

## **SITE PLAN REVIEW FINDINGS**

**1320 Atlantic Avenue**

**App. No. 1806-24 (SPR18-017)**

**Date: May 27, 2020**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set forth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

Positive Finding: The proposed project is a request for the demolition of 14,100 square feet of gross commercial building area and the construction of two new buildings of 6,174 square feet and 6,256 square feet at an existing commercial strip center. The project site is 4.43 acres and consists of 60,225 square-feet of commercial building area, with restaurant, retail and service-oriented uses along with 239 parking spaces. The property is bounded to the north by a church and residential properties, to the south by vacant commercial lots, to the east by commercial and residential properties and to the west by a combination of commercial, residential, open space, and church uses.

In addition to the demolition and construction of new square footage, the project proposal also includes a façade remodel of one of the existing buildings. The elevations for the new buildings and existing structures to be remodeled all incorporate a modern contemporary style of architecture to remedy the outdated style of the shopping center as it stands today. High-quality materials such as composite wood siding, ledgerstone, metal siding, and smooth stucco siding. Other features of the newly renovated center will include asymmetrical design to create more visual interest, varied roof heights, popouts and recesses to break large expanses of flat walls, corner elements that stand out from the remainder of each elevation and contrasting colors that prevent a “flat” look.

One of the new buildings will include a restaurant with a vehicular drive-through lane located in the northeast portion of the project site. The drive-through lane will wrap around the building and will not be actively visible from Atlantic Avenue. Site and building orientation is designed in a manner to accommodate a high volume of vehicles to preclude parking lot circulation issues with pedestrians and vehicles. The drive-through lane will also be screened from right-of-way view by landscape buffers along New York Street and Lime Avenue.

**2. THE DESIGN CONFORMS TO THE “DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE “DOWNTOWN DESIGN GUIDELINES”, THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

Positive Finding: The subject site has a General Plan Land Use PlaceType Designation of Transit-Oriented Development – Low (TOD-L) and within the CCA (Community Auto-Oriented Commercial) Zone. The Land Use Element PlaceType TOD-L encourages mixed-use (housing and retail) and commercial buildings, apartments, condominiums, and community-serving commercial uses. A mix of commercial uses is encouraged to meet consumers’ daily needs for goods and services, including restaurants with outdoor dining, cafes, retail shops, grocery stores and other uses that support a pedestrian-friendly, active streetscape and accommodate transit riders.

One of the citywide goals identified in the Land Use Element is to support neighborhood preservation and enhancement (Goal No. 4 of the Land Use Element). Under this goal, the City strives to provide amenities and enhance facilities to support the single-family neighborhoods. Proposed improvements include establishing commercial and retail uses on the periphery of neighborhoods or in commercial hubs to better serve residents and incorporating a variety of design enhancements and sustainable practices.

The proposed project supports this citywide goal by specifically addressing Strategy No. 10 – to “create complete neighborhoods with identifiable centers and a full range of supporting neighborhood-serving uses to meet the daily needs of residents.” In particular, LU Policy 10-2 sets out to “complete neighborhoods by allowing low-intensity commercial uses to locate along neighborhood edges, in transition areas and at key intersections.” The project is also consistent with LU Policy 10-3’s objective of planning for and accommodating neighborhood-serving goods and services within walking distance of residences.

Furthermore, Urban Design Element of the General Plan also sets forth several goals aimed at improving the built environment in the City of Long Beach. Strategy No. 2 within the Urban Design Element aims to “beautify and improve efficiency of corridors, gateways, and private and public spaces. Specifically, Policy UD 2-3 aims to “promote enhancement of the built environment through façade improvements, quality and context-sensitive infill development, and landscaping.

The current use on the subject property is a commercial center of 60,225 square-feet, which serves the neighborhood and local community. The site is located across the street from residential properties, providing easy access to the uses that meets consumers’ daily needs. As a part of the City’s Mobility Element of the General Plan, the City Council adopted the Communities of Excellence in

Nutrition, Physical Activity and Obesity Prevention Pedestrian Plan (CX3) as a technical appendix. The CX3 Plan provides a framework for increasing access to healthy food options and encouraging physical activity, looking to guide the improvement of the walking environment of Central and West Long Beach. Some of the specific methods identified throughout the CX3 Plan to enhance the pedestrian experience include high-quality street landscaping, outdoor furniture, lighting and enhanced walkways.

Although the proposed renovation of the shopping center includes the incorporation of a vehicular drive-through lane, it is not designed at the expense of pedestrian compatibility. The drive-through will be located in the appropriate area on the site, minimizing concerns with pedestrian circulation. The renovation includes a new restaurant with outdoor seating, new walkways, new sidewalks and street trees, new on-site landscaping and trees, new storefront window systems and canopies, restriped parking with pedestrian paths identified, and new contemporary facades, all of which are consistent with the TOD-L PlaceType, LU Policy 10-2, Policy UD 2-3 and the CX3 Pedestrian Plan. The renovation will further serve the needs of motorists and pedestrians in the local community.

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

Positive Finding: The project site currently consists of a 4.42 acres of land area with a 60,225 square-feet of commercial building area and 239 parking spaces. As shown on plans submitted and filed, the existing number of trees located on the project site is 39. While the applicant proposes to remove some of the existing trees on the site, a net increase of 58 additional trees will be planted for a total of 97. Furthermore, Conditions of Approval are in place to require compliance with any applicable regulations of the Department of Public Works Street Tree Division. These regulations include the requirement for parkway trees to provide shade cover at a minimum of 50% of the total area of public right-of-way after 5 years.

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

Positive Finding: The public improvement requirements established in Chapter 21.47 of the Zoning Regulations and identified by the Department of Public Works in project comments dated May 14, 2020, include, but are not limited to, the following: adjacent sidewalk repair, ADA accessibility compliance, and general off-site improvements abutting the subject site. The essential nexus between these required public improvements and the likely project impacts exists because of the location of the subject site along one of the major thoroughfares

and within an area of the city that is characteristic of blighted sections. The project necessitates these public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Required public improvements will be included in the project's conditions of approval.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)**

As conditioned, the project will be required to comply with all applicable standards of the Transportation Demand Management section of the Zoning Ordinance. To the satisfaction of the city Traffic Engineer, the applicant will be required to submit a traffic trip generation memorandum prior to the issuance of any building permits.

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

The proposed project consists of the demolition of 14,100 square feet of gross commercial building area and the construction of two new buildings of 6,174 square feet and 6,256 square feet, including a restaurant with a drive-through lane. Therefore, per Section 21.45.400(i), the project will be conditioned to comply with standards related to canopy trees, bicycle parking, solar-ready roofing, and waste collection.