



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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March 1, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council approve an Addendum to the Midtown Specific Plan Environmental Impact Report, and approve General Plan Amendment (GPA18-001) to redesignate 14 lots located in the Midtown Specific Plan (SP-1) area from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip #8P, and Shopping Node (LUD #8N) to Mixed Uses (LUD #7); and redesignate 3 lots immediately adjacent to the Midtown Specific Plan from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). (Districts 1 and 6)

APPLICANTS: City of Long Beach
333 West Ocean Boulevard
Long Beach, CA 90802
(Application No. 1802-11)

David Crimbchin
425 E. 4th Street, Unit E
Long Beach, CA 90802
(Application No. 1612-29)

DISCUSSION

The requested General Plan Amendment is needed to establish consistency between properties in the Midtown Specific Plan and their underlying General Plan Land Use Designations (LUDs). This request is proposed in conjunction with a proposed Site Plan Review (SPR) application at 1814 Pine Avenue and 101 Pacific Coast Highway (Exhibit A – Location Map). The SPR request involves the development of two vacant parcels totaling 16,280 square feet with a three-story mixed-use building containing 24 dwelling units and 33 parking spaces. The ground floor consists of approximately 3,487 square feet of commercial space, a residential lobby, and the parking garage accessible from Pine Avenue and Tribune Court (alley). The second and third floor each contain 12 dwelling units. A common recreation room and common open space is located at the second floor.

Zoning Consistency

The development site is located in the Transit Node Low (TN-Low) District within the Midtown Specific Plan (Exhibit B – Midtown Specific Plan Map). The Midtown Specific Plan TN-Low District allows mixed uses, a floor area ratio (FAR) of 1.5, 36 feet in height, and three stories. The General Plan Land Use Map designates the project site as Moderate Density Residential (LUD #3B) which allows moderate density residential developments with a maximum of 30 dwelling units per acre, and Shopping Nodes (LUD #8N) which is intended to serve adjacent residential uses and does not allow for a mix of residential and commercial uses. The proposed project has three stories, 64 dwelling units per acre, and a FAR of 1.5 that includes 3,332 square feet of commercial space.

The intensity of development permitted for the site is regulated in the Midtown Specific Plan by FAR and in the General Plan by dwelling units per acre. While the project is within the allowable FAR of the Midtown Specific Plan, the mixed-use configuration is not consistent with either General Plan LUD #3B nor LUD #8A, neither of which allow for mixed uses. For the development project to be approved in accordance with the vision of the Midtown Specific Plan, a General Plan Amendment is needed to change the General Plan land use to a designation that allows a mix of residential and commercial uses.

General Plan Amendment

The Midtown Specific Plan replaced the Long Beach Boulevard Planned Development District (PD-29) when it was adopted in 2016. The surrounding area within which the development project is proposed was changed to Transit Node - Low in order to support compact transit-oriented mixed uses and residential developments centered around the three Metro Blue line stations along the Long Beach Boulevard corridor. The underlying Land Use Designations were to be updated as part of the City's current Land Use Element (LUE)/Urban Design Element (UDE) update (anticipated to occur within a year of the Midtown Specific Plan adoption). Pursuant to California Government Code Sections 65803 and 65860, the City of Long Beach, as a charter city, is not immediately obligated to have consistency between its Zoning and General Plan. A Mitigation Measure was included as part of the Midtown Specific Plan EIR to complete these GPAs within one year of the approval of the Midtown Specific Plan. However, the LUE/UDE update is still ongoing and allowing the inconsistency to persist will hinder the review and processing of proposed development projects due to the above-described inconsistencies between the Midtown Specific Plan and the underlying General Plan land use designations.

The 1989 General Plan Land Use Map designates the portion of the development site addressed as 1814 Pine Avenue as Moderate Density Residential (LUD #3B), and the southern portion addressed as 101 Pacific Coast Highway as Shopping Nodes (LUD #8N). Neither of the land use designations allows a mixed-use project as is permitted in the Midtown Specific Plan. To ensure that this site and other nearby properties designated as TN – Low are consistent with the underlying General Plan land use designation, 12 additional lots are included in the proposed General Plan Amendment. The addresses of the subject lots range from 100-127 W. Pacific Coast Highway, 100-

130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814 Pine Avenue, and 1791-1815 Locust Avenue. The proposed amendment is requesting to change the Land Use Designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), and Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on a total of 14 lots located in the Midtown Specific Plan (Exhibit C - Proposed General Plan LUD Amendment Map). LUD #7 allows both residential and commercial uses with densities that are consistent with the development standards for the TN-Low district. This amendment will resolve the zoning and general plan inconsistencies for these properties and facilitate development applications for this area of the TN-Low district. This is the third such amendment within the Midtown Specific Plan District.

Approval of a GPA for the subject development site alone would result in an isolated pocket of Traditional Retail Strip Commercial (LUD #8A). To prevent this stand-alone designation, an amendment to the land use designation of three additional parcels just south of the Midtown Specific Plan District area is proposed. These lots include the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue and 1775 Locust Avenue and would amend the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B) (Exhibit C - Proposed General Plan LUD Amendment Map). This area is predominantly developed with residential uses and two of the three lots are currently zoned R-4-R. Although the third parcel is zoned Regional Highway District (CHW), it is one of two parcels that make up a single development site; the balance of the site is already designated as Moderate Density Residential (LUD #3), despite the CHW District Zoning designation. Therefore, the proposal does not affect the consistency of the zoning of any more than the current condition.

Site Plan Review

The MTSP requires a Site Plan Review for projects involving the construction of one or more new dwelling units. For projects with fewer than 50 units and less than 50,000 square feet of building area, the Site Plan Review Committee is the decision-making body. On February 14, 2018, the Site Plan Review Committee reviewed the project's architectural design and layout; the committee's final action on the matter is pending. New development projects which require a Site Plan Review may only be approved subject to making six required findings including that the design conforms to the General Plan (LBMC Section 21.25.506).

Findings for the General Plan Amendment (Exhibit D – Findings) are attached. Based on these findings staff recommends that the Planning Commission approve the General Plan Amendment. The Planning Commission's role is advisory in nature for this application type and will serve as a recommendation to the City Council, who is the decision-maker on General Plan Amendments.

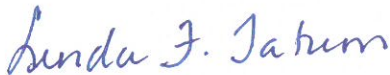
PUBLIC HEARING NOTICE

A total of 2,011 Public Hearing notices were distributed on February 15, 2018, and the notice was circulated in the newspaper, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

An addendum to the Program EIR was prepared to analyze potential new impacts resulting from the proposed General Plan Amendment. No new impacts were found therefore, no further environmental review is warranted. The addendum is included as reference as Exhibit E – Addendum to the Midtown Specific Plan PEIR. A separate environmental compliance checklist will be prepared

Respectfully submitted,



LINDA F.TATUM, AICP
PLANNING BUREAU MANAGER



TOM MODICA
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

TM:LFT:CK:AO

Attachments: Exhibit A – Location Map
 Exhibit B – Midtown Specific Plan Map
 Exhibit C – Proposed General Plan LUE Map
 Exhibit D - Findings
 Exhibit E – Addendum to PEIR