



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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July 17, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council certify the Final Environmental Impact Report (EIR 01-14) and approve the Zoning Text Amendment, Site Plan Review, Lot Merger/Lot Line Adjustment, and General Plan Conformity Finding for a street vacation requests for the proposed California State University Long Beach (CSULB) Foundation Retail Project, located at 1801 W. Pacific Coast Highway within Planned Development District PD-31. (District 7)

APPLICANT: CSULB Research Foundation
c/o Moe Tidemanis
6300 State University Drive, Suite 260
Long Beach, CA 90815
(Application No. 1203-01)

DISCUSSION

The 9.88-acre project site is located in west Long Beach, bounded by Pacific Coast Highway (PCH) to the south, Cota Avenue to the east, 19th Street to the north, and the CSULB Foundation's Research and Technology Center (Technology Park) to the west (Exhibit A - Location Map). The project site was originally intended to be the eastern part of Technology Park. Existing uses around the project site include a McDonald's restaurant and Long Beach Police Department Substation to the east, industrial uses south of PCH, Technology Park to the west, the Long Beach Job Corps Center to the north, and the Century Villages at Cabrillo (CVC) to the northwest.

The proposed project involves the demolition of all existing buildings and carports on the site and construction of a new single-story building for retail use that would be up to 122,500 square feet in size with 491 on-site parking spaces. The proposed retail building would have a maximum height of 32 feet and could be used by a single retail tenant or by two retail tenants with separate (side-by-side) entrances. At present, no specific tenants have been identified.

The project site is located in the California State University Research and Technology Center/Villages at Cabrillo Planned Development District (PD-31), Subareas B and C. The

intent of this planned development district is to permit the location of businesses and industries primarily involved with research and light manufacturing, professional and administrative offices, service industries and laboratories, and University-related student, faculty, and social service uses. Retail sales are not a permitted land use in PD-31 Subareas B and C. The General Plan Land Use Designation (LUD) for the project site is LUD No. 7 Mixed Use, which is the General Plan LUD typically assigned to planned development districts such as PD-31.

The project as proposed would require certification of the Final Environmental Impact Report (EIR No. 01-14) and approval of the requests for a Zoning Text Amendment, Site Plan Review, Lot Merger and Lot Line Adjustment (Exhibit B - Lot Line Adjustment) to create one parcel out of the entire project site and convert the western half of Cota Avenue adjacent to the Long Beach Police Department Substation to a private street, and a General Plan Conformity Finding for vacation of Technology Place and the westerly half of Cota Avenue.

Staff supports the following four revisions to PD-31 for this Zoning Text Amendment:

- Allow retail sales in Subareas B and C of PD-31 as a permitted land use;
- Allow alcohol sales for off-premise consumption in Subareas B and C of PD-31 as a conditionally permitted land use;
- Allow the provision of compact parking spaces in Subareas B and C of PD-31 subject to approval by the Site Plan Review Committee; and
- Prohibit any sales of firearms and any type of firearms ammunition and firearms equipment in the entire PD-31 district.

PROJECT BACKGROUND

The Planning Commission held a public hearing on June 5, 2014, to consider the project requests. After discussion of the design issues raised at the May 3, 2012 and February 6, 2014 Planning Commission Study Sessions, the Planning Commission voted to continue the public hearing to July 17, 2014, and directed the applicant to address the following issues:

- Redesign the project parking lot to allow for at least one, preferably two, defined pedestrian walkways leading from the parking lot to the building entrance
- Add more dimension, detail and texture to the other building facades, as the focus had previously been limited to the South Elevation
- Include an outdoor seating area for project customers and employees
- Include Landscape Plans as part of the Exhibits submitted to the Planning Commission
- Remove the wrought iron fencing along Pacific Coast Highway

The project has been revised to provide two walkway areas that are not in the parking drive aisle areas (Exhibit C - Revised Site Plan). This increased width of area between rows of parking spaces to accommodate these walkways resulted in the creation of up to 30 compact parking spaces. Since compact spaces are not permitted in the Zoning Code for non-residential land uses, staff recommends including a provision for compact spaces in the requested Zone Text Amendment for this project.

Revised Elevations (Exhibit D - Revised Elevations) have been submitted that provide the following additional exterior features: sidewalk benches have been added to the South Elevation; the North Elevation has added three pilasters, a painted wall section, and architectural elements at each end; the East Elevation has added three pilasters on the left side, stone and metal elements in the center, and two architectural elements by the loading/unloading area; and the West Elevation has added two architectural elements on the left side.

The Revised Site Plan provides an area for outdoor seating, located by the eastern portion of the South Elevation. As shown in this Revised Site Plan, the existing wrought iron fencing along PCH will be removed as part of this project. The Landscape Plan has been provided to show all proposed plantings on the project site (Exhibit E- Landscape Plan).

At the June 5, 2014 hearing, the Planning Commission also directed staff to make the following modifications to the staff recommendations:

- Add a condition that strongly encourages the applicant and future tenants to promote local hiring opportunities and work with the Pacific Gateway Workforce Development Center on job fairs and training targeting local employment
- Include the prohibition of gun sales as part of the recommended Zone Text Amendment
- Revise Condition No. 39B to clarify recommended public access to Cota Avenue
- Clarify that the EIR Mitigation Measure regarding improvements to the PCH and Hayes Avenue intersection will be performed to the satisfaction of the City Traffic Engineer

Condition No. 40 has been added to the recommended approval conditions (Exhibit F - Revised Conditions of Approval) to state that: "The project applicant and future project site tenants shall work with the Pacific Gateway Workforce Development Center to encourage hiring of local residents for project site job opportunities as well as providing joint participation in job training and job fairs activities." The prohibition on sales of firearms, ammunition and equipment in Condition No. 7 will be included in the Zone Text Amendment request to the City Council. Condition No. 39B has been revised to clarify that if public access is not provided to the McDonald's easement portion of Cota Avenue, the western half of Cota Avenue abutting the McDonald's easement will be improved to allow two way traffic. Additionally, the EIR Mitigation Measure has been revised to require all

intersection improvements at PCH and Hayes Avenue must be done to the satisfaction of the City Traffic Engineer (see Environmental Review discussion below).

PUBLIC HEARING NOTICE

Public hearing notices for this continued hearing were mailed out on June 25, 2014, to all property owners and occupants within a 750-foot radius of the project site. Two public hearing posters were placed on the project site 14 days prior to the hearing. No public comments were received as of the preparation of this report.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR No. 01-14) has been prepared for this project and made available for public review and comment. The 45 day public review period started on January 8, 2014, and ended on February 21, 2014.

The Draft EIR identified the following project environmental impacts as significant and unavoidable adverse impacts: cumulative global climate change due to greenhouse gas emissions from motor vehicle trips; and traffic impacts at the intersection of PCH and Hayes Avenue (the primary project entry) only if Mitigation Measure 4.13.1 (install a traffic signal at this intersection) is not carried out since implementation of this measure is within the control of another agency (Caltrans) and therefore cannot be ensured by the City.

The Final EIR includes a Traffic Sensitivity Analysis that evaluated the project area circulation system in the event a traffic signal is not installed at the Hayes Avenue/PCH intersection. This Analysis determined that if an unsignalized Hayes/PCH intersection were restricted to only right turn in/out movements, vehicles accessing the project site from the west on PCH or out of the project site towards the east on PCH would make left turns by utilizing the existing traffic signal at the Judson Avenue/PCH intersection via Technology Place. Vehicles traveling eastbound on PCH could also bypass the Judson Avenue/PCH signal and use the existing left turn at the Cota Avenue/PCH intersection. This Analysis concluded that if the Hayes Avenue/PCH intersection is not signalized and access is restricted to right turn in/out only, the traffic impacts would be less than significant. The Final EIR modified Mitigation Measure 4.13.1 to require right turn in/out only at Hayes/PCH if the traffic signal is not installed to reduce this impact to a less than significant level. Based on direction from the Planning Commission at the June 5, 2014 public hearing, all project improvements to this intersection will be to the satisfaction of the City Traffic Engineer (Exhibit G - Revised Final EIR Sections).

RECOMMENDATION

Staff finds that the proposed land use will provide a valuable service to the community through expanded retail shopping opportunities, increased employment generation, and enhanced economic growth and tax revenues (Exhibit H - Findings). Staff therefore requests that the Planning Commission recommend City Council certification of EIR No.

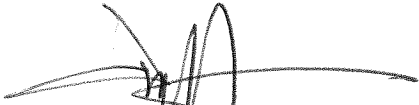
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01-14 and City Council approval of the Zoning Text Amendment, Site Plan Review, Lot Merger/Lot Line Adjustment, and General Plan Conformity Finding for street vacation requests, subject to the attached conditions of approval.

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR

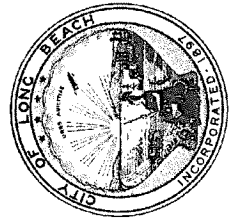
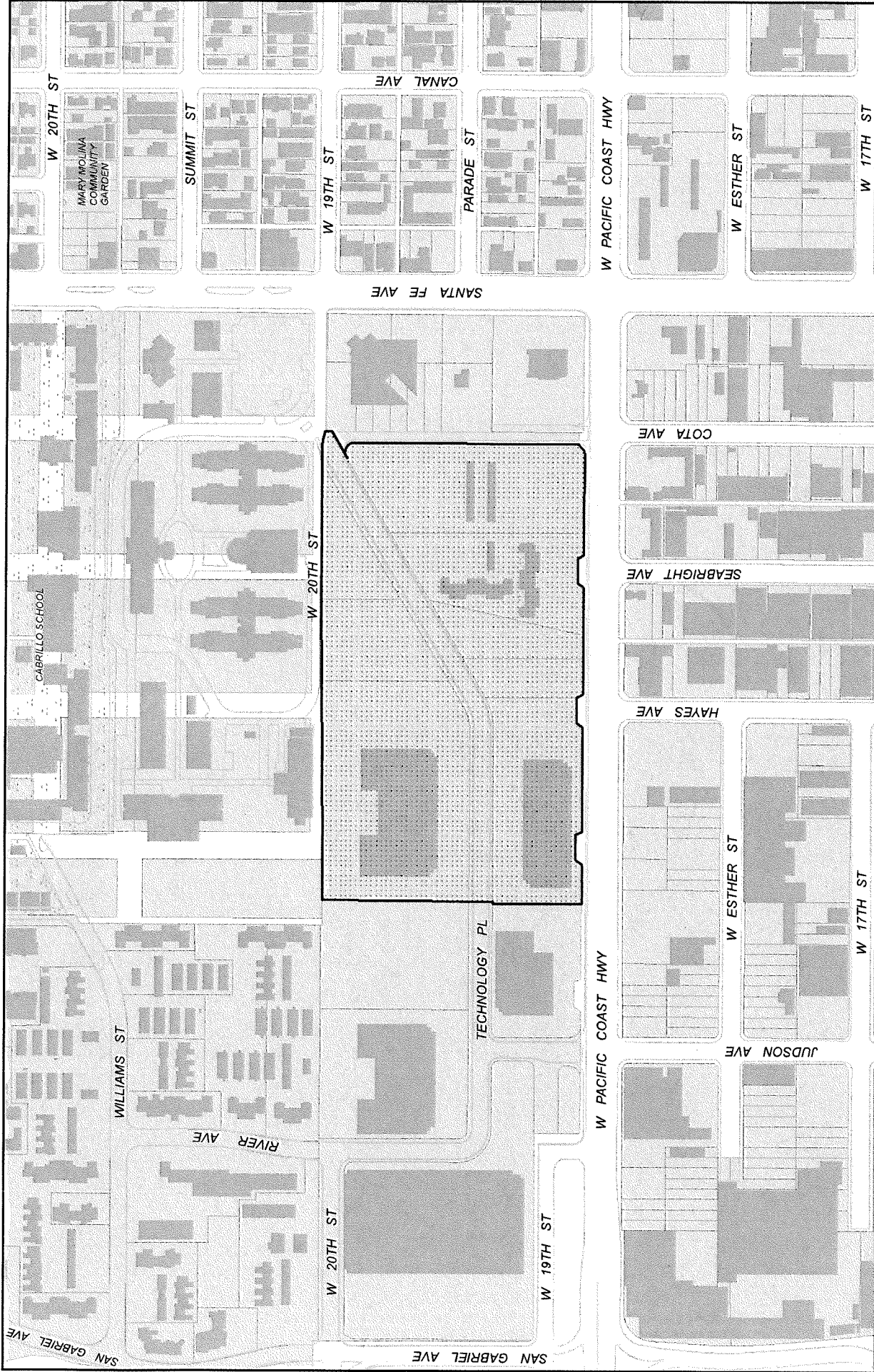


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A - Location Map
- Exhibit B - Lot Line Adjustment
- Exhibit C - Revised Site Plan
- Exhibit D - Revised Elevations
- Exhibit E - Landscape Plan
- Exhibit F - Revised Conditions of Approval
- Exhibit G - Revised Final EIR Sections
- Exhibit H - Findings



Subject Property:
1801 W Pacific Coast Hwy
Application No. 1203-01
Council District 7
Zoning Code : PD-31 SubArea A, B, C

Exhibit A



CSULB FOUNDATION RETAIL PROJECT REVISED CONDITIONS OF APPROVAL

Application No. 1203-01

Date: July 17, 2014

1. This permit and all development rights hereunder shall terminate one year from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Development Services Department.
3. If, for any reason, there is a violation of any of the conditions of this permit or of the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
4. This Site Plan Review approval allows the construction of a one-story building for retail land uses that would be up to 122,500 square feet in size with 491 on-site parking spaces, including up to 30 compact parking spaces. This retail building maximum height is 32 feet and could be used by a single retail tenant or by two retail tenants with separate (side-by-side) entrances. Retail sales would be allowed in Subareas B and C of PD-31 as a permitted land use subject to approval of a Zoning Text Amendment by the City Council.
5. The Lot Merger approval allows the creation of one parcel for the entire project site. The Lot Line Adjustment approval includes the western half of Cota Avenue between the project site and the Long Beach Police Substation property (Lot B) and portions of Lots 14 and 23 into the project site. The applicant shall pay a processing fee to the Director of Public Works within 60-days from the date listed on the Notice of Final Action. The street vacation approval allows this portion of Cota Avenue (Lot B) to be converted

from a public to a private street and allows the vacation of the portion of Technology Place within the project site.

6. Alcohol sales for off-premise consumption only would be allowed in Subareas B and C of PD-31 as a conditionally permitted land use subject to approval of a Zoning Text Amendment by the City Council. No alcohol sales shall be permitted on the project site without prior approval of a Conditional Use Permit as deemed necessary by the Development Services Department.
7. No sales of any guns, rifles, or any other type of firearms, firearm ammunition or firearms equipment shall be permitted in the PD-31 District subject to approval of a Zoning Text Amendment by the City Council.
8. No outdoor storage of any products or equipment, except for shopping carts, shall be permitted on the project site.
9. No exterior recycling center or exterior vending machines shall be permitted on the project site.
10. A shopping cart container system with outdoor storage areas shall be continuously provided and maintained on the project site.
11. The applicant shall file for a Sign Program as deemed necessary by the Development Services Department.
12. Prior to the issuance of a building permit, the applicant shall submit complete landscaping and irrigation plans for the discretionary approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
13. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
14. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on the site plan or a subsequent reference page.
15. The Director of Development Services is authorized to make minor modifications to the project plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved project.

Any major modifications shall be reviewed by the Site Plan Review Committee or Zoning Administrator, respectively.

16. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
17. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
18. Any graffiti found on site must be removed within 24 hours of its appearance.
19. Separate building permits are required for signs, fences, retaining walls, flagpoles, pole mounted yard lighting foundations and planters.
20. All refuse containers and dumpsters shall be permitted on-site only during the hours of construction activities and shall be removed from the project site every day at the end of the daily construction activities.
21. All required utility easements shall be provided to the satisfaction of the concerned department or agency.
22. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
23. Any off-site improvements found to be damaged shall be replaced to the Director of Public Works.
24. Site development, including landscaping, shall conform to the approved plans on file in the Director of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
25. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a

public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.

26. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
27. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
28. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
29. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
30. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services and Building prior to the issuance of a building permit.
31. Adequately sized trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
32. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional

facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

33. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
34. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
35. All grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stockpiled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
 - g. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - Saturday: 9:00 a.m. - 6:00 p.m.; and
 - Sundays: not allowed
36. Prior to issuance of a building permit, please contact the Gas and Oil Department for information on gas meter location requirements.
37. The project shall fully comply with the provisions of Section 21.64.030, Transportation Demand and Trip Reduction Measures, of the Long Beach Municipal Code.

38. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
39. The following requirements shall be completed to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- A. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- B. To correct substandard roadway conditions to the east of the public street portion of Cota Avenue dedicated on Tract No. 52467 (the "Public Street") the Department of Public Works will request that McDonalds dedicate for use as a public street the 28 foot by 220 foot portion of roadway currently designated as a private street for emergency access only. If McDonalds refuses, the Developer may utilize the 28 foot wide Public Street for two-way traffic by constructing two travel lanes prior to the issuance of the Certificate of Occupancy, or an alternative design for access to the site to the satisfaction of the City Traffic Engineer.
- C. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

ENGINEERING BUREAU

- D. The Developer shall provide for new landscaping and street trees along Cota Avenue. The Developer and its successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project to the satisfaction of the Director of Public.
- E. The private street through the site (Technology Place) shall be eliminated by agreement with the property owners.

- F. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- G. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- H. The Developer shall replace the missing sidewalk grate located on the sidewalk along Pacific Coast Highway adjacent to the project site.
- I. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- J. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- K. The Developer shall reconstruct the Public right-of-way roadway pavement of Cota Avenue adjacent to the project site and construct a 4-foot wide parkway and 6-foot wide paved public sidewalk for a 10-foot wide public walkway along the public portion of Cota Avenue to the development site. Improvement shall include curb, gutter, wheelchair ramp, sidewalk to the satisfaction of the Director of Public Works.
- L. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- M. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION BUREAU

- N. A traffic report must be prepared for this project under the supervision and stamp of a registered Traffic Engineer in the State of California.
 - O. All plans for off-site improvements in the public right-of-way must be signed and sealed by a registered civil engineer.
 - P. Pacific Coast Highway is a State highway under the jurisdiction of the California Department of Transportation (Caltrans). A street improvement permit from (Caltrans) will be required for all work within the East Pacific Coast Highway right-of-way. Contact Joyce Minzey at (213) 897-7632 to request additional information regarding the Caltrans permitting process.
 - Q. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
 - R. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 - S. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - T. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
 - U. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
40. The project applicant and future project site tenants shall work with the Pacific Gateway Workforce Development Center to encourage hiring of local residents for project site job opportunities as well as providing joint participation in job training and job fairs activities.

**SITE PLAN REVIEW FINDINGS
1801 W. Pacific Coast Highway
Application No. 1203-01
July 17, 2014**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, Site Plan Review approval can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

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

The project site has been designed to accommodate a commercial retail building with on-site parking and landscaping improvements entirely within the project site property. The project is similar in design, character and scale with neighboring structures, particularly with the scale and color scheme of neighboring structures in the California State University Long Beach (CSULB) Research and Technology Center.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTIFAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

The project is located in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets (PD-31) Planned Development District. The project conforms to the PD-31 development standards, and the project will amend the PD-31 land use requirements to allow retail sales as a permitted use and alcohol sales as a conditionally permitted use in Subareas B and C of PD-31. The project is located in General Plan Land Use District No. 7, Mixed Use, which allows for employment centers such as retail land uses. Project retail operations are anticipated to provide long-term employment for up to 250 employees.

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

The project will involve the removal of all trees and vegetation from the project site. This removal is necessary for improvement of the property

with the retail building, parking lot, sidewalks and loading area. The project does include the planting of approximately 131 new trees on the project site, which will be a minimum of 24 inches in box size. In addition, shrubs, ground cover plants, vines and bioswales would also be installed on the project site. The project's landscape design includes drought-tolerant, low to moderate water use plants that meet the City's landscape requirements. The project conceptual Landscape Plan is provided in Figure 3.7 of EIR No. 01-14 for this project. The existing trees and shrubs located along Pacific Coast Highway are within the City right-of-way and would not be removed.

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

The project will not have any significantly adverse effects to the provision of public services or utilities. The project will include mitigation requirements to prevent adverse impacts to the local traffic circulation system. The project will provide a valuable service to the community through expanded retail shopping opportunities, increased employment generation, and enhanced economic growth and tax revenues.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1 OF THE ZONING ORDINANCE; AND

As a condition of approval, the project will conform to all requirements set forth in Section 21.64.030, Transportation Demand and Trip Reduction Measures, of the Long Beach Municipal Code.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400 OF THE ZONING ORDINANCE.

The project would include the installation and implementation of several conservation and sustainability features designed to achieve an energy efficiency rating greater than the Title 24 requirement. The project would also install water conservation, water quality, and greenhouse gas (GHG) reducing features. To achieve these benefits, the project would incorporate sustainability features in a central energy management system to monitor and control the heating, air-conditioning, refrigeration, and lighting systems. See Section 3.4 Conservation and Sustainability Features of EIR No. 01-14 for this project.

LOT MERGER FINDINGS

1801 W. Pacific Coast Highway

Application No. 1203-01

July 17, 2014

Pursuant to Section 20.28.030 of the Long Beach Municipal Code (Title 20, Subdivision Ordinance), Lot Mergers shall be required if the Zoning Administrator, at a public hearing, makes any of the following findings:

- 1. ANY ONE OF SUCH CONTIGUOUS PARCELS OR UNITS HELD BY THE SAME OWNER DOES NOT CONFORM TO THE MINIMUM SIZE STANDARDS AS REQUIRED BY THE ZONING REGULATIONS, AND AT LEAST ONE OF SUCH CONTIGUOUS PARCELS IS NOT DEVELOPED WITH A SEPARATE BUILDING FOR WHICH A PERMIT HAS BEEN ISSUED BY THE CITY; OR**

The project site is located in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets (PD-31) Planned Development District. This zoning district does not have any minimum or maximum parcel size. PD-31 also does not have any minimum or maximum lot coverage requirements. The intent of this Lot Merger is to create one lot for the entire project site.

- 2. A SINGLE PROJECT IS DEVELOPED ON CONTIGUOUS LOTS IN SUCH A MANNER THAT ONE OR MORE OF THESE RECORDED LOTS COULD BE SOLD SEPARATELY FROM THIS PROJECT BUT WILL RESULT IN REDUCTION OF REQUIRED PARKING, SETBACKS, OPEN SPACES, OR VIOLATION OF OTHER DEVELOPMENT STANDARDS AS SPECIFIED IN THE CURRENT ZONING REGULATIONS.**

The project involves construction of a one-story 122,500 square foot retail building along with 490 on-site surface parking spaces. As the newly created lot would be one lot for the entire project site, no existing or newly created lot could be sold separately for this project. The project would conform to the development standards of the PD-31 District.

LOT LINE ADJUSTMENT FINDINGS

1801 W. Pacific Coast Highway

Application No. 1203-01

July 17, 2014

Pursuant to Section 20.20.010 of the Long Beach Municipal Code (Title 20, Subdivision Ordinance), Lot Line Adjustments, the Zoning Administrator shall make the following findings at a public hearing:

- A. EACH ADJUSTED LOT SHALL HAVE A MINIMUM LOT WIDTH OF TWENTY-FIVE FEET AND IN NO CASE SHALL SUCH LOT WIDTH BE LESS THAN FOUR-FIFTHS OF THE AVERAGE LOT WIDTH WITHIN A RADIUS OF THREE HUNDRED FEET FROM SAID LOT.**

The project site lots would be merged into one lot that complies with this standard. This newly created lot would have a width of 696 feet along Pacific Coast Highway and 716 feet along 19th Street. Lot depth between Pacific Coast Highway and 19th Street would be 592 feet.

- B. NO ZONING VIOLATIONS SHALL RESULT FROM THE ADJUSTMENT.**

The lot line adjustments will not result in any zoning violations.

- C. INDIVIDUAL SEWER CONNECTIONS ARE AVAILABLE TO EACH ADJUSTED LOT, OR NECESSARY EASEMENTS ARE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.**

The project site has an existing sanitary sewer line running from north to south along this property. The project will comply with all applicable sections of Title 15, Public Utilities, of the Long Beach Municipal Code and would generate wastewater flows typical of retail uses in the City. No new easements are required for this project.

- D. ALL DRAINAGE ACROSS THE ADJUSTED LOT LINE SHALL BE ELIMINATED OR NECESSARY EASEMENTS ARE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS; AND**

Runoff from the project site currently sheet flows from east to west to Technology Place. From Technology Place, runoff is conveyed into the storm drain system and then to a detention basin located at Pacific Coast Highway and Technology Place. The storm drain which conveys runoff is owned and maintained by the California Department of Transportation (Caltrans), not the City of Long Beach. The detention

basin outlets to the storm drain system, which flows to the Dominquez Channel and, ultimately, to the Pacific Ocean.

The project will include an on-site storm drainage system, which would be designed to capture the storm water runoff from the hardscape areas, landscape areas, and building roof drains via multiple storm drain systems to an infiltration system. This infiltration system would include a standard catch basin system located underground that would collect all storm water runoff through an underground network of pipes to an underground infiltration basin that would be located in the southwestern portion of the on-site parking lot. The basins would outlet to an existing storm drain system located in Technology Place.

The project would increase impervious surface area by 7.02 acres, which would increase runoff on the site. However, the underground detention system would accommodate flows from a 25 year storm event and the project would not contribute to runoff that would exceed the capacity of this storm water drainage system.

E. A PROCESSING FEE FOR A LOT LINE ADJUSTMENT SHALL BE PAID TO THE DIRECTOR OF PUBLIC WORKS AS PROVIDED FOR IN THE CITY COUNCIL RESOLUTION ESTABLISHING FEES.

A Condition of Approval will be added requiring, the owner to pay a processing fee to the director of Public Works within 60-days from the date listed on the Notice of Final Action.