



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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December 20, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve the Resolution Certifying the Final Environmental Impact Report (EIR), making certain findings and adopting a Mitigation Monitoring and Reporting Program, for the Safran Senior Housing Project located at 3215 East 3rd Street and 304 Obispo Avenue. (District 2)

APPLICANT: Thomas Safran & Associates
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049
(Application 1205-01)

DISCUSSION

The subject site is located 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.

The proposed project involves conversion of the building that formerly housed the Immanuel Community Church, located at 3215 East 3rd Street, into 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 of floor area (Exhibit B – Plans and Photos). The project also involves demolition 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. Both properties are located in the Bluff Heights Historic District of Long Beach.

A Study Session was held before the Planning Commission at its December 6, 2012 meeting to present the project proposal and offer the opportunity for questions and comments regarding this project by the Planning Commissioners and the public.

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

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.

The Final EIR (Exhibit C – Final EIR 12-01) 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. While relocation would be preferred to demolition, no relocation site has been identified either within this historic district or anywhere within the City at this time.

If the Planning Commission elects to certify the Final EIR, the next step in the review process will be a public hearing before the Cultural Heritage Commission to consider a Certificate of Appropriateness for exterior alterations to the former church building as well as demolition or relocation of the single family residence. After that, the Planning Commission will hold a public hearing for consideration of the remaining project entitlements and the Statement of Overriding Considerations, which 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.

Certification of the Final EIR is the only action requested at this time. Staff believes the potential project impacts have been adequately disclosed in accordance with CEQA and therefore recommends certification.

PUBLIC HEARING NOTICE

Public Hearing Notices were distributed on November 29, 2012, in accordance with the provisions of the Zoning Ordinance. Two comment letters have been received as of the preparation of this report (Exhibit E – Comment Letters), both in opposition to this project.

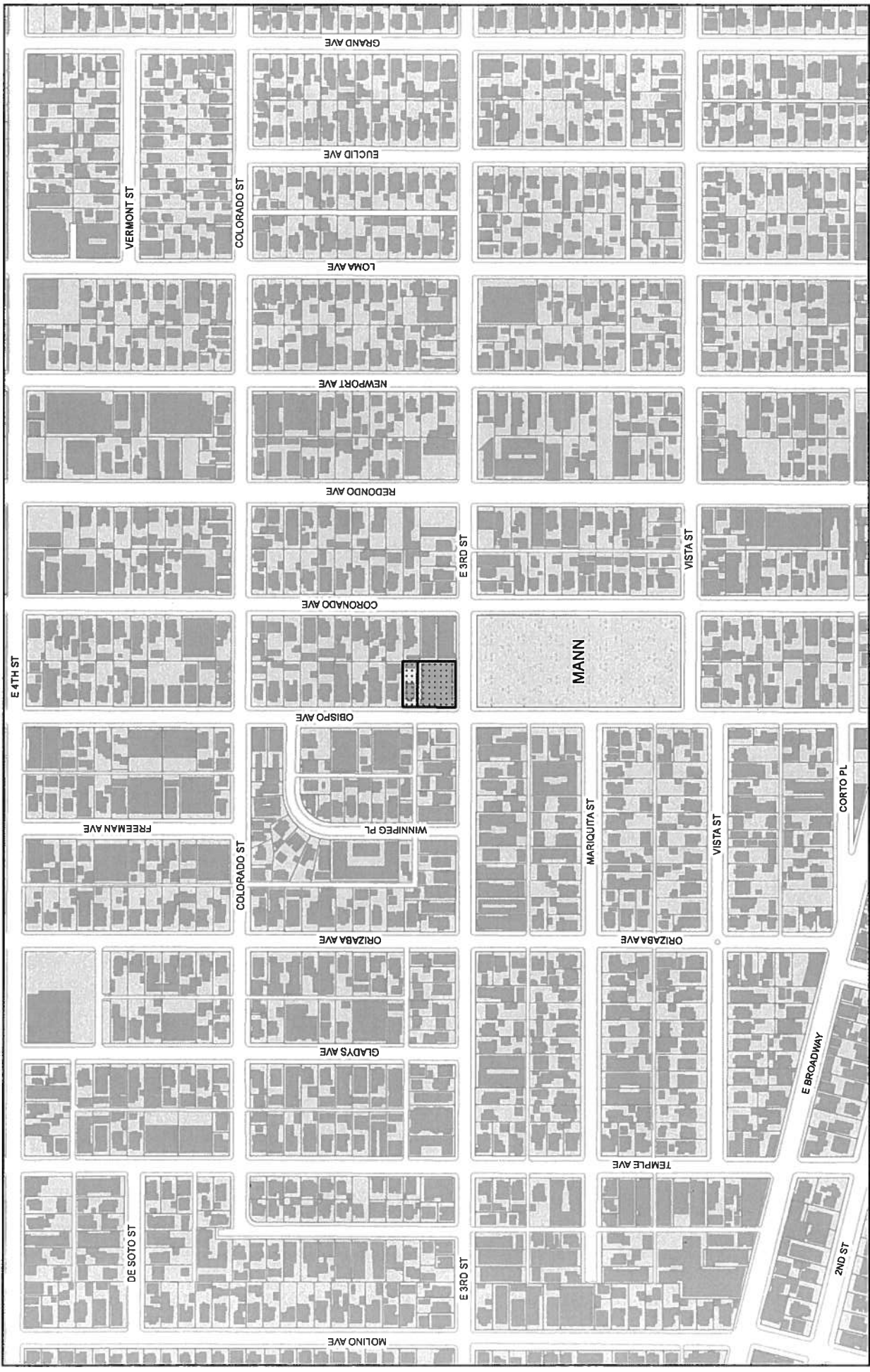


Exhibit A



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

