

October 20, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2009071006) and Downtown Plan PEIR Addendum (EIRA06-20) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review SPR 20-045 for a new 8-story, 69-unit, residential building, including two levels of parking providing 123 parking spaces on a site currently developed with a commercial/office building and surface parking located at 937-957 Pine Avenue and 120 West 10th Street in the Downtown (PD-30) Plan. (District 1)

APPLICANT: Beach Cities Capital
c/o Derek Burnham
3350 E. 7th Street, Unit 412
Long Beach, CA 90804
(Application No. 2012-20)

DISCUSSION

The Queen Beach Residential Project site (Project) is located on the west side of Pine Avenue at the southwest corner of West 10th Street, east of the north-south named alley, Solana Court (Attachment A – Vicinity Map). The site is within the Downtown Plan Planned Development (PD-30) Zoning District and is located in the Downtown District (DT) PlaceType of the General Plan. According to the General Plan Land Use Element, this district includes the heart of the City of Long Beach (City) in which extensive development activity has taken place since the 1990s. The Downtown area is characterized by compact, mixed-use urban development; high vehicular, pedestrian and transit traffic; and diverse building sizes, heights, ages, and styles; and a wide range of uses.

The overall project site is 22,500 square feet (sq. ft.) in size, over three existing parcels of land, developed with a single-story 16,000-square-foot building formerly known as Queen Beach Printers, with 10 parking spaces that will be demolished to accommodate the proposed development. The project site is surrounded by a mix of residential and commercial uses.



Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Use
North	PD-30	Providence Gardens Senior Living
East	PD-30	Restaurant, Strip Retail and Parking
South	PD-30	Professional Building
West	PD-30	Residential and a Meat Market

The site is served by a variety of multi-modal local and regional transportation options. It has access from the Interstate-710 freeway off-ramp at 6th Street, with an on-ramp located on 7th Street, both to the southeast. Bus transit service is available one block west of the project site on Pacific Avenue, and approximately four blocks to the east along Long Beach Boulevard is also bus transit service. The Metro A Line also maintains a light rail stop location east of the project site, on Long Beach Boulevard, the 5th Street Station southeast of the Project and the Anaheim Street Station northeast of the Project area. The Metro A Line provides regional rail service to downtown Los Angeles and the greater Los Angeles County area.

Project Description

The Project, is a new 8-level, 69-unit multi-family building with 1,747 sq. ft. of commercial use area that will provide a variety of larger dwelling units in a high-rise urban setting (Attachment B – Plans). The Downtown Plan requires Site Plan Review for projects involving the construction of 50 or more new dwelling units or 50,000 sq. ft. or more of new building area, this proposal meets both criteria.

The site is in the 150-Foot Height Area of the PD-30 Plan area; a subarea that allows high-rise development. The eight-story building will stand 94-feet, below the 150-foot height maximum. The Project’s floor area ratio is also below the maximum allowed of 5.0 (112,500 sq. ft.) at a floor area ratio of 4.5 (approximately 101,362 sq. ft.). Pine Avenue is considered a pedestrian-oriented secondary street that encourages active land uses to enhance the pedestrian experience. The building has a zero-foot, build-to line, a ground floor floor-to-ceiling height of approximately 15-feet, and large windows to activate the street frontage. Activities along this area include the leasing office, bicycle storage area and a retail/commercial unit.

For this Project, there are eight different floor plans starting with studio type units to units with between three to five bedrooms ranging in floor area between 450 sq. ft. to 1,731 sq. ft.. The table below shows the details of the various units.

TABLE 2: Floor Plan Information

Floor Plan Identifier/Number Of Units	Bedroom Count	Bathroom Count	Floor Area	Deck Area
S1/10	Studio	1	450sf	0
C1/6	3	3	1,147sf	56sf
C2/6	3	3	1,062sf	56sf
C3/12	3	3	1,082sf	32sf
D1/12	4	3	1,211sf	56sf
E1/12	5	3	1,393sf	56sf
E2/5	5	3	1,731sf	56sf
E3/6	5	3	1,547sf	56sf

There is one-half of a level of subterranean parking to accommodate parking lifts only, no drive aisles or operating vehicles would be permitted on this level. Level 1, which has vehicular access from both Pine Avenue and Solana Court includes mechanical parking lift stalls, transformer, trash area and 18 storage units. Level 1 also has the main lobby to the building at the corner of Pine Avenue and West 10th Street and mail area. The leasing office and 900 sq. ft. bike storage area are street level and face West 10th Street. The 1,747 sq. ft. commercial space is also street level and fronts onto Pine Avenue.

Level 2 is accessed via the vehicular ramp from Level 1 and includes more parking spaces, trash area, 21 storage areas and 30 storage spaces above car hoods. The residential units begin on Level 3, which is the courtyard level. This level includes two 450 sq. ft. fitness rooms, a courtyard and passive recreation areas (totaling 3,969 square feet) with drought tolerant landscaping, along with 10 units. Levels four through seven each have 12 units each. Level 8 has 11 units, a 1,231 sq. ft. community room and opens out onto a 520-sq. ft. roof deck.

Although two different floor plans show less than the minimum required private open space area in Table 2, there are other amenities which will make these units just as desirable, including closets outfitted with organizers, and storage units within the parking area. Additionally, the Project provides double the amount of common area for the Project. These areas include not only a 3,900 sq. ft. passive outdoor recreation courtyard area with seating areas, but also two fitness studios, and a 1,231-sq. ft. community room with a 530-sq. ft. roof top deck.

As mentioned above, parking via mechanical lifts will include a total of 123 spaces within the multi-level garage. Access to the first level of the garage is designed from Pine Avenue, access to the second level of the garage is from the alley, Solana Court. The Project will provide both required parking for the residential component of the building as well as the commercial unit.

The Project will enhance the site by introducing a high-quality development with a clean, contemporary aesthetic to the area. Along the first level, the building design incorporates a modern façade with an aluminum store front along both the Pine Avenue and West 10th Street frontages. Art murals are placed along both the vehicular entrances on Pine Avenue and Solana Court to

provide visual interest. The second level, which includes the parking area uses horizontal recycled plastic lumber with a wood like brown finish along the middle 60-70 percent of the elevations facing a right of way. The northwest corner of the building and adjacent to the vehicular entrances are proposed artistic murals. The northeast corner at West 10th Street and Pine Avenue incorporates a two-story element with grey tile veneer and the Pine Avenue vehicular entrance also incorporates two stories of grey tile veneer.

Incorporated into the Project’s design is a City required alley dedication of two-feet to expand Solana Court, a named alley, at the project site to a standard 20-foot wide alley. Solana Court provides vehicle access to the second level of the Project’s parking garage. The site has three existing street trees on Pine Avenue. One street tree will be removed to accommodate a loading zone. This loading zone is needed to facilitate access for ambulatory and non-ambulatory residents, shuttle excursions for local fieldtrips, and facility deliveries to avoid blocking the frequently used Tribune Court.

Entitlements

The Downtown Plan requires Site Plan Review for commercial residential projects that are 1,000 sq. ft. or more in area. Those projects consisting of over 50,000 sq. ft. are also required to participate in the Conceptual Site Plan Review process. The Project’s 2019 conceptual review was followed by submittal for the subject entitlements in December 2020. The Project is consistent with the intent of the special conditions in regard to location, density, access to public transit, adequate open space, and parking. The application (App. No. 2012-20) to redevelop the site was filed prior to March 6, 2021, the effective date of the Inclusionary Housing Ordinance (ORD-21-0006). Therefore, this Project is not subject to the provisions of the Inclusionary Housing Ordinance. The market rate units contribute to the reduction of the well-documented City and state-wide housing shortage and are consistent with goals and policies of the General Plan. This Project in particular includes large multi-bedroom units that the City has an acute shortage of as identified in the Housing Element. The proposed Project meets several of the goals and policies contained in the various elements of the City’s General Plan as shown in Table 3.

Table 3: General Plan Findings

ID Number	Goal/Policy	Finding
Housing Element HE 1.3	Achieve a balance of rental and homeownership opportunities, including apartments, townhomes, condominiums, single-family houses, and accessory dwelling units, micro-units and alternative housing options to accommodate the housing needs of all socioeconomic segments of the community, including large families.	As mentioned in the report, this is a proposed rental property with 59-three to 5-bedroom units. Larger units with three bedrooms or more can accommodate the larger family segment of the community which is often overlooked.
Housing Element	Encourage residential development along transit	The proposed 69-unit building is within two blocks of Long Beach

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<p>HE 1.7</p>	<p>corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts in alignment with the City’s Climate Action and Adaptation Plan (CAAP) to minimize carbon emissions by focusing new housing near transit and jobs.</p>	<p>Transit bus lines which run along Pacific Avenue to the west of the subject lot.</p> <p>The Project is also within walking distance to two “A” Line train stops, the Anaheim Street Station and the 5th Street Station along Long Beach Boulevard.</p>
<p>Urban Design Element UD 1-3</p>	<p>Promote the adaptive reuse and appropriate infill of resources within the existing urban fabric.</p>	<p>The current building, a former commercial printing business had little to no windows or storefronts and overgrown foliage along both the Pine Avenue and West 10th Street elevations. The pedestrian experience along both elevations of building are dark and uninviting. The proposed residential building has 14-foot high storefronts has amenity uses, 1,800 sq. ft. of commercial/retail space and the buildings leasing office on the first floor which will activate the street frontages of the building.</p>
<p>Urban Design Element UD 1-4</p>	<p>Focus on building flexible design on ground floors to allow for active building frontages along corridors and at the street level.</p>	<p>As mentioned above, the proposed building will activate the Pine Avenue and West 10th Street frontages providing a well-lit and positive pedestrian experience with additional street trees and street furniture. Fourteen-foot-high storefronts surround the elevations with the exception of the vehicular access driveways.</p>
<p>Land Use Element LU 1-2</p>	<p>Support high density residential, mixed use and transit-oriented development within the downtown, along transit corridors, near transit stations and at neighborhood hubs.</p>	<p>The Project’s density is approximately 130 dwelling units an acre and also contains a storefront component which will activate the adjacent Pine Avenue and West 10th Street segments and the Project is within walking distance of both the Metro “A” line stations on Long Beach Boulevard and Long Beach Transit Bus stations on Pacific Avenue.</p>

The overall project site consists of three parcels of land which are required to be merged together into one parcel of land to facilitate the proposed Project. Staff has included as a condition of approval that a lot merger application be submitted to the Development Services Department's Planning Bureau for review prior to submittal of the Project for building plan check.

Staff recommends that the Planning Commission approve the Site Plan Review with conditions. The analyses and recommendations are presented in further detail in the findings for the Project entitlements (Attachment C – Findings). Staff has included appropriate conditions of approval to ensure the proposed Project will be consistent with the requirements of the findings and will operate without negative impacts upon the surrounding community (Attachment D – Conditions of Approval).

PUBLIC HEARING NOTICE

A total 580 Public Hearing notices were distributed on October 6, 2022, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) (Attachment E –Downtown Plan PEIR and the Downtown Plan Program EIR - EIRA06-20) Addendum to the Program EIR establishing the Downtown Plan Land Use Equivalency Program (Equivalency Program) (Attachment F – Downtown Plan Program EIR Land Use Equivalency Program - Downtown Plan EIR Addendum EIRA06-20). The Equivalency Program allows for the reallocation of permitted land uses (office, commercial, hotel, and residential uses) within the Downtown Plan on a per project basis so long as the limitations of the Equivalency Program are satisfied and do not exceed the analyzed upper levels of environmental impacts that are identified in the Certified PEIR or exceed average maximum Floor Area Ratios (FARs) contemplated by the plan, including FAR incentives. The proposed Project falls within the envelope of the PD-30 development standards and is discussed above in detail. Under the Equivalency Program, increases in residential land uses can be permitted when corresponding decreases in the amount of other permitted non-residential land uses are made. In accordance with the Equivalency Program, a reduction of 16,000 sq. ft. of office floor area has been accounted for to offset the additional 69 residential units proposed as part of this Project (Attachment G - Downtown Plan Equivalency Calculator). An Environmental Compliance Checklist prepared for the Project determined that the Project will not result in any new significant impacts not already analyzed in the Downtown Plan Program EIR (Attachment H – Environmental Compliance Checklist).

Respectfully submitted,

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AMY L. HARBIN, AICP
PLANNER V



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
ACTING DIRECTOR OF DEVELOPMENT
SERVICES

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Attachments: Attachment A – Vicinity Map
Attachment B – Plans
Attachment C – Findings
Attachment D – Conditions of Approval
Attachment E – Downtown Plan PEIR and the Downtown Plan PEIR Addendum –
EIRA06-20
Attachment F – Downtown Plan Program EIR Land Use Equivalency Program –
Downtown Plan EIR Addendum EIRA06-20
Attachment G – Downtown Plan Equivalency Calculator
Attachment H – Environmental Compliance Checklist