

November 17, 2022

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption CE22-092 and approve a request for a Conditional Use Permit (CUP11-019) to operate a new preschool facility with 41 children located at 757 Pacific Avenue in the Downtown Planned Development (PD-30) Zoning District. (District 1)

APPLICANT: Tang Family Trust / Tang, C Brian Co TR  
C/O Jodi Reese with Kardent Design  
(Application No. 2205-18)

**DISCUSSION**

**Project Description**

The project site is located on the west side of Pacific Avenue between West 8<sup>th</sup> Street and West 7<sup>th</sup> Street in the Downtown Planned Development (PD-30) Zoning District (Attachment A – Location Map). The project site abuts a named alley, North Park Court, to the west. The surrounding uses include residential and commercial uses to the north and east. Residential uses to the south and west. The site is developed with two existing buildings a 2,960-square-foot building and a 560-square-foot building. According to City building permit records, the subject site was constructed in 1939 and 1946 as an office with onsite parking. Since then, the site has gone through multiple building permits and has been maintained as an office use.

The applicant is requesting approval of a Conditional Use Permit (CUP) to operate a daycare, Precious Lambs Preschool's, which would provide tuition-free, high quality, early education for children 18 months to five years old for families who are experiencing homelessness. They provide quality education and holistic care so their parent(s) can focus on their mental health, sobriety, education, permanent housing. Precious Lambs is a California State approved Quality Family Child Care Home in the Family Child Network Program through Children's Home Society of Long Beach and in the Steps to Excellence Program through the Los Angeles County Office of Education.



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The project includes plans for interior improvements including new activity rooms, offices, restrooms, kitchen facilities and dining commons. The applicant will also propose exterior improvements to comply with the operational standards for preschools, parking standards, and regulations for non-conforming signage, fencing, and landscaping. The existing Spanish Colonial Architectural building which is designated as historically significant resource within PD-30 will be preserved by maintaining the original exterior stucco, window, and door materials. All newly proposed rehabilitation of windows and doors will be matching in material, color, and have glass insets to match existing windows. The original main entrance door located along Pacific Avenue will also be retained and sealed in place to function as a window for the new activity room. The improvements proposed ensure there is possibility of reverting to its original conditions in the future (Attachment B – Photos and Plans).

Pursuant to Chapter 21.52 operational standards, 75 square feet of outdoor play area per child is required and a total of 3,143 square feet of outdoor play yard will be provided for a total of 41 children, whereas only 3,075 square feet is required. Thirteen onsite parking stalls will be provided, including nine standard spaces, two accessible parking spaces, and two designated unloading and loading parking spaces. The parking provided complies with zoning requirements and provides sufficient parking and loading space. The existing nonconforming pole sign will be removed, and no onsite signage is proposed as part of this application.

A new 6-foot-tall concrete masonry unit block wall would be constructed along the south facing property line, in addition to perimeter fencing along North Park Court, Pacific Avenue, and partially of Pacific Avenue. The required 6-foot corner cut off will be provided in the corner of North Park Court and West 8<sup>th</sup> Street. The applicant will also propose an electrical vehicular rolling gate, with remote access. Drought tolerant landscaping will be added along the property frontage of Pacific Avenue and segments along 8<sup>th</sup> Street.

**Table 1: Project and Location Information**

Item	Information	
Project Address and District Number	757 Pacific Avenue – District 1	
Nearest Intersection	West 8 <sup>th</sup> Street and Pacific Avenue	
General Plan PlaceType	Downtown	
Zoning Designation	PD-30	
Surrounding Land Uses	North	PD-30
	East	
	South	
	West	Planned Development 10 – Residential Uses
Property Size	14,989 Square Feet	
Existing Development	The subject site contains two vacant commercial buildings	
Building Sizes	Bldg 1 = 2,960 Sq Ft	Bldg 2 = 541 Sq Ft

Use Permissions	Childcare allowed with a CUP for 14 or more children	
Zoning Code Sections Affected	Uses	Planed Development 30
	Operational Standards	Chapter 21.52 Section 21.52.249 Long Beach Municipal Code (LBMC)
	Parking	Chapter 21.41 Section 21.41.216 LBMC

### **Project Analysis**

CUP requests are governed by section 21.25.206 of the LBMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the surrounding community. If these finding can be made, then it is appropriate to grant the CUP. The purpose of conditioning day care/preschool facilities is to ensure compatibility and provide adequate spaces for learning, activities, and on-site circulation. Planning staff has reviewed the submitted CUP request to operate the proposed preschool facility and has determined that with the incorporation of the recommended conditions of approval, will not cause any substantial adverse effects to the surrounding community and land uses. The following table summarizes the special development standards for preschool uses and the applicant's proposal.

**Table 2: Preschool Operational Standards**

Standards	Permissible	Provided
Minimum 75 Sq Ft of outdoor play area per child	41 Children/75 Sq Ft = 3, 075 Sq Ft	3,443 Sq Ft
In Residential districts, no other similar facility may be located within ½ mile of the proposed site.	No similar uses within 0.5-mile radius	Located in PD-30, a mixed-use zoning district
Hours of Operation limited to 6:00 AM and 7:30 PM	6:00 AM to 7:30 PM	7:30 AM to 4:00 PM
Adequate off-street loading spaces	Adequate loading spaces	2 on-site loading spaces
Day Care Parking Standard - 4 Spaces per 10 children, plus 2 loading and unloading spaces	7 parking stalls required	13 Parking Spaces Provided (2 loading spaces, 2 Accessible, and 9 Standard parking stalls)

To ensure the compatibility of the use with the surrounding areas staff recommends conditions of approval which includes but is not limited to 1) establishing the outdoor play hours to 9:30 a.m. to 7:30 p.m. daily; 2) overall hours of operation from 6:00 a.m. to 7:30 p.m.; 3) prohibition of clients loading and unloading children in the alley; and 4) construction of a sidewalk and full height curb where the existing driveway on Pacific Avenue is located (Attachment C – Conditions of Approval).

The proposed project is consistent with the general plan and zoning ordinance, and all special development standards for day care/preschool facilities as detailed in the findings (Attachment D – Findings). Additionally, the project is consistent with the City Council's 2018 Everyone Home Initiative. This plan outlines goals and recommended actions that can be taken to support unhoused, individuals and families who are experiencing housing insecurity. Supporting families and children who are at-risk of experiencing homelessness is identified as an essential component to addressing the housing crisis. Goal 5 of the plan is to increase childcare opportunities for low-income and homeless families particularly infants and toddlers, including at provider sites to support family access to services. Allowing this preschool would help fill this community need by providing tuition free childcare to qualifying families. Therefore, staff recommends that the Planning Commission accept categorical Exemption CE22-092 and approve the CUP subject to conditions of approval.

### **PUBLIC HEARING NOTICE**

A total of 1,833 public hearing notices were distributed on November 02, 2022, in accordance with the requirements of Chapter 21.21 of the LBMC. No public comments were received at the time the report was prepared.

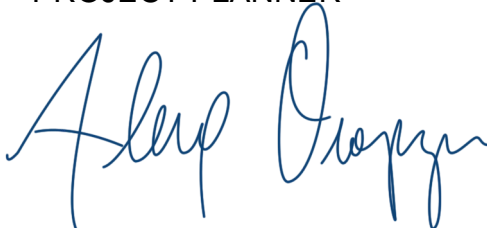
### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act Section 15303, Class 3 –New Construction or Conversion of Small Structures, the project consists of the conversion of a qualifying small structure.

Respectfully submitted,



LIANA ARECHIGA  
PROJECT PLANNER



ALEXIS OROPEZA  
ACTING PLANNING BUREAU  
MANAGER



CHRISTOPHER KOONTZ, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:      Attachment A – Location Map  
                         Attachment B – Photos and Plans  
                         Attachment C – Conditions of Approval  
                         Attachment D – Findings