

SITE PLAN REVIEW FINDINGS

**5100 Long Beach Boulevard
Application No. 1707-11 (SPR17-063, ZCHG17-010, TTM17-002)
December 11, 2019**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code (LBMC), 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;**

The project site is a Successor Agency property located in the Addams Neighborhood of North Long Beach. Five of the parcels have stood vacant since 2013 and two are developed with a 1,478-square-foot single-family residence. The site is immediately bordered by commercial and residential uses to the north, across Sunset Street; commercial uses and Dooley Elementary School to the west, across Long Beach Boulevard; commercial uses to the south, across Home Street; and residential uses immediately to the east, as well as across Cedar Avenue. The prevailing height of residential and commercial buildings in the vicinity is generally one-story. Dooley Elementary School, located across the street from the project site, is two stories in height.

The applicant seeks to demolish the existing single-family residence and construct 38 three-story for-sale townhomes within seven buildings that are a maximum height of 38' (three stories) with 86 on-grade parking spaces. The project site is zoned Community Commercial Automobile-Oriented (CCA) and R-1-N Single-Family Residential and requires a zone change to CCN (Community R-4-N) to facilitate development of the townhomes.

The design of the proposed townhome development reflects a modern architectural style with a flat roof and parapet consisting of two color schemes that help achieve both variety and cohesiveness among the seven townhome buildings. More than half of the townhomes are oriented toward Long Beach Boulevard, and access is provided to the townhomes through pedestrian walkways accessible from the sidewalk on Long Beach Boulevard. Private open space in front of each townhome also punctuates the sidewalk along Long Beach Boulevard, which contributes positively to the pedestrian environment.

The townhome development project would serve as an appropriate transition between the existing commercial uses that flank Long Beach Boulevard and the

single-family and multi-family residences that frame such uses. While a single-family residence, located immediately east of the project site, shares a side property line with the project site, the proposed townhome development along this property line will be set back 23' to provide a buffer to the single-family residence, and such setback area has been conditioned to be improved with mature landscaping to help screen views and address potential noise impacts.

All seven buildings will be 38' in height, which is the maximum allowed under CCN standards, and have been designed with ample articulation through the use of decks; windows of varying sizes; and diverse design materials and colors, such as horizontal lap siding and high-quality stucco with accent colors. Such design features break up the massing of the project to ensure compatibility and harmony with neighboring structures.

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;

The project conforms to the development standards of the proposed zone, CCN. The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-L (Neighborhood Serving Center or Corridor - Low Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, low-intensity commercial uses and low-density apartment and condominium buildings. The proposed townhome project is consistent with the intent of the PlaceType and objective to encourage low-density apartment and condominium buildings up to 44 units/acre maximum, ranging from three to five stories in height.

The project includes residential units that are all three-bedroom units, for which there has been an expressed need in the City. The townhome project will not only redevelop a largely vacant site, but it would also help contribute to increasing the supply of housing to combat the regional and state-wide housing shortage. The project's inclusion of three-bedroom units helps to satisfy a local shortage in units for larger families as identified in the Housing Element of the City's adopted General Plan. Specifically, the project implements the following Urban Design Element and Housing Element Goals and Policies:

- Urban Design Element Policy UD 21-3: Promote pedestrian activity by establishing well-designed streetscapes, active ground floor uses, and tree canopied sidewalks that are unique to the individual neighborhood and transit stations;
- Housing Element Policy 4.1: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes,

- condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families;
- House Element Policy 4.2: Encourage new high quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards;
 - Housing Element Policy 4.5: Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts;
 - Housing Element Policy 4.6: Maintain a vacant and underutilized residential sites inventory, including City-owned sites, and assist residential developers in identifying land suitable for residential development; and
 - Housing Element Goal 6: Provide increased opportunities for home ownership.

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

Existing vegetation on-site consists of ruderal and ornamental vegetation, four palm trees and one ornamental tree, which would be removed during construction. The environmental document (IS/MND) does not identify the existing trees as significant mature trees. Additionally, during a site visit, the City Arborist noted that the palm trees appear to be deceased. An alternative design that attempted to preserve the existing trees would have compromised the design of the townhome development and could have resulted in a decrease of the number of housing units provided as part of the townhome project.

As part of the project, the applicant proposes to improve the site with new landscaping, including planting the following trees:

- Purple Orchid;
- Brisbane Box;
- Raywood Ash;
- Canary Island Pine;
- Crape Myrtle; and
- Giant Timber Bamboo.

Additionally, new street trees along Long Beach Boulevard will be planted by the applicant in accordance with LBMC 21.42.050. The project is also conditioned to require more mature trees with a minimum box size of 48" upon installation along the project's eastern property line.

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

Improvements to the public right-of-way adjacent to the project will include several dedications required by the Code and conditions of approval to offset the capital improvements to public infrastructure necessary to support the 38-unit townhome project. These improvements include construction of off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project; bus stop improvements; removal of unused driveways and curb cuts and replacement with full-height curb, curb gutter and sidewalk; reconstruction of sidewalk, curb, and curb gutter; new street trees with root barriers; and irrigation systems adjacent to the project site (see App no. 1707-11 for conditions of approval).

The most significant of the improvements are the following dedications required by Public Works:

- 8' for right-of-way purposes along Cedar Avenue adjacent to the project site;
- 3' for right-of-way purposes along East Sunset Street adjacent to the project site;
- A minimum of 10' for right-of-way purposes along East Home Street adjacent to the project site; and
- Between 3' and 13' as needed to provide a minimum 53-foot public right-of-way half-width, from centerline of Long Beach Boulevard to property line.

Due to the size of the development and the projected increased use of the public right-of-way adjacent to the project site, by automobiles, bicyclists, and pedestrians, an essential nexus exists for these public improvements.

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		

The project is wholly residential in nature and does not include non-residential development; therefore, the project is exempt from Transportation Demand Management requirements.

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

The project consists of a new private residential project with under 50 dwelling units (a total of 38 townhouse dwelling units) in seven buildings and is not subject

to the Green Building Standards for public and private development contained in LBMC 21.45.400.

The applicant, however, has made a commitment for the project to achieve LEED Gold equivalency in order to be granted flexibility to provide 42 of the required parking stalls in tandem configuration in accordance with LBMC §21.25.508.A.3 and LBMC §21.45.400.H. Such green building features are detailed in Exhibit E – Green Scorecard, which also provides the calculations of the proposed features in achieving LEED Gold equivalency

ZONE CHANGE FINDINGS

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The project site is currently zoned Community Commercial Automobile-Oriented (CCA) and R-1-N Single-Family Residential. The CCA is a commercial zone that permits retail and service uses. Multi-family residential uses are not permitted in the CCA zone. The R-1-N zone is a residential zone that allows for single-family residential uses on standard lots. The site would be rezoned to CCN (Community R-4-N) to facilitate development of the townhomes. The CCN zone is similar to the Community Auto-Oriented District but differs in that it is a mixed-use zone that also permits medium density residential development at R-4-N densities.

The site is surrounded by properties zoned CCA and R-1-N to the north, CCA to the west, R-1-N to the east, and CCN to the south. The areas surrounding the project site would not be substantially affected by this proposed rezoning as the townhome development project would serve as an appropriate transition between the existing commercial uses that flank Long Beach Boulevard and the single-family homes that frame such uses. The Initial Study/Mitigated Negative Declaration (IS/MND-03-20, State Clearinghouse No. 2020050231) for the project found that, by implementing identified mitigation measures, the project will not result in significant effects to the environment (Exhibit H– IS/MND-03-20). Construction of the project would not negatively affect the character of the existing neighborhood, nor would it adversely affect its livability. The project site is located within the Addams Neighborhood of North Long Beach. This area is characterized by single-family houses as the most common use with multi-family housing and commercial uses along major avenues, such as Long Beach Boulevard. As such, the project would be consistent with the existing character and fabric of the

neighborhood, and construction of the townhomes would not adversely affect appropriate development of the surrounding area.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-L (Neighborhood Serving Center or Corridor - Low Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, low-intensity commercial uses and low-density apartment and condominium buildings. The NSC-L designation allows up to three stories in height and residential densities of up to 44 dwelling units per acre (du/acre), depending on lot size. The Land Use Element of the General Plan states that the City of Long Beach is committed to continuing its tradition of improving the physical environment by achieving multiple and interrelated land use goals including, but not limited to, offering broad-based housing opportunities.

The applicant seeks a Zone Change to CCN (Community R-4-N) to allow for the construction of the proposed townhomes in accordance with the CCN development standards. The CCN zone is similar to the Community Auto-Oriented District but differs in that it is a mixed-use zone that also permits medium density residential development at R-4-N densities.

The proposed CCN zone will better align the existing zoning designations of the parcels to their PlaceType outlined in the Land Use Element and facilitate the construction of housing on otherwise vacant lots. The Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach. The project would be consistent with the City's General Plan by creating new multifamily housing in the vicinity of commercial uses and that would be consistent with the character of surrounding neighborhood.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park.

VESTING TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A TENTATIVE MAP SHALL BE APPROVED IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

Page 168 of the Land Use Element of the General Plan states, "Proposed subdivisions are considered consistent when the density of the proposed subdivision meets the PlaceTypes residential density..." The proposed map is consistent with the Land Use Element of the General Plan, which designates the project site as NSC-L (Neighborhood Serving Center or Corridor - Low Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, low-intensity commercial uses and low-density apartment and condominium buildings. It would establish a low-density townhome development project consistent with the standards of the PlaceType, while resulting in slightly over half of the maximum allowable density of this PlaceType (23.66 dwelling units/acre where up to 44 dwelling units/acre is allowed). No specific plan applies to the subject site.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The design of the proposed subdivision is consistent with the standards set forth for residential development by the NSC-L PlaceType. The Neighborhood-Serving Centers and Corridors PlaceType strategically designates small-scale centers for local users...where they exist today, where they have a foothold but need encouragement, and where they may be lacking but should be established. This PlaceType encourages mixed-use, commercial and apartment buildings and condominiums ranging from three to five stories in height. Preferred development standards for the PlaceType include low-density apartment and condominium buildings up to 44 units/acre maximum and buildings not to exceed three stories in height. The proposed project is closely aligned with all of these policy objectives: it will increase the supply of housing stock; recycle a disused site that has largely sat vacant since 2013; bring much-needed three-bedroom units to the City; and

make use of high-quality architecture that is both varied and cohesive across the project. No specific plan applies to the subject site.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The site currently consists of land that has been vacant since 2013 and a single-family home to be demolished as part of this project. The site is physically suitable for consolidation of seven parcels into one and the subdivision of airspace to create 38 individual for-sale townhomes for sale as the 1.8-acre site is relatively flat and can sufficiently accommodate the proposed density of the townhome development project. All required development standards for the project would be met and would continue to be met by the proposed subdivision.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The project will have a density of approximately 23.66 dwelling units/acre, which is slightly over half of that allowed by the PlaceType and the proposed CCN zone, both which permit up to 44 dwelling units/acre. The site will be improved with 38, three-story townhomes with 86 at-grade parking spaces accessible from an on-site internal driveway that takes access from Sunset Street and Cedar Avenue.

The site also provides 335 square feet of usable open space per townhome for a total of 12,735 square feet, which is more than double the required 150 square feet of usable open space per townhome (total of 5,700 square feet).

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The majority of the site has been vacant since 2013 aside from a single-family home that will be demolished as part of the project. The design of the subdivision or the proposed improvements are not anticipated to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat because the site is in an urbanized area, surrounded by commercial and residential uses. Additionally, the existing residence slated for demolition is not designated as a historic landmark, nor is the project site located in a historic district.

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND-03-20, State Clearinghouse No. 2020050231) has been prepared for the project and finds that, by implementing identified mitigation measures, the project will not result in

significant effects to the environment. The development of the site with the townhome project will require compliance with the conditions of approval and the adopted Mitigation Monitoring Program adopted as part of the project's Initial Study/Mitigated Negative Declaration. The proposed subdivision would not result in any new significant impacts not already analyzed in the IS/MND.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The design of the subdivision is not likely to cause serious public health or safety problems. The project will consist of a residential development, which is not a type of land use that will cause negative public health impacts. Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency vehicles. No serious public safety impacts or problems will result from the proposed project.

7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The ALTA/NSPS Land Title Survey submitted as part of the project identifies easements for public utilities, water lines, sidewalk purposes, and ingress and egress. A project condition of approval requires the developer to resolve any easement requirements prior to the submission of project plan check.

All concerned City Departments have reviewed the Vesting Tentative Tract Map in conjunction with the plans for overall development of the site. As stated in the conditions of approval, the applicant will be required to provide all necessary public access easements, relocate utility facilities, and/or provide utility easements required in connection with this development. Therefore, no conflict with respect to easements will result from the Vesting Tentative Tract Map.