exit

Roll Up Doors to remain as is

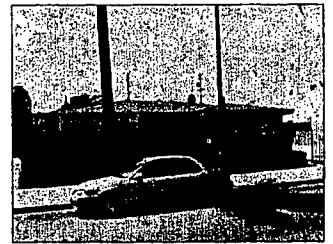


Front / North Side View

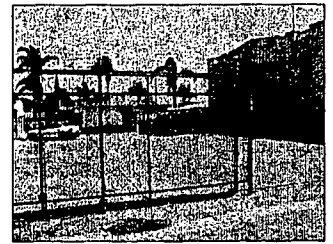


1925 Pacific Avenue  
Long Beach, California 90806

### Additional Proposed Off Site Parking Lot 1951 Pacific Avenue Long Beach, California 90806



18 Parking Spaces  
Front View



18 Parking Spaces  
Rear View / Alley Access

© 2005 WILLIAMS WOR

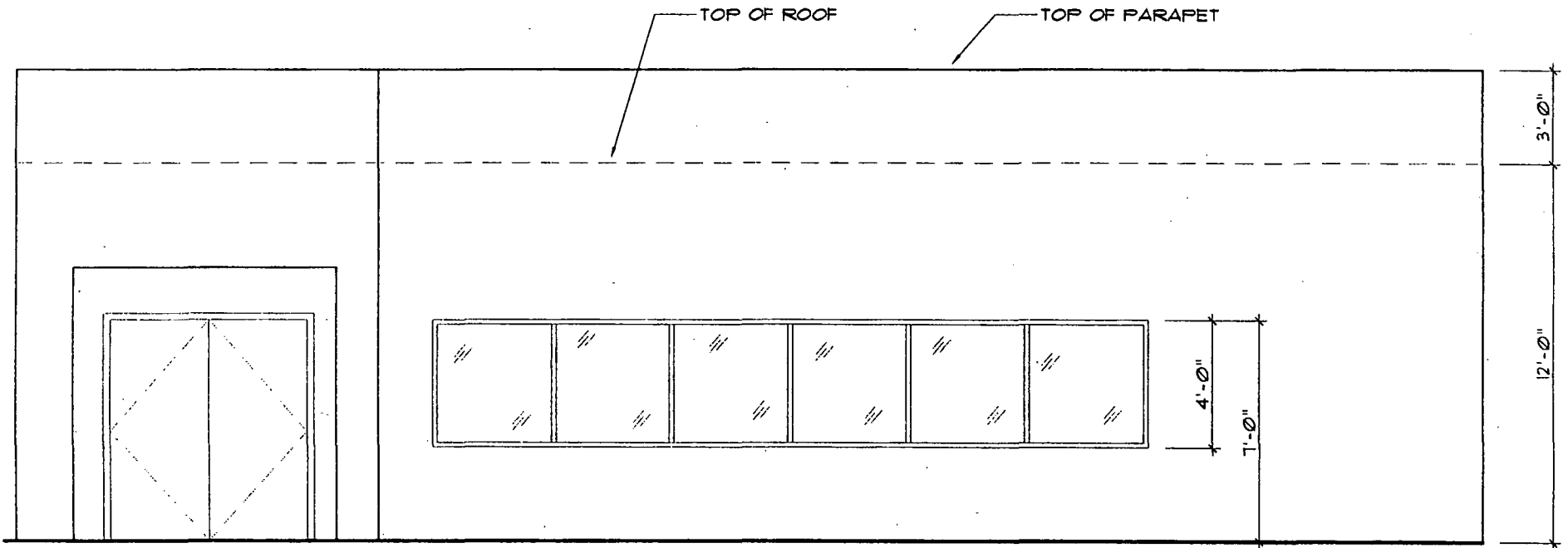
8 Jay A.  
Bridson  
Collins  
w. 415-  
m. 415-  
architect  
engineer  
planner  
interior  
designer



STATE OF CALIFORNIA  
Professional Seal  
No. 10000  
General  
Architect

Prince of Hope Christian Ministries

REVISED	DATE	BY
A		
B		
C		
D		



Front (East) Elevation

C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

M A R C H   2,   2 0 0 6

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 Stuhlberg

**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

P L E D G E   O F   A L L E G I A N C E

The pledge of allegiance was led by Commissioner Rouse.

S W E A R I N G   O F   W I T N E S S E S

C O N S E N T   C A L E N D A R

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

In response to a question about future operations, Mr. Carpenter added that the City did not intend to end up as the operator of this shelter.

Mr. Mais noted that Condition 37 also required that the applicant enter into a recorded deed restriction requiring that they operate the facility, so any shift to another entity would be in violation of that condition and the Administrative Use Permit would be revoked unless it was modified through the City.

Commissioner Rouse asked why the operator would consider transferring responsibility so soon since being established, since they had approved the original request based on the trusted reputation of the current operator.

Commissioner Winn stated he felt it would be acceptable for the current operator to consult a locally-based group since they had demonstrated cooperation with the community in the past.

Commissioner Winn moved to approve the Administrative Use Permit Modification request, subject to conditions.

Commissioner Greenberg seconded the motion, saying he was impressed with the facility operations and the quality of the management, but confirming that the requirement for a deed restriction would guarantee that any management change would be overseen by the City.

Commissioner Sramek agreed that the facility was operating successfully, but reminded the applicants that the City would remain very sensitive to any changes at the facility.

The question was called and the motion passed 5-0.  
Commissioners Gentile and Stuhlberg were absent.

**3. Case No. 0508-23, Conditional Use Permit, Administrative Use Permit, Standards Variance, CE 05-152**

Applicant: Dr. Lawrence A. Lasisi, Pastor  
Subject Site: 1925 & 1951 Pacific Ave. (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 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. 8<sup>th</sup> 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. 19<sup>th</sup> 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.

Craig Ward, Wards Furniture Company, 1855 Pacific Avenue, adjacent commercial use, objected to the applicant's request, saying that the use would be detrimental to the retail spirit of the shopping center, driving away potential customers and further impacting parking.

Allen Tolkoff, 2851 Chestnut Avenue, also objected to the request, saying he felt it would create a dangerous precedent for the CNP zone, given the applicant's history of ignoring codes and ordinances and inappropriateness of use in a retail center. Mr. Tolkoff also said he hoped a deed restriction would be mandatory to safeguard the parking impacted area.

Pat Brown said he felt the applicant would be a good neighbor serving the community and that the bookstore would be successful. Mr. Brown also noted that the church would mainly operate on Sundays with various after school, tutoring, computer learning and business seminars planned for other evenings.

In response to a query from Commissioner Greenberg regarding possible social service outreach efforts on the part of the church, Mr. Brown claimed that it was not their intention to establish homeless or drug counseling programs.

Commissioner Rouse said he could not support the request since the church would be sponsoring a broad range of activities in the facility without a deed restriction in the parking component.

Commissioner Sramek agreed, and added that the use was inappropriate for the area and would negatively affect retail growth, revitalization efforts and parking. Mr. Sramek added he felt the bookstore seemed to be an afterthought designed to fit into the shopping center.

Commissioner Sramek moved to deny the Conditional Use Permit, Administrative Use Permit and Standards Variance requests. Commissioner Greenberg seconded the motion.

Pat Brown said he had thought the Pastor had already acquired the deed restriction, but that he would be able to get one in three weeks.

Commissioner Greenberg withdrew his second and the original motion died.

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.



640 W. 9<sup>th</sup>  
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

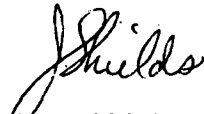
Many, perhaps most, of the SF churches work with and are run by the working poor. The combination of continued immigration of poor from other countries and increased interest among middle-class churches to address their needs is proliferating the number of storefront churches and other non-profit organizations. 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. 9<sup>th</sup>, 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](http://www.acorn.org)

To whom it may concern:

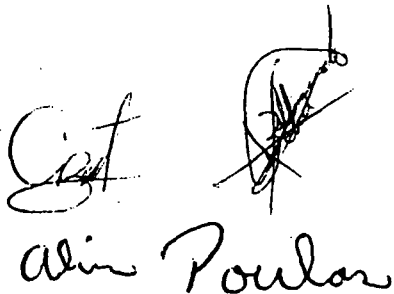
These days our society is experiencing difficult times. Our youth are getting involve in gangs and drugs, more and more people are getting divorce; we see more homeless on the streets, new born babies being abandon by there mothers in trash cans.

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 Poulou

**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
8-17-05	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 " "	Rita Mills
8-17-05	COMFORT MEDICAL CLINIC O. Z. SALAKO MD	1951 PACIFIC AVE	<i>[Signature]</i>
8-17-05	Dr. Jeymigan Dental	1939 Pacific ave	<i>[Signature]</i>
8-17-05	Life's Nurturing	1934 Pacific Ave	<i>[Signature]</i>
8/17/05	Sophane Smedina	155 E. Broadway St.	Sophane Smedina
8/17/05	JUAN RICO	1975 PACIFIC	<i>[Signature]</i>
8/17/05	Nancy Rico	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 Bannet	1887 PACIFIC AVE	<i>[Signature]</i>
8/17/05	Hector Cecchi	1918 Pacific A. Lk	<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	1890 PACIFIC AVE	Rob 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 PAVEN AVE #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 Lopez	1831 Oak Ave. LB (290806)	Sam Lopez
8/20/05	Sean Galbraith	1915 Pacific Ave	Sean Galbraith
8/20/05	Leroy Baltes	1004 E 20th St	Leroy Baltes
8/20	Antonio Davila	LOCUS AVE Long Beach	Antonio Davila
8/20	Pepper Aguilar	#12 1915 Pacific	Pepper Aguilar
8/20	Lecia Brown	232 W 21st	Lecia Brown
8/20	Minister Butler	810 Chestnut Ave L.B. S. Butler	Minister Butler
8/20	Ricardo Jimenez	1125 Comaravist 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 Parcham	582 VERNON ST	(562) 981-3758
3. Michael Brown	2545	562) 492-9990
4. ESTER E. BRICKER	584 E. VERNON	(562) 426-4977
5. SONNY OWEN	586 E. VERNON ST	(562) 555-2673
6. MICHAEL BROWN	2545 ATLANTIC	562 591-2699
7. ANTHONY BURRELL	7175 LINE AVE	562 437-1795
8. FAQUIR MUHAMMAD	2545 ATLANTIC	562) 492-9990
9. RON SPEARS	2545 ATLANTIC	562-708-0877
10. MARIA CORNEJO	2561 ATLANTIC	(562) 427-3554
11. Telera Lejuna	2559 ATLANTIC	562-988-8509
12. Yasmin Al-Attar	2551 ATLANTIC	(562) 989-4742
MARY SANCHEZ	2545 1/2 ATLANTIC	(562) 989-9247
CARLOS SANCHEZ	2545 1/2 ATLANTIC	(562) 480-1684
MARY SANCHEZ		





**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 ltr 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.

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.

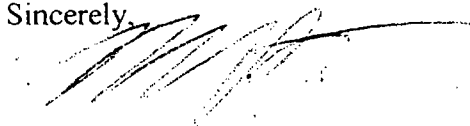
Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

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,



Mike Lagarias  
2922 E. 104th St.  
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

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,

*Janice E. Brown*  
*Neighborhood Council*  
*1925 Pacific Avenue*  
*Long Beach, CA 90802*



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

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

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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

LBCH 90806

562-490-4907

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.

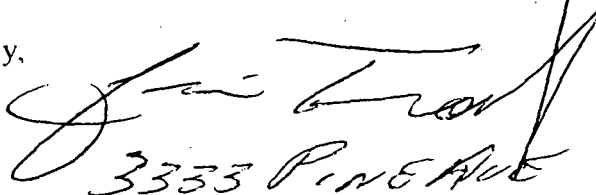
Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

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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,

  
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

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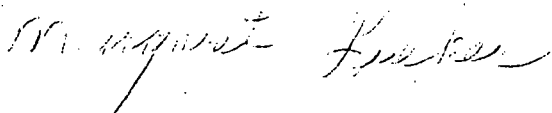
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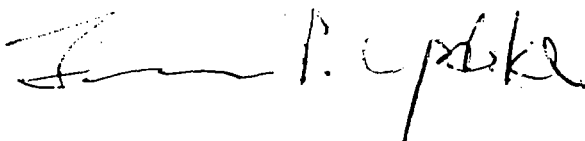
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December 15, 2005

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City of Long Beach  
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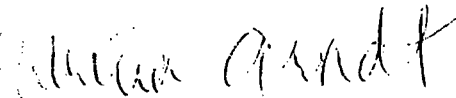
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Sincerely,

*Robby Jensen*  
*443 San Francisco St.*

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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Sincerely,

*Jim Stue*  
2075 San Francisco  
LB 90806

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

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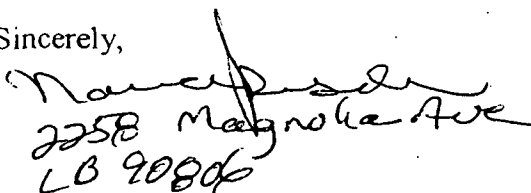
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2258 Magnolia Ave  
LB 90806

December 15, 2005

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City of Long Beach  
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Long Beach, CA 90802

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Sincerely,

*John J. [Signature]*  
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2091 S. Lawrence Ave.  
Long Beach 90806

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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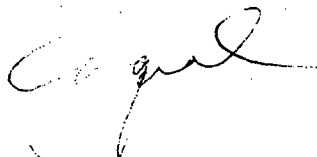
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December 15, 2005

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

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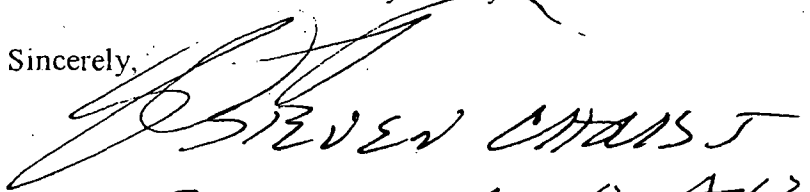
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Sincerely,

  
STEVEN CHRIST  
3418 MANA AVE  
LB 90802



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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*Lynette Ferenczy*

3150 C.P.C.H #450  
L.B. (A 9080-1  
12/2) 761-4470

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Chris Shacter  
2240 Chestnut Ave  
Long Beach, CA 90806

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City of Long Beach  
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Long Beach, CA 90802

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 + Candace Moad

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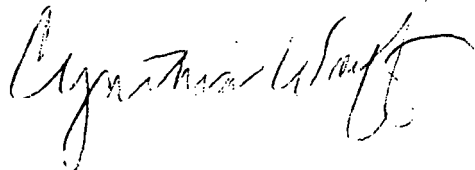
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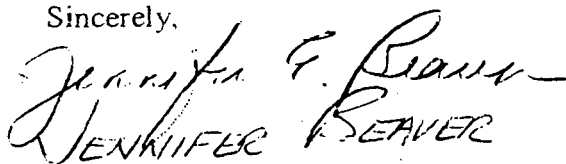
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JENNIFER BEAVER  
2851 Chestnut  
Long Beach, CA 90804

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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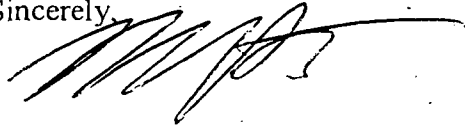
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Mike Laquatra  
2926 EUCALYPTUS AVE  
LONG BEACH 90806

December 15, 2005

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Planning Commission  
City of Long Beach  
333 W. Ocean Blvd.  
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MAUNA EUTNEZ  
2925 Cedar Ave  
Long Beach, CA 90806

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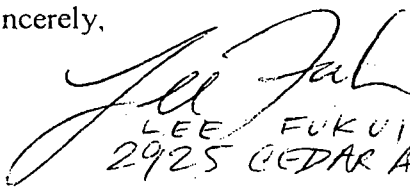
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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

  
LEE FUKUI  
2925 CEDAR AVENUE  
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.

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.

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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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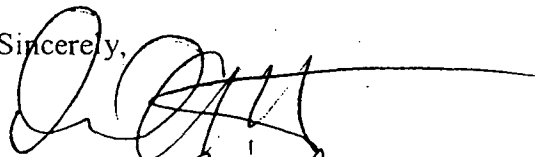
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Sincerely,



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

Dear Ms. Ferenczy:

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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,

*Patricia C Bergendahl*  
Patricia C Bergendahl  
2466 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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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,

*Colleen McDonald*  
525 W. 19th St.  
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:

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Sincerely,

Isaac Pelaez  
1903 Henderson Ave 1. B  
Isaac Pelaez

December 15, 2005

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

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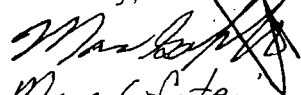
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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

  
Marc Golstein  
2443 Daisy Ave.  
Long Beach, CA 90806  
562-426-4069

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,

*Dorothy R. Dupuis*  
603 W. 35<sup>th</sup> 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

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Sincerely,

*Alino Pastore*  
2065 MAGNOLIA DR #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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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,

  
2744 Cedar 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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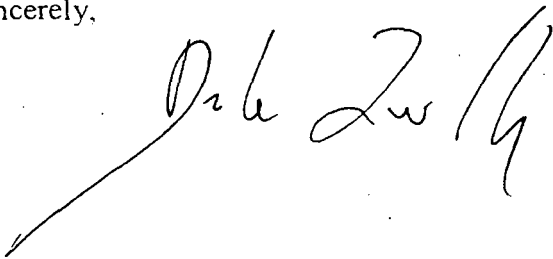
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I ask that you please deny Hope Christian Ministry's permit application for the site at 1925 Pacific Avenue. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Zully". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

December 15, 2005

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

Dear Ms. Ferenczy:

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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 Karnett*

*2805 Chestnut Ave*

*1 B 90601*

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.

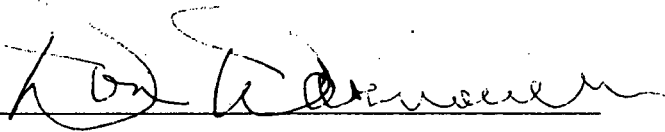
In addition, members of Hope Christian Ministries have expressed their intention to open a daycare center, provide drug treatment programs, and work with the homeless. The church has not, however, applied for the necessary permits for each of these uses. While the church may be considering these programs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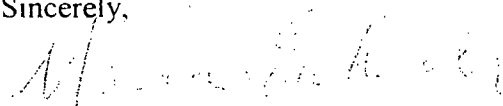
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Sincerely,

  
Name of Resident  
Address  
City of Long Beach

December 15, 2005

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

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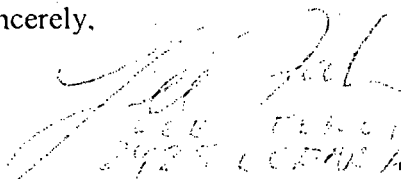
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Sincerely,

  
LYNETTE FERENCZY  
333 W. OCEAN BLVD.  
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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Sincerely,

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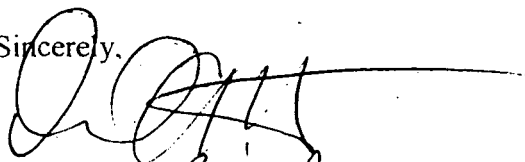
Long Beach's Strategic Plan calls for Pacific Avenue to be developed as a commercial district. To allow Hope Christian Ministries to operate at 1925 Pacific would not only be entirely counter to the Strategic Plan, but would also be counter to the wishes of area residents and businesses.

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,



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

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,

*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

Dear Ms. Ferenczy:

RE: Case #0508-23

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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,

Cynthia Neqrde  
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

Dear Ms. Ferenczy:

RE: Case #0508-23

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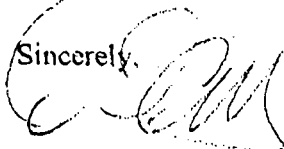
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The city has let zoning exceptions and permit violations become the norm rather than the exception on Pacific Avenue and this must stop.

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,



DAVID C. HILL  
2200 PINE AVE  
LONG BEACH, CA 90806



"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



"Martha Thuyente"  
<msthuyente@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 Thuyente, Chair

NLB Project Area Committee

562-422-6669

Martha



Ms. Harriet Wachs  
4246 Lakewood Dr  
Lakewood CA 90712

REC- 31-7104

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

May 19<sup>th</sup>, 2006

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

Dear Lynette Ferenczy:

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 19<sup>th</sup>, 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 REPROCUSSIONS 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



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 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 6<sup>th</sup> 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 4<sup>th</sup>, 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,

A handwritten signature in black ink, appearing to read 'Lawrence A. Lasisi', written over a horizontal line.

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



C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

A P R I L   6,   2 0 0 6

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 Stuhlberg, 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

P L E D G E   O F   A L L E G I A N C E

The pledge of allegiance was led by Commissioner Winn.

M I N U T E S

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

S W E A R I N G   O F   W I T N E S S E S

C O N S E N T   C A L E N D A R

Commissioner Winn moved to approve the Consent Calendar as presented by staff. Commissioner Stuhlberg 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. 19<sup>th</sup> 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 &amp; BUILDING

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

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 6<sup>th</sup> 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
- 2452 Pacific Avenue - Conditional Use Permit Case No. 0104-18, letter mailed April 26, 2006

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 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 6<sup>th</sup> 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**

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.
2. The code exemption approved for this project is as follows:
  - Use of off-site parking without a deed restriction.
3. 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.
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. 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.
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

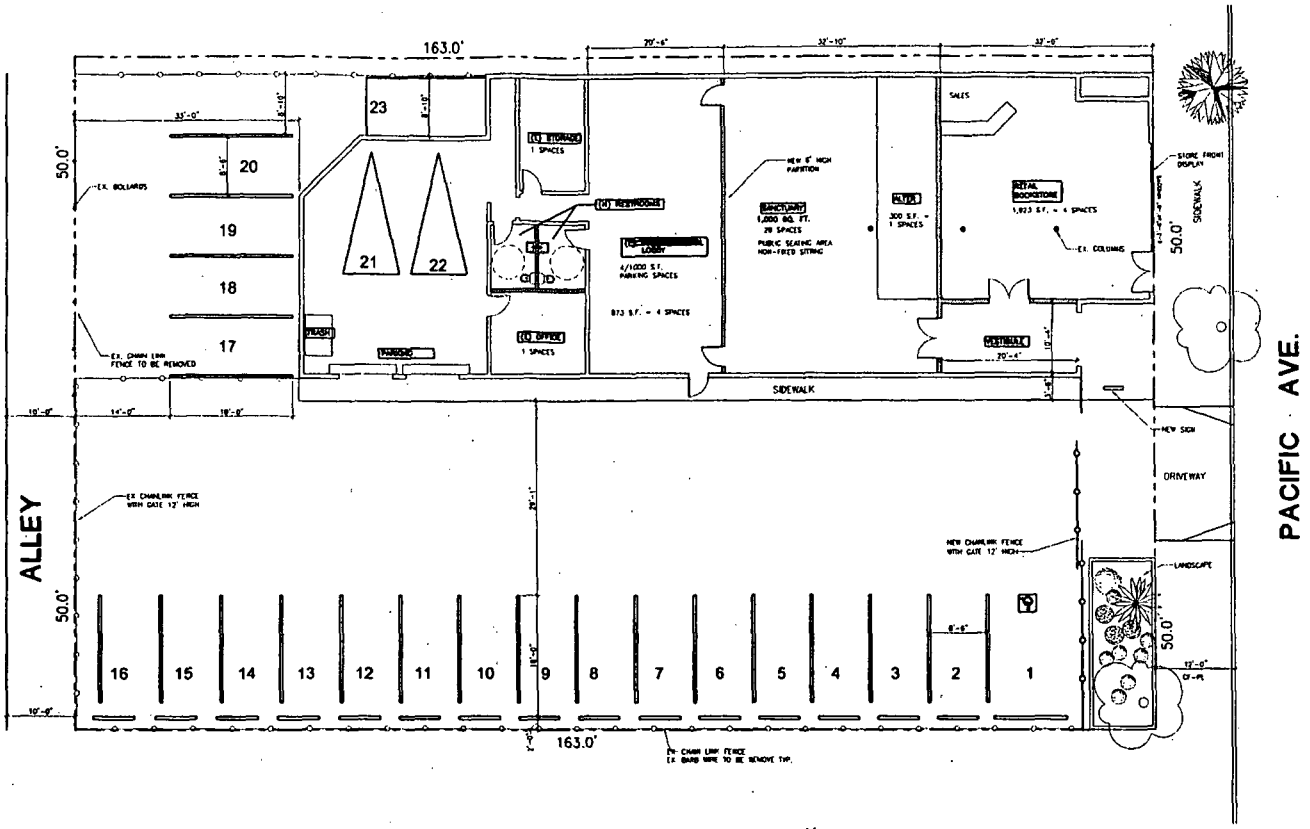
the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.

- 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 has 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.
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"

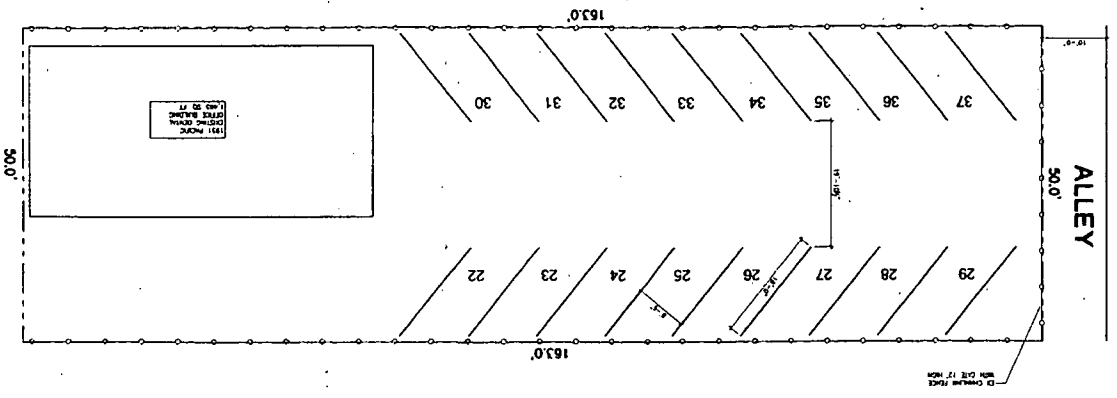


- CHURCH ACTIVITIES**
- 1. HOLDING MASS
  - 2. BIBLE STUDY
  - 3. COMMUNITY OUTREACH PROGRAM
  - 4. FUND RAISING
  - 5. FAMILY NIGHT
  - 6. TEEN NIGHT

**PARKING CALCULATOR BASED ON NON-FLEX SEATING**  
 MIN. REQUIREMENTS: 31 SPACES  
 TOTAL PARKING PROVIDED: 23 SPACES



① 1991 PACIFIC AVE. SITE PLAN



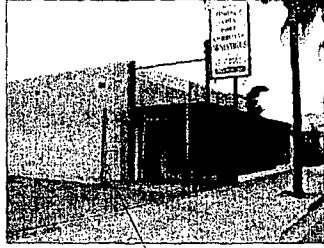
PACIFIC  
SIDEWALK

ALLEY  
50.0'

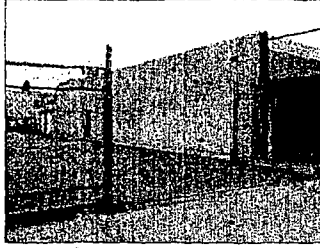
D-DRAWING FIELD  
WITH DATE 11/95



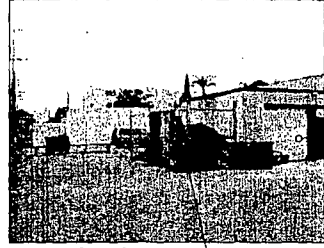
View Of Existing Parking Lot  
1951 Pacific Avenue  
Long Beach, California 90806  
23 Proposed Parking Spaces



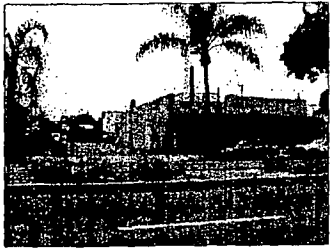
Front Entrance  
Remove Chain Link Fencing



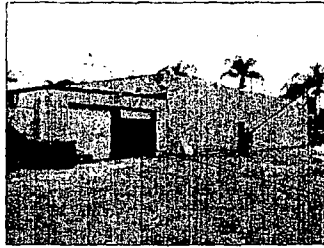
Side View Of Existing Building



Rear View Of Existing Building  
Garbage Area  
Demo Fence, Replace w/Proposed Back Wall



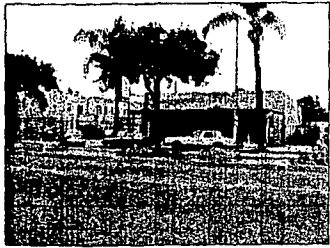
Front / Side View



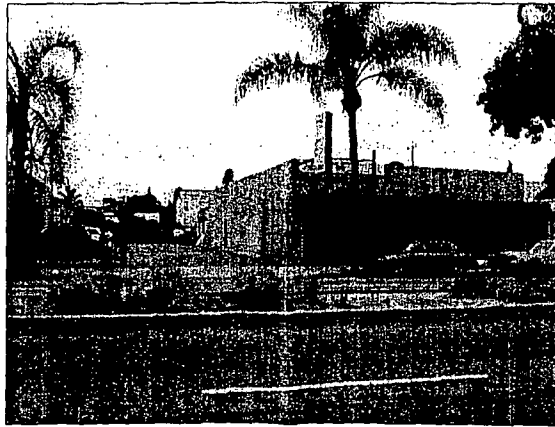
Front / Side View

Side Entrance / Exit

Raise Up Doors to remain as is

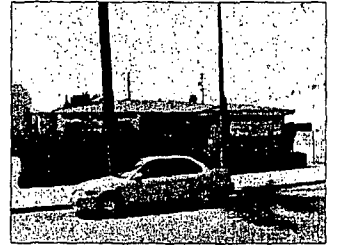


Front / North Side View

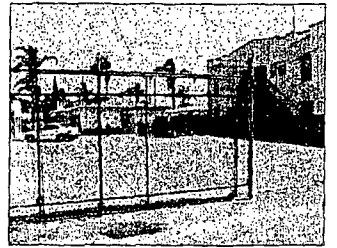


1925 Pacific Avenue  
Long Beach, California 90806

**Additional**  
Proposed Off Site Parking Lot  
1951 Pacific Avenue  
Long Beach, California 90806



18 Parking Spaces  
Front View



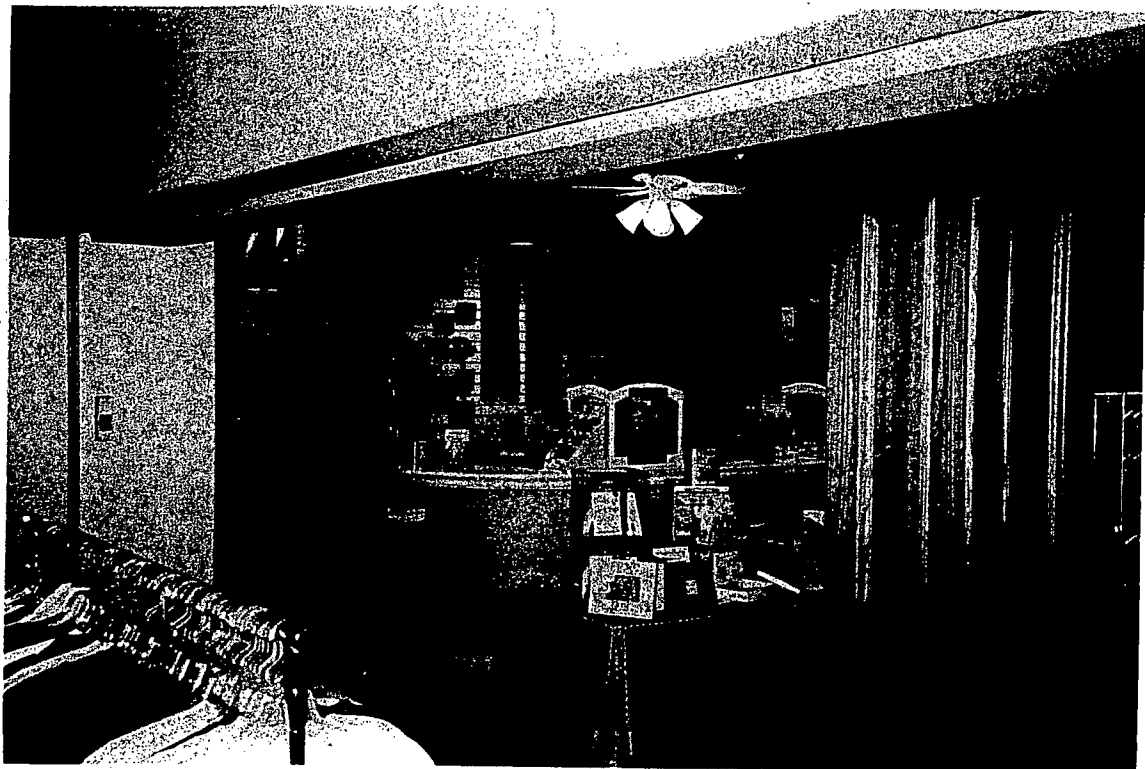
18 Parking Spaces  
Rear View / Alley Access

WILLIAMS & ASSOCIATES  
 ARCHITECTS  
 10000 WILSON BLVD  
 SUITE 100  
 BEVERLY HILLS, CA 90210  
 (310) 277-1111  
 www.williamsandassociates.com  
 Prince of Peace Church



1925 Pacific

Cont. Item  
# 2





# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Blvd., 7<sup>th</sup> 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. Revid and approved by Jayne Meeks 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., 7<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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

(562)570-0006 FAX (562)570-8034  
(562)570-3831 TDD (562)570-6794

## 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 21<sup>ST</sup> DAY OF APRIL 2006 and completed on or before the 2<sup>ND</sup> 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

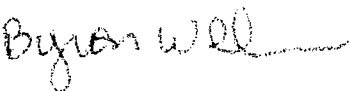
Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame.

**OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.**

1402

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:** 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)570-5794

## 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 29<sup>TH</sup> DAY OF APRIL 2006 and completed on or before the 10<sup>TH</sup> 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

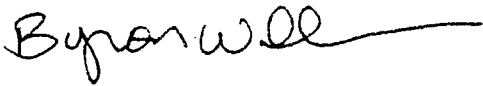
Prior to commencing corrective work, all required permits must be obtained, all required inspections approved, and the work completed within the time frame.

**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, 2<sup>ND</sup> FLOOR

LONG BEACH, CALIFORNIA 90802

(562)570-CCDE  
(562)570-2633

FAX (562)570-6034  
TDD (562)570-5794

## 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 29<sup>TH</sup> DAY OF AUGUST 2005 and completed on or before the 9<sup>TH</sup> 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.**

443948

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:** 2165 PACIFIC AVE  
**PROJECT #:** 443948  
**ACCOUNT #:** CDNSCE/CDSP  
attachment(s)  
**FILE:** I:\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.

**OBTAIN A PERMIT (WHEN REQUIRED) TO LEGALIZE THE EXISTING ILLEGAL CONDITION OR OBTAIN A PERMIT TO REMOVE THE ILLEGAL CONDITION.**

**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, 2<sup>ND</sup> FLOOR

LONG BEACH, CALIFORNIA 90802

(562)570-CODE  
(562)570-2633

FAX (562)570-8034  
TDD (562)570-5794

## 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 3<sup>RD</sup> DAY OF DECEMBER 2005 and completed on or before the 14<sup>TH</sup> 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.**

0633

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.

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



**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.



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 Stuhlberg, 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 Stuhlbarg 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. 2<sup>nd</sup> 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. 19<sup>th</sup> 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 Stuhlberg, 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 Stuhlberg 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 Stuhlberg stated that he didn't see the impact on parking as the church is only in use once or twice a week.

Commissioner Stuhlberg 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 Stuhlbarg 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 Stuhlbarg 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

125 WEST OCEAN BOULEVARD ■ LONG BEACH, CALIFORNIA 90802 ■ (562) 570-4194 FAX (562) 570-6002

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

( ) Zoning Administrator on the 18<sup>th</sup> 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

16753



# CITY OF LONG BEACH

Department of Planning and Building

303 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 578-6184 FAX (562) 670-8086

## 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:           Gavin          McKiernan          

APPLICANT:           Case # 050823          Christian Ministries          

Project address:           1921 Pacific Ave          

Permits requested:           CUP Parking Variance          

Project description:           Storefront Church          

Reason for appeal:           Not enough parking, in appropriate for business area            
          too many exceptions given to this business          

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:           [Signature]          

Print name of Appellant:           Gavin - McKiernan on behalf of NAG          

Mailing address:           1891 Oregon          

Phone No.:           562 231 6821          

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



# CITY OF LONG BEACH

Department of Planning and Building

322 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 978-4184 FAX: (562) 570-8068

## 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  
consideration  
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. because it is  
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