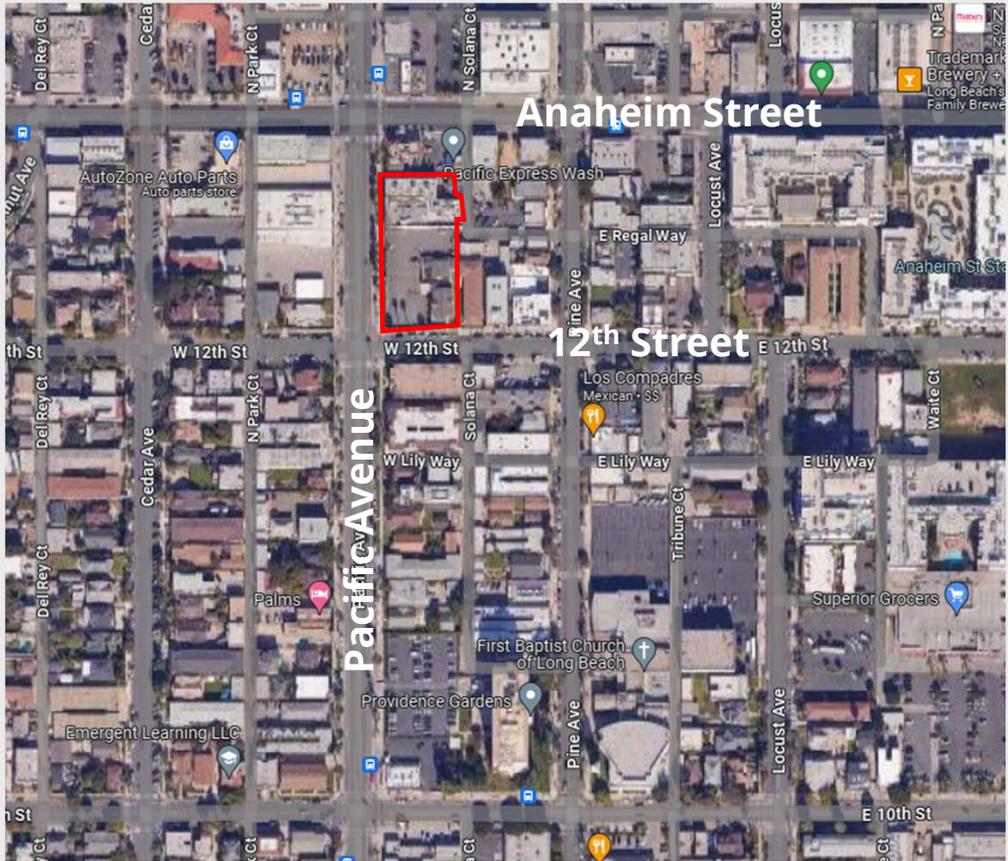


# Planning Commission

July 18, 2024

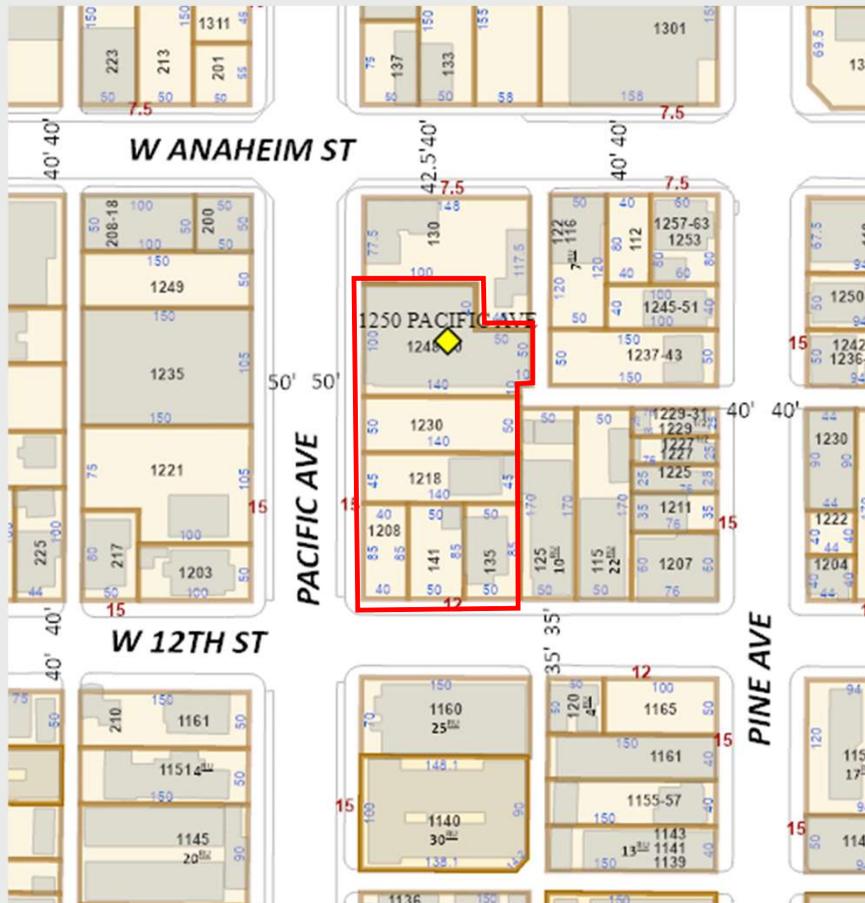
**1208-1250 Pacific Avenue and 135-141 West 12th Street  
Conditional Use Permit  
Application Number 2402-08 (CUP24-002)**

# Vicinity Map



 Project Site

# Project Location



## Zoning

Downtown Plan (PD-30)

## Site Area

1.31 acres (37,961 square feet) – Six (6) Lots

## Current Development

Commercial building

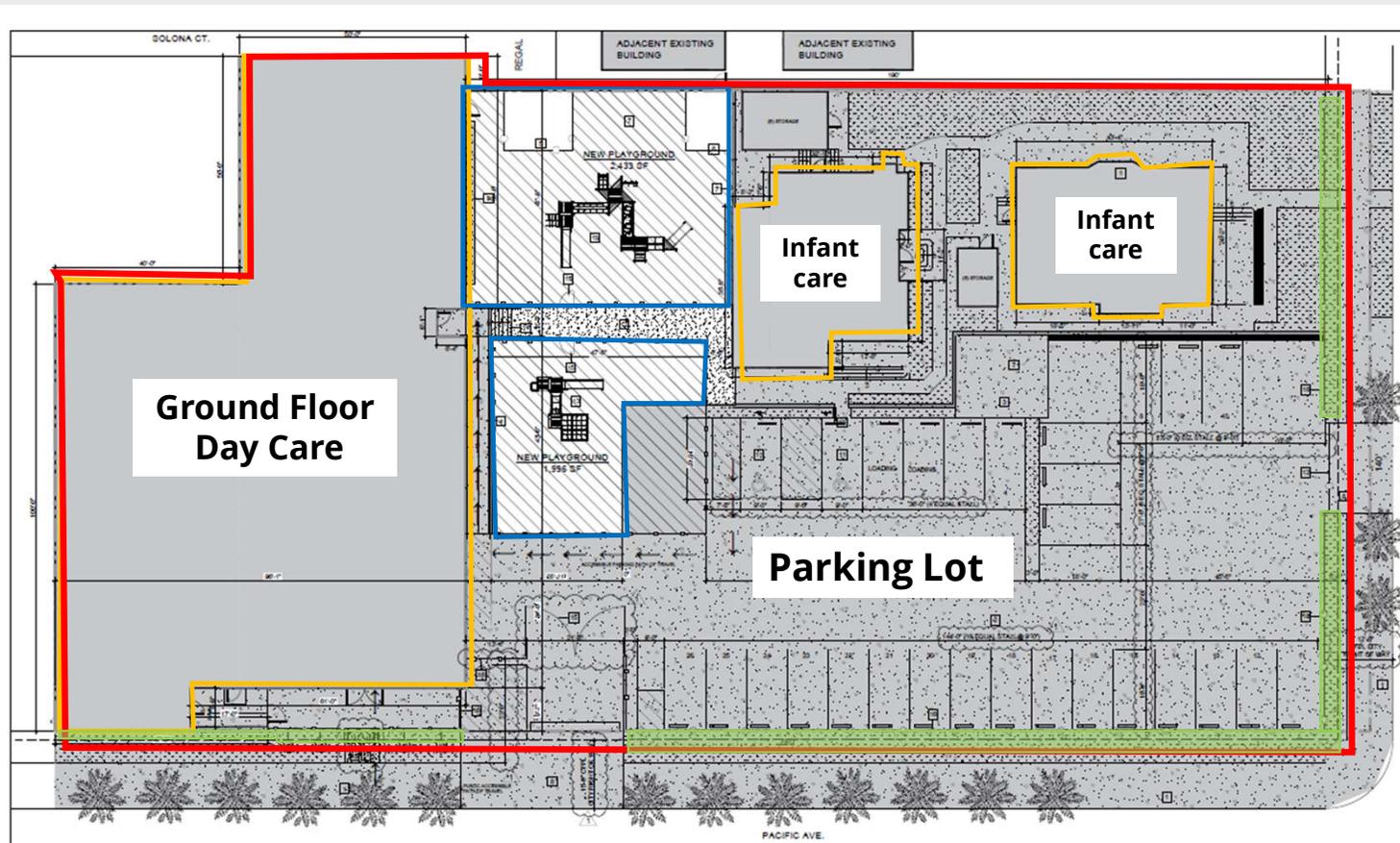
## General Plan (2019)

Downtown (DT) Placetype

# Existing Site Photos



# Proposed Project



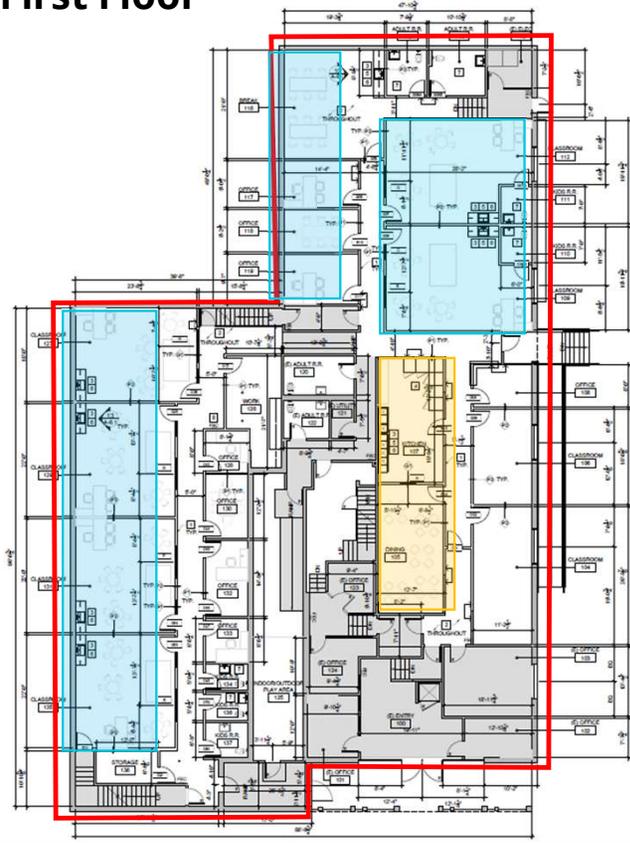
## Scope of Work

- Change of use from office to Day Care Center
- Install new outdoor play area
- Operation of a Day Care Center for up to 30 children
- 0 to 4 years of age
- Monday - Friday from 7:30 am to 4:00 pm
- 6 fulltime employees and 3 part-time employees
- Parking lot improvements (restriping, landscaping and perimeter fencing)

-  Buildings
-  Project Site
-  New Landscaping
-  Outdoor Play Area

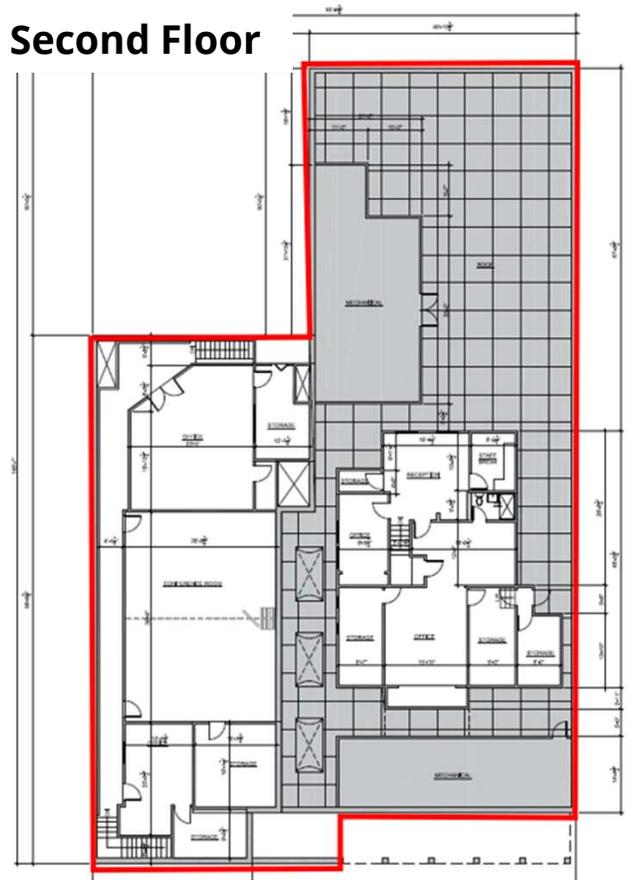
# Two Story Building

## First Floor



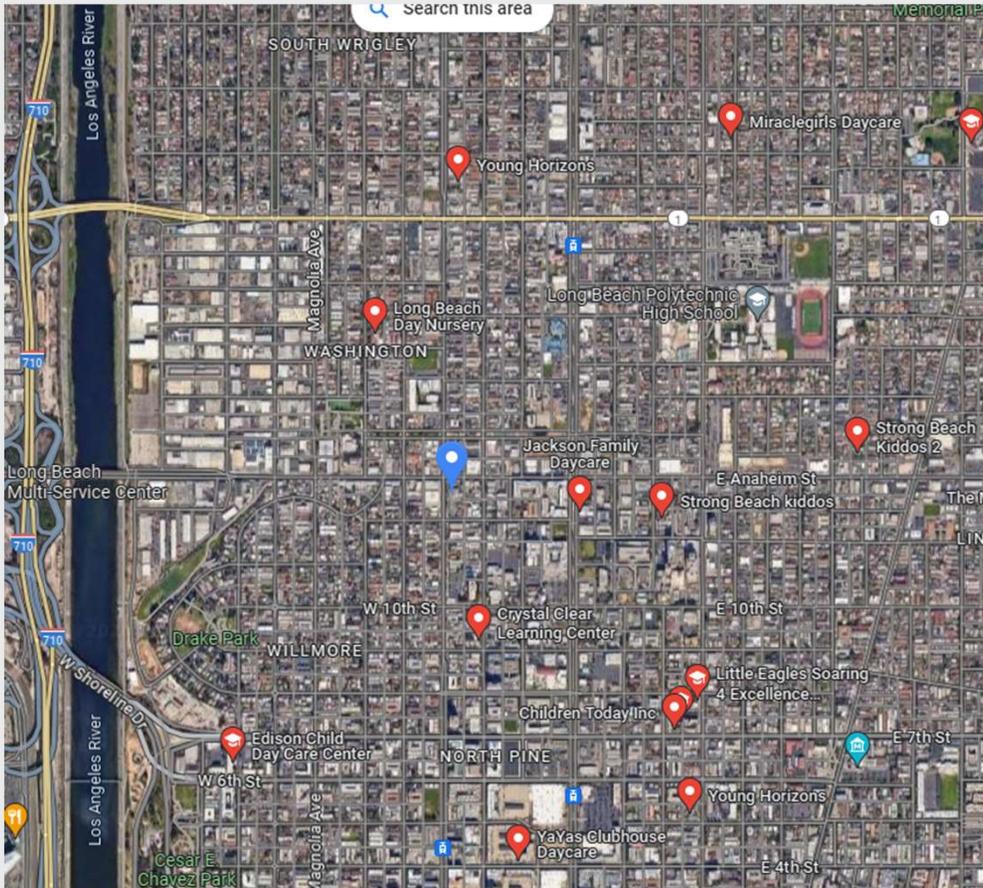
-  Children's Classrooms
-  Kitchen and Dining Room

## Second Floor



No changes to the second-floor use (office) or physical changes to interior

# Day Care Centers



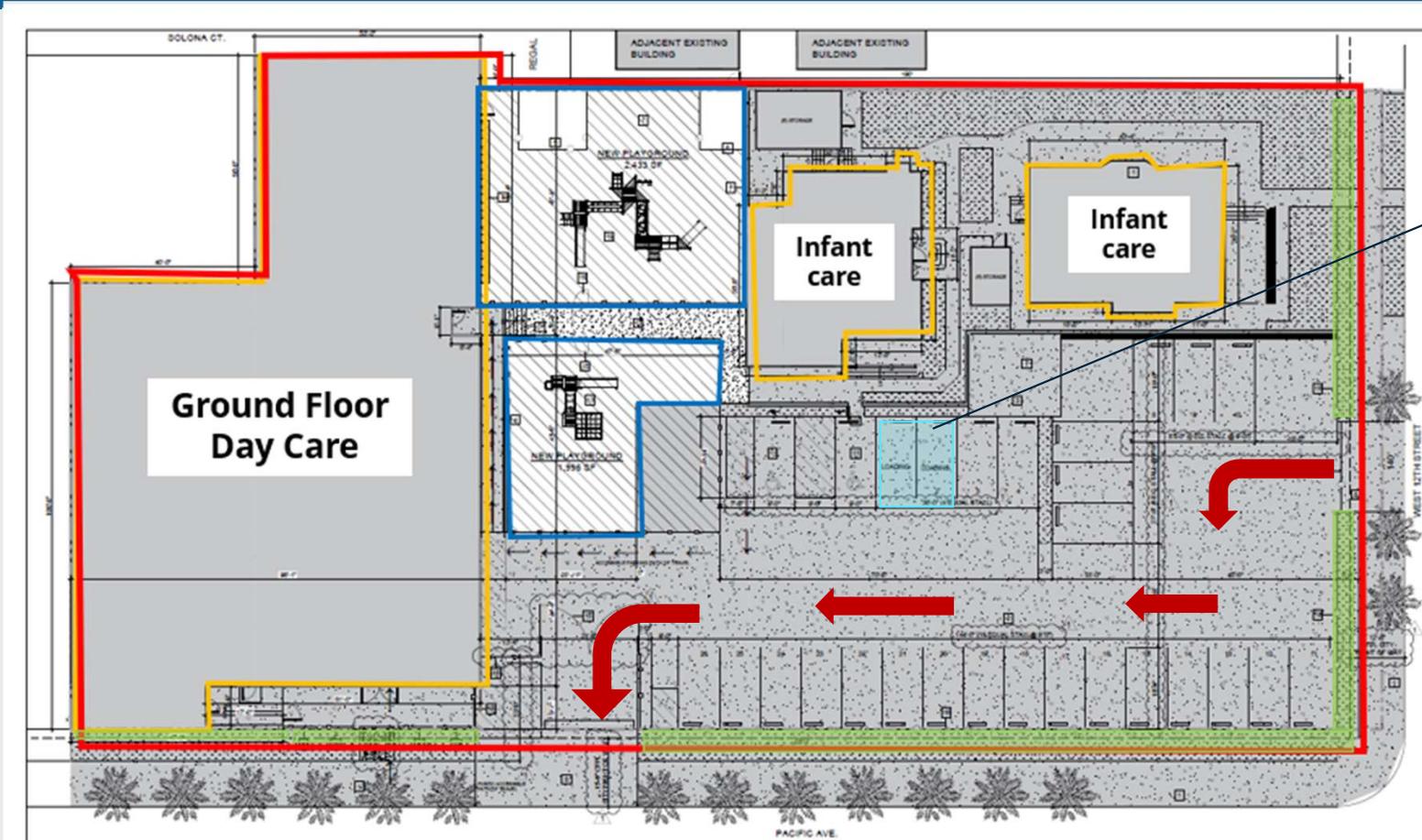
## Precious Lamb Preschool Mission

- Free of charge to children living in shelters and rehabilitation programs in the greater Long Beach area
- Provide tuition-free, high quality, early education for children

## Day Care Centers

- Crystal Clear Learning Center - 1,000 feet
- Jackson Family Daycare - 1,325 feet
- Strong Beach Kiddos - 2,135 feet
- Long Beach Day Nursery - 1,000 feet
- Strong Beach Kiddos 2 - 2,000 feet

# Loading and Unloading



Loading and unloading space

# Conditions of Approval

- Hours of operation 6:00 a.m. – 7:30 p.m. daily
- Maintain outdoor play area to not less than 4,429 square feet in area
- Outdoor play area limitations 6:00 a.m. – 7:30 p.m. daily
- Limit number of after hours (evening) workshops
- Merge lots together into one lot through a Tentative Parcel Map process
- Maintain two loading and unloading spaces
- Any expansion (number of children) requires approval of a Modification to the CUP

# Findings

## LBMC Section 21.52.249 (Daycare Center)

- A minimum of 75 square feet of outdoor play area per child shall be provided on the site  
**The site would provide 4,429 square feet of outdoor play area, which would support up to 56 children based on the required ratio.**
- In residential districts, no other similar facility may be located and operating within one-half (1/2) mile (2,640 feet) of the proposed site  
**N/A - Mixed-Use Zoning**
- The hours of operation shall be limited to the hours between 6:00 a.m. and 7:30 p.m.  
**The use proposes to operate from 7:30 am to 4:00 pm.**
- Adequate off-street loading spaces shall be provided to prevent adverse effects upon the neighborhood.  
**Use would provide 25 parking spaces with two loading spaces.  
Project site is within AB 2097 area.**

# CEQA and Noticing

## CEQA:

The project qualifies for a categorical exemption under the following exemption under the California Environmental Quality Act (CEQA):

- Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and 15311, (Accessory Structures).

## Noticing:

Noticing of the hearing was completed in accordance with Section 21.21 of the Municipal Code.

- A total of 376 notices of public hearing were distributed within a 300-foot radius from the project site and to those requesting notification.

# Recommendation

Accept Categorical Exemption CE24-097; and

Approve Conditional Use Permit CUP24-002 and adopt the proposed findings and conditions of approval thereto, for the operation of a daycare facility (over 14 children) within three existing commercial buildings (16,697 square feet) addressed as 1208-1250 Pacific Avenue and 135-141 West 12th Street in the Downtown Plan Planned Development District (PD-30). The project includes the replacement of the installation of 4,429 square feet of playground equipment on former paved onsite areas. (District 1)



Thank you

**Gina Casillas**

Planner

Community Development Department

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