



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

October 18, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-221 and approve a modification to an existing Site Plan Review (SPR/MOD18-026) and approve a new a Local Coastal Development Permit (LCDP18-010) to permit the conversion of an existing amenity space into a one-bedroom residential unit located at 40 Cedar Walk, in the Downtown Shoreline Planned Development District (PD-6) zoning district. (District 2)

APPLICANT: JD Thompson
27261 Las Ramblas, Suite 300
Mission Viejo, CA 92691
(Application No. 1805-15)

PROJECT SITE

The Camden Harbor View development is a large six-building mixed-use project on a 7.21-acre site located south of West Ocean Boulevard, north of Seaside Way, between Chestnut Place and South Pacific Avenue. Camden Harbor View is located within Planned Development District 6, Subarea 4, and it has a land use designation of #7 *Mixed Uses* according to the General Plan (Exhibit A – Location Map). Immediately northwest of the Camden Development are two historic high-rise buildings, known as the Blackstone and Sovereign towers, and to the northeast of the property, there is an adaptive reuse residential tower, known as the Verizon/GTE building (Exhibit B – Context Map).

BACKGROUND

The Camden Harbor View development was originally entitled in November 2000 by the Planning Commission through a Site Plan Review, Local Coastal Development Permit, and an Administrative Use Permit (original Application No. 0002-25). The proposed modification to this entitlement consists of converting an existing 725 square foot amenity space into a single one-bedroom therefore requires Planning Commission approval as the original approving body.

Today, the development includes 538 residential units, 26,000 square feet (sq. ft.) of live/work and commercial uses, 161,000 sq. ft. of common open space, and is supported by 1,438 parking spaces on three levels of structured parking. Of the 1,438 parking spaces provided, the November 2000 entitlement dedicated 340 spaces to the

adjacent Verizon/GTE commercial building, and 120 spaces were dedicated to the adjacent Blackstone and Sovereign residential towers as shown in Table 1 below. All 1,438 spaces are located on site today as originally planned.

TABLE 1: ORIGINAL PARKING SCHEDULE (2000 Entitlement)

User / Entity	# of Spaces Req.
Blackstone / Sovereign Condominiums	120
Verizon/GTE	340
Camden Harbor View	978
TOTAL SPACES¹	1,438

In August 2013, the Verizon/GTE business license expired, and the adjacent Verizon/GTE commercial building was vacated. The parking agreement with Verizon/GTE was terminated in May 2016 (Exhibit C – 1999 Verizon/GTE Parking Agreement). The Parking Agreement Termination was recorded and filed with Los Angeles County on May 5, 2016 (Exhibit D – 2016 Parking Agreement Termination). As a result of this termination, the 340 previously encumbered spaces for Verizon/GTE are no longer allocated and are available for use by Camden Harbor View, and have since been leased out to various third parties as detailed in Table 2 below. Based on an assessment of current uses, there are 40 parking spaces which are currently unassigned and unencumbered. The proposed one-bedroom unit requires two parking spaces reducing the unassigned parking spaces to 38 spaces.

TABLE 2: PROPOSED PARKING SCHEDULE

User / Entity	# of Spaces Req.
Blackstone / Sovereign Condominiums Chestnut (110) + Windsor (10)	120
Verizon/GTE (Parking agreement terminated 2016)	0
Camden Harbor View	978
Camden New 1BR	2
*City of Long Beach (lease expires 2019)	275
*Homeland Security (lease)	25
Surplus / Unencumbered Spaces	38
TOTAL SPACES	1,438

PROJECT DESCRIPTION

On June 8, 2018, the City received a completed application for a modification to an existing Site Plan Review (SPR/MOD18-026) and a Local Coastal Development Permit (LCDP) to convert an existing 725 sq. ft. amenity space into a new one-bedroom residential unit in Building IV of the Camden Harbor View development. The proposed amenity space to be converted is fully contained in the existing footprint of Building IV,

¹ Based on the PD-6 Zoning Ordinance, a total of 1,730 parking spaces were originally required for this development, but this number was reduced to 1,438 through the implementation of shared parking agreement (Exhibit E – 2000 Camden Notice of Final Action, page 14).

and will not be adding square footage to the overall project (Exhibit F – Proposed Plans).

ZONING ANALYSIS

The proposed conversion and addition of a single one-bedroom unit is consistent with the Downtown Shoreline Planned Development District (PD-6), Subarea 4, which states, “this subarea shall be a mixed-use development of residential, office, retail, hotel and ancillary, supportive and complimentary uses.” Furthermore, in 2011, the PD-6 Zoning Ordinance was updated to include a cap of 1,500 new residential units in Subarea 4. Based on the cumulative projects that have been constructed or entitled to date, 589 units are still eligible to be built in Subarea 4. Therefore, the addition of one unit to Camden Harbor View is permissible under PD-6.

The addition of this new unit will result a reduction of 725 sq. ft. feet of common amenity space, which amounts to just 0.5 percent of the total amenity space provided. The Camden Harbor View will still provide over 160,000 sq. ft. of common amenity spaces where only 40,425 sq. ft. is required. Furthermore, the subject amenity space was originally built as a business and computer lounge for residents (Exhibit G – Site Photos). However, as technology has improved and become cheaper and more convenient with wireless internet access from home, this business lounge is underutilized, and the Camden Development group seeks to convert this space into a residential unit to address the high demand for new housing units.

The proposed unit size of 725 sq. ft. is comparable to other one-bedroom units within the development which range from 525 to 1,442 sq. ft. and is therefore consistent with the original entitlement. Additionally, the new unit will provide 180 sq. ft. of private open space via a balcony overlooking Cedar Walk, where a minimum of 75 sq. ft. is required per PD-6.

The PD-6 Zoning Ordinance requires 2 parking spaces for all one-bedroom units. As detailed above, 2 parking spaces will be allocated to this unit from 40 unassigned and unencumbered spaces (Exhibit H – Modification of Approved Permit Findings).

Lastly, all conditions of approval from previous entitlements for this project shall remain in full force and in effect. If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition(s) shall apply (Exhibit I – Conditions of Approval).

SITE PLAN REVIEW COMMITTEE REVIEW

On September 26, 2018, the City’s Site Plan Review (SPR) Committee reviewed the subject application for the conversion of the amenity space into a one-bedroom residential unit. The SPR Committee confirmed that the proposed design, use, and parking are consistent with the Zoning Code, General Plan, and the previous entitlements for the site. The SPR Committee recommends approval from the Planning Commission.

While this project consists of only one unit, the original 2000 entitlement was reviewed and approved by the Planning Commission. Per Zoning Code Section 21.21.405, the hearing body which granted the original approval must consider and act on the modification request.

LOCAL COASTAL DEVELOPMENT PERMIT

Pursuant to Zoning Code 21.25.904.C, the proposed project is in compliance with the findings required for the approval of a Local Coastal Development Permit, including:

- 1. The proposed development conforms to the certified Local Coastal Program including but not limited to all requirement for replacement of low and moderate-income housing.**

The specific Local Coastal Program provision of low and moderate-income housing replacement would not apply to this project. No low and moderate-income housing will be removed as a result of the development.

- 2. The proposed development conforms to the public access and recreation policies of the Chapter 3 of the Coastal Act. This second finding applies only to development located seaward of the nearest public highway to the Shoreline.**

The proposed development would occur entirely within an existing project and will pose no additional or new obstruction to recreational and visitor serving uses in the Coastal Zone.

See Exhibit J for the complete Local Coastal Development Findings.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) Sections 15301(a) (e) and 15303(b), this project is eligible for a CEQA Categorical Exemption for “Existing Facilities” and “New Construction or Conversion of Small Structures” as it consists of the conversion of a 725 sq. ft. amenity space to a single unit within a multi-family building. The subject project involves no expansion of the existing building footprint or exterior features, and only minor modifications will be made to the exterior to the structure. The project is served by all public services and utilities, and the project will not have an impact on environmentally sensitive areas.

PUBLIC HEARING NOTICE

Pursuant to the Long Beach Zoning Ordinance, the subject application was noticed via (6) six public hearing posters along the public frontages of the Camden Development site. Posters were placed in conspicuous locations allowing for full visibility for passing motorists and pedestrians. A total of 1,692 Public Hearing notices were mailed on October 1, 2018, to addresses within a 750-foot radius of the site and to the California

CHAIR AND PLANNING COMMISSIONERS

October 18, 2018

Page 5 of 5

Coastal Commission in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

Respectfully submitted,



GABRIEL BARRERAS, AICP
PROJECT PLANNER



ALEXIS OROPEZA
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:gb

P:\Planning\PC Staff Reports (Pending)\2018\2018-10-18\1805-15 - 40 Cedar Walk 1-Unit

Attachments:

Exhibit A – Location Map
Exhibit B – Context Map
Exhibit C – 1999 Verizon/GTE Parking Agreement
Exhibit D – 2016 Parking Agreement Termination
Exhibit E – 2000 Camden Notice of Final Action
Exhibit F – Proposed Plans
Exhibit G – Site Photos
Exhibit H – Modification of Approved Permit Findings
Exhibit I – Conditions of Approval
Exhibit J – Local Coastal Development Findings