

SITE PLAN REVIEW FINDINGS

**5550 North Paramount Boulevard
Application No. 1809-16 (SPR19-036)
January 16, 2020**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or 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:

- 1. 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 project proposes includes the expansion of existing Davenport Park to total 11-acres in size with 31 surface parking spaces (see project plans in App. No. 1809-16).

No buildings are proposed as part of the project. The proposed project includes a new sports field to be located within the interior of the existing walking path. No overhead sports field lighting is proposed as part of the project, but security lighting would be added to provide a lighted walking path. The expansion of the park is consistent with the Open Space (OS) PlaceType of the 2019 General Plan Land Use Element (LUE) and Park (P) Zoning District.

Vehicles would access the project site via the existing driveway on the north side of the park (East 55th Way). A traffic analysis was completed as part of the Initial Study/Mitigated Negative Declaration (IS/MND) for the project (Exhibit E – Final and Draft IS/MND [MND 14-19] with Mitigation Monitoring and Reporting Program) to ensure the project traffic would be compatible with the neighboring community.

The project is compatible in design, character, and scale with its surroundings, as it is an expansion of an existing park and is consistent with the adopted Zoning and PlaceType designations.

- 2. 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 in the Park (P) Zoning District and conforms to the amenities typically found in neighborhood parks, as specified in the City's General Plan Open Space and Recreation Element (2002). According to the General Plan

(2002), "Neighborhood Park. Averaging eight acres in size and serving neighbors within ¼ mile (high density areas) and ½ mile (low density areas), neighborhood park permits all of the uses allowed in mini parks¹ plus: restroom buildings, recreation fields, courts and rinks, water features, libraries, day care centers, community centers, and parking and drive aisles. Building coverage in neighborhood parks is limited to seven percent of total park area."

While no new buildings are proposed as part of the park expansion, the proposed project includes similar amenities permitted for mini and neighborhood parks, including a sports field, landscaping, irrigation, a walking path, seating areas and picnic facilities, drinking fountains, trash receptacles, and parking and drive aisles. In addition, security lighting would be provided throughout the project site along the walking path. Consistent with current water conservation regulations, passive open space areas would include drought-tolerant vegetation and other noninvasive plantings. Pedestrian and bicycle access will also be provided from existing sidewalks along Paramount Boulevard, sidewalks along East 55th Way, and pedestrian pathways surrounding the project boundaries.

The project design, as discussed above, consists of amenities that are compatible with the existing Davenport Park and provide additional recreational opportunities consistent with the neighborhood park category provided in the General Plan.

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

There are currently no trees located on the interior of the project site. The existing vegetation along the frontage of the eastern project area is ornamental in nature.

The installation of new trees consistent with applicable public right-of-way and public park standards will provide a continuous perimeter of broad, leafy shade canopies around and throughout the project site.

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

Improvements to the public right-of-way adjacent to the project will include conditions of approval to offset the capital improvements to public infrastructure

¹ "Mini Park. A small park serving neighbors within 1/8 mile, generally less than two acres in size, it may include: landscaping, irrigation, walking paths, seating areas and picnic tables, sand boxes/tot lots, playground equipment, play court, sculpture/art, drinking fountains and trash receptacles. Building coverage in mini parks is limited to one percent of total park area." (City of Long Beach General Plan, Open Space and Recreation Element 2002).

necessary to support this project. These improvements include construction of full Americans with Disabilities Act (ADA) sidewalk, curb, and intersection improvements adjacent to the project site, street trees, root barriers, and irrigation systems adjacent to the project site.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦
Safe bike access from street to bike parking			♦
Transit review	For all residential and nonresidential projects subject to EIR		

The project contains does not propose any new non-residential development. Therefore, the project is exempt from Transportation Demand Management requirements.

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

The project will comply with green building standards for private development, as the requirements of Section 21.45.400. The project does not include any new square footage of building area; therefore, LEED Certification or Equivalent would not be required.

Additionally, as conditioned, the development shall include canopy trees in the parking areas and the trash collection areas shall feature a designated area for recyclable materials. Therefore, as conditioned, the project would be in conformance with the Green Building Standards outlined for public and private development, as listed in Section 21.45.400 of the Long Beach Municipal Code.