

SITE PLAN REVIEW FINDINGS

**739 E. Anaheim Street
App. No. 1806-23 (SPR18-034/CUP18-016)
Date: December 6, 2018**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set forth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

Positive Finding: The proposed project is a request for the demolition of 25,644 square-feet of commercial building area and the construction of 23,620 square-feet of new commercial area at an existing commercial strip center. The project site is 3.48 acres and consists of 45,165 square-feet of commercial building area, with restaurant, retail and service-oriented uses along with 177 parking spaces. The property is bounded to the north by single-family residential properties, to the south by commercial uses such as retail, restaurants, and auto-repair, to the east by a church and to the west by another commercial development.

In addition to the demolition and construction of new square footage, the project proposal also includes a façade remodel of one of the existing buildings and the incorporation of a drive-through lane for one of the new buildings. The elevations for the new buildings and existing structure to be remodeled all incorporate a modern contemporary style of architecture to remedy the outdated style of the shopping center as it stands today. High-quality materials such as composite wood siding, ledgerstone, metal siding, and smooth stucco siding. Other features of the newly renovated center will include asymmetrical design to create more visual interest, varied roof heights, popouts and recesses to break large expanses of flat walls, corner elements that stand out from the remainder of each elevation and contrasting colors that prevent a “flat” look.

The proposed drive-thru is in the northern portion of the property, along 14th street, wrapping around the perimeter of Building 2. This location provides the most logical placement to minimize conflict within the site’s parking lot and mitigate the intensity of the use in relation to Anaheim Street. Included in the layout of the site is an east/west pedestrian path creating a connection between each building. The east/west path will allow pedestrians a safer walking environment within the site and work in conjunction with additional hardscaped and outdoor patio areas that are also being proposed.

2. THE DESIGN CONFORMS TO THE “DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE “DOWNTOWN DESIGN GUIDELINES”, THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;

Positive Finding: The subject site is located in General Plan Land Use District No. 8A (Traditional Retail Strip Commercial) and within the CCA (Community Auto-Oriented Commercial) Zone. The Land Use Element designation of LUD No. 8A is established to recognize the continuing need to provide commercial uses along the frontages of certain streets for the service and convenience of persons traveling by car, and needing local services, rather than community/regional needs. The current use on the subject property is a commercial center of 45,165 square-feet, which serves the neighborhood and local community. As the property fronts Anaheim Street, a major thoroughfare and bus corridor within the city of Long Beach, the existing use lends itself to the convenience of those traveling by automobile. The proposed renovation of the commercial center with the new drive-thru lane will further serve the needs of drivers and the local community.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;

Positive Finding: The project site currently consists of a 3.48 acres of land area with a 45,165 square-feet of commercial building area and 177 parking spaces. The proposed project will not result in the removal of any significant mature trees.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

Positive Finding: The public improvement requirements established in Chapter 21.47 of the Zoning Regulations and identified by the Department of Public Works in project comments dated August 23, 2018, include, but are not limited to, the following: adjacent sidewalk repair, ADA accessibility compliance, and general off-site improvements abutting the subject site. The essential nexus between these required public improvements and the likely project impacts exists because of the location of the subject site along one of the major thoroughfares within the city and the automobile-oriented nature of the proposed drive-thru. The project necessitates these public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Required public improvements will be included in the project's conditions of approval.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)

As conditioned, the project will be required to comply with all applicable standards of the Transportation Demand Management section of the Zoning Ordinance.