



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

April 18, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Deny the appeal and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness for the conversion of the church edifice into a 25-unit low income senior housing development, including the removal of the single-family home at 304 Obispo Avenue to accommodate a new parking lot to serve the project; approve the Resolution adopting a Statement of Overriding Considerations; and approve an Administrative Use Permit, Site Plan Review, and Standards Variance request for a reduced driveway width for two-way traffic, open parking (instead of enclosed garage parking), reduced parking lot setbacks, reduced turning radius for the standard size parking stalls, and to allow more than 50 percent compact spaces for development of the associated parking lot for the proposed project at 3215 East 3rd Street and 304 Obispo Avenue. (District 2)

APPLICANT: Thomas Safran & Associates
c/o Alexis Laing of Thomas Safran
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049
(Application 1205-01, EIR 12-01, SCH No. 2012091026)

APPELLANT: Glenda Gabel

DISCUSSION

The subject site is located at 3215 East 3rd Street and 304 Obispo Avenue at the northeast corner of 3rd Street and Obispo Avenue (Exhibit A – Location Map). The project site is in General Plan Land Use District #2 – Mixed Style Homes and the R-2-A zoning district (Two-Family Residential District). The corner site is currently developed with a two-story church above a full basement at 3215 East 3rd Street and a one-story bungalow residence at 304 Obispo Avenue. Both properties are within the Bluff Heights Historic District (C - 7937).

The proposed project involves conversion of the building that formerly housed the Immanuel Community Church, constructed in the early 1920's and located at 3215 East 3rd Street, into a senior (62 years of age or older) housing project consisting of 24

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 2

independent low or very low income senior dwelling units, one manager's unit and associated amenities/common areas in 31,006 square feet of floor area (Exhibit B – Plans and Photos). The project also involves the demolition or relocation of the existing single-family home and detached garage, located at 304 Obispo Avenue, for construction of a surface parking lot to serve this project.

The following actions have taken place on this project:

- October 8, 2012 - A Study Session held before the Cultural Heritage Commission to present the project and offer an opportunity for questions and comments. The Commission recommended that minimal exterior alterations be made to the church. The Commission also strongly encouraged the applicant to attempt to relocate the home to another site within the Bluff Heights Historic District or, if that is not feasible, to another site within the City.
- December 6, 2012 - A Study Session held before the Planning Commission to present the project and offer the opportunity for questions and comments. The Planning Commission recommended an improved parking lot fence design, the provision of an on street loading and unloading area and handicap parking spaces. Public comments included visitor parking locations, on-site outdoor seating areas especially near the front entry and reading/gathering areas in the hallways and near the elevators for residents.
- December 20, 2012 – The Planning Commission adopted the Resolution certifying the Final Environmental Impact Report and adopted a Mitigation Monitoring and Reporting Program (EIR 12-01, State Clearinghouse No. 2012091026).
- December 28, 2012 – An appeal was filed on the certification of the Final Environmental Impact Report and adoption of the Mitigation Monitoring and Reporting Program.
- January 22, 2013 - City Council denied the appeal and upheld the decision of the Planning Commission to certify the Final EIR and adopt the Mitigation Monitoring and Reporting Program.
- March 11, 2013 – The Cultural Heritage Commission conditionally approved a Certificate of Appropriateness for conversion of the church into a 25-unit senior housing development, including removal of the single-family home and garage at 304 Obispo Avenue.
- March 18, 2013 – An appeal was filed on the Cultural Heritage Commission's approval of a Certificate of Appropriateness for the project. The appellant listed the following reasons on their form: failure to properly assess all alternatives other than relocation of the home at 304 Obispo Avenue such as off-site parking or subterranean parking; violation of the City's Historic Preservation Element;

inadequate public noticing; and a precedent setting decision for removal of a contributing home in a historic district to accommodate a parking lot (Exhibit C – Appeal Form).

The project entitlements will require approval of an Administrative Use Permit (AUP) to convert the building from a church to a senior housing project (legal nonconforming use to another nonconforming use), Site Plan Review to evaluate the design of 25 new residential units, and a Standards Variance for a number of requests relating to development of the parking lot.

Since the Cultural Heritage Commission hearing on March 11, 2013, the applicant has revised the site plan to provide 13 on-site parking spaces. Therefore, with this change there is no longer a waiver required for the number of parking spaces. The plan now complies with the code requirement of one parking space for every two bedrooms for low income senior citizen housing.

The pad mounted transformer was previously located at the rear of the parking lot near the east property line. The transformer has been removed and one compact parking space has been added in its place. The applicant will be responsible for relocating the transformer elsewhere on the site outside of the required front yard setback area for the parking lot and outside of the existing yard areas between the building and both street property lines.

The proposed residential units are all one-bedroom, one-bathroom units varying in size from approximately 500 to 800 square feet and contain a combined kitchen, dining and living room. The interior alterations to the church space call for conversion of the basement into ten residential units and will also provide laundry facilities, storage space and an approximately 1,100-square-foot room to be programmed, seven residential units on the first floor along with the reuse of the 2,766-square-foot sanctuary as common space with a community room, kitchen and lounge areas, library, TV area and mailroom, and eight residential units on the second floor along with a 617-square-foot fitness/library area. The existing organ and associated equipment will be maintained in its current location. The new front entry and lobby will be located to the 3rd Street elevation.

ENTITLEMENTS

ADMINISTRATIVE USE PERMIT

An Administrative Use Permit is required for the conversion of the church building to another nonconforming use, low income senior housing. This process allows a change in use from one nonconforming use to another nonconforming use provided a special inspection is performed on the building to protect public health and safety, the change in use is necessary to avoid an unnecessary hardship on the property owner due to the value of the property or potential economic life of the building and the use will provide a service or will be beneficial to the neighborhood and will more closely conform to the zoning of the

site than the existing use. The proposed residential use will more closely conform to the current R-2-A zone than the previous use and will provide low income senior housing.

The proposed adaptive reuse of the church will more closely conform to the current residential zone than the previous institutional use. The new use also has a much lower parking demand than the previous public assembly use and where no parking was previously provided, the applicant is proposing 13 on-site parking spaces. This adaptive reuse will also allow a contributing historic building in the Bluff Heights Historic District to be adapted to a use that is more compatible with the surrounding residential uses.

In addition, the applicant is proposing to relocate the home at 304 Obispo Avenue to a vacant lot on the west side of Termino Avenue just south of Anaheim Street. The applicant entered into a proposed Memorandum of Understanding on March 8, 2013, with the current property owner of the vacant lot for the relocation of the house. The Cultural Heritage Commission has added conditions of approval to require the applicant to restore the front façade of the church (west elevation) to the original tapestry and brick and to submit an application to nominate the church building at 3215 East 3rd Street as a City historic landmark. The church was designed by prominent Long Beach architect W. Horace Austin in 1922. The applicant will also be required to submit a Historic Structures Report (HSR) with an inventory and documentation of interior and exterior character defining features. Any significant interior and exterior features identified shall be preserved and incorporated into the landmark ordinance (Exhibit D - Findings and Conditions of Approval).

SITE PLAN REVIEW

The Site Plan Review Committee reviewed and recommended approval of the project design. The proposed plans have minimal exterior alterations to the church building with the most significant change being the removal of the opaque colored window glass to clear dual pane glass. This change will allow more natural light into the units and visibility to the exterior. The decorative stained glass windows in the sanctuary on the north elevation of the church will remain. Other exterior changes to the church include installation of light wells, door and window alterations, new wrought iron railings and development of the surface parking lot at 304 Obispo Avenue. The surface parking lot requires a number of variance requests due to the narrow lot size and lack of alley access. Enhanced landscaping will be required in the front setback area of the parking lot to soften the appearance from the street and provide additional screening.

The Planning Commission may waive the requirement for usable open space provided the waiver improves the design. As the existing church covers nearly the entire lot (the building is built nearly property line to property line) and the exterior changes to the church building should be minimized to maintain its historic integrity, there is no real opportunity to create outdoor open space. The Zoning Code requires 6 percent usable open space per unit. The church lot and residential lot combined total 20,925 square feet. Based on the existing code requirement, 31,387 square feet of usable open spaces is required. Given

the placement of the church on the lot, new parking spaces and conditions of approval to minimize exterior changes to the church, this project does create a unique situation. However, the proposed project will provide a substantial amount of common indoor space, including over 3,400 square feet in the community room and library. Based on these constraints, staff recommends the Planning Commission concur with the Site Plan Review Committee and waive the requirement for usable open space in lieu of the large amount of indoor community space. Also, the Site Plan Review Committee supports an open wrought iron fence height of 42 inches as the code required railing to secure the light wells built at the front and side property lines.

STANDARDS VARIANCE

The Standards Variance requests are all related to development of the surface parking lot. Due to the narrow lot width of 43.5 feet and lack of alley access, it is not possible to comply with all the development standards for parking lots. Exceptions are being requested for the percent of compact parking spaces, reduced turning radius for the standard stalls and reduced side and rear yard setbacks. The driveway to access the lot will be one-way and approximately 10-11 feet in width to minimize the amount of concrete in the front yard area. The lot dimensions, church building footprint, and required front yard setbacks place additional limitations on parking lot development. Also, the applicant has requested open parking instead of enclosed garage parking. Staff supports the Standards Variance requests due to the site constraints.

Staff recommends the Planning Commission deny the appeal and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness for the conversion of the church edifice into a 25-unit low income senior housing development, including the removal of the single-family home at 304 Obispo Avenue to accommodate a new parking lot to serve the project, approve the Resolution adopting a Statement of Overriding Considerations, and approve the Administrative Use Permit, Site Plan Review, and Standards Variance requests for the proposed Safran Senior Housing Project and associated surface parking lot at 3215 East 3rd Street and 304 Obispo Avenue.

PUBLIC HEARING NOTICE

Public Hearing Notices were distributed on March 29, 2013, in accordance with the provisions of the Zoning Ordinance. One comment letter has been received as of the preparation of this report (Exhibit E – Comment Letter), in opposition to the project.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR 12-01, State Clearinghouse No. 2012091026) was prepared for this project. The Notice of Preparation (NOP) and Initial Study were circulated for a public comment period from September 13, 2012 to October

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 6

12, 2012. Written NOP comments included letters of support from Long Beach Heritage and the Bluff Heights Neighborhood Association that also requested relocation rather than demolition of the existing single-family residence. The Draft EIR public comment period began on October 18, 2012 and closed December 3, 2012. Written comments on the Draft EIR were received from the State Office of Historic Preservation and the Bluff Heights Neighborhood Association.

A Statement of Overriding Considerations is required under CEQA whenever an EIR identifies an unavoidable significant adverse project impact. Since this residence is considered a contributor to the Bluff Heights Historic District, the Final EIR determined that loss of this contributor would constitute a slight reduction to the design integrity of this historic district and would be a significant and unavoidable adverse impact. The Statement of Overriding Considerations determines whether specific social, economic or other project benefits outweigh the unavoidable adverse environmental impacts. The Final EIR includes mitigation measures that reduce all identified potentially significant impacts to a less than significant level except for the Cultural Resource impact involving demolition of the single family residence. (Exhibit F – Resolution for Statement of Overriding Considerations).

Respectfully submitted,



DEREK BURNHAM *for*
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:lf

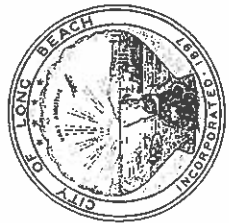
- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Plans & Photos
 - Exhibit C – Appeal Form
 - Exhibit D – Findings & Conditions
 - Exhibit E – Comment Letter
 - Exhibit F – Resolution for a Statement of Overriding Considerations for the Final EIR 12-01

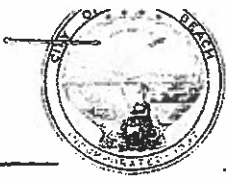


Exhibit A



Subject Property:
3215 E 3rd St & 304 Obispo Ave
Application No. 1205-01
Council District 2
Zoning Code : R-2-A





CITY OF LONG BEACH

EXHIBIT C

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

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

<input type="checkbox"/> Zoning Administrator	on the <u>11th</u> day of <u>March</u> , 20 <u>13</u>
<input type="checkbox"/> Planning Commission	
<input checked="" type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

Project Address: 3215 E. 3RD ST. & 304 Obispo Ave.

Reasons for Appeal: *CHC failed to require applicant to thoroughly assess any & all alternatives other than relocation or demolition of a contributing historic structure. CHC's approval of the Certificate of Appropriateness violates governing historic preservation laws. Many critical issues requiring resolution for project to go forward properly were not analyzed thoroughly in the planning process with adequate and legal public input but were repeatedly deferred with the representation to the public that they would be addressed in the future. A home in a residential Long Beach historic district has never been removed to make way for a parking lot. To do so herein would establish a dangerous precedent in the City. Parking lots are not historic.*

Your appellant herein respectfully requests that Your Honorable Body reject the decision and **Approve** / **Deny** this application.

	Appellant 1	Appellant 2
Name:	<u>Glenda Eibel</u>	
Organization:	<u>-</u>	
Address:	<u>305 Obispo Ave.</u>	
City/ZIP:	<u>Long Beach, CA 90814</u>	
Phone:	<u>562-433-5917</u>	
Signature:	<u>Glenda Eibel</u>	
Date:	<u>3/18/13</u>	

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or Appeal by Third Party

Received by: LF App. No.: HP 12-0303 Filing Date: 3/18/2013

Fee: \$ 50.00 Fee Paid Project (receipt) No.: PHIS 29502

ADMINISTRATIVE USE PERMIT FINDINGS
3215 East 3rd Street and 304 Obispo Avenue
Application No. 1205-01
Date: April 18, 2013

Pursuant to Section 21.25 of the Long Beach Municipal Code, certain land uses require individual review and appraisal and the issuance of an administrative use permit. Such permits may be granted only when favorable findings are made on all of the following criteria.

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 LUD # 2 – Mixed Style Homes and located in the R-2-A zoning district (Two-Family Residential District). The corner site is currently developed with a two-story church above a full basement at 3215 East 3rd Street and a one-story bungalow residence at 304 Obispo Avenue.

This land use district is intended to provide a mixture of low density housing types, such as single family homes, duplexes, triplexes, etc. usually mixed together on the same block faces. The purpose of this district is to maintain the present situation, not to attempt to convert the area to a single-family density or to permit the area to advance in density to that of the densest housing prevalent in the districts. The maximum density shall be 14 dwelling units per acre except where small lots exist and the zoning regulations permit higher densities. No density advantage shall be granted for multiple lot development.

The existing land area for the church and parking lot totals 20,925 square feet. A density of 14 units per acre allows one unit for every 3,111 square feet. At this density the existing site would be allowed to have six units. The applicant is proposing 25 residential units through the approval of an Administrative Use Permit.

The approval is consistent with the General Plan and Zoning Regulations if positive findings can be made to support the Administrative Use Permit to change from one nonconforming use to another nonconforming use, per Section 21.27.070. This two-story church over a full basement extending approximately three feet above grade was constructed in the early 1920's with no parking. The adaptive reuse of this building will eliminate an institutional use and replace it with a residential use, at a density slightly higher than anticipated in the Land Use Element.

CHAIR AND PLANNING COMMISSIONERS

APPLICATION NO. 1205-01

April 18, 2013

B. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTLA QUALITY OR QUALITY OF LIFE;

Approval of the Administrative Use Permit may have negative impacts on the surrounding community including aesthetic resources. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR 12-01, State Clearinghouse No. 2012091026) was prepared for this project.

A Statement of Overriding Considerations is required under CEQA whenever an EIR identifies an unavoidable significant adverse project impact. The Statement of Overriding Considerations determines whether specific social, economic or other project benefits outweigh the unavoidable adverse environmental impacts. The Final EIR includes mitigation measures that reduce all identified potentially significant impacts to a less than significant level except for the Cultural Resource impact involving demolition of the single family residence. Since this residence is considered a contributor to the Bluff Heights Historic District, the Final EIR determined that loss of this contributor would constitute a slight reduction to the design integrity of this historic district and would be a significant and unavoidable adverse impact. The existing 31,009 square foot vacant church has no on-site parking and is currently in need of maintenance, especially the windows on the south facing elevation.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

Chapter 21.52 does not list any specific conditions of approval for the conversion of a building from a nonconforming use to another nonconforming use. The conditions of approval have been designed to address this specific use.

SITE PLAN REVIEW FINDINGS

3215 East 3rd Street and 304 Obispo Avenue

Application No. 1205-01

Date: April 18, 2013

A. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND

The church is a contributing structure to the Bluff Heights Historic District and, therefore, only minimal exterior alterations are permitted to the building in order to be in compliance with the Secretary of the Interior Standards for Rehabilitating Historic Buildings. Designed by prominent Long Beach architect W. Horace Austin in 1922, this building is one of the few remaining buildings in Long Beach designed by Mr. Austin. The proposed changes to convert the vacant two-story church into a 25 unit low income senior housing project will not add any new square footage to the building but will include minor alterations to the exterior. These exterior alterations include replacing the opaque colored window glass with clear dual pane glass to allow more natural light into the units and visibility to the exterior, installation of light wells, door and window alterations, and new wrought iron railings. The plans also call for removal of the one-story single-family home and detached garage at 304 Obispo Avenue for development of a 13 space surface parking lot.

B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R3 AND R\$ MULTIFAMILY DEVELOPEMNT, THE DOWNTOWN GUIDELINES OR THE GENERAL PLAN; AND

The project is the conversion of an existing historic church to low income senior housing. The Bluff Heights Historic District Ordinance and Secretary of the Interior Standards for Rehabilitating Historic Buildings provide standards on alterations to historic buildings. The applicant has received a Certificate of Appropriateness for exterior alterations, approved by the Cultural Heritage Commission on March 11, 2013.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE; AND

There are no mature trees on-site or street trees that will be removed during construction.

CHAIR AND PLANNING COMMISSIONERS

APPLICATION NO. 1205-01

April 18, 2013

D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The public improvements include repairs to damaged sidewalks and compliance with ADA requirement for accessibility to provide safe pedestrian access to and around the site.

E. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).

Not applicable.

STANDARDS VARIANCE FINDINGS
3215 East 3rd Street and 304 Obispo Avenue
Application No. 1205-01
Date: April 18, 2013

The variance procedure is established in the Municipal Code in order to allow for the flexibility in the Zoning Regulations. This flexibility is necessary because not all circumstances relative to all lots can be foreseen and evaluated in the writing of such regulations. In order to prevent abuse of this flexibility, certain specific findings of fact must be made before any variance can be granted. These findings have been incorporated in the Long Beach Municipal Code.

A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE.

The subject site is located at 3215 East 3rd Street and 304 Obispo Avenue at the northeast corner of 3rd Street and Obispo Avenue. The project site is in General Plan Land Use District #2 – Mixed Style Homes and the R-2-A zoning district (Two-Family Residential District). The corner site is currently developed with a two-story church above a full basement at 3215 East 3rd Street and a one-story bungalow residence at 304 Obispo Avenue.

The existing improvements consist of a vacant church building that formerly housed the Immanuel Community Church, constructed in the early 1920's on a 15,052.5 square foot lot (111.5'x135'). The building covers nearly the entire lot with minimal setbacks on each side. There is no on or off-site parking provided for the church. The one story home and detached garage on the adjacent 5,872.5 square foot lot (43.5'x135') was built in 1920. The existing church use is a legal nonconforming use, as the church was legally built in the 1920's, but does not conform to the code, as the current R-2-A zone does not allow new church uses. In addition, the building's setbacks, height and parking are legal nonconforming.

The proposed improvements are for the adaptive reuse of the vacant church into a low income senior (62 years of age or older) housing project consisting of 24 independent low or very low income senior dwelling units, one manager's unit and associated amenities/common areas in 31,006 square feet of floor area. The project also involves the demolition or relocation of the existing single-family home and detached garage, located at 304 Obispo Avenue, for construction of a 13 space surface parking lot to serve the project.

The existing improvements are physically unique when compared to other sites in the R-2-A zone.

CHAIR AND PLANNING COMMISSIONERS

APPLICATION NO. 1205-01

April 18, 2013

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.

The proposed reuse of the vacant church building with no parking does create a unique situation. Built in the 1920's and vacant for the past two years, the church is in need of maintenance. The church is located in the Bluff Heights Historic District and was designed by prominent Long Beach W. Horace Austin. Very few of the buildings designed by Mr. Austin remain in Long Beach, thus, increasing the importance of those still intact. In order to provide parking for the proposed project, the applicant is proposing to remove the existing 1920's California bungalow residence and detached garage from the site, either through relocation or demolition, and construct a 13 space open parking lot. The parking lot requires a number of variance items due to the narrow lot width of 43.5' and lack of an adjoining alley.

The variances required are as follows:

- Open parking instead of enclosed garage parking
- Reduced parking lot setbacks along the side and rear property lines of up to two feet (instead of five feet)
- Reduced turning radius for the standard size stalls of less than 24 feet
- More than 50 percent compact stalls (8 of 13)
- A one-way driveway instead of a two-way driveway with a reduced driveway width.

The reduced parking lot setback, reduced turning radius, reduced driveway width and number of compact parking stalls are all due to the narrow lot width. The narrow one-way driveway to access the parking lot is preferable over a wider two-way driveway to reduce the amount of hard scape in the front yard setback and allow for more landscaping. The landscaping will help to screen the parking lot from the street.

Due to the size (approximately 115 feet long by 19 feet deep) and location of a garage and narrow lot width additional variances would be required to construct the garage. A garage of this size located near the front setback would be incompatible with the architectural character of the neighborhood, which historically has had detached garages located behind the residence towards the rear of the lot. A large linear garage would be aesthetically incompatible with the historic district ordinance. Approval of this request will not constitute a grant of special privilege as a church is a legal non-conforming use in the R-2-A zone and the proposed senior housing use is more compatible with a residential zone than the previous use. This project will provide 13 on-site parking spaces in the Parking Impacted Area of the City, which is a large improvement over the previous use, which has no on-site parking.

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND

Approval of the variance requests related to removal of a home in the Bluff Heights Historic District and development of a surface parking lot may cause adverse effects upon the community. The Final EIR for this project determined that the loss of the contributing home would constitute a slight reduction to the design integrity of this historic district and would be a significant and unavoidable adverse impact. On appeal, the City Council upheld the decision of the Planning Commission to certify the Final Environmental Impact Report and adopt the Mitigation Monitoring and Reporting Program for the Safran housing project. This action was taken by the City Council on January 22, 2013.

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 properties are not located in the coastal zone.

**ADMINISTRATIVE USE PERMIT,
SITE PLAN REVIEW, STANDARDS VARIANCE, EIR 12-01
SAFRAN SENIOR HOUSING PROJECT
CONDITIONS OF APPROVAL
3215 East 3rd Street & 304 Obispo Avenue
Application No. 1205-01
Date: April 18, 2013**

1. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request approved by the Zoning Administrator, submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. The use permitted hereby on the site, in addition to other uses permitted in the Two-Family Residential District (R-2-A), shall be the adaptive reuse of the Immanuel Community Church located at 3215 East 3rd Street to 24 low income senior residential units and one manager's unit for a total of 25 units and removal of the house and garage at 304 Obispo Avenue in order to accommodate a 13 space surface parking lot for the project.
3. The code exceptions approved for this project are, as follows:
 - To provide open parking instead of enclosed garage parking,
 - Reduced parking lot setbacks on the side property line of 2 feet and along the rear property line of 4 feet instead of not less than 5 feet,
 - Reduced turning radius for the standard size stalls of less than 24 feet,
 - To allow more than 50 percent compact size parking spaces (8 of 13), and
 - A one-way driveway to access the parking lot instead of a two-way driveway. The existing approximately 11 foot wide driveway and the existing 12 foot wide curb cut shall remain in place.

Code exceptions waived for this project by the Planning Commission are, as follows:

- Waiver of required usable open space of 6% of the lot area per unit, and
- An open wrought iron fence height 42 inches high located in the front yard setback to secure the light wells, instead of no more than 36 inches high.

Special Conditions:

4. The applicant must comply with all Mitigation Measures of the applicable Environmental Impact Report (EIR 12-01). These mitigation measures must be printed on all plans submitted for plan review.

Mitigation Measure CR-1(a): 304 Obispo Avenue Documentation Report.

In consultation with the Planning Bureau of the Long Beach Development Services Department, a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete a Documentation Report on the property at 304 Obispo Avenue. The property shall be documented with archival quality photographs of a type and format approved by the City of Long Beach. This documentation, along with historical background for this property, shall be submitted to an appropriate repository approved by the City of Long Beach. The documentation reports shall be completed and approved by the City of Long Beach prior to the issuance of demolition permits.

Mitigation Measure CR-1(b): Immanuel Community Church Certificate of Appropriateness.

The proposed alterations to the former Immanuel Community Church building at 3215 E. 3rd Street shall be subject to the issuance of a Certificate of Appropriateness by the City of Long Beach Cultural Heritage Commission, which shall find that the proposed alterations conform to the *Secretary of the Interior's Standards* prior to the issuance of the Certificate of Appropriateness. All provisions of Ordinance C-7937, "An Ordinance of the City Council of the City of Long Beach Designating the Bluff Heights Historic Landmark District," particularly with respect to retaining and preserving all original architectural materials and design features, shall apply to this review.

Mitigation Measure N-1: Heavy Truck Restriction/Haul Routes.

The construction contractor shall prohibit heavy trucks from driving on either Obispo Avenue or Coronado Avenue south of East 3rd Street. Heavy trucks include all cargo vehicles with three or more axles, generally with gross vehicle weight greater than 26,400 lbs. The preferred haul route for demolition and construction materials shall be East 3rd Street to Redondo Avenue to the nearest major arterial or freeway.

5. Parking lot lighting shall be mounted on the inside of the perimeter wall for the parking lot, shall not exceed 6'6" in height and shall have glare shield to prevent light and glare from shining onto adjacent properties to the satisfaction of the Director of Development Services prior to issuance of a building permit. The lights shall be shown on the elevation plans with the fixture style noted. Freestanding parking lot light poles are prohibited.
6. A special building inspection shall be conducted to ensure the building conforms or can be repaired to conform to minimum building, plumbing, fire, housing, electrical and earthquake code provisions as necessary to protect public health and safety prior to issuance of a building permit for the project.
7. The applicant shall provide an enhanced landscape plan for the front yard of the parking lot and perimeter landscaping for the building subject to review and approval by the Zoning Administrator prior to issuance of a building permit.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 9

8. The applicant shall enhance the perimeter parking lot fence design with pilasters and a cap for review and approval by the Zoning Administrator prior to issuance of a building permit.
9. The applicant shall apply for a permit from the Public Works Department for a curbside passenger loading and unloading zone near the front entrance on East 3rd Street and shown on the plans submitted for plan check. A handicap parking space shall also be provided near the front entrance on 3rd Street.
10. The applicant shall provide information at the front desk to direct visitors to park on 3rd Street instead of Obispo Avenue, if possible, to minimize parking impacts to the neighborhood.
11. The applicant shall provide outdoor seating adjacent to the front entry on 3rd Street for visitors and residents subject to review and approval by the Zoning Administrator prior to issuance of a building permit.
12. The applicant shall provide seating and reading areas within the hall of each floor and/or near the elevator with sufficient lighting to the satisfaction of the Director of Development Services.
13. The applicant shall comply with the Low Impact Development (LID) requirements for storm water runoff (http://www.lbds.info/low_impact_development/default.asp).
14. The applicant shall guarantee the maintenance of these low-income senior residential units in the form of a deed restriction or other legally binding and enforceable document acceptable to the City Attorney. The document shall be recorded with the Los Angeles County Recorder prior to issuance of a building permit. The applicant, developer, and owner/operator shall comply with the provisions of Chapter 21.60 of the Zoning Ordinance for the maintenance of the units according to housing authority procedures. The deed restriction shall be recorded against the property for 55 years limiting the use to low income senior housing 62 years of age or older.
15. Prior to issuance of a building permit the applicant shall provide a construction staging area plan showing where equipment will be stored to the satisfaction of the Director of Development Services.
16. The existing concrete driveway and curb cut shall remain in place in their current locations and dimensions.
17. The new entry door on the south elevation shall be designed similar to the existing door to the satisfaction of the Director of Development Services.
18. The applicant shall record a Lot Merger/Lot Tie with the Los Angeles County Recorder prior to issuance of a building permit to combine 304 Obispo Avenue and

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 10

3215 E 3rd Street, as the required parking is located on a separate legal lot. The document shall be reviewed and approved by the Department of Development Services prior to recording.

19. The applicant shall provide one 24-inch box size canopy street tree for each 25 feet of street frontage in the public right of way adjacent to the project site to the satisfaction of the Director of Public Works.
20. An adequately sized trash enclosure shall be designed and provided for this project as per Section 21.45.167 of the Zoning Ordinance. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property, to the satisfaction of the Director of Development Services.
21. Any paving on the site shall consist of light-colored permeable pavement. The pavement material shall be submitted to the satisfaction of the Director of Development Services for approval prior to issuance of a building permit. If the feasibility of using permeable pavement is uncertain, it shall be the applicant's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
22. A separate sign permit shall be required for the address sign and any other non-exempt signs as defined in Section 21.44.070 of the Zoning Ordinance. All non-exempt signs shall be submitted to the Zoning Administrator for review and approval prior to issuance of a sign permit.
23. The standard size parking stalls may over hang the landscape planter along the north side property line by 2 feet in order to provide a larger turning radius. This area shall only be planted with low growing ground cover.
24. The facility shall be equipped with appropriate grab bars in all hallways and bathtubs and/or showers and with non-slip surfaces in bathtubs and/or showers. The designs shall conform to the specifications of HUD.
25. Each unit shall be equipped with an emergency signaling device to the on-site unit manager's office, if applicable, to the satisfaction of the Chief of Police.
26. The applicant shall comply with the following conditions to the satisfaction of the Director of Public Works for the proposed development at 3215 East 3rd Street and 304 Obispo Avenue.

For additional information regarding off-site improvements, contact the Plan Check Coordinator, Onofre, at (562) 570-6183.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 11

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- b. The applicant 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 right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- c. The applicant shall improve the existing curb ramp located on the northeast corner of East 3rd Street and North Obispo Avenue with truncated dome(s) to the satisfaction of the Director of Public Works.

A. ENGINEERING BUREAU

- d. The applicant shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the applicant to the satisfaction of the Director of Public Works.
- e. The applicant shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. 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.
- f. The applicant shall repair the cracked and uplifted section of sidewalk pavement adjacent to the site on North Obispo Avenue. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- g. The applicant shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Development Services and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 12

- h. The applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
 - i. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
- B. TRAFFIC & TRANSPORTATION BUREAU
- j. The applicant shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
 - k. The applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 - l. The applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - m. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the current edition of the Manual On Uniform Traffic Control Devices (MUTCD) i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.
 - n. The applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

Standard Conditions:

- 27. 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 Zoning Administrator.
- 28. 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.
- 29. 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

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 13

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.

30. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow **periodic re-inspections**, 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 City Council (Sec. 21.25.412, 21.25.212).
31. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.
32. The Director of Development Services 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. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
33. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
34. **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 Development Services prior to the issuance of a building permit.
35. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
36. The project shall comply with the City Noise Ordinance Section 8.80 of the Long Beach Municipal Code.
37. 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 Development Services.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 14

38. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
39. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
40. 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, fences and the perimeter of the site (including all public parkways).
41. Any graffiti found on site must be removed within 24 hours of its appearance.
42. 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.
43. Separate building permits shall be required for fences, retaining walls, and flagpoles.
44. All landscaped areas must be maintained in a neat and healthy condition. 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 healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
45. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
46. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 15

47. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
48. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
49. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
50. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Milton Thomas at (562) 570-5835.
51. Approval of this development 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.
52. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - Saturday: 9:00 a.m. - 6:00 p.m.; and
 - Sundays: not allowed
53. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
54. 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.

Historic Conditions

55. The applicant shall comply with all conditions of approval for Certificate of Appropriateness HP12-0303 approved by the Cultural Heritage Commission to the satisfaction of the Director of Development Services.
56. This approval is for the adaptive reuse of the Immanuel Community Church to a senior housing project consisting of 24 independent low or very low income senior dwelling units, one manager's unit and associated amenities/common areas in 31,006 square feet and the removal of the home at 304 Obispo Avenue for the creation of a 12 space surface parking lot as shown on plans received by the Director of Development Services - Office of Historic Preservation dated August 31, 2012. These plans are on file in this office, except as amended herein.
57. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the approved plans have been executed and that all conditions have been implemented before OCCUPANCY hold can be released.
58. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action made by the Cultural Heritage Commission.
59. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
60. All required Planning and Building permits and variances shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
61. Any changes to the plans reviewed by the Cultural Heritage Commission and staff

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 17

will need prior approval by the Director of Development Services or applicable staff before implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Director of Development Services.

62. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Director of Development Services or their designee upon request by the applicant prior to the date of expiration.
63. The applicant shall comply with all Mitigation Measures of the applicable Environmental Impact Report (EIR 12-01). These mitigation measures must be printed on all plans submitted for plan review.
64. Mitigation Measure CR-1 (a): 304 Obispo Avenue Documentation Report.
65. In consultation with the Planning Bureau of the Long Beach Development Services Department, a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete a Documentation Report on the property at 304 Obispo Avenue. The property shall be documented with archival quality photographs of a type and format approved by the City of Long Beach. This documentation, along with historical background for this property, shall be submitted to an appropriate repository approved by the City of Long Beach. The documentation reports shall be completed and approved by the City of Long Beach prior to the issuance of demolition permits.
66. Mitigation Measure CR-1 (b): Immanuel Community Church Certificate of Appropriateness.
67. The proposed alterations to the former Immanuel Community Church building at 3215 E. 3rd Street shall be subject to the issuance of a Certificate of Appropriateness by the City of Long Beach Cultural Heritage Commission, which shall find that the proposed alterations conform to the Secretary of the Interior's Standards prior to the issuance of the Certificate of Appropriateness. All provisions of Ordinance C-7937, "An Ordinance of the City Council of the City of Long Beach Designating the Bluff Heights Historic Landmark District," particularly with respect to retaining and preserving all original architectural materials and design features, shall apply to this review.
68. Mitigation Measure N-1: Heavy Truck Restriction/Haul Routes.
69. The construction contractor shall prohibit heavy trucks from driving on either Obispo Avenue or Coronado Avenue south of East 3rd Street. Heavy trucks include all cargo vehicles with three or more axles, generally with gross vehicle weight greater than 26,400 lbs. The preferred haul route for demolition and construction materials shall be East 3rd Street to Redondo Avenue to the nearest major arterial or freeway.

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 18

70. The existing rolled composition roof on the east and north elevations shall be replaced with clay tile to match the existing tile roof as shown on page A140 of the project plans, to the satisfaction of the Director of Development Services.
71. The relocated front entry door shall be a similar design to the existing door on 3rd Street to the satisfaction of the Director of Development Services.
72. All new windows shall match the existing multi-pane wood windows with the same raised mullion pattern, sill and recess design. Prior to issuance of a building permit a plan shall be submitted that provides a window detail with profile and a window and door schedule that labels each window/door to correspond to the elevation plans.
73. The existing stained glass windows on the north elevation of the sanctuary shall remain in place and be protected during construction to the satisfaction of the Director of Development Services.
74. The wrought iron railing design shall be simplified and a flat top rail provided without spears. A new railing design shall be submitted for review and approval to the satisfaction of the Director of Development Services.
75. The applicant shall maintain the house at 304 Obispo Avenue as long as feasible in order to improve the chances of relocation and shall follow the relocation action plan provided by the applicant and attached as Exhibit E to this Cultural Heritage Commission report. If the house cannot be relocated, then the applicant shall make the house available for architectural salvaging prior to demolition. A construction schedule with construction staging area plan shall be provided to the City with a time frame for project construction/demolition to the satisfaction of the Director of Development Services.
76. The gate for the parking lot shall be revised to reflect a more period appropriate design to the satisfaction of the Director of Development Services.
77. Any new exterior light fixtures for the church building shall be period appropriate and subject to review and approval of the Director of Development Services.
78. Parking lot lighting shall be mounted on the inside perimeter wall of the parking lot, shall not exceed 6'6" in height and shall have glare shields to prevent light and glare from shining onto adjacent properties to the satisfaction of the Director of Development Services prior to issuance of a building permit. The lights shall be shown on the elevation plans with the fixture style provided. Freestanding parking lot light poles are prohibited. A photometric study shall be provided for the parking lot lighting for review and approval by the Director of Development Services.
79. The applicant shall enhance the perimeter parking lot fence design with pilasters

CHAIR AND PLANNING COMMISSIONERS

Application No. 1205-01

April 18, 2013

Page 19

- and a cap for review and approval by the Director of Development Services.
80. The applicant shall submit a sample of the proposed window glass for review and approval to the satisfaction of the Director of Development Services.
 81. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
 82. If the original front doors exist, they shall be saved and reused on site. If this is not feasible, the doors shall be made available for architectural salvage to the satisfaction of the Director of Development Services.
 83. The applicant shall request from the Public Works Department a permit to establish a loading and unloading zone adjacent to the front entrance on 3rd Street prior to the issuance of a Certificate of Occupancy.
 84. The applicant shall comply with the City Noise Ordinance, Section 8.80 of the Long Beach Municipal Code.
 85. The applicant shall provide an enhanced landscape plan for the project to the satisfaction of the Director of Development Services.
 86. The ground mounted transformer shall not be located in the required front yard setback of the parking lot or within the existing yard area between the building and both street property lines.
 87. The applicant shall submit an application with appropriate fees to nominate the church building at 3215 East 3rd Street as a City historic landmark prior to the issuance of a Certificate of Occupancy. The application shall include a Historic Structures Report (HSR) with an inventory and documentation of the buildings interior and exterior character defining features. Any significant interior and exterior features identified shall be preserved and incorporated into the landmark ordinance.
 88. The applicant shall remove the exterior stucco on the front façade of the church (west elevation) including the two tower elements and restore the façade to the original tapestry brick and marble. These improvements shall be noted and incorporated into the plans submitted for plan check to the satisfaction of the Director of Development Services.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LONG BEACH ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SAFRAN SENIOR HOUSING PROJECT (STATE CLEARINGHOUSE NO. 2012091026) IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE AND LOCAL GUIDELINES RELATED THERETO

WHEREAS, Thomas Safran & Associates have proposed the Safran Senior Housing Project ("Project"), a development located within the Bluff Heights Historic District. The project involves conversion of an existing 31,006 square foot church building at 3215 East Third Street, Long Beach, California, into a senior housing project consisting of twenty-four (24) independent low or very low income senior housing dwelling units, one manager's unit and associated amenities/common areas. The Project, as proposed to the City, also includes relocation or demolition of the existing single family home and detached garage on the adjacent parcel at 304 Obispo Avenue and construction of a thirteen (13) space parking lot serving the Project.

Said Project is more fully described in the Draft and Final Environmental Impact Reports (DEIR and FEIR, respectively), copies of which DEIR and FEIR, including the complete proposed Project description, are incorporated herein by this reference as though set forth in full, word for word.

WHEREAS, Project implementation will require a Site Plan Review to create more than five (5) new residential units and to waive the requirements to not provide usable open space and to allow an over height fence in the front yard setback

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1 area, Administrative Use Permit, Certificate of Appropriateness, Lot Tie, Standard
2 Variance related to development of the parking lot, demolition and grading permits, as
3 well as agreement approvals as may be required from Responsible and/or Trustee
4 Agencies. A list of discretionary, agreement, and permit approvals that may be required
5 for Project implementation is set forth in the DEIR and FEIR;

6 WHEREAS, the City began an evaluation of the proposed project by issuing
7 a Notice of Preparation (NOP) that was circulated from September 13, 2012 to
8 October 12, 2012. A Notice of Completion was prepared and filed with the State Office of
9 Planning and Research on October 18, 2012. The Draft Environmental Impact Report
10 was completed on October 18, 2012, and circulated between October 18, 2012 and
11 December 3, 2012;

12 WHEREAS, implementation and construction of the Project constitutes a
13 "project" as defined by CEQA, Public Resources Code Sections 21000 et seq., and the
14 City of Long Beach is the Lead Agency for the Project under CEQA;

15 WHEREAS, it was determined during the initial processing of the Project
16 that it could have potentially significant effects on the environment, requiring the
17 preparation of an EIR;

18 WHEREAS, the City prepared full and complete responses to the
19 comments received on the DEIR, and distributed the responses in accordance with
20 Public Resources Code section 21092.5;

21 WHEREAS, the Planning Commission reviewed and considered the
22 information in and the comments to the DEIR and the responses thereto, as well as the
23 FEIR at a duly noticed Planning Commission meeting held on December 20, 2012, at
24 which time evidence, both written and oral, was presented to and considered by the
25 Planning Commission;

26 WHEREAS, the Planning Commission read and considered all
27 environmental documentation comprising the FEIR, including the DEIR, comments and
28 the responses to comments, and errata (if any) included in the FEIR, and determined that

1 the FEIR considered all potentially significant environmental impacts of the Project and
2 was complete and adequate and fully complied with all requirements of CEQA;

3 WHEREAS, the Planning Commission evaluated and considered all
4 significant impacts, mitigation measures, and project alternatives identified in the FEIR
5 and concluded and certified that the FEIR was adequate and complete and fully in
6 compliance with CEQA and the Guidelines and regulations related thereto;

7 WHEREAS, on December 20, 2012, the Planning Commission adopted
8 Resolution R-1160 certifying that the FEIR for the Safran Senior Housing Project had
9 been completed in accordance with the provisions of CEQA and State and local
10 guidelines and made certain Findings and Determinations related thereto. The contents
11 of said Resolution are hereby incorporated herein by this reference as though set forth in
12 full, word for word;

13 WHEREAS, subsequent to the certification of the FEIR by the Planning
14 Commission, an aggrieved party timely filed an appeal of the Planning Commission's
15 determination relative to the FEIR with the City Council as the legislative and final
16 decision making body of the City;

17 WHEREAS, on January 22, 2013, the City Council adopted Resolution
18 RES-13-0008, when the Planning Commission determination relative to the FEIR came
19 before the City Council for a final determination in accordance with the provisions of
20 CEQA and the local regulations of the City. At that time the City Council denied the
21 appeal and re-certified the DEIR and FEIR as being fully compliant with CEQA and the
22 applicable CEQA Guidelines; and likewise adopted a Mitigation Monitoring and Reporting
23 Program ("MMRP") as set forth in the FEIR, which mitigation measures were found to be
24 feasible, and specifically made conditions of project approval. The matter was thereafter
25 referred to the Cultural Heritage Commission for review and consideration of a Certificate
26 of Appropriateness related to entitlements sought by the Applicant that were within the
27 jurisdiction of that body;

28 WHEREAS, On March 11, 2013, the Cultural Heritage Commission

1 approved the requested Certificate of Appropriateness and on March 18, 2013, an
2 aggrieved party filed an appeal of the Cultural Heritage Commission's decision to
3 approve the Certificate of Appropriateness; and

4 THEREFORE, the Planning Commission considers the appeal related to
5 the Certificate of Appropriateness, as well as the adoption of a Statement of Overriding
6 Considerations related to the Project, and entitlements including a Site Plan Review,
7 Standards Variance, and Administrative Use Permit.

8 NOW, THEREFORE, the Planning Commission of the City of Long Beach
9 does hereby find, determine and resolve that:

10 Section 1. All of the above recitals are true and correct and are
11 incorporated herein as though fully set forth.

12 Section 2. That after considering the appeal of the aggrieved party and
13 likewise considering all of the relevant documentation and testimony related to said
14 appeal, the Planning Commission hereby denies the appeal and further, after review and
15 consideration of the FEIR, approves the Site Plan Review, Standards Variance and
16 Administrative Use Permit subject to all applicable Mitigation Measures and Conditions of
17 Project Approval as outlined in the Staff Report submitted to the Planning Commission,
18 and likewise adopts a Statement of Overriding Considerations as described below.

19 Section 3. Statement of Overriding Considerations.

20 The California Environmental Quality Act requires the lead agency to
21 balance the benefits of a proposed project against its unavoidable environmental risks in
22 determining whether to approve a project.

23 The Planning Commission finds and determines that the significant
24 unavoidable adverse cultural resource impact of the Safran Senior Housing Project is
25 acceptable and is outweighed by the social, economic and other benefits set forth below:

- 26 1. The Planning Commission finds that all feasible mitigation measures
27 have been imposed to lessen impacts from the Safran Senior Housing Project;
- 28 2. Implementation of the Safran Senior Housing Project would provide

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new opportunities for low- or very low- income senior housing in Long Beach that would help the City achieve its affordable housing objectives;

3. Implementation of the Safran Senior Housing Project would provide for the adaptive reuse of the former Immanuel Community Church building, which is a highly recognizable feature of the Bluff Heights Historic District, in a way that would preserve the majority of the building's character-defining features as well as its scale and architectural style.

Based on the above, and the Planning Commission having reviewed and considered the information contained in the Safran Senior Housing Project, the Planning Commission hereby adopts the Statement of Overriding Considerations that has been balanced against the projects unavoidable adverse cultural resource impact in reaching a decision on the Safran Senior Housing Project.

Section 4. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of Long Beach at its meeting of _____, 2013, by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Planning Commission Secretary