



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

(562) 570-6194

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April 7, 2016

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

### RECOMMENDATION:

Approve Site Plan Review and Vesting Tentative Tract Map requests in conjunction with a two-building, 160-unit senior and supportive housing development on a vacant 1.6-acre parcel located at 1235 Long Beach Boulevard in the Downtown (PD-30) Planned Development District, and accept Categorical Exemption 15-158. (District 1)

APPLICANT: Century Housing  
c/o Oscar Alvarado  
1000 Corporate Pointe  
Culver City, CA 90230  
Application No. 1508-25

### DISCUSSION

The project site, located at the northern extent of the Downtown (PD-30) Planned Development District, is a vacant 1.6-acre parcel at the southwest corner of Long Beach Boulevard and East Anaheim Street (Exhibit A – Location Map). Its General Plan Land Use District (LUD) is LUD #7—Mixed Uses. The applicant, Century Housing, proposes to develop the site with a two-building, 160-unit transit-oriented development of deed restricted senior and supportive housing. The two buildings are known as Beacon Pointe and Beacon Place.

The project site was part of a larger, 3.48-acre development approved by the Planning Commission in January 2009. The approved three-building project included 186 senior housing units, 170 condominiums, and 42,000 square feet of commercial space. Two of the three buildings have since been built – the 161-unit Long Beach Senior Arts Colony, which sits west of the proposed Beacon Pointe, and the 39-unit The Annex, which sits west of the proposed Beacon Place. Due to changing market conditions, the third building was never built and the site was transferred back to the lender, Century Housing. This still-vacant portion of the site is the project location for this proposal.

The application proposes two buildings. Beacon Pointe, a seven-story building with 121 one- and two-bedroom units for low-income seniors, will be located at the north end of the site, with frontage on both Long Beach Boulevard and East Anaheim Street. This

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building will also include 6,184 square feet of commercial leasing area along its Long Beach Boulevard frontage. Beacon Place, a five-story building containing 39 one- and two-bedroom units of supportive housing for veterans and those with special needs, will be located at the southern end of the site, with frontage on both Long Beach Boulevard and East 12<sup>th</sup> Street. Both buildings will be built over a shared, two-level parking garage that will contain 200 vehicle parking stalls, a drop-off area to accommodate van services, and access to a secured, 72-stall bicycle parking area. Vehicular access to the garage will be provided from a driveway off East 12<sup>th</sup> Street (Exhibit B – Plans). The project is parked to meet code.

The two buildings will be connected on the third level by a 23,735-square-foot communal courtyard. Within the courtyard area, there will be a 1,311-square-foot community room, which is one of two enclosed community rooms included in the project. The courtyard will also include multiple deck and seating areas, a community garden, an outdoor cooking area, and native, drought-tolerant landscaping. Other project amenities include a 1,100-square-foot library, two media rooms (one per building), a 1,400-square-foot fitness center, and spacious lobby areas. All common open spaces and amenity areas are to be shared by the residential occupants of both buildings. Private open space for the residential tenants will be provided in the form of balconies and patios, depending on unit location.

The architecture of the two buildings is consistent with PD-30's design guidelines for low- and mid-rise buildings. The buildings are designed with a street wall with limited interruption along the project site's three street frontages to help define the street and provide a comfortable scale for pedestrians. The areas of building setback consist of an 875-square-foot Beacon Pointe entry plaza adjacent to the Long Beach Boulevard / East Anaheim Street intersection, and a 1,763-square-foot public plaza (South Plaza) that serves to separate the two buildings and break-up the massing on Long Beach Boulevard. The entry plaza will feature an open volume tower element that rises 15 feet above Beacon Pointe's 80-foot roof height, creating a striking entry into downtown that also defines the building's lobby entrance. The South Plaza, which opens onto Long Beach Boulevard, will provide access to the Beacon Place lobby, the parking garage, and the southernmost Beacon Pointe commercial leasing space.

A 7.5-foot right-of-way dedication along East Anaheim Street will allow the sidewalk to be widened to 15 feet, matching the sidewalk width of the adjacent Long Beach Senior Arts Colony. Along Long Beach Boulevard, dedications will result in a 15-25-foot-wide right-of-way adjacent to the project site. This area will consist of a wide sidewalk providing a comfortable pedestrian environment and opportunities for sidewalk dining adjacent to Beacon Pointe's commercial leasing areas. Between the sidewalk and the street, a landscaped parkway will physically separate pedestrians from the busy roadway. A bus turn-out lane will be added to Long Beach Boulevard, adjacent to Beacon Pointe, and a new bus shelter will be integrated into the building's ground floor facade.

The project's Vesting Tentative Tract Map will allow the residential, commercial, and parking areas to be owned and managed separately (Exhibit C – Vesting Tentative Tract

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Map). The subdivision will also allow the developer's lenders and investors the legal separations they need for financing and liability purposes. A condition of approval requiring reciprocal access over the project's shared elements has been included (Exhibit D – Conditions of Approval).

The project complements the adjacent senior housing uses in both form and function. Residents of the project will benefit from the site's adjacency to the Metro Blue Line light rail service and bus lines that operate along both Long Beach Boulevard and East Anaheim Street, as well as its proximity to concentrations of employment. In support of the City's sustainability objectives, the developer has targeted LEED Gold certification for the project (Exhibit E – Findings).

Approval of the project would support several of the housing programs identified in the Housing Element, including Program 2.7: VASH (Veterans Affairs Supportive Housing), which provides rental assistance to homeless veterans, and Program 4.1: Affordable Housing Development Assistance. The Long Beach Community Investment Company (LBCIC), which provides assistance to for-profit and nonprofit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing, has committed \$12,276,000 to the project to ensure the 160 new units of supportive, affordable housing will serve extremely low-, very low-, and low-income seniors and veterans who are homeless or at risk of homelessness.

### **PUBLIC HEARING NOTICE**

Notices of Public Hearing were distributed on March 23, 2016, in accordance with the provisions of the Zoning Regulations. At the time of writing of this report, staff has received no public inquiries on the project. Any comments received after the date of writing of this report will be provided to the Planning Commission prior to the scheduled hearing.

### **ENVIRONMENTAL REVIEW**

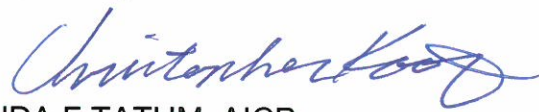
In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 15-158) was issued for the proposed project (Exhibit F – Categorical Exemption).

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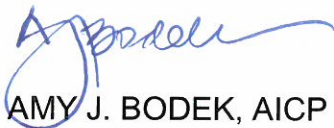
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Respectfully submitted,

  
for

LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:CT:mh

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans
- Exhibit C – Vesting Tentative Tract Map
- Exhibit D – Conditions of Approval
- Exhibit E – Findings
- Exhibit F – Categorical Exemption CE 15-158



**Subject Property:**  
1235 Long Beach Blvd  
Application No. 1508-25  
Council District 1  
Zoning Code : PD-30



**CONDITIONS OF APPROVAL  
1235 Long Beach Boulevard  
Application No. 1508-25  
April 7, 2016**

1. This Site Plan Review and Vesting Tentative Tract Map approval allows for the construction of a two-building senior and supportive housing development that includes 160 units, 6,184 square feet of commercial leasing area, and 200 vehicle parking stalls within a two-level parking garage. Site development shall conform to plans dated February 4, 2016 and submitted to the Department of Development Services.
2. The proposed development shall comply with the requirements of the Downtown Planned Development District (PD-30) Ordinance and the Conditions of Approval listed herein.
3. A reciprocal access agreement that covers the parking garage, residential amenity, and on-site common open space areas shall be recorded with the County of Los Angeles prior to the issuance of a building Certificate of Occupancy.
4. The applicant shall consider methods to prevent the location of satellite dishes on individual balconies. These methods include, but are not limited to, the provision of a designated common area for satellite dish location such as the roof.
5. Final design of the Long Beach Boulevard bus shelter shall be subject to Long Beach Transit and City Traffic Engineer review and approval.
6. Site Plan Review Committee review and approval of a Sign Program shall be required prior to the issuance of any commercial-related tenant improvement building permit.
7. If a parking garage entrance security system is installed, the system shall provide a method to allow access by guests, employees, and customers of the commercial spaces. The applicant shall submit a detailed description of any such parking access system for review and approval by the Director of Development Services prior to the issuance of a building permit.
8. The Department of Public Works submits the following requirements for the proposed development at 1235 Long Beach Boulevard:

**GENERAL REQUIREMENTS**

- a. The final map shall be based upon criteria established by the Director of Public Works.
- b. Prior to final map approval, The Subdivider/Subdividers shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.

- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, The Subdivider 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**

- e. The developer shall dedicate and improve sufficient right-of-way width along Long Beach Boulevard to provide for:
  - e.1 a dedicated bus lane and public transit-serving facilities meeting the requirements of Long Beach Transit and the City Traffic Engineer
  - e.2 landscaping with street trees
  - e.3 sufficient space for high-volume pedestrian quantities.

The final dedication requirement will be determined through consultation with the City Traffic Engineer and Long Beach Transit, as a part of the off-site improvement plan approval process.

- f. The subdivider shall provide for bus stop facilities such as a roof overhang shelter, architectural seating for bus patrons, and the bus stop sign that meet the requirements of Long Beach Transit and the City Traffic Engineer. Architectural design for this project should reflect the presence of the bus stop. Enhanced paving should be provided for the bus stop and sidewalk path. The subdivider shall collaborate with Long Beach Transit and the City's Traffic Engineer for bus stop design standards and requirements.
- g. The Subdivider shall dedicate and improve a 10' X 10' corner-cut on the southeast corner of the project site; on the corner of Long Beach Boulevard and 12<sup>th</sup> Street for sidewalk ADA purposes. Sidewalk improvements shall be constructed to the satisfaction of the Director of Public Works.
- h. The Subdivider's site plan proposes to install decorative sidewalk pavers that extend into the public sidewalk. The Subdivider shall record in the CC&R's an agreement with the City, that the building management or association will be responsible for installation and

maintenance of the specialty pavement including that portion that encroaches into the public rights-of-way. A copy of said agreement shall be submitted to the Long Beach Public Works Department for review and approval prior to final map approval.

- i. The Subdivider's site plan proposes private property table and seating on the sidewalk right-of-way. All seating, tables and chairs proposed in the rights-of-way is subject to the standards and requirement of the Long Beach Municipal Code Chapter 14.14. No private fixtures shall be placed or installed on public rights-of-way without a Public Works permit.
- j. The Subdivider 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 during construction plan check, the right-of-way dedication way shall be provided.

#### **ENGINEERING BUREAU**

- k. The Subdivider shall construct a Bus Bay Stop Zone adjacent to the project site on Long Beach Boulevard per City of Long Beach Standard Plan 112 and the Long Beach Transit "Guidelines for the Location and Design of Bus Stops" standards. Bus Bay plans shall be submitted to Public Works for review and approval to the satisfaction of the City Engineer and Long Beach Transit.
- l. The Subdivider shall reconstruct the sidewalks fronting the project site with new sidewalk pavement as needed for complete sidewalk coverage, from curb to property line along Anaheim Street, Long Beach Boulevard and 12<sup>th</sup> Street. In addition, the Subdivider shall construct new parkways with landscaping adjacent to the project site to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- m. The Subdivider shall improve the parkway fronting this project with drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.060 of the Municipal Code.
- n. The Subdivider shall consult with the Street Tree Division of the Department of Public Works (562-570-2770) as a part of the development of the off-site landscaping plan. The Street Tree Division will assist with the size, type and manner in which street trees are to be installed. 6-foot by 6-foot tree wells with root barriers and irrigation shall be provided by The Subdivider along Long Beach Boulevard adjacent to the project site, unless otherwise approved by the City. The

Subdivider and their successors shall be responsible for maintaining all street trees, landscaping and sprinkler systems required in connection with this project.

- o. The Subdivider shall construct an ADA-compliant curb ramp at the southwest corner of Long Beach Boulevard and Anaheim Street with truncated domes installed on all four corners of Long Beach Boulevard and Anaheim Street, to the satisfaction of the Director of Public Works.
- p. All major utility service equipment such as electricity transformers, gas meters and back-flow prevention devices must be accommodated on-site, and shall be shown at an early stage of the project plans.
- q. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities shall be reconstructed or replaced by The Subdivider to the satisfaction of the Director of Public Works.
- r. The Subdivider 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.
- s. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required alley improvements to the satisfaction of the Director of Public Works. All other obstructions, including power poles within the proposed sidewalk improvements shall be removed and or relocated by The Subdivider at his expense, and to the satisfaction of the Director of Public Works.
- t. 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 Subdivider 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](http://www.waterboards.ca.gov/stormwtr/construction.html)  
Left-click on the Construction General Permit 99-08-DWQ link.

- u. The Subdivider shall submit grading plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
- v. Public improvements on public rights-of-way shall be constructed in accordance with plans reviewed and approved by the Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.
- w. A Public Works Street Improvement permit is required for paving and other surface improvements within the public rights-of-way.

#### **TRAFFIC & TRANSPORTATION BUREAU**

Some of the traffic Mitigation line items listed below have been satisfied during phase I of this development. These items were intentionally brought over from the previously approved Notice of Final Action of 2009 (Application No. 0612-06) to denote the items secured in the active off-site improvement Bonds and Agreement.

- x. For those intersections where projected traffic volumes are expected to result in unacceptable operating conditions, the proposed project has incorporated off-site improvements to offset potential impacts. These improvements are termed PDFs and are more thoroughly described below. The following PDFs involve roadway widening, restriping to reconfigure (add lanes) to specific approaches of a key intersection and/or peak-hour turn restrictions. The PDFs are expected to:
  - Mitigate the impact of existing traffic, project traffic, and future non-project (ambient traffic growth and cumulative project) traffic; and;
  - Improve LOS to an acceptable range and/or to pre-project conditions.

With incorporation of the following improvements (y, z, aa, bb), the proposed project would have a less than significant impact on transportation and circulation:

- y. Locust Avenue (West) at Anaheim Street: Install traffic signal and associated signing and striping modifications per City requirements. (*Installed in Phase I development*).
- z. Locust Avenue (east)/Project Driveway No.1 at Anaheim Street: Restripe Anaheim Street to provide a separate westbound left-turn

lane, and install traffic signal and all associated signing and striping modifications per City requirements. (*Installed in Phase I development*)

- aa. Long Beach Boulevard at Anaheim Street: The Subdivider shall modify the existing traffic signal at the intersection of Long Beach Boulevard and Anaheim Street, and install the associated signage and thermoplastic striping modifications, per City requirements, in conjunction with the proposed construction of the bus bay on the west side of Long Beach Boulevard, south of Anaheim Street.
- bb. Traffic signal modifications shall include but not limited to, pedestrian countdown and pushbutton audible crosswalk traffic controls, to be installed to the satisfaction of the Traffic Engineer.
- cc. The Subdivider shall contact Karissa Selvester, External Affairs Manager Long Beach Transit (562) 599-8534 at Long Beach Transit, prior to the commencement of work to coordinate their operations with your construction phasing to ensure that construction does not interfere with transit operations.
- dd. The Subdivider shall salvage and reinstall all traffic signs and mounting poles 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.
- ee. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ff. All traffic control device installations including pavement markings on private property shall be installed in accordance with the provisions of the California Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

**Standard Conditions:**

- 9. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water, Fire and Building Departments.
- 10. 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 Director of Development Services.
- 11. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

12. 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 or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
13. 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, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
14. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
15. All rooftop mechanical equipment shall be fully screened from public view in compliance with the Section 21.31.265 of the Zoning Code and PD-6 standards for rooftop screening. 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 screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
16. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
17. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
18. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
19. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
20. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
21. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.

22. Prior to issuance of any Grading or Building Permit, the applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
23. 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.
24. Site development, including landscaping, shall conform to the approved plans on file with the Department 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 submit complete landscape and irrigation plans for the 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. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
26. All landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and 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 landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

28. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
29. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
30. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
31. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
32. 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
33. This permit and all development rights hereunder shall terminate three years from the effective date final action date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
34. This permit shall be invalid if the owner(s) and/or 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).
35. If, for any reason, there is a violation of any of the conditions of this permit or if 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.

36. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
37. 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 that are a part thereof.
38. 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.
39. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
40. 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.
41. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
44. Exterior utilities such as the Fire Department Connection, backflow device and transformers shall be fully screened by landscaping to the satisfaction of the Director of Development Services.
45. Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

46. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of 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.

**VESTING TENTATIVE TRACT MAP FINDINGS**  
**1235 Long Beach Boulevard**  
**Application No. 1508-25**  
**April 7, 2016**

**Tentative Tract Map**

Pursuant to Section 20.12.100 of the Subdivision Regulations, the Planning Commission shall approve a Tentative Map if the map complies with State and local regulations and if all of the following findings are made:

**A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The proposed Vesting Tentative Tract Map is for the airspace subdivision of a proposed two-building, 160-unit affordable housing development containing 6,184 square feet of commercial leasing area and 200 parking stalls. The subdivision would create one ground lot and eight airspace lots and affect parking areas, retail space, common areas, and the project's residential units. The proposed map supports a development that is consistent with the General Plan and compatible with the Ordinance (PD-30) in effect at the subject site.

**B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The project site is located in General Plan Land Use District (LUD) No. 7, Mixed Uses. LUD No. 7 is intended for use in "large, vital activity centers" that support "a careful blending of different types of land uses." High-density residential uses are among those specifically deemed compatible in this LUD. A new two-building development consisting of 160 affordable residential units, 6,184 square feet of commercial leasing area, and 200 parking stalls would therefore be consistent with the intent of the LUD. The specific plan currently in effect for the project site is the Downtown (PD-30) Planned Development District. PD-30 allows for a mix of land uses, including multi-family residential. Proposed uses, residential density, building heights, parking stall count, and open space provisions are all consistent with the requirements of PD-30.

**C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;**

The project site consists of a single 1.6-acre parcel at the southwest corner of Long Beach Boulevard and East Anaheim Street. The uses, residential density, building heights, parking stall count, and open space provisions of the proposed two-

building development is consistent with the scale and nature of PD-30 allowances for development on the site.

**D. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;**

Per PD-30's Figure 3-2 (Height Areas and Minimum Streetwall), the project site is located in the 150-Foot Height Area. Per Table 3-3 (Density, Unit and Lot Size), developments in the 150-Foot Height Area are permitted a maximum floor area ratio (FAR) of 5.0. The proposed development, which meets all setback, height, parking, and open space requirements, has a proposed FAR of 3.5. There is no unit count density standard in the 150-Foot Height Area of the PD-30.

**E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The proposed nine-lot subdivision involves one ground lot and eight airspace lots. Both the subdivision and its related development have been analyzed for consistency with the California Environmental Quality Act (CEQA) and been found to be Categorically Exempt in accordance with State Guidelines Section 15332, Class 32, In-Fill Development Projects. The analysis found that the project is consistent with the General Plan and site zoning, is located on a project site less than five acres, would occupy land with no habitat value, is adequately served by public utilities and services, and would not have significant traffic, air, noise, or water impacts. Project potential for substantial and avoidable injury to fish and wildlife or their habitat is minimal, for the project site consists of an empty field with little vegetation, no known record of fish and/or wildlife, and no areas of standing water.

**F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The design and configuration of the proposed Vesting Tentative Tract Map does not impact the physical nature of the proposed development or the land upon which the development would stand. As such, all potential public health and safety issues would be related to the proposed development. The development has been reviewed by Building & Safety, Police Department, Fire Department, and Department of Public Works staff for consistency with all applicable codes and regulations, and feedback from these departments has been incorporated into project design and the project conditions of approval.

**G. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF THE PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

The Department of Public Works has conducted a review of the proposed Vesting Tentative Tract Map and determined that the proposed development and its subdivision into airspace lots will not conflict with any existing public access easements that operate on the site. All required easements and utility locations would be provided for prior to the recording of the project's Final Map, as conditioned.

**SITE PLAN REVIEW FINDINGS**  
**1235 Long Beach Boulevard**  
**Application No. 1508-25**  
**April 7, 2016**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**A. 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 proposed development consists of a two-building, 160-unit senior and supportive housing development on a vacant 1.6-acre parcel in the Downtown (PD-30) Planned Development District. The project also includes 6,184 square feet of commercial leasing area and a 200-stall parking garage. The larger of the two buildings, Beacon Pointe, will be located on the northern portion of the site, stand seven stories tall, and have frontage on both East Anaheim Street and Long Beach Boulevard. The smaller building, Beacon Place, would be located at the southern-end of the site, stand five stories tall, and have frontage on both Long Beach Boulevard and East 12<sup>th</sup> Street. The two buildings would sit above the same two-story podium and share a third-level courtyard area. Access to the shared parking garage would come exclusively from a single access point on East 12<sup>th</sup> Street.

The development team has demonstrated an understanding of the significance of the project site as the northern gateway into downtown on Long Beach Boulevard and the design criteria set forth in PD-30, also known as the Downtown Plan. Both buildings are built to their street property lines in accordance with the Downtown Plan's streetwall requirements, and their street level frontages feature storefront systems and the use of extensive glazing to house the commercial leasing areas, lobbies, and residential amenity spaces. The height and massing of the two proposed buildings is suitable to the site and the buildings in their immediate surroundings, which include the recently developed (and similarly-scaled) five- and seven-story The Annex and Long Beach Senior Arts Colony buildings. The proposed buildings both feature an interesting and creative arrangement of balcony frames that will read differently depending on the observer's vantage point. The development includes an architectural component – Beacon Pointe's open tower element at the corner of Long Beach Boulevard and East Anaheim Street –

to serve as a defining feature that acts not only as a clear indicator of the building's primary entrance, but also entry into the city's downtown.

**B. 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 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;**

The project site is located at the northern extent of the downtown. Design guidelines in effect at the site are found in Section Four of the Downtown Plan, Design Standards. Section Four includes overall standards that apply to all development projects and standards by building type (low-rise, mid-rise, towers). The proposed project is consistent with the listed general guidelines, which include scale and massing criteria and the use of pedestrian-oriented streetscape design. The project is also consistent with the criteria set forth in the Downtown Plan for low- and mid-rise buildings. Among these standards are the incorporation of courtyards, the use of a singular architectural style that the project stays true to, and the integration of transit amenities. In response to these guidelines, the project has successfully integrated a 23,735-square-foot courtyard for the shared use of residents from both buildings, the building features a contemporary aesthetic with no add-on elements that feel out of place with the overall design theme, and the transit-oriented nature of the project site has led to the inclusion of an integrated bus stop along Beacon Pointe's Long Beach Boulevard façade.

The General Plan offers no design specifications for development in Land Use District 7 (LUD 7) – Mixed Uses.

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

The 1.6-acre project site is currently an empty field secured with perimeter chainlink fencing. There's little vegetation on site, though there exists a few clusters of medium-sized trees at the southern-end of the site. These are not significant or protected trees, however, and will be removed in conjunction with project activities. There are 12 existing street trees in the public rights-of-way adjacent to the project site. Though several of these trees appear mature, none are significant or otherwise protected. All of these trees are to be removed as part of project activities and replaced with new parkway landscaping demonstrated on the landscape plans. The landscape plans are consistent with the Downtown Plan and Department of Public Works street tree and parkway landscaping standards.

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

The developers will be required to comply with all public improvement requirements found by the Department of Public Works to apply to this project. Improvements identified by the Department of Public Works for inclusion in the project include a 7.5-foot dedication along East Anaheim Street that would result in a 15-foot-wide sidewalk, matching the width of the sidewalk of the adjacent Long Beach Senior Arts Colony; a dedication along Long Beach Boulevard that would provide for sidewalk widths of up to 25 feet; and the provision of a transit related improvements, which include a new sheltered bus stop along Long Beach Boulevard and the creation of a minimum seven-foot-wide bus turnout lane, adjacent to the new shelter. The increase in on-site density and the potential pedestrian and transit traffic generated by users of this particular development necessitates these public improvements.

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

The proposed project consists of less than 25,000 square feet of new, non-residential development and thus will be exempt from Transportation Demand Management requirements.



## CITY of LONG BEACH NOTICE of EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU  
 333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802  
 (562) 570-6194 FAX: (562) 570-6068  
 lbd.s.longbeach.gov

TO: ☐ Office of Planning & Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: Department of Development Services  
 333 W. Ocean Blvd, 5th Floor  
 Long Beach, CA 90802

☐ L.A. County Clerk  
 Environmental Fillings  
 12400 E. Imperial Hwy. 2nd Floor, Room 2001  
 Norwalk, CA 90650

Categorical Exemption CE- 15-158

Project Location/Address: 1235 Long Beach Blvd., Long Beach, CA 90813

Project/Activity Description: New construction of 7-story, 160 unit, senior & veterans supportive affordable housing apartments of type V-A & III-A construction over 1st & 2nd floor of type I-A construction with parking garage (202 stalls), commercial, common use areas, and offices.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Oscar Alvarado

Mailing Address: 1000 Corporate Pointe, Culver City, CA 90230

Phone Number: 310.642.2079

Applicant Signature: \_\_\_\_\_

Digitally signed by Oscar Alvarado  
 Date: 2015.08.28 16:18:05 -0700

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1508-25 Planner's Initials: MH

Required Permits: SITE PLAN REVIEW, TENTATIVE MAP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332, Class 32, In-Fill Development Projects

Statement of support for this finding: Project is consistent with General Plan and zoning designations, site is less than five acres with no habitat value, would not have significant traffic, air, noise or water impacts, and adequately served by public utilities/services.

Contact Person: Craig Chalfont

Contact Phone: 562-570-6368

Signature: \_\_\_\_\_

Date: 11/10/15