

## **SITE PLAN REVIEW FINDINGS**

**1601 San Francisco Avenue**

**Application No. 1806-11 (SPR18-032)**

**October 3, 2019**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration and incorporation into the record proceedings.

**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 project design is harmonious, internally consistent and well integrated into the project site and surrounding area. The project site is located on the west side of San Francisco Avenue, within a heavily industrialized area next to the Los Angeles River. The project consists of the construction of a 48,657 square-foot building (Building 1) and a 46,215 square-foot building (Building 2) building with 96 on-site parking spaces. Site orientation is designed with the two buildings mirroring one another, allowing for a single point of entry onto and out of the project site. Given the location of the site along a local street, and with adequate space for truck maneuverability, the single shared driveway and proposed parking configuration present the most effective project layout feasible.

The proposed “L-shaped” buildings and configuration minimizes visibility of loading docks from San Francisco Avenue, leaving the greatest level of attention to the San Francisco Avenue (east) elevations. The east elevations provide architectural features such as pop-outs and recessions, and the creative use of glazing. The incorporation of window glazing of different sizes, heights, intervals and scoring add visual interest and minimizes the overall scale of each building. Additional features such as pronounced corners and entrances, landscaping, contrasting colors and varied roof heights are also included on the east elevations. Although the west elevations of Buildings 1 and 2 do not have street frontages, they are visible from the elevated bike path flanking the Los Angeles River. In order to address the visibility of the west elevations, the applicant has incorporated some of the same features included on the east elevations, allowing an overall balance to the project.

**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 project site is located in General Plan Land Use Designation (LUD) No. 9G, for General Industry. This district is established to provide areas for any business to conduct legitimate industrial activities, indoors or outdoors, provided such business conducts its operations in a manner consistent with all applicable safety, environmental and zoning regulations. The proposed industrial buildings will allow for the continuation of warehousing functions with accessory office components, which is consistent with the regulations of the IG zoning district. The operation of such facilities is consistent with surrounding businesses that feature a variety of industrial uses such as warehousing and manufacturing. As required by LUD No. 9G, all Title 21 zoning regulations are satisfied. Therefore, the proposed use is consistent with LUD No. 9G.

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

The project site consists of two industrial buildings and no trees are present. Therefore, a positive finding can be made.

**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 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 7, 2018, include, but are not limited to, the following: adjacent sidewalk improvement, 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 the proposed project results in a net increase of 94,872 square feet of building area intended for warehouse (and possibly manufacturing) uses increasing the vehicle and truck trips utilizing the right-of-way. The project necessitates public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Required public improvements are included in the project's conditions of approval.

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

Conditions of approval will be incorporated that require full compliance with all transportation demand management and trip reduction measures.

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

As conditioned, the project will be required to comply with all applicable Green Building Standards of Long Beach Municipal Code (LBMC) Section 21.45.400. Prior to the issuance of any building permits, the applicant will be required to demonstrate the building complies with at least the certified level of the Leadership in Energy and Environmental Design standards as created by the U.S. Green Building Council.