

EXHIBIT H
MODIFICATION TO SITE PLAN REVIEW FINDINGS
Application No. 1805-15 (SPR/MOD18-026)
40 Cedar Walk
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;

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 conversion of the existing amenity space into a residential unit supports the underlying goal of the Mixed Uses Land Use and is therefore consistent with the General Plan. The proposed unit also addresses the 2013 Housing Element's Goal #4 to provide the construction of high quality housing and support a balance and availability of rental units in the City.

The PD-6 Zoning Ordinance was revised in 2011, to permit a maximum of 1,500 new residential units in Subarea 4. To date, 911 units have either been constructed or entitled in Subarea 4, permitted an additional 589 units to be added to Subarea 4. The addition of one unit to Camden Harbor View is permissible under PD-6.

Per PD-6, the overall Camden Harbor View development is required to provide a minimum of 40,425 square-feet of Common Open Space. Today, the site provides over 161,000 square-feet of Common Open Space, and the loss of 725 square-feet for the conversion of the is consistent with the development standards.

Additionally, PD-6 requires 75 square-feet of private open space per unit. The proposed unit will have a 180 square-foot balcony to be compliant with this zoning standard.

Lastly, under PD-6, the addition of a one-bedroom unit requires two (2) dedicated parking spaces for the proposed unit. Following staff analysis, there are 38 unassigned and unencumbered parking spaces in the Camden Harbor View parking structure. The two required parking spaces will be located in these 38 available spaces.

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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;

The proposed unit will be fully integrated into the existing footprint, utilities and approved layout of the Camden Harbor View development. The addition of the unit will 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,

Under Zoning Code 21.52, the proposed conversion of a common amenity space to a residential unit does not require additional conditions beyond the underlying density, design and development standards listed in PD-6. Therefore, the proposed conversion is in full compliance with the Zoning Code.

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

The site is developed with an existing mixed-use building. All improvements to the building and site will be consistent with all applicable green building standards.