

March 5, 2020

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 (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review SPR 19-010 and Conditional Use Permit CUP 19-013 for a 78-room senior assisted living project (special group residence) to be located in a new 10-story building with 3 levels of parking providing 74 parking spaces on a site currently developed as an at-grade parking lot located at 810 Pine Avenue in the Downtown (PD-30) Plan. (District 1)

APPLICANT: Mark Oberholzer
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Irvine, CA 92614
(Application No. 1904-22)

DISCUSSION

The proposed senior assisted-living facility project at 810 Pine Avenue would develop a 0.36-acre site with a 10-story special group residence building containing 78-rooms with 3-levels of parking, including one level of subterranean, with 74 parking stalls. The site is located on the east side of Pine Avenue between 8th and 9th Streets, just west of the north-south alley, named Tribune Court (Exhibit A – Vicinity Map). The site is currently a surface parking lot that provides parking for the Regency Palms, an assisted living/memory care residential facility located at 117 E. 8th Street.

The site is within the PD-30 Downtown Plan Area and is located in the Downtown District (DT) PlaceType of the General Plan. According to the recently adopted Land Use Element, this district includes the heart of the City with extensive development activity taking place since the 1990's. Downtown is characterized by compact, mixed-use urban development, high vehicular, pedestrian and transit traffic, and diverse building sizes, heights, ages, styles and uses. The project, designed to conform with all applicable PD-30 development standards, is consistent with the level and intensity of development intended for the site.



The project site currently provides 46 parking spaces for the adjacent Regency Palms residential care facility. The Regency Palms, located directly south of the site at 117 E. 8th Street, is situated in a historic building known as the Long Beach Professional Building. This building is a designated historic landmark building that is listed in the California Register of Historical Resources and the National Register of Historic Places. Other adjacent uses are typical of the downtown setting and are described in the following Table 1.

Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Use
North	PD-30	Multifamily Residential (838 Pine Avenue)
East	PD-30	Multifamily Residential (Temple Lofts – Historic Landmark)
South	PD-30	Residential Care Facility (Long Beach Professional Building – Historic Landmark)
West	PD-30	Multifamily Residential (Pine Plaza)

The site is served by a variety of multi-modal local and regional transportation options. It has access from the Interstate-710 (I-710) freeway off-ramp at 6th Street, with an on-ramp located one block away on 7th Street. Bus transit service is available one block east and west of the project site on Pacific Avenue and Long Beach Boulevard. The Metro A Line also maintains a light rail stop location east and west of the project site, on Pacific Avenue between 7th and 8th Street and West on Long Beach Boulevard, providing regional rail service to downtown Los Angeles and the greater Los Angeles County area.

Project Description

The project, named Regency Palms II, is a new 10-story, 78-room assisted-living facility that will provide a total of 61 private rooms and 17 semi-private rooms for seniors in a high-rise urban environment (Exhibit B – Plans). The site currently serves as a surface parking lot to the Regency Palms, a 49 semi-private room assisted-living facility. The surface parking lot has 46 parking spaces, and 74 replacement parking spaces will be provided in an integrated parking structure located in the project that will serve both 117 E. 8th Street and 810 Pine Avenue. As a condition of approval, a lot merger will be required merging the two parcels into one lot. In addition, a deed restriction for off-site parking will be required as a condition of approval for the proposed integrated parking structure.

The site is in the 150-Foot Height Area of the PD-30 Plan area; a subarea that allows high-rise development. The 10-story building will stand 126-feet, 4-inches tall, below the 150-foot height maximum. The project's floor area ratio is at the maximum allowed of 5.0 (78,673 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, ground floor-to-ceiling

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height of approximately 15-feet, and large windows to activate the street frontage. The project will continue the street wall set by the abutting Regency Palms (Long Beach Professional Building).

The site is designed with consideration to adjacent uses. The north and east elevations include landscape buffers to provide additional privacy to the adjacent buildings at the 3rd and 4th floors respectively. The third-floor terrace was positioned on the south side of the site to address concerns about noise from residential neighbors. In addition, the applicant has agreed to work with the Homeowner's Association and the condominium owners of 838 Pine Avenue who own units on the first floor facing the site to address privacy concerns with landscaping or other improvements. The site's north elevation, which faces the 838 Pine Avenue building provides approximately 15-feet, 6-inches of separation at the base and mid-level, for 19 linear feet at back of the site, and 25-feet, 1-inch at upper level balconies. The south elevation provides approximately 4-feet, 7-inches of separation between the Project and the historic landmark building at the building base, 12-feet, 1-inch at upper levels for 45-feet at front and back of the site, and 25-feet, 2-inches at upper levels for 60 linear feet at middle of the site. This will provide an emergency egress for the Regency Palms building with a fence and gate at the front and back of the lot to prohibit public access to this area. In addition, the project's east elevation that faces the alley (Tribune Court) and the historic Temple Lofts building is separated by the 20-foot wide alley (Tribune Court) at the base, and 28-feet, 1-inch at the upper levels.

The site will function as a residential care facility providing hotel-like amenities to avoid an institutional or clinical feel. The use of floor-to-ceiling glass will bring in abundant light to residents, three dining areas including a ground floor bistro, a full-service main dining room with outdoor terrace on the 3rd floor, and an expansive rooftop deck with restaurant space and bar/pizza oven amenities provide a variety of dining options for residents. In addition, resident rooms will have their own kitchenettes with refrigerator, microwave and cabinetry. The multi-level building is designed to give residents mobility throughout many floors during the day with communal living space provided throughout the building. Level 4 provides a fitness room, hair salon, physical therapy room, and amenity space for organized activities. Levels 5-8 will be primarily private and semi-private rooms with some communal space. Level 9 provides an open rooftop and resident lounge. Level 10 is the Sky Terrace providing additional outdoor space for private events and relaxation.

Development standards in PD-30 would require 15 percent of the lot size for open space (2,365.95 sq. ft.) and a community room amenity. However, special standards apply to residential care facilities requiring 300 square feet of common open space plus 150 square feet per unit or room with 50 square feet of private space. The proposed project with 61 private rooms and 17 semi-private rooms would require a total of 12,000 square feet of open space. The project provides a combination of 24,825 square feet of indoor amenities and outdoor open space. However, the Project does not include any private open space. The Site Plan Review Committee may waive development standards for open space if a positive determination can be made based on the context and circumstances. The proposed special group residence is an assisted living facility intended for persons with limited independent capacity and a substantial amount of common amenity and outdoor space is provided. The Site Plan Review Committee was able to make a positive determination that appropriate amenity and open space will be provided on-site. The proposed

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common areas provide 14,124 square feet of indoor amenity space and the outdoor common areas offers 8,933 square feet for residents and guests with amenities such as fire pits, outdoor lounges, game areas, multi-purpose recreation lawn, a bark park for dogs, children's play space, and a therapy garden with water feature. In addition, the project provides 1,179 square feet of outdoor space on Level 3 for staff use. Drought tolerant landscaping is provided throughout the outdoor open space areas in accordance with the City's provisions for water-efficient landscape design.

Parking for the site consists of 74 parking stalls within the building's three-level garage. Access to the parking garage is from the north-south alley, Tribune Court. The project will provide both required parking for the new building (26 spaces / 1 space per 3 bedrooms) as well as 47 parking spaces to replace the 46 spaces in the surface parking lot. As a residential care facility for seniors, it is not anticipated that many residents will be using a personal vehicle. The parking configuration includes using 2-level and 3-level parking lifts for 25 spaces. These spaces are in the subterranean level of the garage and will be conditioned to be used for staff parking. The project also includes 16 spaces for bicycle parking.

The site will enhance the site by introducing a high-quality development with a clean, contemporary aesthetic. The building design has a modern glass façade, combined with vertical metal panels and textured materials of perforated and embossed panels, brick and limestone. The site's design and materials are respectful and compatible with the adjacent eight-story historic 1929 Art Deco building, and other buildings in the vicinity.

Several Green Building elements would be incorporated into the project as required by the CAL Green Code and as amended by the Long Beach Municipal Code. This includes meeting the intent of Leadership in Energy and Environmental Design (LEED) certification, and the PD-30 Program Environmental Impact Report's Mitigation Monitoring and Reporting Program requirement of a minimum 20-percent increased efficiency over current Title 24 standards.

Incorporated into the project's design is a City required alley dedication of two-feet to expand Tribune Court at the project site to a standard 20-foot wide alley. Tribune Court provides the only vehicle access to the Project's parking garage, and to the garage of the residential building located at 838 Pine Avenue. The site has three existing street trees on Pine Avenue. One 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 projects involving the construction of one or more new dwelling units. Those projects consisting of 50 or more new units are also required to participate in the Conceptual Site Plan Review process. The Project's 2018 conceptual review was followed by submittal for the subject entitlements in April 2019. Approval of a Conditional Use Permit is required to establish this type of special group residence. Zoning Code Section 21.52.271 sets forth special conditions for special group residences, which are defined in Zoning Code Section 21.15.2810 as including, but not limited to, various types of group residences such as Residential Care Facilities.

Staff recommends that the Planning Commission approve the Site Plan Review and Conditional Use Permit entitlements. The analyses and recommendations are presented in further detail in the findings for the project entitlements (Exhibit 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 (Exhibit D – Conditions of Approval).

PUBLIC HEARING NOTICE

A total 567 Public Hearing notices were distributed on February 14, 2020, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no correspondence has been received.

In addition, to the formal project notification, planning staff met with the North Pine Avenue Neighborhood Association leadership several times to review the project and understand their concerns. Specific conditions of approval have been included to address concerns regarding noise, coordination of services, and communication with neighboring properties during construction staging of the project. The applicant also met with the neighborhood association to discuss the project.

ENVIRONMENTAL REVIEW

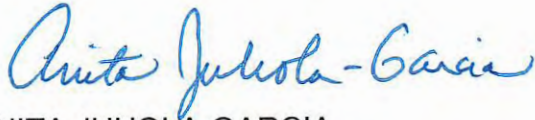
The Downtown Plan's Program Environmental Impact Report (PEIR), was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the CEQA Guidelines. Projects that are consistent with the development density or intensity of the Downtown Plan, "shall not be subject to additional environmental review, except as might be necessary to examine whether there are project-specific significant effects, which are peculiar to the project or its site." Staff has included an analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR and found that the project does not warrant further environmental review (Exhibit E – Downtown Plan PEIR Analysis).

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Respectfully submitted,



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PROJECT PLANNER



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CURRENT PLANNING OFFICER



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DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Vicinity Map
Exhibit B – Plans
Exhibit C – Findings
Exhibit D – Conditions of Approval
Exhibit E – Downtown Plan PEIR Analysis