



## Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

Monday, June 13, 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](http://www.longbeach.gov/lbds/planning/current/zoning/administrator)

#### CONSENT AGENDA

1. **Application No. 2104-15A (LMG21-007)** **1077 and 1077 ½ Martin Luther King Jr Avenue**  
Christopher Aldana, Project Planner District 6

A request to merge two (2) lots into a single 3,357.9-square-foot parcel located at 1077 and 1077 ½ Martin Luther King Jr. Avenue in the Moderate Density, Multifamily Residential (R-4-R) Zoning District.

This project qualifies for a categorical exemption per Section 15305 (Minor Alteration in Land Use Limitations) of the California Environmental Quality Act Guidelines (CE22-085).

**Suggested Action: Approve, subject to conditions**

2. **Application No. 2201-02 (LLA22-001, COC22-009, COC22-010)** **1512 Pier C Street and 1516 East 7<sup>th</sup> Street**  
Sergio Gutierrez, Project Planner District 7

A request for a lot line adjustment to modify the lot line between two lots, so that the adjusted lots will have approximately 1.981 acres (Parcel 1 – 7436-012-004) and approximately 1.742 acres (Parcel 2 – 7436-012-004) in the Port Industrial (IP) Zoning District.

This project qualifies for a categorical exemption per Section 15305 (Minor Alternation in Land Use Limitations) of the California Environmental Quality Act Guidelines (CE22-056).

**Suggested Action: Approve, subject to conditions**

#### REGULAR AGENDA

3. **Application No. 2112-13 (LCDP21-080)** **3300 2<sup>nd</sup> Street**  
Baltazar Barrios, Project Planner District 2

A request for a Local Coastal Development Permit for the excavation and installation of fiber optic cable in conduit and placement of 2 MCI vaults with temporary traffic control measures in order to assist construction. Located in the public right-of-way adjacent 3300 2<sup>nd</sup> Street in the R-2-L Zoning District.

The project qualifies for a categorical exemption per Section 15302 (Replacement or Reconstruction) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines.

**Suggested Action: Continue Item**

4. **Application No. 2203-25 (AUP22-008)**  
Marcos Lopez, Jr, Project Planner

**1718 – 1722 Hayes Avenue**  
District 1

A request for an Administrative Use Permit to operate an emergency shelter with beds for up to twelve (12) individuals, and up to 60 short-term storage spaces for those experiencing homelessness, within an existing 5,500-square-foot industrial building 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 Structure) of the California Environmental Quality Act Guidelines. (CE22-053)

**Suggested Action: Approve, subject to conditions**

**NEXT ZA HEARING**

**June 27, 2022**

**ATTACHMENTS:**

- ZA ITEM 1 – 1077 and 1077 ½ Martin Luther King Jr Avenue
- ZA ITEM 2 – 1512 Pier C Street and 1516 East 7<sup>th</sup> Street
- ZA ITEM 4 – 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](http://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.

**LOT MERGER - EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**EXISTING LEGAL DESCRIPTIONS:**

**PARCEL A:**

1077 1/2 Martin Luther King Jr Ave Long Beach CA 90813 APN: 7274-010-021

**Parcel 1:**

The North 25.83 feet of the East 62.50 feet of Lot 17 In Block 4 of Strain and Lewis Resubdivision of Villa Lots 13, 14, 15 and 16, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 28, Page 91 of miscellaneous records, in the office of the County Recorder of said County.

**Parcel 2:**

An easement for ingress and egress over South 1.50 feet of the North 25.83 feet of the West 67.50 feet of Lot 17 in Block 4 of the above described tract.

**Parcel 3:**

An easement for ingress and egress over the North 1.5 feet of the South 24.17 feet of Lot 17 in Block 4. of the above described tract.

**PARCEL B:**

1077 Martin Luther King Jr Ave Long Beach CA 90813 APN: 7274-010-020

**Parcel 1:**

The North 25.83 feet of the West 67.50 feet of Lot 17 In Block 4 of Strain and Lewis Resubdivision of Villa Lots 13, 14, 15 and 16, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 28, Page 91 of miscellaneous records, in the office of the County Recorder of said County.

**Parcel 2:**

An easement for ingress and egress over South 1.50 feet of the North 25.83 feet of the East 62.50 feet of Lot 17 in Block 4 of the above described tract.

**Parcel 3:**

An easement for ingress and egress over the North 1.5 feet of the South 24.17 feet of Lot 17 in Block 4. of the above described tract.

**LOT MERGER - EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PROPOSED LEGAL DESCRIPTIONS:**

Parcel 1:

The North 25.83 feet of Lot 17 In Block 4 of Strain and Lewis Resubdivision of Villa Lots 13, 14, 15 and 16, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 28, Page 91 of miscellaneous records, in the office of the County Recorder of said County.

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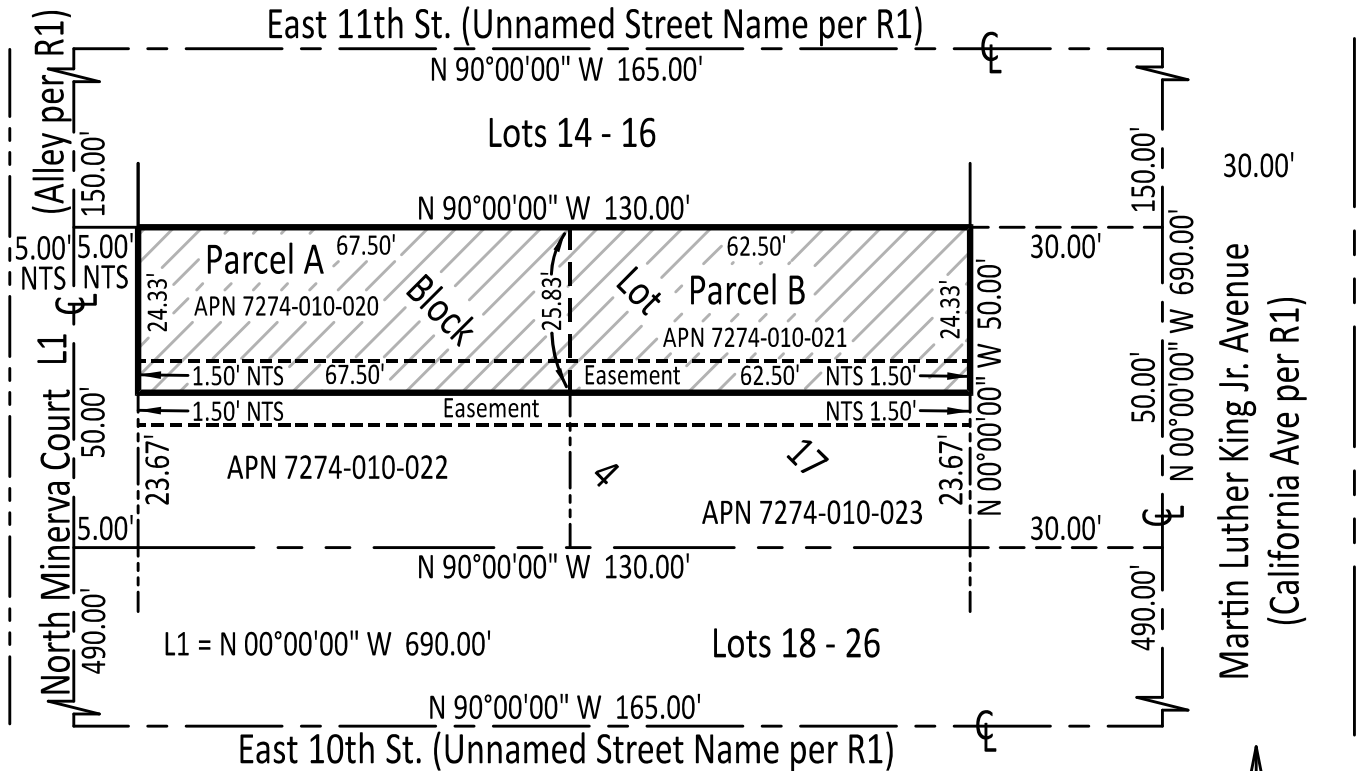
 5-4-2022

MARK E. PRICE, PLS 7764

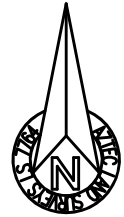
DATE

Aztec Land Surveys, Inc.  
18700 Wellhaven St.  
Canyon Country, CA 91351  
Call Text 818-724-4011  
MPricePLS@gmail.com

# LOT MERGER - EXHIBIT "B" PLAT



R1=Map of Strain & Lewis Subdivision M.R. Book 28 Page 91  
Instrument No. 20201032391 Dated 09/01/2020  
Owners Mauricio Machado and Angelica Leon



Scale 1" = 30'

Area Parcel A = 1743.5 Square feet.  
Area Parcel B = 1614.4 Square feet.  
Merged Parcels = 3357.9 Square feet.

*Mark E. Price 5-4-2022*

Mark E. Price, PLS 7764      Date

**Basis of Bearings**

The bearings shown hereon are based upon the centerline of Martin Luther King Jr Ave., being North 0°00'00" East Assumed per Map of Strain & Lewis Subdivision M.R. Book 28 Page 91.



- Legend**
- Proposed Merged Parcel
  - Lot Line to be removed
  - Easement Line

Measurements shown hereon are based on information of record, A field survey was not performed.

<b>Aztec Land Surveys, Inc.</b>		<b>Property Information</b>		<b>Project No. 21-0077</b>	
18700 Wellhaven St. Canyon Country, CA 91351 Call Text 818-724-4011 Office 661-433-7062 MPricePLS@gmail.com		1077 & 1077 1/2 Martin Luther King Jr Ave. Long Beach CA 90813 Portion of Lot 17, Block 4, Map of Strain & Lewis Subdivision M.R. Book 28 Page 91 APN 7274-021-037 & 7274-021-038		Date	05-04-2022
				Drawn	MP
				Approved	MP
				Scale	1" = 30'
				Sheet	1 of 1



PROJECT

# SHELTER AND NAVIGATION CENTER

## 1718-1722 HAYES AVENUE LONG BEACH, CA 90813

# Item 4



11 Golden Shore | Suite 540  
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 &amp; 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 FPRF. 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><b>TENANT</b> CITY OF LONG BEACH HEALTH &amp; HUMAN SERVICES BUREAU 2525 GRAND AVENUE, LONG BEACH CA 90815 CONTACT: ERICA VALENICA- ADACHI PHONE: 562-570-4017</p> <p><b>ARCHITECTURAL FIRM</b> 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><b>MECHANICAL, ELECTRICAL &amp; PLUMBING ENGINEER</b> 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 &amp; 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 &amp; GARAGE ROLL-UP DOOR.</p> <p>TENANT IMPROVEMENT CONSISTING OF NEW INTERIOR PARTITIONS, (2) SHOWER ROOMS, REMODEL OF RESTROOM FOR ADA, NEW INTERIOR CEILINGS &amp; LIGHTING, POWER &amp; FINISHES. PROVIDE NEW STOREFRONT GLAZING AT PREVIOUS ROLL-UP LOCATION AND NEW EXTERIOR DOORS.</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 - TITLE 24 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><b>ARCHITECTURAL</b> SHEET DESCRIPTION</p> <p>A-0.0 COVER SHEET A-0.7 SITE PLAN A-1.0 FLOOR PLAN &amp; ROOF PLAN A-5.0 EXTERIOR ELEVATIONS A-7.0 SECTIONS</p> <p>DATE SIGNED: _____</p> <p><b>CONSULTANT:</b></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><b>REVISIONS:</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td>03.04.2022</td> <td>AUP SUBMITTAL</td> </tr> <tr> <td>1</td> <td>04.27.2022</td> <td>AUP COMMENT CORRECTIONS</td> </tr> </tbody> </table> <p><b>PLAN CHECK:</b> PLNE52340</p> <p><b>PROJECT:</b> SHELTER AND NAVIGATION CENTER</p> <p>1718-1722 HAYES AVENUE LONG BEACH, CA 90813</p> <p><b>DRAWN BY:</b> EB <b>CHECKED BY:</b> JR</p> <p><b>SHEET TITLE:</b> COVER SHEET</p> <p><b>SHEET NUMBER:</b> A-0.0</p> <p><b>PROJECT:</b> 10201.79 <b>SCALE:</b> AS NOTED <b>DATE:</b> 09.14.2021</p>	NO.	DATE	DESCRIPTION		03.04.2022	AUP SUBMITTAL	1	04.27.2022	AUP COMMENT CORRECTIONS
NO.	DATE	DESCRIPTION											
	03.04.2022	AUP SUBMITTAL											
1	04.27.2022	AUP COMMENT CORRECTIONS											
		<p><b>BUILDING INFO</b></p> <p>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><b>VICINITY MAP</b></p>	<p><b>CITY APPROVALS</b></p>										

P:\KARDENT DESIGN\PROJECTS\10201.79\1718-1722 HAYES SHELTER & NAVIGATION\DRAWING\FILED05\_COPY\0001\_79\_AUP COVER SHEET.DWG



11 Golden Shore | Suite 540  
Long Beach, CA 90802  
562.436.9900 Phone | 562.436.9905 Fax  
www.KardentDesign.com

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

PROPERTY INFORMATION		
NO.	DATE	DESCRIPTION
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:  
PLN52340

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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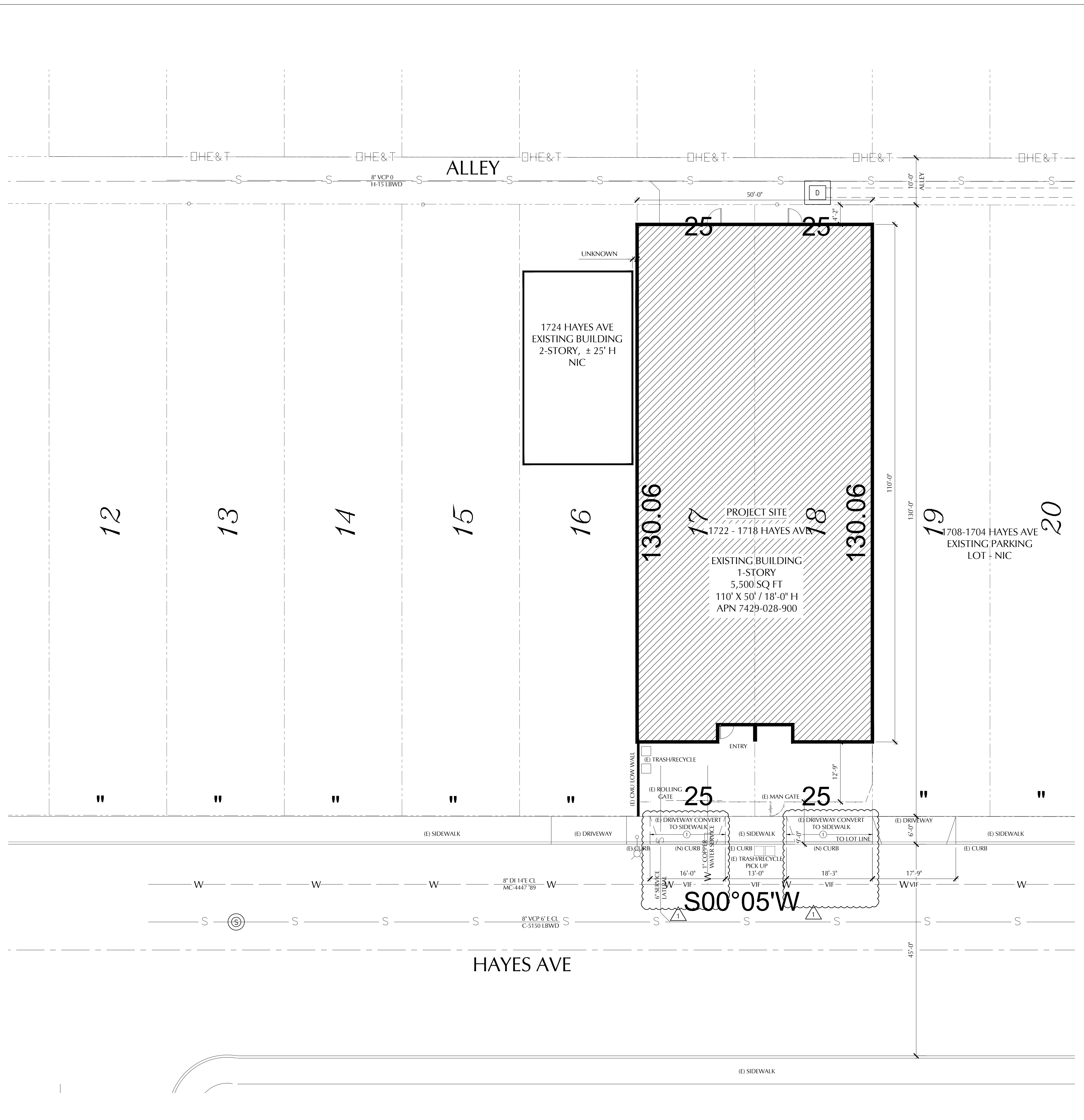
### SITE PLAN KEYNOTES

# 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.

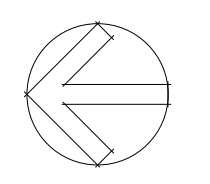
### SYMBOL LEGEND

- N INDICATES A NEW ITEM
- (Hatched Box) PROPOSED TENANT IMPROVEMENT
- (Empty Box) EXISTING BUILDING NOT IN CONTRACT
- (Dashed Line) LOT LINE/PROPERTY LINE
- (Dotted Line) EXISTING FENCE
- (Dash-dot Line) CENTER LINE
- NIC NOT IN CONTRACT
- S EXISTING SEWER
- D EXISTING STORM DRAIN
- W EXISTING WATER
- OHE&T EXISTING OVERHEAD ELECTRIC & TELEPHONE
- (Light Bulb Symbol) EXISTING STREET LIGHT



PROJECT: 10201.79, 1718-1722 HAYES AVENUE, SHELTER AND NAVIGATION CENTER, LONG BEACH, CA 90813, DATE: 09.14.2021

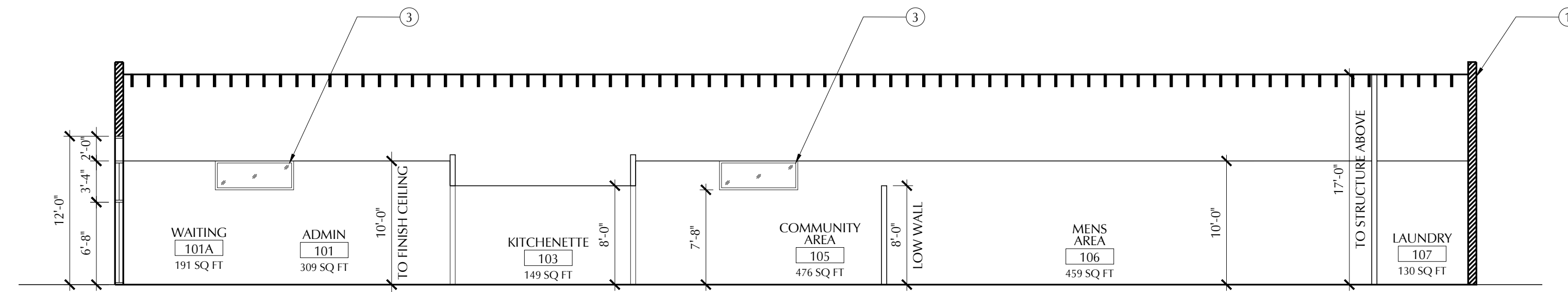
1 EXISTING SITE PLAN (FOR REFERENCE ONLY)



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

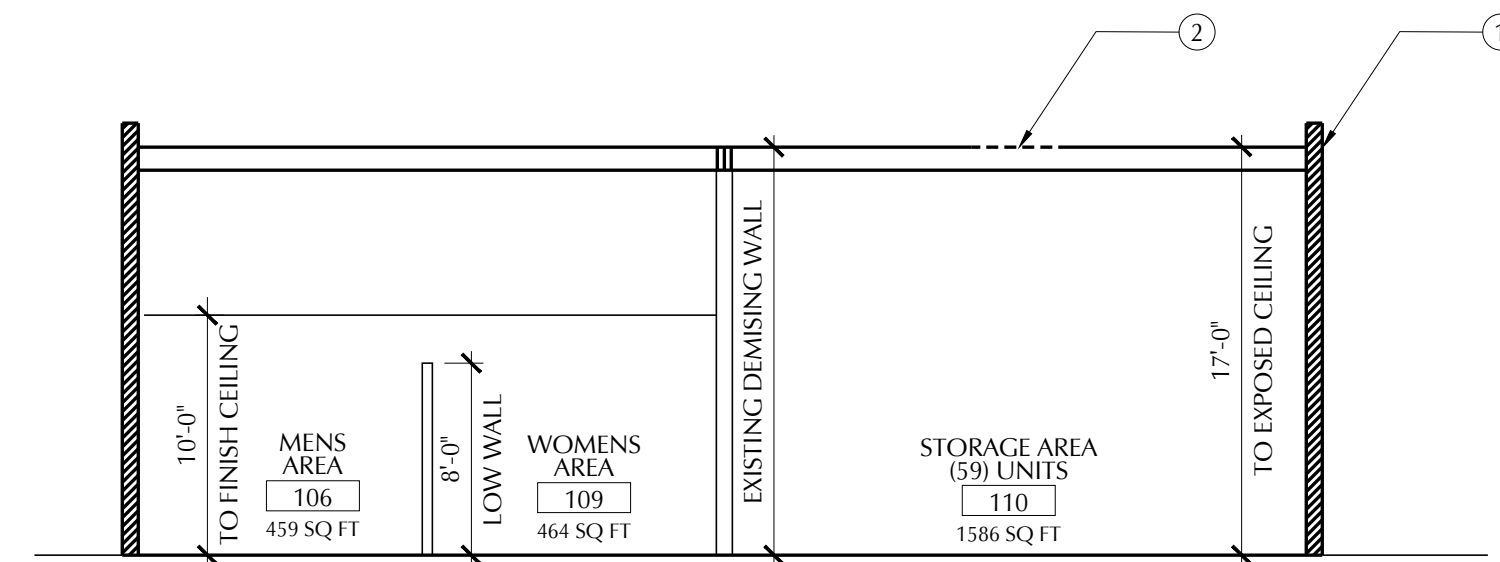






1 EAST-WEST SECTION

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 90802  
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ARCHITECT:

DATE SIGNED: \_\_\_\_\_

CONSULTANT:

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 PLNE52340

PROJECT:  
**SHELTER AND NAVIGATION CENTER**  
 1718-1722 HAYES AVENUE  
 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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