

FINDINGS
Modification (MOD18-018)
125 Long Beach Boulevard
Application No. 1803-21
October 18, 2018

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, the Planning Commission shall not approve or deny a Conditional Use Permit unless all of the following findings are analyzed. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

Positive Finding

The subject property is located in General Plan Land Use District (LUD) #7 Mixed Uses and the Downtown Shoreline District (PD-6), Subarea 4 Zoning District. According to the General Plan, LUD #7 was established to encourage a mix of land synergistic land uses that reduced the need for transportation while providing convenient access to a variety of residential, retail, office and institutional uses. The proposed modifications to add 12 units, 21 parking spaces, a reduction in amenity space, an increase in building height, and convert the apartment development to condominiums supports the underlying goal of the Mixed Uses Land Use and is therefore consistent with the General Plan.

PD-6 has a maximum cap of 1,500 residential units allowable within the sub-area. The inclusion of the 12 added units will leave the district with room to accommodate an additional 911 future residential units.

Overall, the project will meet the development standards applicable in the PD-6 Zoning Ordinance, including the maximum cap of 1,500 residential units allowed within the sub-area. The addition of these twelve (12) residential units will leave the district room to accommodate an additional 911 future residential dwelling units. Remaining development standards that will be met include upgraded building treatments, window glazing, building height, building lighting design, and parking. An exception was granted by the Site Plan Review Committee to reduce the amount of provided open space, however, the project meets the minimum number of amenity areas and proposes Victory Park improvements for the public including seating, bicycle racks and refuse containers.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE;**

Positive Finding

The proposed use will continue to remain a residential project which is consistent with the surrounding uses allowed in the nearby vicinity. The proposed modifications will not result in any new additional square footage for the previously approved project. The creation of the new units will be through the interior conversion of the existing 4,597-square-foot ground floor commercial space and interior reconfiguration of an existing unit type found on the 2nd to 9th floor which splits one 1,357 square foot unit into two smaller 677-679 square foot units. The project is classified as a categorical exemption for a Class 1- "Existing Facilities" and Class 32 "Infill Development"

The project therefore, does not pose any detrimental impacts to the surrounding community, public health, safety, general welfare or environmental quality of the area.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52; AND,

Not Applicable

The proposed modifications do not require additional conditions beyond the underlying density, design and development standards listed in PD-6. Therefore, the proposed modifications are not applicable to Chapter 21.52.

4. THE RELATED DEVELOPMENT APPROVAL IF APPLICATBLE IS CONSISTANT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT AS LISTED IN SECTION 21.45.400

Not Applicable

The proposed modifications will not result in the construction of 25,000 square feet of building area; therefore the development is not applicable to the Green Building Standards listed in Section 21.45.400.