

FINDINGS

Site Plan Review (SPR17-083)
635–643 Pine Avenue and 636–656 Pacific Avenue
Application No. 1712-09
June 21, 2018

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. **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;**

Positive Finding

The Pacific-Pine project (Project) would develop adjacent downtown sites totaling approximately 45,000 square feet with two, eight-story buildings containing 271 for-rent apartment units, 1,305 square feet of commercial floor area, and 341 parking stalls.

The larger of the two buildings – the Pacific Avenue building (Pacific Building) – will occupy a six-parcel, 30,000-square-foot site bounded by West 7th Street (north), Pacific Avenue (west), Cobre Way alley (south), and Solana Court alley (east). Current site improvements consist of mixed-use, residential, and surface parking lot uses. The landmark-designated “Parsonage” building at 640 Pacific Avenue will be relocated to 326 West 10th Street, within the Drake Park / Willmore City Historic District, as part of Project activities. All other structures on site will be demolished. The smaller Pine Avenue building (Pine Building) will occupy a three-parcel, 15,000-square-foot mid-block site developed with a commercial building and two vacant lots. These uses will be demolished as part of Project activities.

The Project's clean, contemporary design is employed consistently over both buildings, giving them a harmonious look and furthering their relationship beyond the physical linkage at their second levels. The Project's materials palette creates distinct ground floor and upper floor appearances, with the highest level of detail along each building's street frontages, closest to public view. Relief in building mass is used for tenant open space purposes and to allow for public view into the Project.

The Project site is located in the Height Incentive Area of the Downtown Plan Planned Development District (PD-30). Within the Height Incentive Area, buildings are permitted to stand up to 240 feet tall, or 500 feet with certain sustainability features incorporated into design. The Project's Pacific and Pine buildings will have conforming heights of 84'-1" and 84'-9", respectively. These heights are consistent with the level and intensity of development intended for the site by the PD-30 zoning document, and will not create outliers in an area that currently contains the 17-story Park Pacific Tower residential building (located directly north, across West 7th Street, from the Pacific Building site) and the six-story, landmark-designated Meeker-Baker commercial office building (located directly east, across Pine Avenue, from the Pine Building site).

2. **THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

Positive Finding

Chapter four of PD-30 contains design standards applicable to all developments and specific standards for mid-rise development projects. These standards address scale, massing, materials, and pedestrian-oriented design. The Project is consistent with all applicable standards and design principles, resulting in a development that fits well within its site and is properly integrated into the North Pine community and greater downtown fabric.

The Project's two buildings execute a clear and well-expressed design idea to achieve a clean, contemporary aesthetic. Elevations strike a balance between solid and transparent treatments, and durable, high-quality materials are incorporated in the project to ensure project longevity. The massing and design of the Project shows a sensitivity to adjacent buildings. Along its longest frontage, Pacific Avenue, the Pacific Building features only a two-level height over roughly 30 percent of the frontage. This massing break, located in the building's midsection, creates two visual wings and offers a reduced profile facing the residential use to the west, across Pacific Avenue. The Pacific Building features additional relief on its eighth floor in the form of a 1,324-square-foot roof terrace. Like the Pacific Building, the Pine Building also features massing relief on its second and eighth floors. The Pine Building is designed with a four-sided stepback beginning on its second level. An eighth floor stepback in the form of a 304-square-foot roof terrace tangentially relates to the upper-floor stepback of the adjacent six-story Meeker-Baker building.

Pedestrian-orientation is achieved through the buildings' zero setbacks on all street frontages and the placement of active street level uses that include fitness and lobby areas in the Pacific Building and lobby, leasing, and retail areas in the Pine Building. These areas feature large, aluminum-framed storefront systems and floor-to-ceiling heights of 15 feet to help define the street and public realm.

The site is located within General Plan Land Use District No. 7 – Mixed Uses. LUD No. 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, and the project is consistent with the intent of LUD No. 7.

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

Positive Finding

The Project site contains limited on-site vegetation. Existing trees are all located on the Pacific Building site and related to residential improvements that are to be either relocated (Parsonage building) or demolished. These existing trees are not significant or protected and will be removed in conjunction with Project activities. Off-site street trees consist of three street trees within the Pine Avenue parkway, two street trees within the West 7th Street parkway, and three within the Pacific Avenue parkway. Within the Pacific Avenue parkway, just south of the West 7th Street intersection, is an approximately 40-foot-tall Canary Island date palm. This tree will remain in place, while all other street trees will be removed and replaced with tree species consistent with the Downtown Plan's designated street tree species list and the Pine Avenue Streetscape Improvement Project. Proposed parkway tree plantings include five golden trumpet trees along the Project's Pacific Avenue, six trees along West 7th Street, and three trees along the Pine Avenue frontage. Replacement trees will offer a consistent parkway appearance and be installed, irrigated, and maintained per all applicable City standards.

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

Positive Finding

Improvements to the public right-of-way adjacent to the project site will include several dedications and other exactions required by code and conditions of approval to offset the capital improvements to public infrastructure necessary to support this project. These alley dedications in Solano Court to create a full-width alley, construction of full Americans with Disabilities Act (ADA) sidewalk, and new tree wells, street trees, root barriers, and irrigation systems adjacent to the project

site. All of these public improvements are necessary and required to offset the proposed project's impacts from increased use of the public facilities and infrastructure surround that project site that will result from project construction and operation.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

Table 25-1
 Transportation Demand Management Ordinance Requirements

| TDM Requirements | New Nonresidential Development | | |
|--|--|---------------------|----------------------|
| | 25,000+ Square Feet | 50,000+ Square Feet | 100,000+ Square Feet |
| Transportation Information Area | ♦ | ♦ | ♦ |
| Preferential carpool/vanpool parking | | ♦ | ♦ |
| Parking designed to admit vanpools | | ♦ | ♦ |
| Bicycle parking | | ♦ | ♦ |
| Carpool/vanpool loading zones | | | ♦ |
| Efficient pedestrian access | | | ♦ |
| Bus stop improvements | | | ♦ |
| Safe bike access from street to bike parking | | | ♦ |
| Transit review | For all residential and nonresidential projects subject to EIR | | |

Not Applicable

The project contains less than 25,000 square feet of new non-residential development.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Per the requirements of Section 21.45.400, the project has been designed to meet the intent of LEED at the certified level. Additionally, bicycle parking is being provided at rates higher than required, building rooftops have been designed for solar-readiness, and trash collection areas will feature a designated area for recyclable materials.

FINDINGS
Lot Merger (LMG17-022 and LMG17-023)
635–643 Pine Avenue and 636–656 Pacific Avenue
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Pursuant to Section 20.228.030 of the Long Beach Municipal Code (Title 20, Subdivision Ordinance), Lot Mergers shall be required if the Zoning Administrator, at a public hearing, makes any of the following findings:

1. **ANY ONE OF SUCH CONTIGUOUS PARCELS OR UNITS HELD BY THE SAME OWNER DOES NOT CONFORM TO THE MINIMUM SIZE STANDARDS AS REQUIRED BY THE ZONING REGULATIONS, AND AT LEAST ONE OF SUCH CONTIGUOUS PARCELS IS NOT DEVELOPED WITH A SEPARATE BUILDING FOR WHICH A PERMIT HAS BEEN ISSUED BY THE CITY; OR**

Positive Finding

The proposed Pacific-Pine project (Project) will improve adjacent sites on the 600-blocks of Pacific Avenue and Pine Avenue totaling approximately 45,000 square feet with eight-story buildings – one per site – in the Downtown Planned Development District (PD-30). Both development sites consist of multiple parcels, as follows:

Pacific Avenue Site

| Parcel Number | Address | Size (sq. ft.) |
|---------------|-----------------|----------------|
| 7273-024-011 | 624 Pacific Ave | 7,500 |
| 7273-024-008 | 630 Pacific Ave | 2,400 |
| 7273-024-009 | 636 Pacific Ave | 3,600 |
| 7273-024-006 | 640 Pacific Ave | 5,250 |
| 7273-024-902 | N/A | 3,750 |
| 7273-024-901 | N/A | 7,500 |

Pine Avenue Site

| Parcel Number | Address | Size (sq. ft.) |
|---------------|--------------|----------------|
| 7273-024-007 | 635 Pine Ave | 3,750 |
| 7273-024-005 | 641 Pine Ave | 3,750 |
| 7273-024-004 | 643 Pine Ave | 7,500 |

The two development sites will see their parcels merged to accommodate the new structures. The new Pacific Avenue parcel will measure approximately 30,000 square feet. The new Pine Avenue parcel will measure approximately 15,000 square feet. Both new parcels exceed the minimum size standard – 10,000 square feet – for subdivided lots in PD-30. Through the mergers, nine substandard-sized parcels would be eliminated.

2. **A SINGLE PROJECT IS DEVELOPED ON CONTIGUOUS LOTS IN SUCH A MANNER THAT ONE OR MORE OF THESE RECORDED LOTS COULD BE SOLD SEPARATELY FROM THIS PROJECT BUT WILL RESULT IN REDUCTION OF REQUIRED PARKING, SETBACKS, OPEN SPACES, OR**

VIOLATION OF OTHER DEVELOPMENT STANDARDS AS SPECIFIED IN THE CURRENT ZONING REGULATIONS.

Positive Finding

The Pacific Avenue site will be developed with an eight-story residential building (Pacific Building) containing 194 apartment units and 267 parking stalls. The Pacific Building will have a 100 percent lot coverage. The Pine Avenue site will be developed with an eight-story mixed-use building (Pine Building) containing 77 apartment units, 1,305 square feet of retail-commercial space, and 74 parking spaces. The Pine Building will have a 100 percent lot coverage.

The two development sites will see their respective parcels merged to prevent the individual sale of the parcels encompassing the Project site, an action that would result in nonconforming conditions that violate PD-30 development standards.