

EXHIBIT J
LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS
40 Cedar Walk
Application No. 1805-15 (LCDP 18-010)
October 18, 2018

Pursuant to Section 21.25.904(C) of the Long Beach Municipal Code (Title 21, Zoning), the following findings shall be made at a public hearing prior to approving a Local Coastal Development Permit.

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The proposed project is located in the Downtown Shoreline subarea of the Local Coastal Program (LCP, 1980). The Downtown Shoreline subarea is characterized by mid- to high-rise office and residential buildings and large scale public recreation and entertainment facilities. Its planning is greatly influenced by the program for revitalization and redevelopment of the commercial shopping district north of Ocean Boulevard, just outside the coastal zone.

The proposed project consists of the conversion of 725 square-feet from an existing common amenity space to a residential unit with a 180 square-foot balcony in the Planned Development District 6 (PD-6), Subarea 4 zone (Council District 2). Under the PD-6 zoning designation, both the existing amenity space and proposed residential unit meet all present-day codes and requirements. The PD-6 development standards require 75 square-feet of private open space per unit, and the proposed unit will have 180 square-feet. The proposed development conforms to the existing density and lot size requirements, and the proposed project is in conformance with all development standards of the PD-6 zoning designation of the Long Beach Municipal Code.

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 CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act concerns the public's right to use beach and water resources for recreational purposes. The chapter provides the basis for state and local government beach access requirements with a stated objective of

prohibiting development projects that hinder public access to the beach and/or water resources.

The proposed project is located within the Downtown Shoreline subarea, south of West Ocean Boulevard, north of Seaside Way, situated between Chestnut Place and South Pacific Avenue. The proposed development will occur entirely within the existing Camden Harbor View development envelope and will pose no obstruction to recreational and visitor serving uses in the Coastal Zone.