

June 18, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council adopt Mitigated Negative Declaration MND-04-20 (State Clearinghouse SCH# 2020050229) and approve Zone Change ZCHG17-009 from CCA (Community Commercial Automobile-Oriented) to R-4-N (Medium-Density Multiple Residential) and R-3-T (Multi-family Residential, Townhouse), Site Plan Review SPR17-062, and Vesting Tentative Tract Map TTM17-001 to allow the construction of 18 three-story townhomes at 4800 Long Beach Boulevard. (Council District 8)

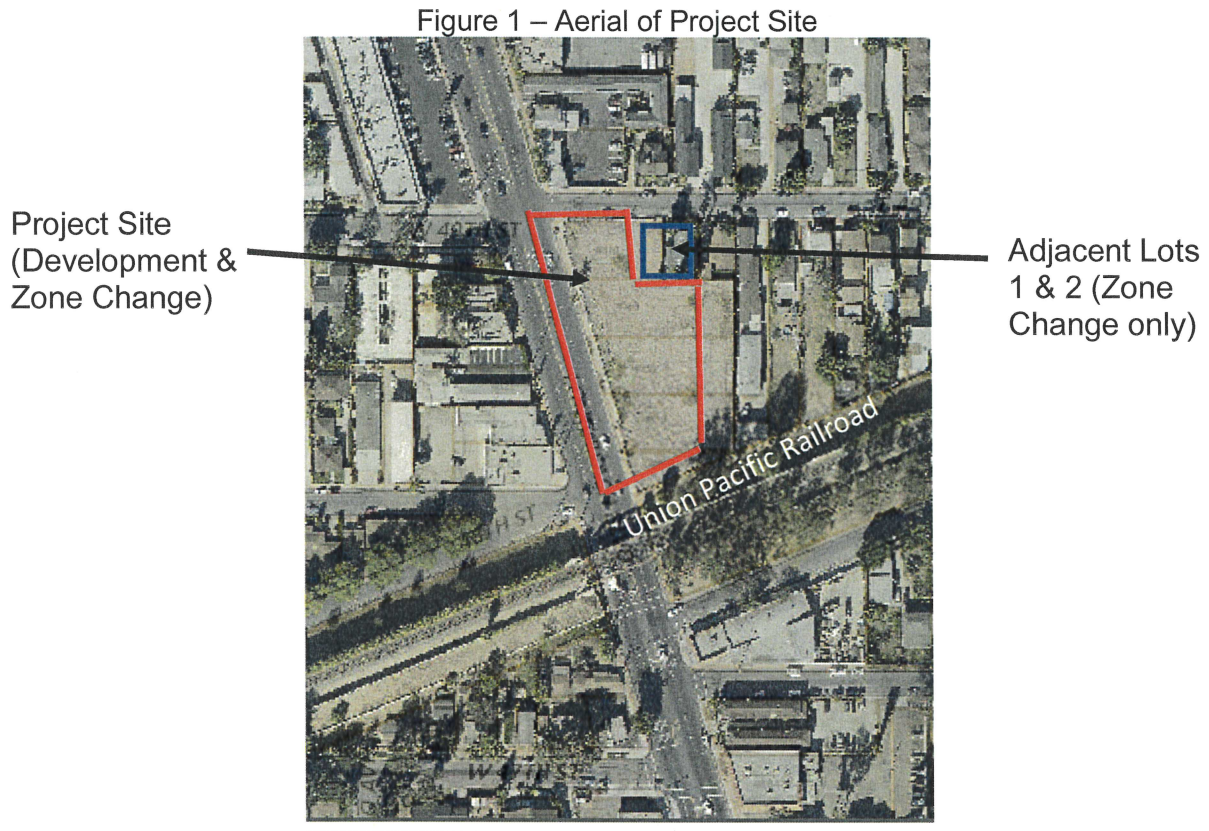
APPLICANT: Kim Prijatel
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612
(Application No. 1707-10)

DISCUSSION

The site is a Successor Agency property located on the east side of Long Beach Boulevard between E. 49th Street to the north and the Union Pacific Railroad to the south. Long Beach Boulevard is primarily a commercial corridor with abutting residential uses. The site is located in the Addams Neighborhood area in North Long Beach. The site encompasses five parcels for a total project area of 1.102 acres (approximately 48,003 square feet) and is zoned Community Commercial Automobile-Oriented (CCA). Two adjacent lots located east of the project site at 132 and 134 E. 49th Street are also zoned Community Commercial Automobile-Oriented (CCA). (Exhibit A - Vicinity Map) The five-parcel site that is proposed to be developed is currently vacant covered with ruderal vegetation. The developer seeks to construct 18 three-story townhomes within three buildings that are a maximum height of 38' (three-stories). The adjacent lots have one existing single-family residence per lot. No new development is proposed on the two adjacent lots. The proposed project includes a Zone Change from CCA to R-4-N (Medium-Density Multiple Residential) to facilitate the development of the townhomes. A Zone Change for the two adjacent lots (132 and 134 E. 49th Street) from CCA to R-3-T (Multi-family Residential, Townhouse) is proposed for consistency with the existing residential land use and adjacent neighborhood zoning. (Exhibit B - Zone Change Map)



The site is bordered by commercial uses to the north, across E. 49th Street; commercial uses to the west, across Long Beach Boulevard; commercial and residential uses to the south of the Union Pacific Railroad; and residential uses to the east. The project site and adjacent uses are shown in Figure 1 below:



Project Description

The proposed project involves development of 18 three-story townhomes that would be 38-feet in height, with 41 on-grade parking spaces. The site would include two buildings with eight townhomes each and one building with two townhomes. Of the 18 units, nine of the townhomes would be 3-bedroom, 3-bath units consisting of approximately 1,411 square feet (SF) and nine of the townhomes would be 3-bedroom, 3-bath plus den units consisting of approximately 1,747 SF. Of the 41 required parking stalls, 36 are proposed as garage spaces (18 of which are proposed in tandem configuration) and 5 would be designated as guest parking stalls. The project will also provide 4,024 SF of private open space and 6,856 SF of common open space for a total of 10,880 SF of usable open space. (Exhibit C - Plans). The townhome development is proposed with a variety of green building features, including rooftop solar panels to result in net zero energy¹ townhomes.

¹ The townhome development is fully electric, and rooftop solar panels would provide all energy used onsite.

Required Entitlements

As proposed, the project requires the following entitlements:

- **Zone Change:** Required to change the existing zoning from CCA to R-4-N (which permits medium density residential development) in order to allow the development of the proposed townhomes. A zone change for the adjacent two residential lots from CCA to R-3-T is proposed to be consistent with the existing land use and adjacent neighborhood zoning district².
- **Site Plan Review:** Site Plan Committee Review required for a residential project with five or more units as one project³. Projects proposed with more than 50,000 square feet of with more than 50 dwelling units require Site Plan Review by the Planning Commission.
- **Vesting Tentative Tract Map:** Required to consolidate 5 lots into a single parcel and allow the subdivision of airspace and creation of common areas, which enables the creation of individual townhome units that can be sold separately⁴.

The Planning Commission will act in an advisory capacity for this application as the City Council issues the final decision on projects that include a Zone Change. Therefore, the project requires recommendation of approval by the Planning Commission before it is presented to the City Council for review and final decision.

Zone Change

The project site is currently zoned CCA (Community Commercial Automobile-Oriented) which permits retail and service uses. Residential uses are not permitted in the CCA zone. However, the General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-L (Neighborhood Serving Center or Corridor - Low Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, low-intensity commercial uses and low-density apartment and condominium buildings⁵. The NSC-L designation allows up to three stories in height and residential densities of up to 44 dwelling units per acre (du/acre), depending on lot size. This density is required to allow the development of 18 townhomes.

The applicant seeks a Zone Change to R-4-N (Medium-Density Multiple Residential) District to allow for the construction of the proposed townhomes in accordance with the R-4-N development standards. The area of Long Beach Boulevard located to the south of the project site has multi-family residential uses and is zoned R-4-N. The rezoning of the project site will be consistent with the adjacent multi-family zoning and medium density development. The adjacent two lots located to the east of the project site are currently zoned CCA (Community Commercial Auto-oriented), which does not permit residential development. The existing single-family residential structures are legal, nonconforming uses. The City proposed rezoning to R-3-T (Multi-family Residential, Townhouse)

² LBMC §21.25.101

³ Long Beach Municipal Code (LBMC) §21.25.502.A.1.a

⁴ LBMC §20.12 and §20.14

⁵ Land Use Element (LUE 2019) pg. 65

will recognize the existing residential land use and be consistent with the existing zoning (R-3-T) of the neighborhood east of the project site. Both the R-4-N zone and the R-3-T zone are consistent with the General Plan's Land Use Designation, NSC-L PlaceType (Neighborhood Serving Center or Corridor - Low Density).

Site Plan Review

The site plan review process is established to ensure that the highest quality of land planning and design are incorporated into development projects. The process ensures that new projects are compatible with existing neighborhoods and meet required project development standards. On December 11, 2019, the Site Plan Review Committee reviewed the project architecture and site layout and approved the project pursuant to LBMC 21.25.503. The final approval of the project is contingent on the Zone Change.

The applicant proposes to build 18 three-story townhomes (38-feet in height) on a currently vacant site on Long Beach Boulevard. Sixteen of the proposed townhomes are oriented toward Long Beach Boulevard with front doors and pedestrian walkways accessible from the street. A low decorative wall is proposed to create private open space in front of each unit activating the streetscape. In addition, there is a paseo feature located between the two main structures facing Long Beach Boulevard creating a focal entrance to the project. Vehicular access to the project site would be provided via E. 49th Street, which would lead to an internal driveway that would provide access to the individual garages and guest parking spaces. Table 1 provides a summary of the proposed project's compliance with the proposed R-4-N Zoning District.

The design of the proposed townhome development reflects a traditional architectural style with a variation of roof pitch and parapets consisting of three-color schemes that help achieve both variety and cohesiveness among the three townhome buildings. Each style includes a white base stucco color, horizontal lap siding, stucco, or vertical board and batt siding to create individual units. A variety of materials including the use of shingles, lap siding, wood-like railings, awnings with wood brackets, vertical metal railings enhance the modern traditional style of the proposed project.

Table 1 - Summary of Proposed Development ("Project Site")

4800 Long Beach Boulevard Project	Required	Proposed
<i>Density</i>	44 units/acre max ⁶	18.24 units/acre
<i>Height</i>	38' (3 stories) max	38' (3 stories)

⁶ Maximum density permitted in the R-4-N zoning district

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<i>Open Space</i>	<p>150 square feet (sf)/unit = 2,700 SF total</p> <p>Common open space: 1,350 SF</p> <p>Private open space: 1,350 SF</p>	<p>604 SF/unit = 10,880 SF total</p> <p>Common open space: 6,856 SF</p> <p>Private open space: 4,024 SF</p>
<i>Parking</i>	<p>36 garage spaces + 5 guest spaces 41 total</p>	<p>36 garage spaces + 5 guest spaces 41 total</p> <p>18 of the garage spaces are proposed as tandem and require a waiver⁷</p>

Open Space

The project requires a total of 2,700 square feet of common and private open space, and the applicant proposes a total of 10,880 square feet of common and private open space combined. Common open space is proposed as a cluster of four outdoor space areas distributed throughout the project site. Private open space will be provided in the form of private decks and private yard areas.

The project incorporates a surplus of usable open space (10,880 square feet) over the minimum required 2,700 square feet, in addition to providing high-quality amenities that enhance the overall project design and result in high functionality of the usable open space. As conditioned, the common open space areas and their amenities shall be maintained in perpetuity and reflected in the Covenants, Conditions, and Restrictions (CC&Rs) for the project (Exhibit D - Conditions of Approval).

Parking and Leadership in Energy and Environmental Design (LEED) Gold Equivalency

As shown in Table 1 - Summary of Proposed Development, the proposed project meets Title 21 parking requirements for a total of 41 on-site parking spaces. All 36 spaces for the townhomes are proposed as garage parking spaces and 18 of the 36 garage spaces are proposed in tandem configuration.

Tandem parking is not typically permitted as required parking for market rate residential projects⁸, however, the Title 21 allows the Director of Development Services to grant a project flexibility with certain development standards provided a commitment to LEED gold or higher certification is made.⁹ The developer proposes design features for the project to achieve LEED Gold equivalency and be granted the flexibility to provide 18 of the required parking stalls in tandem configuration. Such features are summarized in the list below and further detailed in Exhibit D – Green Scorecard, which also provides the calculations of the proposed features in achieving LEED Gold equivalency.

⁷ LPMC §21.25.508A.3

⁸ LPMC §21.41.233

⁹ LPMC §21.25.508.A.3 and LPMC §21.45.400.H

Proposed Green Features

- Onsite renewable energy generation through rooftop solar panels (net zero electric homes);
- Bioswales for 85% capture and treatment of total annual stormwater;
- 75% of total landscaping comprised of drought tolerant plants;
- Water-efficient fixtures; and
- EnergyStar appliances.

As a condition of approval, the project will maintain the features qualifying the project for LEED Gold equivalency standards, per the submitted Green Scorecard, in perpetuity.

With incorporation of the aforementioned conditions of approval, overall, the project design is compatible in building design within itself and harmonious with neighboring structures and the surrounding community.

Vesting Tentative Tract Map (VTTM 77097)

The project includes a request for a Vesting Tentative Tract Map (Exhibit B - Plans), which proposes to merge five parcels into a single 48,003-square-foot lot and create 18 condominium subdivisions to allow the individual sale of townhomes. As a condition of project approval, the applicant is required to dedicate and improve 13-feet along Long Beach Blvd and 8-feet on E. 49th Street adjacent to the project site for future street widening purposes. The proposed subdivision including required dedications supports the orderly development of land consistent with the Zoning and General Plan.

The proposed Vesting Tentative Tract Map is consistent with the Land Use Element of the General Plan, which designates the project site as NSC-L (Neighborhood Serving Center or Corridor - Low Density), and the design of the subdivision is consistent with height and density standards set forth for residential development by the PlaceType. Therefore, findings in support of the subdivision can be made.

Based on the previous discussion, positive findings can be made for each of the three entitlements needed to allow the development of the 18-townhome project. Overall, staff finds that the proposed project conforms to the requirements of the applicable Zoning Regulations and that all relevant findings of fact necessary for approval are met. The detailed findings for each entitlement are attached in Exhibit F – Findings.

PUBLIC HEARING NOTICE

A total of 103 public hearing notices were distributed on June 4, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

As of the writing of the report, Staff received four public comments on the MND. The public comments are provided in Exhibit G - Public Comments Received.

ENVIRONMENTAL REVIEW

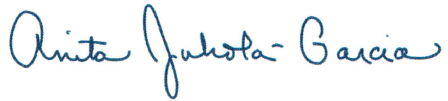
Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND-04-20, State Clearinghouse No. 2020050229) has been prepared for the project and finds that, by implementing identified mitigation measures, the project will not result in significant effects to the environment (Exhibit H - IS/MND-03-20). The IS/MND was circulated for a 30-day public review period between May 11, 2020 and June 9, 2020. Staff received four comments during the public review period as provided in Exhibit G - Public Comments Received.

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Respectfully submitted,



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PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:ajg

Attachments:

Exhibit A – Vicinity Map
Exhibit B – Zone Change Map
Exhibit C – Plans
Exhibit D – Conditionals of Approval
Exhibit E – Green Scorecard
Exhibit F – Findings
Exhibit G – Public Comment Received
Exhibit H – IS-MND