

June 18, 2020

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Recommend that the City Council adopt Mitigated Negative Declaration MND03-20 (State Clearinghouse SCH# 2020050231) and approve Zone Change ZCHG17-010 from Community Commercial Automobile-Oriented (CCA) and Single-Family Residential (R-1-N) to Community R-4-N (CCN), Site Plan Review SPR17-063, and Vesting Tentative Tract Map VTTM17-002, to allow the construction of 38 three-story townhomes located at 5100 Long Beach Boulevard. (Council District 8)

**APPLICANT:** Kim Prijatel  
City Ventures  
3121 Michelson Drive, Suite 150  
Irvine, CA 92612  
(Application No. 1707-11)

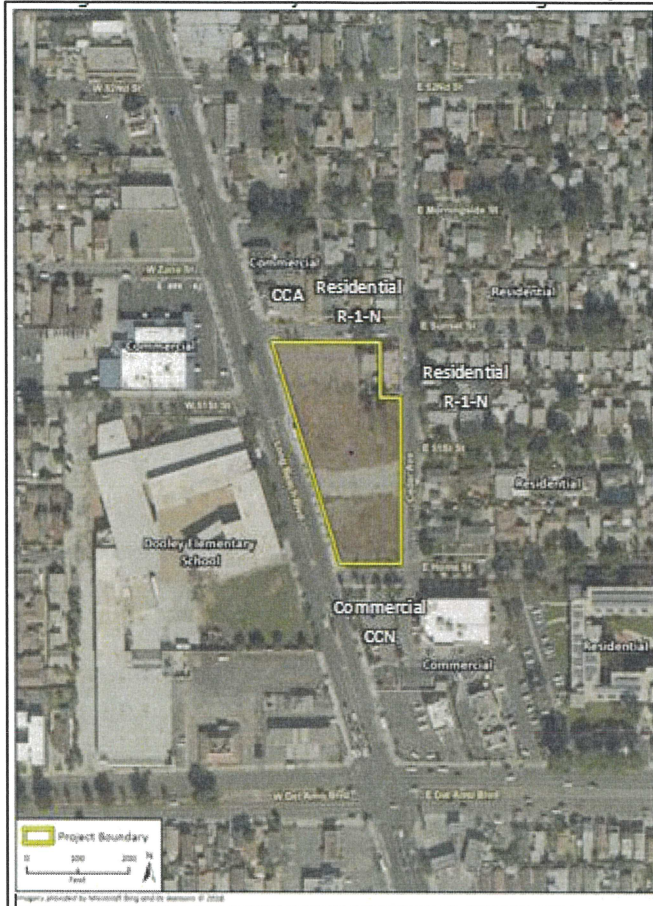
**DISCUSSION**

The site is a former redevelopment site located on the east side of Long Beach Boulevard, between East Home Street to the south and Sunset Street to the north, in the Addams Neighborhood of North Long Beach. The site encompasses seven parcels for a total project area of 1.8 acres (approximately 78,621 square feet) and is zoned Community Commercial Automobile-Oriented (CCA) and R-1-N Single-Family Residential (Exhibit A - Vicinity Map). Five of the parcels have stood vacant since 2013 and two are developed with a 1,478-square-foot single-family residence. The developer seeks to demolish the existing single-family residence and construct 38 three-story for-sale townhomes. The proposal also requires a Zone Change to CCN (Community R-4-N) to facilitate development of the townhomes (Exhibit B - Zone Change Map).

The project site is immediately bordered by commercial and residential uses to the north, across Sunset Street; commercial uses and Dooley Elementary School to the west, across Long Beach Boulevard; commercial uses and multi-family residential uses to the south, across Home Street; and residential uses immediately to the east, as well as across Cedar Avenue. The project site and adjacent uses are shown in Figure 1 below.



Figure 1: Aerial of Project Site and Surrounding Uses



The property is owned by the City of Long Beach and is currently in escrow to transfer the property to the project applicant, City Ventures.

### Project Description

The proposed project involves demolition of the existing 1,478-square-foot single-family residence and the construction of 38 three-story townhomes within seven buildings that would be a maximum height of 38', with 86 on-grade parking spaces. Of the 86 required parking stalls, 76 are proposed as garage spaces (42 of which are proposed in tandem configuration) and 10 spaces would be designated as guest parking stalls. Of the 38 units, 21 units would be three-bedroom, three-bath townhome units consisting of approximately 1,411 square feet and 17 units would be three-bedroom, three-bath-plus-a-den townhome units consisting of approximately 1,747 square feet. The project will also provide 8,006 square feet of private open space and 4,729 square feet of common open space for a total of 12,735 square feet of usable open space (Exhibit C - Plans, Renderings, and VTTM No. 77096).

### Required Entitlements

As proposed, the project requires the following entitlements:

- **Zone Change:** Required to change the existing zoning from CCA and R-1-N to CCN (which permits medium density residential development) to allow the development of the proposed townhomes<sup>1</sup>.
- **Site Plan Review:** Required for a residential project proposed with five or more units as one project<sup>2</sup>.
- **Vesting Tentative Tract Map:** Required to allow the consolidation of the seven parcels into one parcel and the subdivision of airspace, which enables the creation of individual townhome units that can be sold separately<sup>3</sup>.

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

### Zone Change

The site is currently zoned CCA District along the western portion of the project site, fronting Long Beach Boulevard, and R-1-N on the eastern portion. The CCA District is a commercial zone that permits retail and service uses. Multi-family residential uses are not permitted in the CCA zone. The R-1-N zone is a residential zone that allows for single-family residential uses on standard lots.

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 buildings<sup>4</sup>. 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.

The applicant seeks a Zone Change to CCN (Community R-4-N) District to allow for the construction of the proposed townhomes in accordance with the CCN development standards. The CCN zone is similar to the Community Auto-Oriented District but differs in that it is a mixed-use zone that also permits medium density residential development at R-4-N densities. This density is required to allow the development of 38 townhomes.

Staff is supportive of the Zone Change as the proposed CCN zone will better align the existing zoning designations of the parcels to their PlaceType outlined in the Land Use Element and

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<sup>1</sup> LBMC §21.25.101

<sup>2</sup> Long Beach Municipal Code (LBMC) §21.25.502.A.1.a

<sup>3</sup> LBMC §20.12 and §20.14

<sup>4</sup> [Land Use Element](#), p. 65

facilitate the construction of housing on otherwise vacant lots. Additionally, the townhome development project would serve as an appropriate transition between the existing commercial uses that flank Long Beach Boulevard and the single-family and multi-family residences that frame such uses.

### Site Plan Review

The Site Plan Review process is established to meet certain community goals which are, among others, to ensure that the highest quality of land planning and design are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment<sup>5</sup>. 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. Table 1 provides a summary of the proposed project's compliance with the proposed CCN Zoning District.

Table 1: Summary of Proposed Development

<b>5100 Long Beach Boulevard Project</b>	<b>Required<sup>6</sup></b>	<b>Proposed</b>
<i>Density</i>	44 dwelling units/acre max	23.66 dwelling units/acre
<i>Height</i>	38' (3 stories) max	38' (3 stories)
<i>Open Space</i>	150 square feet (sf)/unit = <b>5,700 SF total</b> Common open space: 2,850 SF Private open space: 2,850 SF Plus a 300-SF recreation room	335 SF/unit = <b>12,735 SF total</b> Common open space: 4,729 SF Private open space: 8,006 SF Waiver of recreation room is requested <sup>7</sup>

<sup>5</sup> LBMC §21.25.501

<sup>6</sup> Based on the General Plan designation of NSC-L (Neighborhood Serving Center or Corridor - Low Density) and proposed zone of CCN (Community R-4-N)

<sup>7</sup> LBMC §21.25.508A.1.b

CHAIR AND PLANNING COMMISSIONERS

June 18, 2020

Page 5 of 8

<i>Parking</i>	76 garage spaces + 10 guest spaces = <b>86 total</b>	76 garage spaces + 10 guest spaces = <b>86 total</b>  42 of the garage spaces are proposed as tandem and require a waiver <sup>8</sup>
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The site is located on Long Beach Boulevard, a corridor generally characterized by commercial uses on properties immediately adjacent to Long Beach Boulevard and residential uses on properties beyond Long Beach Boulevard. Twenty-three of the townhomes are oriented toward Long Beach Boulevard, and access is provided to the townhomes through pedestrian walkways accessible from the sidewalk on Long Beach Boulevard. Private open space in front of each townhome also punctuates the sidewalk along Long Beach Boulevard, which contributes positively to the streetscape. Any front wall proposed within the 15' front yard setback will be limited to 3' in height, and the project will be conditioned as such for the purpose of ensuring that a positive relationship to the public realm is maintained.

A single-family residence shares a side property line with the project site and is located immediately to the east of the project site. The proposed townhome development along this property line will be set back 23' from the shared property line to provide a buffer to the single-family residence, and such setback area will be conditioned to be improved with mature landscaping to help screen views and address potential noise impacts.

*Architecture*

The applicant proposes to build 38 three-story townhomes (38' in height) with 86 parking spaces on a site along Long Beach Boulevard that is largely vacant except for an existing single-family home located on two of the parcels. The residence is not designated as a historic landmark, nor is the project site located in a historic district. As such, demolition of the existing residence is not anticipated to result in historic impacts, and page 37 of the environmental document (Attachment G – IS-MND) addresses the demolition of the existing residence in the Cultural Resources section of the document. Sunset Street and Cedar Avenue provide vehicular access to the individual garages and surface parking via an internal driveway located on the site. The townhome development is proposed with a variety of green building features, including rooftop solar panels to result in net zero energy<sup>9</sup> townhomes.

The design of the proposed townhome development reflects a modern architectural style with a flat roof and parapet consisting of two-color schemes that help achieve both variety and cohesiveness among the seven townhome buildings. Each scheme includes a white base stucco color, an accent color (either Ceremonial Gold or Underseas), horizontal lap siding in Suitable Brown, and a second accent color for the entry doors (in either Caribbean Coral or Peacock Plume). A condition of approval has been added regarding the quality of the stucco to ensure a high-quality product.

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<sup>8</sup> LBMC §21.25.508.A.3

<sup>9</sup> The townhome development is fully electric, and rooftop solar panels would provide all energy used onsite.

*Open Space*

The project requires a total of 5,700 square feet of common and private open space, and the applicant proposes a total of 12,735 square feet of common and private open space combined. Common open space is proposed as a cluster of five outdoor space areas distributed throughout the project site. Private open space will be provided in the form of private decks and private yard areas. In addition to the private and common open space requirement, projects with 21 or more units are required to provide a recreation room of 300 square feet or more<sup>10</sup> unless this requirement is waived at the discretion of the Site Plan Review Committee or Planning Commission<sup>11</sup>. A waiver may not be granted if it would in any way degrade the environment or change the land use classification or density. In lieu of the recreation room, the applicant proposes to more than double the required 5,700 square feet of total open space for this project, as well as various amenities in the proposed common open space areas. Two of the five proposed common space areas total more than four times the minimum required 300-square-foot recreation room (approximately 1,450 square feet) and are proposed with event lawn areas for active play or passive activities, shade structures with community seating, a vegetable planter, built-in barbecue kitchen with harvest table, lounge seating, and enhanced landscaping (refer to sheets L-1 to L-4 in Exhibit B - Plans & Renderings).

While a 300-square-foot recreation room would not be provided, the project incorporates a surplus of usable open space (12,735 square feet) over the minimum required 5,700 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 proposed in exchange for the 300-square-foot recreation room 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, a total of 86 parking spaces are required for this project. All 76 parking spaces for the townhomes are proposed as garage parking spaces and 42 of the 76 garage spaces are proposed in tandem configuration. Tandem parking is not typically permitted as required parking for market-rate residential projects<sup>12</sup>; however, the Code 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.<sup>13</sup> The developer proposes design features for the project to achieve LEED Gold equivalency and be granted the flexibility to provide 42 of the required parking stalls in tandem configuration. Such features are summarized in the list below and further detailed in Exhibit E – Green Scorecard, which also provides the calculations of the proposed features in achieving LEED Gold equivalency.

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<sup>10</sup> LBMC §21.31.230.D.1

<sup>11</sup> LBMC §21.25.508

<sup>12</sup> LBMC §21.41.233

<sup>13</sup> LBMC §21.25.508.A.3 and LBMC §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.

The project will be conditioned to maintain the features qualifying the project for the LEED Gold equivalency per the 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)

The project includes a request for a Vesting Tentative Tract Map (Exhibit B – Plans, Renderings, and VTTM No. 7796), which proposes to merge seven parcels into a single 78,621-square-foot lot and create 38 condominium subdivisions for the 38 for-sale townhomes. As part of the project, Public Works has required the following right-of-way dedications: 8' along Cedar Avenue; 3' along East Sunset Street; 10' along East Home Street; and between 3' and 13' along Long Beach Boulevard to provide a minimum 28-foot public right-of-way half-width from the existing centerline of Home Street. The proposed subdivision supports the orderly development of land consistent with the Zoning Code and General Plan.

Based on the discussion above, positive findings can be made for each of the three entitlements needed to allow the development of the 38-townhome project. 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. The detailed findings for each entitlement are attached in Exhibit F - Findings.

### **PUBLIC HEARING NOTICE**

A total of 78 public hearing notices were distributed on June 4, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

At the time the report was prepared, four public comments were received regarding concerns over parking availability, affordability of the townhomes and general housing affordability, as well as a comment from the adjacent neighbor regarding privacy and noise concerns.

As discussed previously in the report, to mitigate potential privacy and noise concerns, the project has been conditioned to provide ample landscaping consisting of full-grown trees with a minimum

CHAIR AND PLANNING COMMISSIONERS

June 18, 2020

Page 8 of 8

box size of 48" to screen the project from the adjacent neighborhood to the east (Exhibit D – Conditions of Approval). 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-03-20, State Clearinghouse No. 2020050231) 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. As of the writing of the report, Staff received four public comments on the MND. The comments are summarized under the Public Comment section of this report and included in Exhibit G – Public Comments Received.

Respectfully submitted,



CYNTHIA DE LA TORRE  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:cdlt

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Zone Change Map
- Exhibit C - Plans, Renderings, and VTTM No. 77096
- Exhibit D - Conditions of Approval
- Exhibit E - Green Scorecard
- Exhibit F - Findings
- Exhibit G - Public Comments Received
- Exhibit H - IS-MND