



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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September 20, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Site Plan Review (SPR18-002) and Lot Merger (LMG18-021) in conjunction with the construction of an eight-story mixed use building containing 120 dwelling units, 4,997 square feet of retail space, and an integrated three-level, 151-stall parking garage at 1101-1157 Long Beach Boulevard in the Downtown Planned Development district (PD-30). (District 1)

APPLICANT: Leanna Libourel  
Plus Development  
8920 West Sunset Boulevard, Suite 200A  
West Hollywood, CA 90069  
(Application No. 1801-17)

## DISCUSSION

The proposed mixed-use project at 1101-1157 Long Beach Boulevard (Project) would develop a 0.65-acre site of flat topography with an eight-story mixed-use building containing 120 dwelling units, 4,997 square feet of retail space, and an integrated three-level, 151-stall parking garage. The site is located on the west side of Long Beach Boulevard at the southwest corner of East 12<sup>th</sup> Street and Long Beach Boulevard (Exhibit A – Location Map). Abutting the site to the west is an existing alley (Waite Court). Low-density (two-story) residential uses are located on the west side of Waite Court. A five-story, mixed-use development (Urban Village), is located to the south of the Project site. To the north across East 12<sup>th</sup> Street, a five-story, mixed-use development (The Beacon) is currently under construction. At present, a two-story commercial building remains on the site at 1105-1107 Long Beach Boulevard. Three commercial buildings on the site have been demolished (Exhibit B – Site Photos). There is a Los Angeles County Metropolitan Transportation Authority (Metro) Blue Line stop (Anaheim Street Station) in the median of Long Beach Boulevard northeast of the Project site.

The Project site is located in the Downtown Plan Area (PD-30), an area characterized by mid- and high-rise residential development; high-intensity employment; and various retail, cultural, and entertainment destinations. The Project, designed to conform with all applicable PD-30 development standards, is consistent with the level and intensity of development intended for the site.

The site is located within General Plan Land Use District Number 7 – Mixed Uses (LUD 7). LUD 7 intends for combinations of land uses – including high-density residential.

### Project Summary

The Project's (Exhibit C – Plans) vehicle access is from Waite Court. As conditioned, a dedication would be provided to widen Waite Court to 20-feet in width to accommodate two-way vehicular travel. Two access points at Waite Court will function as one-way entrance- and exit-only to provide adequate turning radii for vehicles maneuvering within the parking garage. Vehicles will be able to access Waite Court from East 12<sup>th</sup> Street. Southbound traffic on Long Beach Boulevard (from Anaheim Street) would turn right onto East 12<sup>th</sup> Street and left onto Waite Court to access the parking garage. For northbound vehicles on Long Beach Boulevard, the location of the Metro Blue Line station in the median of Long Beach Boulevard prohibits left-turn access at 12<sup>th</sup> Street. Therefore, northbound vehicles on Long Beach Boulevard can make a U-turn at Anaheim Street to access East 12<sup>th</sup> Street. East 12<sup>th</sup> Street can also be accessed via Pacific Avenue to the west of the Project site.

The building's Long Beach Boulevard street frontage contains convenient pedestrian and commercial space access points into the Project. From Long Beach Boulevard, a courtyard leads to the building's lobby, from which tenants can access the Project's parking areas, residential units, and amenity spaces on the building's upper floors. Off the building's East 12<sup>th</sup> Street frontage, three residential units would include ground floor entrance patios and 2<sup>nd</sup> floor balconies to activate this building elevation. Access to the trash room and exiting stairs would also be maintained from double doors along the East 12<sup>th</sup> Street elevation.

PD-30 permits a zero-foot build-to line along Long Beach Boulevard and East 12<sup>th</sup> Street. As proposed, at the corner of Long Beach Boulevard and 12<sup>th</sup> Street, the building maintains a 5-foot by 5-foot clear area. From this corner, the building setback along Long Beach Boulevard is gradually reduced from 5-feet to 3-feet. Along East 12<sup>th</sup> Street, the ground floor units would be built to the property line. A 4-foot landscaped setback would be provided along Waite Court to act as a green screen and soften the western façade's parking garage levels. There would be no interior setbacks for the ground floor area. The Project's south parking garage area abuts the Urban Village to the south.

The commercial retail areas along Long Beach Boulevard feature transparent storefront systems and a courtyard entry for the residential component. The amenity spaces are located above the building podium to be accessed directly by the residential units.

The ground floor street frontage on East 12<sup>th</sup> Street contains two, two-level units and one, one-level studio unit with private patios. With the exception of the three ground floor units on East 12<sup>th</sup> Street, floors four through eight contain all of the building's residential units. Project units include the 67 studios, 25 one-bedroom units, and 28 two-bedroom units that could be converted to three-bedroom units. The layout of the floor plan would locate two-bedroom units adjacent to studio units, which would allow for reconfiguration



to connect the units and create three-bedroom units. The average unit size is 767 square feet. PD-30 requires a minimum unit size of 600 square feet, but allows for a reduction of this minimum unit size standard (to 450 square feet) provided no more than 15 percent of all units in a given development are under 600 square feet and the Site Plan Review Committee finds the undersized units livable and desirable. Nine of the Project's 120 units, or approximately eight percent, measure less than 600 square feet. The undersized units, all studios, will contain a full range of amenities including full private balconies, full kitchens, air conditioning, operable windows, in-unit laundry, and built-in closet spaces. Tenants within these units will have full access to all Project open space and amenity areas, and all nine undersized units are located on street-facing elevations. These units contribute to the Project's diversity of unit sizes. For these reasons the Site Plan Review Committee found the provision of undersized units acceptable. The unit mix (including flexibility for three-bedroom options) and sizing of units aims to provide a variety of housing unit types and sizes to promote a more balanced community in compliance with PD-30 requirements (Pg. 46) and Housing Element (2014) Policy 4.2, which encourages rental opportunities that accommodate the housing needs of all socioeconomic segments, including large families.

PD-30 requires common outdoor open space for the Project equal to 15 percent of lot area. The Project contains three common outdoor open space areas on the third floor, a pool deck and two outdoor living room areas. This open space area features a pool and landscaping and hardscape amenities, such as seating areas. The areas of common outdoor open space total 4,276 square feet. In addition to common outdoor open space requirements, PD-30 requires new developments containing 21 or more dwelling units to provide at least one community room measuring 500 square feet or greater. The Project includes a 1,346-square-foot community room at the 3<sup>rd</sup> floor, accessible from the deck areas. At least 50 percent of all residential dwelling units are required to contain private open space in the form of either a balcony, patio, or roof terrace. All of the Project's 120 units feature either a private patio or balcony.

Parking for the Project consists of 151 parking stalls within the building's three-level garage. PD-30 requires one parking stall per residential unit and 0.25 stalls per unit for guest parking. Retail, restaurants, and bar areas under 6,000 square feet are exempt from providing required parking. The parking provided in the three-level garage is consistent with this requirement. Two of the parking spaces within the garage will be designed and equipped with electric vehicle charging stations, and 128 spaces will be electric vehicle capable spaces. PD-30 requires a minimum of one bicycle parking space for every five dwelling units, or 24 for the Project. Adjacent to the garage's ground level, with convenient access to Waite Court, a commuter bike storage area is proposed for 18 bicycles. In addition, secure parking racks are provided throughout the three-level parking structure for 27 additional bicycles. Additional garage amenities include storage rooms, which include individual storage units that will measure a minimum of 25 square feet in area and contain at least 175 cubic feet of space, per PD-30 requirements.

The eight-story building will stand 87 – 94-feet-6-inches in height, below the 150-foot height maximum in effect for the site. In recognition of the residential nature of the areas

west of Waite Court, the building features an amenity deck to reduce massing on the portion of the Project abutting low-density residential development. Building massing is pulled towards Long Beach Boulevard and East 12<sup>th</sup> Street, away from the existing residential uses that west of Waite Court. The Project's floor area ratio is below the maximum 5.0 floor area ratio standard in effect at the site.

The Project will enhance the site, the Long Beach Boulevard corridor, and the downtown by introducing a high-quality residential development with a clean, contemporary aesthetic. Building exteriors at the street level on site's street frontage on Long Beach Boulevard feature an anodized metal panel system with aluminum storefront systems. Metal awnings are above the retail spaces on the Long Beach Boulevard façade. On the building's East 12<sup>th</sup> Street frontage, floors one and two feature ground face CMU and a green screen. Upper floors feature cast in place concrete and stucco.

The PD-30 Program EIR's Mitigation Monitoring and Reporting Program requires a minimum 20-percent increased efficiency over current Title 24 standards. Green building features have been incorporated into the Project to comply with this requirement, including water efficient fixtures and landscaping systems, high-efficiency mechanical systems and lighting, and a solar ready roof.

City-planned dedications are incorporated into Project design to accommodate wider, more accessible corners and the addition of parkway landscaping. A required corner cutoff shall be provided to demonstrate that an Americans With Disabilities Act (ADA) accessible corner can be installed at the corner of Long Beach Boulevard and East 12<sup>th</sup> Street. The Project requires a 2-foot dedication on Waite Court, increasing the alley width to 20 feet.

Existing street trees on the site's perimeter will be protected in place. On site landscaping will consist primarily of California native and drought tolerant species in accordance with the City's provisions for water-efficient landscape design.

The site is located within General Plan Land Use District Number 7 – Mixed Uses (LUD 7). LUD 7 intends for combinations of land uses – including high-density residential – that vitalize sites and give them more importance in the urban structure of the City. Improving the site with a high-quality, context sensitive mixed-use project will rejuvenate the site and contribute new residential units to the downtown housing stock and supporting commercial retail.

The Mobility Element of the General Plan, which establishes a context-sensitive street classification system, identifies Long Beach Boulevard as a Boulevard and East 12<sup>th</sup> Street as a Local Street. Per the Mobility Element, Long Beach Boulevard and other Boulevards are characterized by “more intensive land use oriented towards the street” where “buildings uniformly line the edges.” The Project, with its high-density residential and mixed-use nature, building mass, and general orientation towards Long Beach Boulevard, is representative of the type of developments anticipated along this street classification.



### Entitlements

The Downtown Plan requires Site Plan Review for projects involving the construction of one or more new dwelling units. Those projects consisting of 50 or more new units are also required to participate in the Conceptual Site Plan Review process. The Project's 2017 conceptual review was followed by submittal for the subject entitlements in January 2018. Project design has evolved from the initial submittal to achieve a more harmonious relationship with surrounding uses, an increase in project open space, enhanced corner orientation, and a more refined design (Exhibit D – Findings of Approval).

The Project site consists of four separate lots (addressed at 1101, 111, 1145, and 1157 Long Beach Boulevard) upon which improvements would be built. Each of these parcels does not comply with the 10,000 square feet minimum lot size requirement in effect for PD-30. Merging these parcels with the adjacent parcels (Assessor Parcel Numbers 7273-007-008, -009, -010, -011) will eliminate the presence of substandard lots and allow the construction of the Project on one consolidated lot. As conditioned, the developer will be required to record a Notice of Lot Merger with the Los Angeles County Registrar-Recorder's office prior to the issuance of building permits (Exhibit E – Conditions of Approval).

### PUBLIC HEARING NOTICE

A total of 1,131 Public Hearing notices were distributed on September 4, 2018, in accordance with the provisions of the Zoning Regulations. As of the preparation of this report no written testimony has been received.

### ENVIRONMENTAL REVIEW

The Downtown Plan's Program Environmental Impact Report (PEIR) was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the CEQA Guidelines. Projects that are consistent with the development density or intensity of the Downtown Plan "shall not be subject to additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the Project or its site." Staff has included an analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR and found that the Project does not warrant further environmental review. This analysis is included as Exhibit F – Downtown Plan PEIR Environmental Compliance Checklist.

Respectfully submitted,

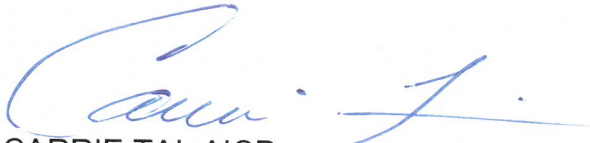


MARYANNE CRONIN  
PROJECT PLANNER

CHAIR AND PLANNING COMMISSIONERS

September 20, 2018

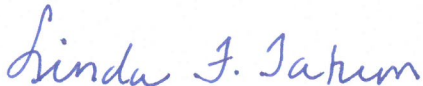
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PLANNING BUREAU MANAGER



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DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Site Photos
- Exhibit C – Plans
- Exhibit D – Findings of Approval
- Exhibit E – Conditions of Approval
- Exhibit F – Downtown Plan PEIR Environmental Compliance Checklist