

**SITE PLAN REVIEW
FINDINGS
901 De Forest Avenue
Application No. 1807-12 / SPR18-039
March 7, 2019**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

Site Plan Review Findings

A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER, AND SCALE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The proposed Long Beach Municipal Urban Stormwater Treatment (LB-MUST) facility (Project) involves the construction of a 9,680-square-foot building. The new treatment facility would include piping, landscaping, and sixteen (16) off-street parking spaces.

The subject site is designated General Plan Land Use District (LUD) No. 9R, Restricted Industry. LUD No. 9R intends for industrial or manufacturing operations that are primarily indoors, with limited outdoor appurtenant activities.

The Project site would improve a six-lot site that measures 1.17 acres and has a frontage on De Forest Avenue (east). The site shares its western boundary with the Los Angeles River and Bicycle Path. The overall existing site conditions feature a vacant and unimproved site. The Los Angeles River Bicycle Path and Shoreline Drive right-of-way are elevated above the grade of the Project site. An existing one-story industrial use is east of the Project site across De Forest Avenue and Fairbanks Avenue.

The proposed Project is harmonious, consistent, and complete within itself. The development will include an industrial use that would operate entirely within the proposed building. The new building works within the constraints of the site and its massing is pushed to the site's rear (west) along the Los Angeles River to provide a substantial landscaped setback to accommodate a demonstration garden with an education component.

The building will feature decorative CMU block with glazed windows. A landscaped area will be featured along the south and eastern setbacks of the building. The landscaped area will feature interpretive signage for a public education component. A mural will be located on the north elevation of the

building to add visual interest for vehicles and pedestrians traveling southbound on the realigned De Forest Avenue.

B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;

The Project site is located within the IL zoning district, which establishes a 45-foot height maximum for buildings. The IL zone does not stipulate special design guidelines for buildings. The new stormwater treatment facility would be entirely enclosed within the proposed building. The new building would meet code requirements related to building height, setbacks, and parking. The proposed building setbacks are beyond code requirements for the IL zone.

The proposed building would be set back approximately 20 feet from the realigned De Forest Avenue and the landscaped setback would enhance the scale and massing of the building. The building will feature decorative CMU block with glazed windows. A mural will be located on the north elevation of the building to add visual interest. As conditioned, all rooftop mechanical equipment shall be fully screened from public view and views from taller, adjacent rooftops.

All setbacks would be landscaped with drought tolerant landscaping that would function as a demonstration garden for the public. The proposed project application would require a waiver from on-site and public right-of-way landscaping requirements. In order to substantiate this waiver, the applicant has upsized the proposed on-site trees in lieu of street trees and larger quantities of smaller trees in the frontage area. The Project will include Coast Live Oak and Engelmann Oak trees of a greater size than code requirements (36" box trees rather than 25" box trees). In addition, the proposed landscape areas implement Low Impact Development (LID) standards and would be designed to divert runoff away from the sidewalk and the public right-of-way. The overall design and volume of proposed landscaping and the inclusion of a public education component would meet the intent of the code requirements for on-site and right-of-way landscaping.

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

The 1.17-acre project site is comprised of six contiguous parcels consisting of vacant land with sparse ornamental/non-native vegetation, utility poles, and an advertising/billboard sign. There are no trees on the six lots that comprise the Project site or along the De Forest Avenue right-of-way. There are existing trees

outside of the project limits within the Los Angeles River right-of-way that would not be removed to construct this Project.

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

The developers are required to comply with all public improvement requirements including parkway improvements and property dedications found by the Department of Public Works to apply to this project. The proposed development along the De Forest Avenue right-of-way would require the addition of sidewalks and curbs to accommodate the potential pedestrian and vehicular traffic generated by the Project.

Incorporated into Project design are dedications designed to accommodate wider, and more accessible sidewalks. The overall right-of-way for De Forest Avenue would increase to 48 feet and include ten feet for sidewalks on each side of the street. As conditioned, the Department of Public Works has required the applicant to provide dedications as needed to demonstrate compliance with an Americans With Disabilities Act (ADA) standards at the realigned De Forest Avenue right-of-way. The applicant has requested a waiver from code requirements for the addition of parkway landscaping.

All setbacks would be landscaped with drought tolerant landscaping that would function as a demonstration garden for the public. The proposed landscape area exceeds that of typical industrial land uses in the IL zone. In order to substantiate this waiver, the applicant has upsized the proposed on-site trees in lieu of street trees and larger quantities of smaller trees in the frontage area. The Project will include Coast Live Oak and Engelmann Oak trees of a greater size than code requirements (36" box trees rather than 25" box trees). The overall design and volume of proposed landscaping and the inclusion of a public education component would meet the intent of the code requirements for a waiver under this SPR entitlement.

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

The Project contains less than 25,000 square feet of new, non-residential development and thus is exempt from Transportation Demand Management requirements.

F. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The Project includes the construction of a building on City land consisting of 7,500 square feet or more of gross floor area. As conditioned, the Project would be required to obtain Leadership in Energy and Environmental Design (LEED) silver certification, or equivalent. The section's other green building requirements – canopy trees over parking areas/paving materials with a solar reflectance index, solar-ready rooftops, and designated recyclable materials collection areas in all project trash collection area – will also be met.