

SITE PLAN REVIEW FINDINGS

**1360 W Cowles St
Application No. 1808-26 (SPR18-049)
August 1, 2019**

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;**

The proposed building features a modern design with architectural elements that carry over onto the various facades and floors. The design includes a variety of roof lines at different floor levels that create visual interest and are internally cohesive and harmonious in design. The use of various materials and colors create a contrasting interest that completes the projects' design making it complete within itself. The development of the four-story building also meets all the development standards of the General Industrial zoning district found within the Long Beach Municipal Code to maintain consistency with other industrial buildings and uses in the vicinity.

- 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;**

The proposed project is consistent with the intent of the General Industrial (IG) zoning district. Although the IG zone does not have specific design guidelines, all applicable development standards of the IG zone have been met by the proposed project. Furthermore, the new development provides an attractive façade incorporating windows and a street-facing door. The overall design is consistent with the stated purpose of the zoning standards which includes excellence of design pursuant to Long Beach Municipal Code 21.10.020.

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

The site is currently improved a s parking lot with no significant landscaping. The proposed project will not remove any significant mature street 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**

The anticipated foot traffic and vehicular traffic is demand generated by the new development. The increase in the demand is the nexus for public improvements. The incorporated conditions of approval require improvements to the public right-of-way and an alley dedication of 2.5 feet to bring the alley closer to the minimum required width per the Long Beach Municipal Code.

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

The new development is below the applicability threshold of 25,000-square-feet to be subject to chapter 21.64 of the Municipal Code.