



Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

Monday, May 23, 2022
Via Teleconference
2:00 pm

ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE PURSUANT TO EXECUTIVE ORDER AB 361 ISSUED BY GOVERNOR GAVIN NEWSOM

For information on how participate in this meeting, visit:
www.longbeach.gov/lbds/planning/current/zoning/administrator

REGULAR AGENDA

1. **Application No. 2203-25 (AUP22-008)** **1718 – 1722 Hayes Avenue**
(Marcos Lopez Jr Project Planner) (District 1)

A request for an Administrative Use Permit to operate an emergency shelter serving up to twelve (12) individuals within an existing 5,500-square-foot industrial building that would be converted to this use at 1718-1722 Hayes Avenue in the General Industrial (IG) Zoning District.

This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-22-053).

Suggested Action: Approve, subject to conditions

NEXT ZA HEARING

June 13, 2022

ATTACHMENTS:

- ZA ITEM 1 – 1718 – 1722 Hayes Avenue

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

SHELTER AND NAVIGATION CENTER

1718-1722 HAYES AVENUE LONG BEACH, CA 90813



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Long Beach, CA 90802
562.436.9900 Phone | 562.436.9905 Fax
www.KardentDesign.com

ABBREVIATIONS	PROJECT TEAM	SCOPE OF WORK	CODE COMPLIANCE	DRAWING INDEX
<p>(E) EXISTING (N) NEW L ANGLE & AND @ AT # POUND OR NUMBER CL CENTERLINE DIA DIAMETER OR ROUND ACOUS. ACOUSTICAL ACT ACOUSTICAL CEILING TILE A.D. AREA DRAIN ARCH. ARCHITECTURAL AES.ST. AESTHETIC STEEL AGG. AGGREGATE ALUM. ALUMINUM ANO. ANODIZED APPROX. APPROXIMATE ARCH. ARCHITECTURAL ASPH. ASPHALT BD. BOARD BITUM. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM BOT. BOTTOM CAB. CABINET C.B. CATCH BASIN CEM. CEMENT CER. CERAMIC C.G. CORNER GUARD C.I. CAST IRON CLG. CEILING CLKG. CAULKING CLO. CLOSET CLR. CLEAR CNTR. CENTER C.O. CASED OPENING COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR CTSK. COUNTERSUNK CTR. COUNTER DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL D.F. DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DN. DOWN D.O. DOOR OPENING DR. DOOR D.S. DOWNSPOUT D.S.P. DRY STANDPIPE DWG. DRAWING DWR. DRAWER E EXISTING EA. EACH E.D.F. ELECTRICAL DRINKING FOUNTAIN E.J. EXPANSION JOINT EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EMER. EMERGENCY ENCL. ENCLOSURE E.P. ELECTRICAL PANEL BOARD EQ. EQUAL EQPT. EQUIPMENT E.W.C. ELECTRICAL WATER COOLER EXST. EXISTING EXP. EXPANSION EXPO. EXPOSED EXT. EXTERIOR F.A. FIRE ALARM F.B. FLAT BAR F.D. FLOOR DRAIN F.D. FOUNDATION F.A. FIRE EXTINGUISHER F.A.C. FIRE EXTINGUISHER CABINET F.B. FINISH FLOOR F.H.C. FIRE HOSE CABINET FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF MASONRY F.O.S. FACE OF STUD FPR. FIREPROOF F.R. FIRE-RATED F.S. FULL SIZE FT. FOOT OR FEET FTG. FOOTING FURR. FURRING FUT. FUTURE GA. GAUGE CALV. GALVANIZED G.B. GRAB BAR G.C. GENERAL CONTRACTOR G.I.S.M. GALVANIZED IRON SHEET METAL GL. GLASS GND. GROUND CR. GRADE CYP. GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE HDWD. HARDWOOD HDWE. HARDWARE HM. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR H. HEIGHT</p>	<p>TENANT CITY OF LONG BEACH HEALTH & HUMAN SERVICES BUREAU 2525 GRAND AVENUE, LONG BEACH CA 90815 CONTACT: ERICA VALENICA- ADACHI PHONE: 562-570-4017</p> <p>ARCHITECTURAL FIRM KARDENT DESIGN 11 GOLDEN SHORE, SUITE 540 LONG BEACH, CA 90802 CONTACT: JODI REESE / ERICA BOARD PHONE: 562-436-9900 EMAIL: JREESE@KARDENTDESIGN.COM EBOARD@KARDENTDESIGN.COM</p> <p>MECHANICAL, ELECTRICAL & PLUMBING ENGINEER P2S ENGINEERS 5000 EAST SPRING STREET, SUITE 800 LONG BEACH, CA 90815 CONTACT: ALEX SASSOON PHONE: 562-497-8937</p>	<p>EXISTING EMERGENCY SHELTER LOCATION TO BE RENOVATED FOR PERMANENT HOMELESS SHELTER & DAILY STORAGE FACILITY FOR ITEMS OF HOMELESS SO THEY CAN GO TO WORK AND COLLECT BELONGINGS AT THE END OF THE DAY. ITEMS TO BE STORED IN CITY PROVIDED 100 GALLON REFUSE CAN.</p> <p>BUILDING RENOVATION INCLUDES DEMOLITION OF EXISTING PARTITIONS, DOORS, INTERIOR (NON-PERMITTED) MEZZANINE, POWER, LIGHTING, EXTERIOR PLANTER & GARAGE ROLL-UP DOOR.</p> <p>TENANT IMPROVEMENT CONSISTING OF NEW INTERIOR PARTITIONS, (2) SHOWER ROOMS, REMODEL OF RESTROOM FOR ADA, NEW INTERIOR CEILINGS & LIGHTING, POWER & FINISHES. PROVIDE NEW STOREFRONT GLAZING AT PREVIOUS ROLL-UP LOCATION AND NEW EXTERIOR DOORS.</p> <p>BUILDING INFO EXISTING USE OF BUILDING: STORAGE PROPOSED USE OF BLDG: HOMELESS SHELTER ZONING: INDUSTRIAL TYPE OF CONSTRUCTION: III-B NUMBER OF STORIES: 1 STORY TOTAL PROJECT AREA: 5,236 USE 1722 BUILDING SF: 2,618 USE 1718 BUILDING SF: 2,618 USE PROPOSED FULLY FIRE SPRINKLER: YES (AUTOMATIC SPRINKLER SYSTEM) PROPOSED FIRE ALARM SYSTEM: YES EXISTING OCCUPANCY: S-2 PROPOSED OCCUPANCY GROUP: R-2 / B OCCUPANCY LOAD: 80 OCCUPANTS EXITS REQUIRED: 2 EXITS PROVIDED: 3</p>	<p>THE CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES, ETC. WHICH HAVE JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR COMPLIANCE WITH LATEST REVISIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:</p> <p>CALIFORNIA CODE OF REGULATIONS: TITLE 19 - PUBLIC SAFETY</p> <p>TITLE 24 - BUILDING STANDARDS CODE: 2019 CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ENERGY CODE (CEC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC)</p> <p>LONG BEACH MUNICIPAL CODE: TITLE 18 - LONG BEACH BUILDING STANDARDS CODE TITLE 21 - ZONING</p>	<p>ARCHITECTURAL SHEET DESCRIPTION A-0.0 COVER SHEET A-0.7 SITE PLAN A-1.0 FLOOR PLAN & ROOF PLAN A-5.0 EXTERIOR ELEVATIONS A-7.0 SECTIONS</p> <p>DATE SIGNED: _____</p> <p>CONSULTANT:</p> <p>The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of KARDENT and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of KARDENT. Visual contact with these plans or specifications shall constitute exclusive evidence of acceptance of these restrictions.</p> <p>REVISIONS: NO. DATE DESCRIPTION 03.04.2022 AUP SUBMITTAL 04.27.2022 AUP COMMENT CORRECTIONS</p> <p>PLAN CHECK: PLNE52340</p> <p>PROJECT: SHELTER AND NAVIGATION CENTER 1718-1722 HAYES AVENUE LONG BEACH, CA 90813</p> <p>DRAWN BY: EB CHECKED BY: JR</p> <p>SHEET TITLE: COVER SHEET</p> <p>SHEET NUMBER: A-0.0</p> <p>PROJECT: 10201.79 SCALE: AS NOTED DATE: 09.14.2021</p>
		<p>VICINITY MAP</p>	<p>CITY APPROVALS</p>	

P:\KARDENT DESIGN\PROJECTS\10201.79\1718-1722 HAYES SHELTER & NAVIGATION\DRAWING\FILED05_COPY\090921_79_AUP COVER SHEET.DWG

ARCHITECT: _____

DATE SIGNED: _____

CONSULTANT: _____

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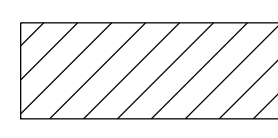
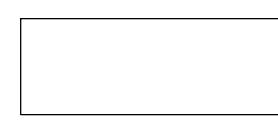
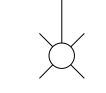
REVISIONS:

NO.	DATE	DESCRIPTION
1	03.04.2022	AUP SUBMITTAL
1	04.27.2022	AUP COMMENT CORRECTIONS

SITE PLAN KEYNOTES

- # KEYNOTE REFERENCE
- 1 CLOSE EXISTING CURB CUTS, REMOVE EXISTING DRIVEWAY AND REPLACE WITH SIDEWALK AND CURB TO MATCH EXISTING. NEW SIDEWALK SHOULD HAVE A SLOPE OF NO MORE THAN 1:48 MAX IN ANY DIRECTION. CHANGE IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

SYMBOL LEGEND

- N INDICATES A NEW ITEM
-  PROPOSED TENANT IMPROVEMENT
-  EXISTING BUILDING NOT IN CONTRACT
- LOT LINE/PROPERTY LINE
- - - EXISTING FENCE
- CENTER LINE
- NIC NOT IN CONTRACT
- S EXISTING SEWER
- D EXISTING STORM DRAIN
- W EXISTING WATER
- OHE&T EXISTING OVERHEAD ELECTRIC & TELEPHONE
-  EXISTING STREET LIGHT

PROPERTY INFORMATION

LOT SIZE	130' X 50' = 6,500 SQ FT
LOT COVERAGE	5,500 / 6,500 = 84.6% (EXISTING, NO CHANGE)
BUILDING AREA	110' X 50' = 5,500 SQ FT (EXISTING, NO CHANGE)
FLOOR AREA RATIO	0.846 (EXISTING, NO CHANGE)
PARKING	NONE, EXISTING STREET PARKING
APN	7429-028-900

PLAN CHECK:
PLNE52340

PROJECT:
SHELTER AND NAVIGATION CENTER

1718-1722 HAYES AVENUE
LONG BEACH, CA 90813

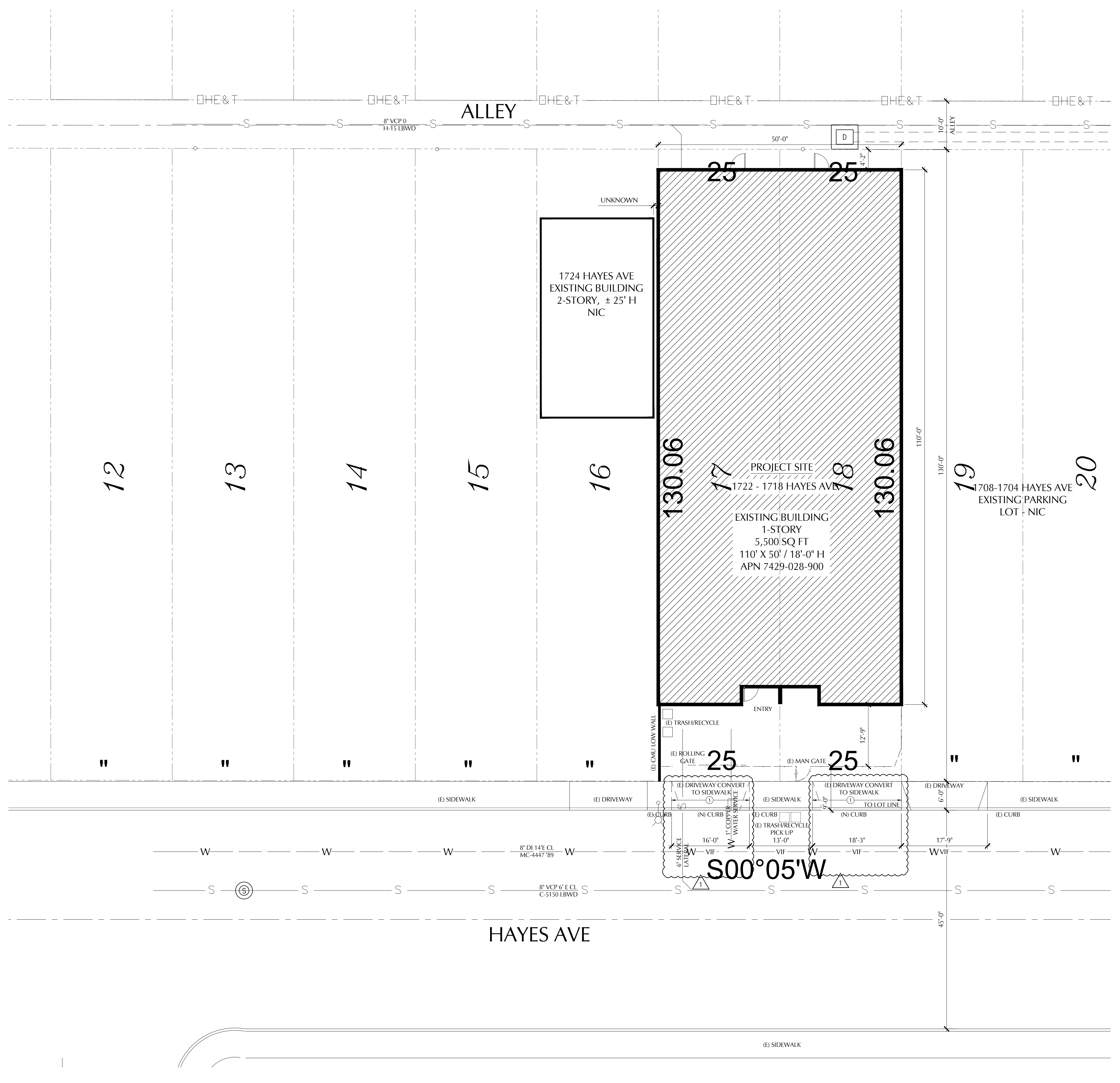
DRAWN BY: EB
CHECKED BY: JR

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-0.7

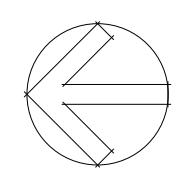
PROJECT: 10201.79
SCALE: AS NOTED
DATE: 09.14.2021

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PROJECT: 10201.79, 1718-1722 HAYES AVENUE & NAVIGATION CENTER, LONG BEACH, CA 90813, SHEET: PLAN 0.7

1 EXISTING SITE PLAN (FOR REFERENCE ONLY)



SCALE: 3/32" = 1'-0"

ARCHITECT:

DATE SIGNED: _____

CONSULTANT:

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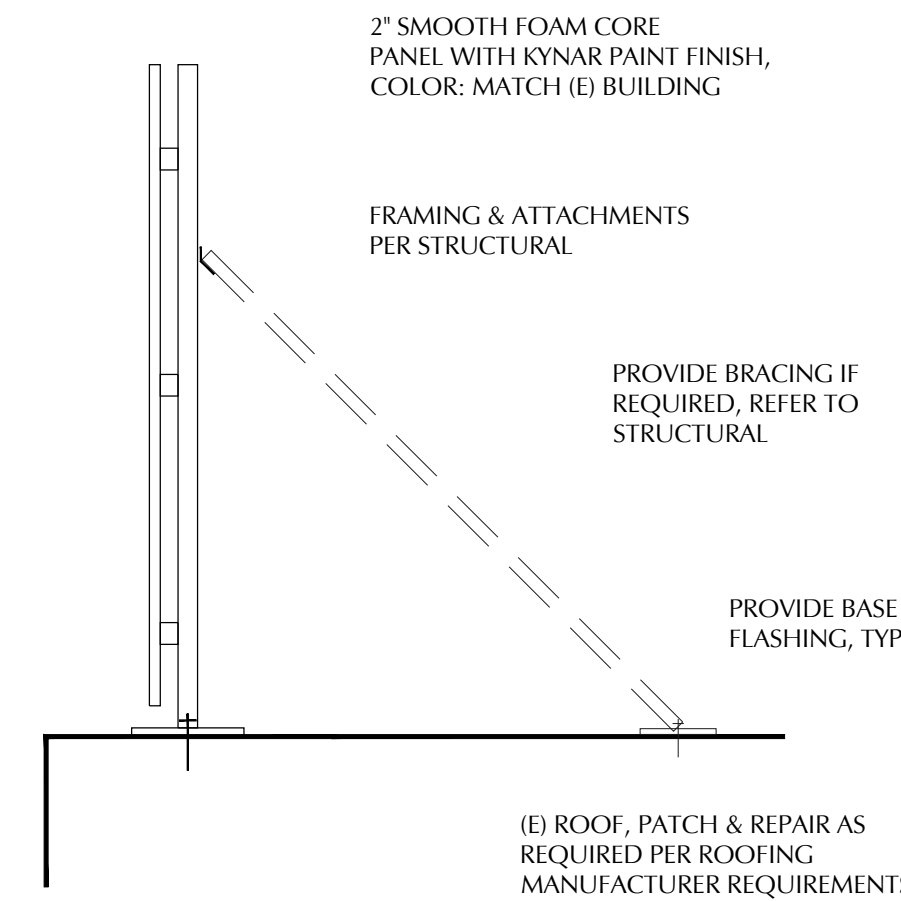
DRAWN BY: EB
CHECKED BY: JR

SHEET TITLE:
FLOOR PLAN & ROOF PLAN

SHEET NUMBER:
A-1.0

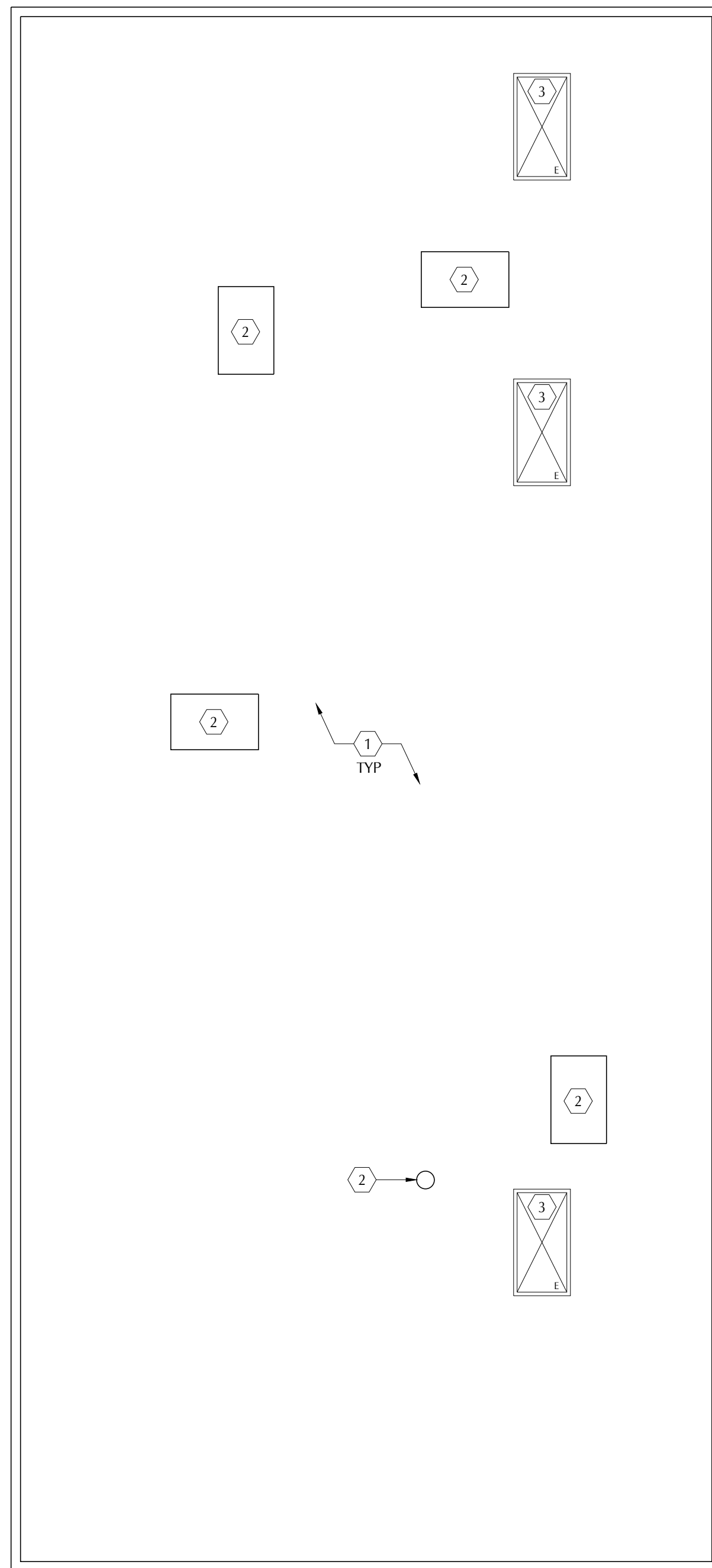
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3 MECHANICAL SCREEN

SCALE: NTS

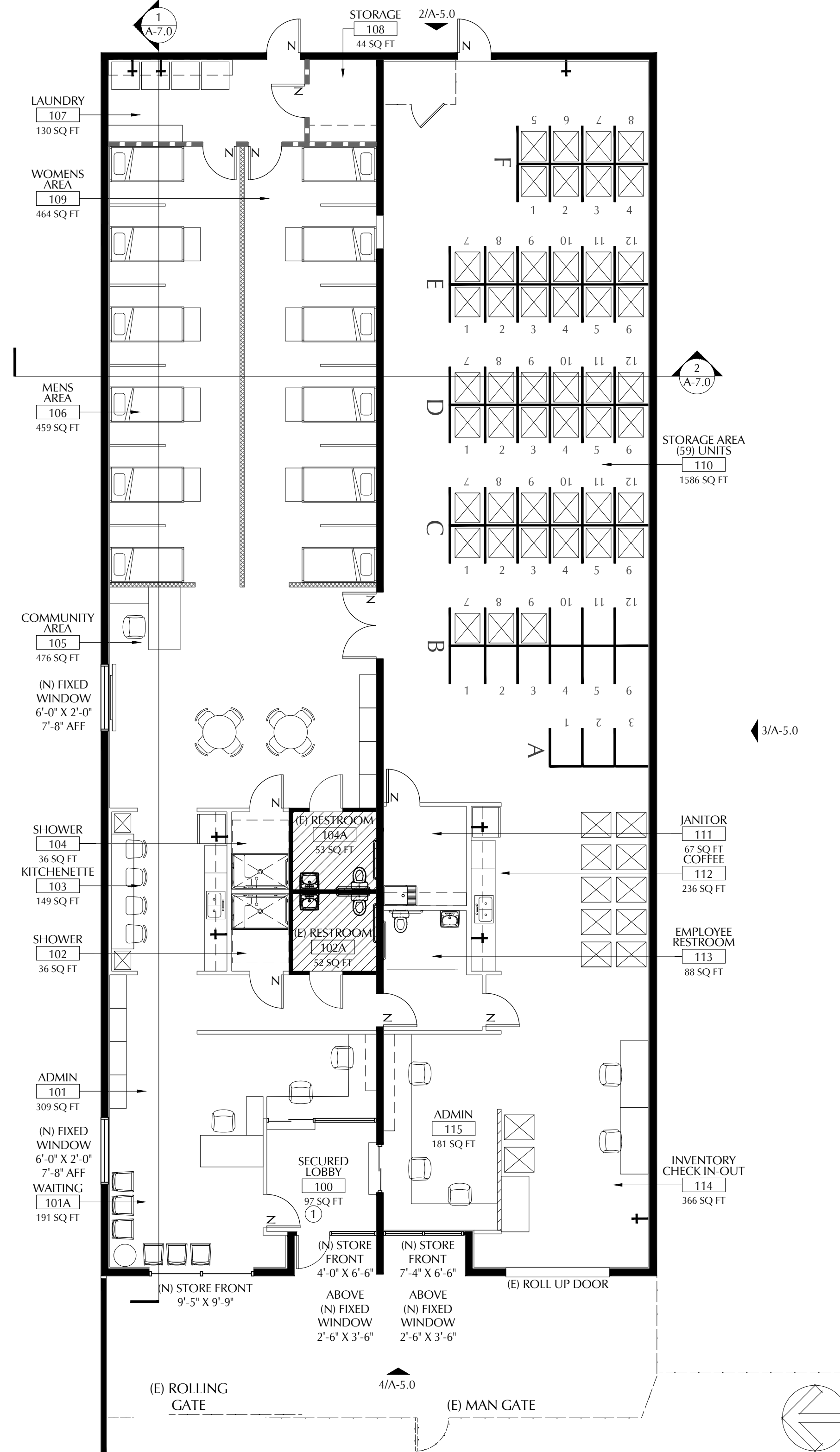


2 ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF KEYNOTES

- 1 KEYNOTE REFERENCE
- 1 EXISTING FLAT ROOF TO REMAIN, TYP
- 2 PROPOSED MECHANICAL EQUIPMENT, SCREENING TO BE PROVIDED IF EQUIPMENT IS VISIBLE FROM HAYES AVE, REFER TO 3/A-1.0.
- 3 EXISTING SKYLIGHTS, TO REMAIN.



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

PARTITION KEYNOTES

- 1 KEYNOTE REFERENCE
- 1 STORIES: EXISTING 1-STORY BUILDING
- APN: 7429-028-900
- LOT SIZE: 130' X 50' = 6,500 SF
- LOT COVERAGE: 5,500 / 6,500 = 84.6% (EXISTING, NO CHANGE)
- BUILDING AREA: 110' X 50' = 5,500 SF (EXISTING, NO CHANGE)
- FLOOR AREA RATIO: 0.846 (EXISTING, NO CHANGE)
- PARKING: NONE, EXISTING STREET PARKING

SYMBOL LEGEND

- E INDICATES AN EXISTING ITEM
- N INDICATES A NEW ITEM
- DOOR ASSEMBLY
- SKYLIGHT
- ELEVATION MARK (1/A-7.0)
- SECTION NUMBER SECTION SHEET
- AREA NOT IN SCOPE OF WORK
- REVISION MARK REVISION CLOUD
- OFFICE ROOM NAME ROOM NUMBER

ELEVATION KEYNOTES

- # KEYNOTE REFERENCE
- 1 EXISTING CMU EXTERIOR WALL, TO REMAIN (RE-PAINT)
- 2 EXISTING EXTERIOR LIGHT FIXTURE, TO REMAIN
- 3 EXISTING DOWN SPOUT, TO REMAIN
- 4 EXISTING BOARD & BATTEN, TO REMAIN (RE-PAINT)
- 5 EXISTING BLACK DECORATIVE TILE, 8x8, TO REMAIN
- 6 EXISTING AWNING, TO REMAIN (RE-PAINT)
- 7 NEW STUCCO WITH 1/4" BLACK REVEAL (TO BE PAINTED)
- 8 NEW STOREFRONT TEMPERED GLAZING, BLACK ALUMINUM FRAMING, TYP.
- 9 NEW FIXED TEMPERED GLAZING, BLACK ALUMINUM FRAMING, TYP.
- 10 EXISTING ROLL UP DOOR, TO REMAIN (RE-PAINT)
- 11 NEW 6'-0"W x 2'-0"H x 7'-8" AFF CUT OUT AT EXISTING EXTERIOR MASONRY WALL FOR NEW CLERESTORY GLAZING.
- 12 EXISTING OVERHANG, TO REMAIN (RE-PAINT EXISTING BOARD & BATTEN)
- 13 EXISTING DECORATIVE CONCRETE, TO REMAIN (RE-PAINT)



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LONG BEACH, CA 90813

DRAWN BY:

EB

CHECKED BY:

JR

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-5.0

PROJECT:

10201.79

SCALE:

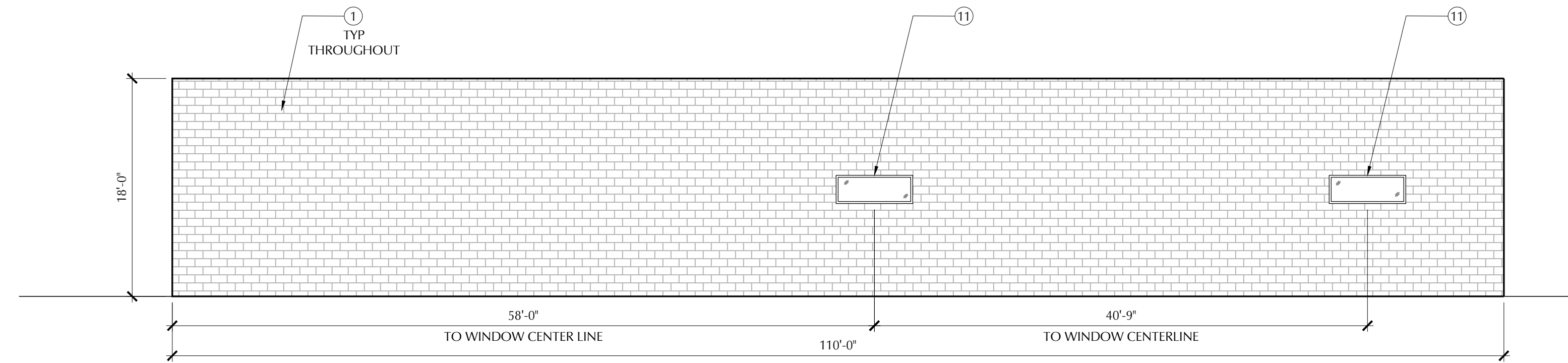
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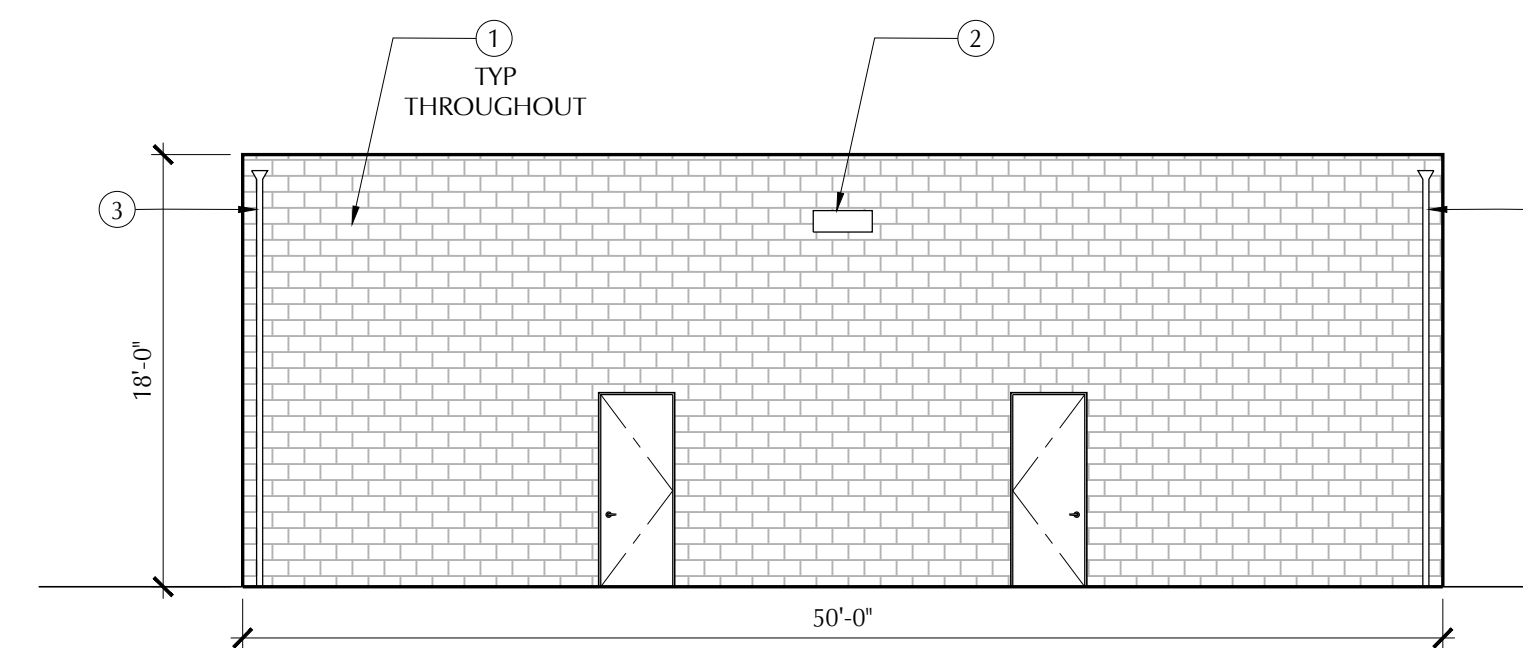
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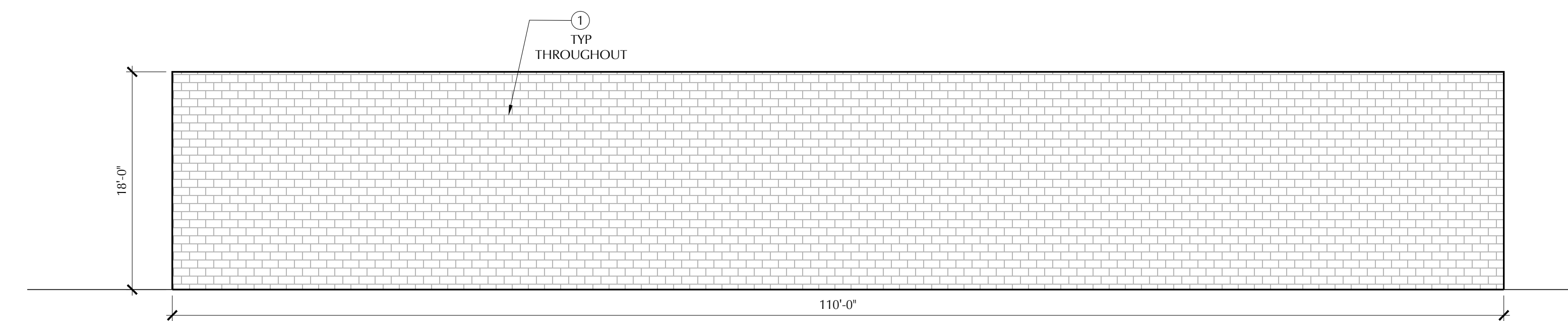
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



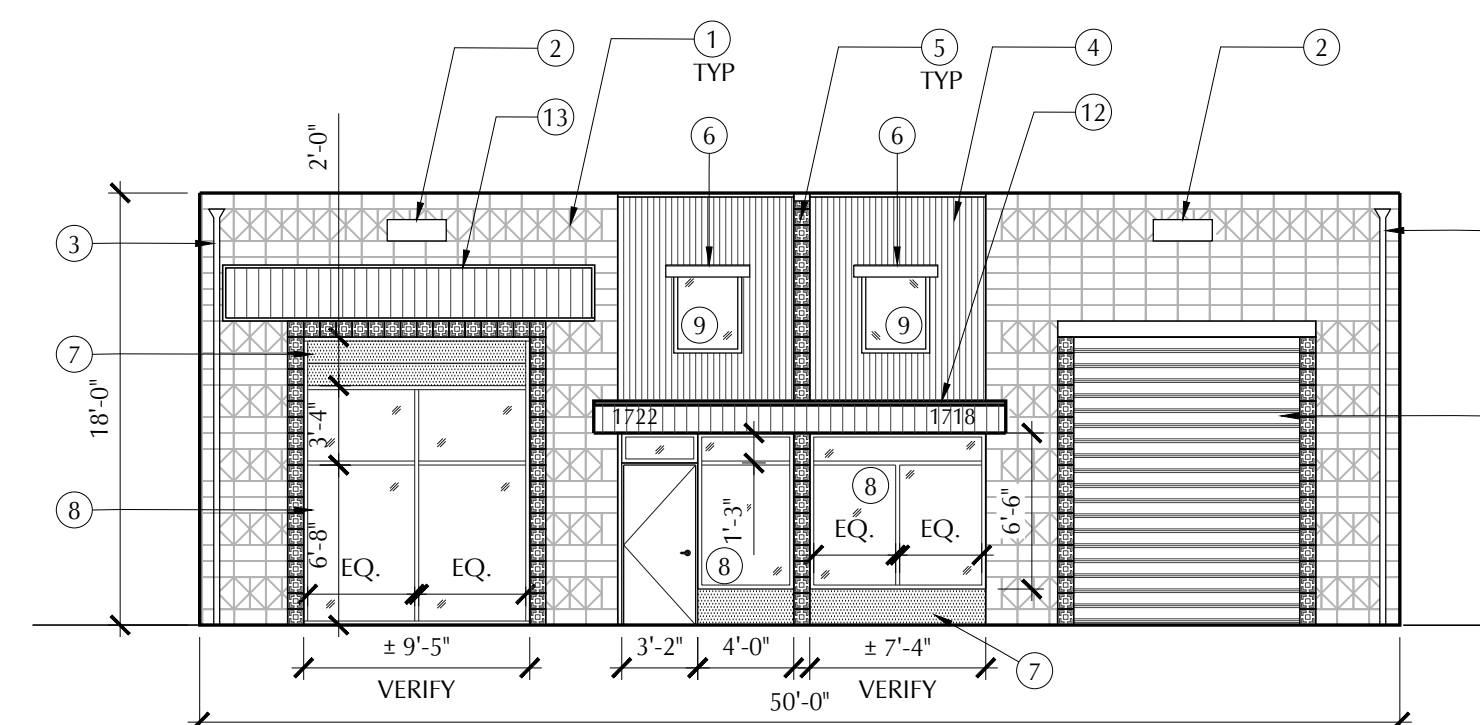
2 EAST ELEVATION | ALLEY SIDE

SCALE: 1/8" = 1'-0"



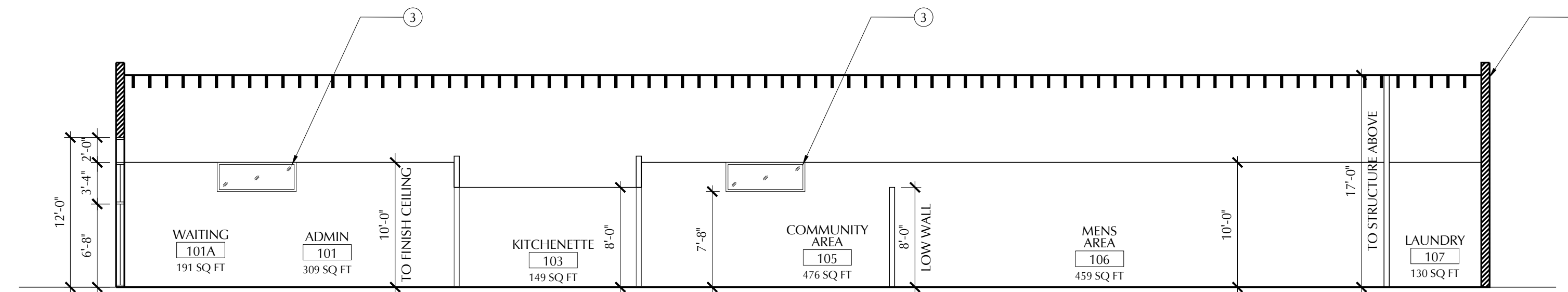
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



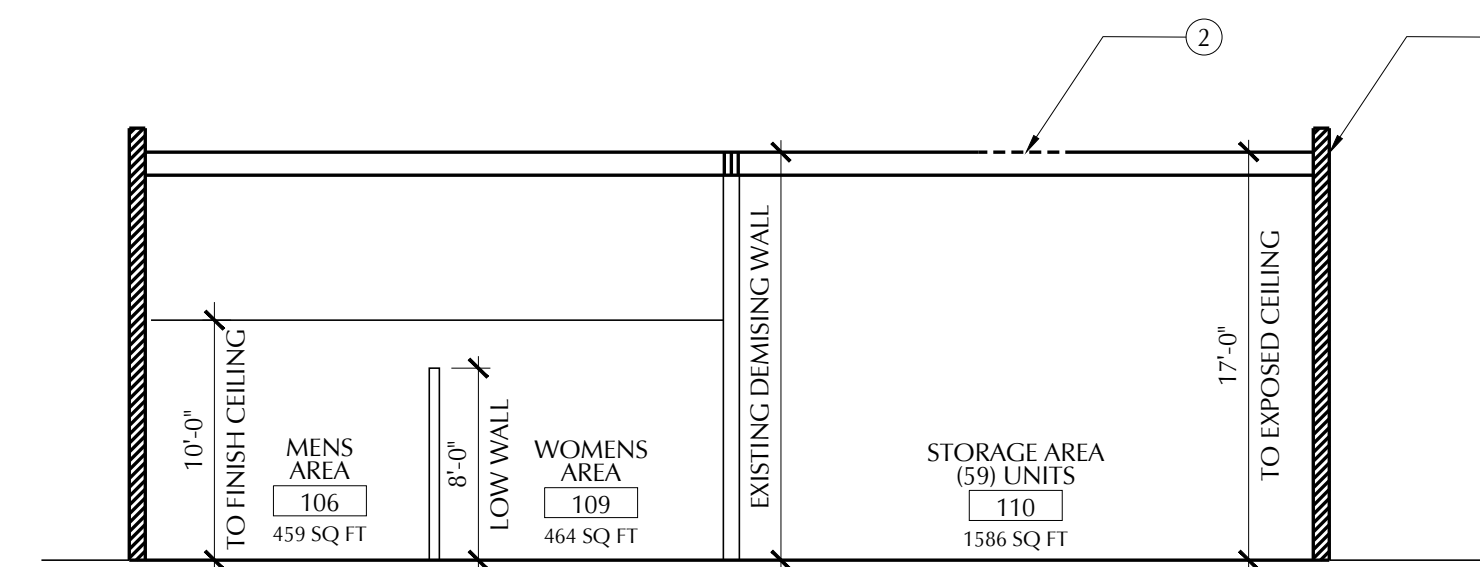
4 WEST ELEVATION | HAYES SIDE

SCALE: 1/8" = 1'-0"



1 EAST-WEST SECTION

SCALE: 1/8" = 1'-0"



2 NORTH-SOUTH SECTION

SCALE: 1/8" = 1'-0"

NOT USED

SCALE: 1/4" = 1'-0"

NOT USED

SCALE: 1/4" = 1'-0"

SECTIONS KEYNOTES

- # KEYNOTE REFERENCE
- 1 EXISTING BUILDING SHELL, TO REMAIN
- 2 EXISTING SKYLIGHT, TO REMAIN
- 3 NEW 6'-0"W x 2'-0"H x 7'-8" AFF CUT OUT AT EXISTING EXTERIOR MASONRY WALL FOR NEW CLERESTORY GLAZING.



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 LONG BEACH, CA 90813

DRAWN BY: EB	CHECKED BY: JR
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SHEET TITLE:
 SECTIONS

SHEET NUMBER:
 A-7.0

PROJECT: 10201.79	SCALE: AS NOTED	DATE: 09.14.2021
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