



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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April 19, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council: 1) Adopt Mitigated Negative Declaration MND-04-15 and approve a Zone Change (ZCHG18-001) to re-designate a portion of the Salvation Army Campus from the I (Institutional), CCA (Community Automobile-Oriented), and R-1-N (Single Family Residential) zoning districts to SP-1 (Midtown Specific Plan); 2) Approve the Addendum to the Midtown Specific Plan EIR and a Zoning Code Amendment (ZCH18-002) to address technical errors and provide clarifying language in the Midtown Specific Plan (SP-1); 3) Approve a Site Plan Review (SPR18-020) for a new two-story gymnasium with a fitness center and activity room, a youth soccer field, and a 70-space parking lot located at 3012 Long Beach Boulevard; 4) Approve a Lot Merger (LMG18-008) to consolidate the Salvation Army Campus into two lots; and 5) Find the proposed vacation of a portion of Elm Avenue north of Spring Street, and two alleys located between Elm and Pasadena Avenues, consistent with the General Plan (GPC18-002). (District 7)

APPLICANT: The Salvation Army
Long Beach Citadel Corps
3012 Long Beach Boulevard
Long Beach, CA 90807
(Application No. 1511-12)

DISCUSSION

The Salvation Army Citadel Campus (Campus) is situated on a site that is approximately 3.6 acres in size and located at the northeast corner of Long Beach Boulevard and Spring Street. The Campus consists of 10 parcels in an L-shaped configuration ranging from 31st Street to a midblock point, and includes a to-be-vacated portion of Elm Avenue (Exhibit A – Location Map). The Campus currently consists of a social services building, administrative offices, chapel, multipurpose building, parking lot, and vacant land. The Campus is adjacent to commercial uses and a Long Beach Memorial Hospital parking lot, and is bordered by single-family residences and oil fields to the north and east. The project site will be developed on vacant land on the Campus.

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The project site is currently zoned I (Institutional), CCA (Automobile-Oriented Commercial) and R-1-N (Single Family Residential) (Exhibit B – Existing Zoning Map). The site is also located in General Plan Land Use District No. 7– Mixed Use District. This designation allows for large multi-purpose activity centers, including centers of employment and a wide variety of larger-scale uses.

Background

The proposed project is part of a multiple-phased development of the Campus. The first phase of development (Administrative Use Permit No. 1306-10) involved the conversion of an existing retail building into a social service office without food distribution at 3092 Long Beach Boulevard in 2014. The second phase of development (No.1501-38) consisted of the conversion of a retail hardware store into the Chapel (299 seats), a new 3,200-square-foot lobby, a new parking lot with 43 parking spaces, and the demolition of the former two-story (+/- 20,000SF) Chapel/Community Center. During the second phase of development, oil wells were discovered on the property, which led to the current site design to allow for compliance with Fire and Building Codes regarding oil wells.

Proposed Project

The proposed project, the third and final phase, involves the construction of a 22,931-square-foot, two-story gymnasium with a fitness center and activity room, a new 70-space parking lot, and a youth soccer field. Access to the Citadel Chapel Hall and gym would be provided by drive aisles from Spring Street and Long Beach Boulevard, through the existing parking lot. Landscaped areas and decorative fences would be located along the Spring Street corridor and along the perimeter of the Campus area. Monument signs would be located at the corner points of the Campus.

The gym is designed in a contemporary style, with an architectural theme that blends appropriately with the design of the existing gym and lobby. The north residential-facing elevation does not provide windows or access points to the Campus, in order to minimize the impacts to the neighborhood. Furthermore, a larger-than-required setback is provided (15'4" setback) to the side of the nearest home to provide for more privacy and separation from any potential noise-emitting uses associated with the gym.

The proposed soccer field will be placed between the existing east/west alley to the north, Pasadena Avenue to the east, and Elm Avenue to the west. The proposed soccer field will be a standard-size field, and will include a concession stand, landscaping buffers from the street and residential homes to the north, and a pedestrian path to connect the new parking lot to the existing chapel. No lights will be provided at this time, given that no youth games will take place at night.

Zone Change

The proposed Zone Change from CCA, R-1-N, and I to SP-1 allows the proposed properties proposed for the gym and soccer field uses to be incorporated into the existing Phase I improvements, which are currently within the Midtown Specific Plan (SP-1)

zoning (Exhibit D – Zone Change Map). As proposed, the project and the consolidated campus would comply with all development standards within the Midtown Specific Plan (SP-1), as shown in Table 1.

Table 1 Midtown Specific Plan Compliance			
Development Standards	Required	Proposed	Complies with SP-1
Maximum Building Height	36 Feet	36 Feet	Yes
Maximum Floor Area Ratio	1.5	<1.5	Yes
Minimum Lot Size	10,000	3.6 acres	Yes
Minimum Side Setback	6 Feet	6 Feet	Yes
Minimum Rear Setback	5 Feet	15'4"	Yes
Parking	66 spaces @ 2 per 1,000 (Mon-Fri) 151 spaces @ 2 per 1,000 (Evenings and Weekends)	180	Yes

The parking required for all non-residential uses in the Midtown Specific Plan is two parking spaces for every 1,000 square feet of useable area, excluding the restrooms and storage areas. With the exclusion of restrooms and storage areas and the varying hours of operation for the church, gym, social service office, and soccer field, a total of 180 parking spaces complies with on-site parking standards in the Midtown Specific Plan.

The existing Phase I campus improvements are located on property that is currently located within Land Use District No. 7 (Mixed Uses) of the City’s General Plan Land Use Element. The LUD #7 designation is present throughout the Midtown Specific Plan on Long Beach Boulevard and stretches from Spring Street on the north to Anaheim Street on the south. The proposed project is consistent with this designation as it adds to an already-established mix of uses in the surrounding area and is in conformance with the General Plan.

Zone Code Amendment

This request includes a Zoning Code Amendment to allow for minor amendments to SP-1 that provide clarification to ambiguities and minor updates to the text. The text language proposed is technical in nature and does not affect land development standards or policies of the Midtown Specific Plan. The text amendments are summarized below, and provided in the attached Midtown Specific Plan (Exhibit E – Midtown Specific Plan).

- Section 3.6: Clarify open space requirements for residential developments
- Table 3-2: Change churches from being conditionally permitted to a by-right use in compliance with the Federal Religious Land Use and Institutionalized Persons' Act.
- Section 7.2.2: Correct an error in the listed hearing bodies for Specific Plan Amendments
- Section 7.2.3, Number 2: Clarify when Site Plan Review is necessary for residential projects.
- Section 7.3.3, Task 3: Clarify implementation of funding for new parks for new development.

Lot Merger

The applicant is also requesting approval of a Lot Merger to consolidate eight lots along Pasadena Avenue into one lot, and five lots located on the northeast corner of Long Beach Boulevard and Spring Street into one lot. The former merger is needed to allow the soccer field and associated parking lot to be placed on one lot. Before the Lot Merger can occur, the vacation of a portion of Elm Avenue and the entire portion of two alleys (one north/south and one east/west) located north of the project site must occur so the former rights-of-way can be included. A hammerhead will be constructed on Elm Avenue along the northern project site boundary to allow emergency vehicles to turn around.

General Plan Conformity Findings (Street/Alley Vacation)

The General Plan Land Use Element establishes Land Use Districts, which provide general guidance as to the type and density of land uses considered appropriate. The project site is located within Land Use District No. 7 (Mixed Use). The Land Use Element states, "The district is intended for use in large, vital activity centers, not in strips along major arterials." The proposed right-of-way vacations will reduce the length of an existing street (Elm Avenue), and remove a north/south and east/west alley adjacent to the property to allow the Campus to be consolidated into integrated development and create a cohesive campus-like setting. Therefore, the proposed vacations are consistent with the Land Use Element.

The Mobility Element does not identify Elm Avenue, nor the subject alleys for any street improvements and does not provide a street classification. Public Works staff has preliminarily reviewed the street and alley vacation requests and has determined that vacating this segment of Elm Avenue and both alleys will not impede traffic flow, nor block entry or exit ways. Staff has determined that the vacations are consistent with the Mobility Element (Exhibit F – Vacation Plans). There will be Conditions of Approval on the project that provide for improvements to the alley that are to be vacated.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a Mitigated Negative Declaration (MND) has been prepared for this project (Exhibit G – Mitigated Negative Declaration MND 04-15). The MND was circulated for a public review period from March 1, 2018 to March 30, 2018. Written comments were only received from County Sanitation Districts of Los Angeles County. None of the comments received identified potential environmental impacts not analyzed in the MND or provided evidence requiring recirculation of the MND. The MND included mitigation measures for Biological Resources, Cultural Resources, Noise, Transportation and Traffic, and Tribal Cultural Resources. The MND determined that the project, in compliance with all mitigation measures set forth in the MND, will not result in any significant adverse environmental impacts.

An Addendum to the Midtown Specific Plan Program Environmental Impact Report (EIR) was prepared to analyze the Zoning Code Amendment. The Addendum determined that the minor text changes are in compliance with the Program EIR for the Midtown Specific Plan, and will not result in any significant adverse environmental impacts (Exhibit H – EIR Addendum). The preparation and public availability of the MND and Addendum to the Midtown Specific Plan EIR have been carried out in compliance with the provisions of CEQA and the CEQA Guidelines.

Overall, staff finds that the proposed project conforms to the requirements of the applicable Zoning Regulations, subject to City Council approval of the Zone Change request, and that all other relevant findings of fact necessary for approval are met (Exhibit I – Findings and Conditions). Staff recommends that the Planning Commission recommend that the City Council adopt Mitigated Negative Declaration MND-04-15; approve the Zone Change, Site Plan Review, and Lot Merger; approve an Addendum to the Midtown Specific Plan EIR; approve a Zoning Code Amendment; and find the vacation of Elm Avenue and the two alleys consistent with the General Plan.

PUBLIC HEARING NOTICE

A total of 211 notices of public hearing were distributed on March 30, 2018, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. A newspaper notice for the Zone Change and Zoning Code Amendment was published on April 5, 2018, in the local newspaper of record, as required by Chapter 21.21. As of the preparation of this report, no comments or written testimony have been received.

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Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



TOM MODICA
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Project Location and Vicinity Map
Exhibit B – Existing Zoning Map
Exhibit C – Plans and Renderings
Exhibit D – Zone Change Map
Exhibit E – Midtown Specific Plan
Exhibit F – Vacation Plans
Exhibit G – Mitigated Negative Declaration MND 04-15
Exhibit H – Addendum to the Midtown Specific Plan EIR
Exhibit I – Findings and Conditions