

**SITE PLAN REVIEW FINDINGS**  
**2200-2212 East 7<sup>th</sup> Street and 600-621 Dawson Avenue**  
**Application No. 2004-04 (SPR 20-008)**  
**January 21, 2021**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code (LBMC), 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 site is located on the south side of East 7<sup>th</sup> Street and the east side of Dawson Avenue. East 7<sup>th</sup> Street, designated a Boulevard in the City's Mobility Element of the General Plan, has both neighborhood serving commercial uses and multi-family residential uses along the corridor. The site is located in the Rose Park Neighborhood area. The prevailing height of residential and commercial buildings in the vicinity is generally one and two-story, however the PlaceType in the General Plan Land Use Element anticipates maximum building heights of future development projects to be up to five stories. This area is within the major areas of change established in the 2019 Land Use Element for the purpose of promoting infill and redevelopment to support transit in the form of residential and mixed use development. Additionally, the subject site is within one-half mile from a High-Quality Transit Corridor and Major Transit Stop as shown in the City's CEQA Transportation Thresholds of Significance Guide. The applicant seeks to develop the underutilized lot with 23, three-story, townhomes within four buildings that are a maximum height of 36' (three-stories) each with an attached two-car garage at grade level that is compatible with the area and general plan.

The project site is zoned Community Commercial Automobile-Oriented (CCA) and Single-Family Residential (R-1-N) and requires a zone change to CCN (Community R-4-N) to facilitate development of the townhomes.

The design of the proposed townhome development reflects a modern architectural style with a flat roof and parapet consisting of a color scheme that helps achieve cohesiveness among the four townhome buildings. Ten of the townhomes are oriented toward either East 7<sup>th</sup> Street or Dawson Avenue, and access is provided to the townhomes through pedestrian walkways accessible from the public right of way along East 7<sup>th</sup> Street and Dawson Avenue. Landscaped front yard areas are in front of each townhome, which contributes positively to the pedestrian environment.

The three-story townhome development project would serve as an appropriate transition between the existing uses along East 7<sup>th</sup> Street (which is designated a Boulevard in the City's Mobility Element) and the single-family neighborhoods to the south of the subject site, which are generally one to two stories. The 3-story townhomes provide a step-down transition from the 7<sup>th</sup> Street corridor to the approximately two-story church and multi-family structures along the southern property line; this transition is also enhanced by a 24-foot setback along property line.

All four buildings will be 36' in height to the top of the roof deck railing, which is less than the 38' maximum allowed for a flat roof under CCN standards, and have been designed with ample articulation through the use of rooftop decks; angular windows of varying sizes; and diverse design materials and colors, such as horizontal lap siding, brick veneer, and high-quality stucco with accent colors. Such design features break up the massing of the project to ensure compatibility and harmony with neighboring structures.

**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 conforms to the development standards of the proposed zone, CCN (Community R-4-N Multiple-Family). The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings. The proposed townhome project is consistent with the intent of the PlaceType and objective to encourage moderate-density apartment and condominium buildings up to five stories in height.

The project includes 23, three-bedroom, townhouse units, for which there has been an expressed need in the City. The townhome project will not only redevelop an underutilized site, but it would also help contribute to increasing the supply of housing to combat the regional and state-wide housing shortage. The project's inclusion of three-bedroom units helps to satisfy a local shortage of units for larger families as identified in the Housing Element of the City's adopted General Plan. Specifically, the project implements the following Urban Design Element and Housing Element Goals and Policies:

- Urban Design Element Policy UD 21-3: Promote pedestrian activity by establishing well-designed streetscapes, active ground floor uses, and tree

canopied sidewalks that are unique to the individual neighborhood and transit stations;

- Housing Element Policy 4.1: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families;
- House Element Policy 4.2: Encourage new high-quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards;
- Housing Element Policy 4.5: Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts;
- Housing Element Policy 4.6: Maintain a vacant and underutilized residential sites inventory, including City-owned sites, and assist residential developers in identifying land suitable for residential development; and
- Housing Element Goal 6: Provide increased opportunities for home ownership.

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

There are no existing mature trees or street trees on the project site. The existing site is largely paved with some ruderal vegetation. As part of the landscaping plan for the proposed project, the applicant proposes to improve the site with new landscaping, including planting the following trees:

- Strawberry Tree
- Western Redbud
- Callery Pear
- Fruitless Olive

Additionally, new street trees along both East 7<sup>th</sup> Street and Dawson Avenue will be planted by the applicant in accordance with LBMC 21.42.050.

**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 several dedications required by the Code and conditions of approval to offset the capital improvements to public infrastructure necessary to support the 23-unit townhome project. These improvements include construction of off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project; removal of unused driveways and curb cuts and replacement with full-height curb, curb gutter and sidewalk; reconstruction of sidewalk, curb, and curb gutter; new street trees

with root barriers; and irrigation systems adjacent to the project site (See App no. 2004-04 for Conditions of Approval).

The most significant of the improvements are the following dedications and improvements required by Public Works for right-of-way purposes:

- 4'6" by 14' dedication along East 7<sup>th</sup> Street adjacent to the project site;
- 10' irrevocable offer of dedication along East 7<sup>th</sup> Street adjacent to the frontage of the project;
- 3'irrevocable offer of dedication along Dawson Avenue adjacent to the project.

Due to the size of the development and the projected increased use of the public right-of-way adjacent to the project site, by automobiles, bicyclists, and pedestrians, in addition of a Long Beach Transit bus stop, an essential nexus exists for these public improvements.

**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 is wholly residential in nature and does not include 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 consists of a new private residential project with under 50 dwelling units (a total of 23 townhouse dwelling units) in four buildings and is not subject to the Green Building Standards for public and private development contained in LBMC 21.45.400.

**ZONE CHANGE FINDINGS**  
**2200-2212 East 7<sup>th</sup> Street, 600-620 Dawson Avenue**  
**Application No. 2004-04 (ZCHG20-03)**  
**January 21, 2021**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

**1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

The project site is currently zoned Community Commercial Automobile-Oriented (CCA). The CCA is a commercial zone that permits retail and service uses. Multifamily residential uses are not permitted in the CCA zone. The site would be rezoned to CCN (Community R-4-N Medium-Density Multiple Residential) to facilitate development of the townhomes. The lot at 621 Dawson Avenue and the properties along the north side of East 7<sup>th</sup> Street are zoned CNR (neighborhood Commercial and Residential District), which allows not only commercial uses, but also moderate density residential, similar to the proposed. The properties to the south of the subject site are zoned R-1-N; the 3-story townhomes proposed will offer an appropriate transition and buffer between East 7<sup>th</sup> Street and the predominantly single-family residential neighborhood to the south.

The site is surrounded by properties zoned CNR to the north, CCA to the east, CNR and R-1-N to the west, and R-1-N to the south. The areas surrounding the project site would not be substantially affected by this proposed rezoning as the townhome development project would serve as an appropriate transition between the existing commercial uses that are along East 7<sup>th</sup> Street and the residential areas to the west and south.

The Environmental Compliance Checklist to the Program Environmental Impact Report (PEIR) for the General Plan Land Use and Urban Design Elements, (State Clearinghouse No. 2015051054) found that although the proposed project could not have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, no further action is required. (Exhibit H– Compliance Checklist PECC 03-20). Construction of the project would not negatively affect the character of the existing neighborhood, nor would it adversely affect its livability. The project site is located within the Rose Park Neighborhood. This area is characterized by single-family houses south of, but not directly abutting, the project as the most common use with multifamily housing and commercial uses along East 7<sup>th</sup> Street. As such, the

project would be consistent with the existing character and fabric of the neighborhood, and construction of the townhomes would not adversely affect appropriate development of the surrounding area.

**2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The Land Use Element of the General Plan states that the City of Long Beach is committed to continuing its tradition of improving the physical environment by achieving multiple and interrelated land use goals including, but not limited to, offering broad (R-4-N Medium-Density Multiple Residential) Zoning Districts to allow for the construction of the proposed townhomes in accordance with the R-4-N development standards. Properties along East 7<sup>th</sup> Street are zoned CNR, which also allows for moderate density housing opportunities.

The Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach to accommodate the City's growing population and housing needs through 2040. The project would be consistent with the City's General Plan by creating new multifamily housing in the vicinity of commercial uses, with access to transit and that would be consistent with the character of surrounding neighborhood.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings. The NSC-M designation allows up to five stories in height and average residential densities of 54 dwelling units per acre (du/acre) depending on lot size.

The applicant seeks a Zone Change to the CCN zoning district (Community-commercial and moderate density residential) which permits the proposed project; and is therefore consistent with the proposed change to CCN for these properties.

The proposed CCN zone better align the zoning designations of the parcels to the General Plan PlaceType outlined in the Land Use Element while also facilitating the construction of new housing on an otherwise vacant lot. The Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach to accommodate anticipated growth. The project would be consistent with the City's General Plan by creating new multifamily housing in the vicinity of commercial uses, with access to transit, and that would be consistent with the character of surrounding neighborhood.

3. **IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.**

The proposed change is not a rezoning of an existing mobile home park; therefore, this section of the code does not apply.



**VESTING TENTATIVE MAP FINDINGS**  
**2200-2212 E. 7<sup>th</sup> Street and 600-620 Dawson Avenue**  
**Application No. 2004-04 (VTTM 20-003)**  
**January 21, 2021**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

**A TENTATIVE MAP SHALL BE APPROVED IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:**

**1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The Housing Element of the General Plan includes Policy 4.1: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families, and Housing Element Goal 6: Provide increased opportunities for home ownership. The proposed map is consistent with the policy and goal by allowing the sale of 23 new townhomes adding to the variety of new housing stock with the City.

Page 168 of the Land Use Element of the General Plan states, "Proposed subdivisions are considered consistent when the density of the proposed subdivision meets the PlaceTypes residential density..." The proposed map is consistent with the Land Use Element of the General Plan, which designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings. It would establish a moderate-density townhome development project consistent with the standards of the PlaceType, while resulting in slightly more than half of the average densities contemplated for this PlaceType (29.53 dwelling units/acre where up to 54 dwelling units/acre is allowed). No specific plan applies to the subject site.

**2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The design of the proposed subdivision is consistent with the standards set forth for residential development by the NSC-M PlaceType. The Neighborhood-Serving Centers and Corridors PlaceType strategically designates small-scale centers for

local users...where they exist today, where they have a foothold but need encouragement, and where they may be lacking but should be established. This PlaceType encourages mixed-use, commercial and apartment buildings and condominiums up to a ranging from five to seven stories in height depending on where it is located in the City. The proposed project is closely aligned with all of these policy objectives: it will increase the supply of housing stock; recycle an underutilized site; bring much-needed three-bedroom units to the City; and incorporates high-quality modern architecture that is both varied and cohesive across the project. No specific plan applies to the subject site.

**3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;**

The site currently consists of land that is under-utilized as a parking lot. Four lots are proposed to be consolidated into one 33,976-square-foot lot to facilitate the proposed 23 individual unit for-sale townhome project. Within the CCN zoning district a minimum of 10,000 square feet of land area is required for each new lot per Table 32-2 in the City's Zoning Code. The proposed consolidation exceeds the minimum required land area for new lots by approximately 23,976 square feet, and therefore can sufficiently accommodate the proposed density of the townhome development project.

Table 32-3 in the City's Zoning Code states that other standards not listed shall follow the R-4-N zoning district standards. In Table 31-2A the R-4-N zoning district indicates the minimum width required for new lots shall be 120 feet. The consolidation of the properties results in a property that is approximately 100 feet wide, twenty (20) feet less than the minimum required lot width. Even though the consolidation of the project site properties results in a lot with less than the required width, the resulting lot is made less nonconforming than the four existing lots individually. None of the four existing lots meet the minimum width required by the zoning district. All other required development standards for the project would be met and would continue to be met by the proposed subdivision, including but not limited to setbacks, open space and parking.

**4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;**

The project will have a density of approximately 29.53 dwelling units/acre, which is slightly more than half of that allowed by the PlaceType and the proposed CCN (Community R-4-N Multiple-Family Residential) zone, which permits up to 54 dwelling units/acre. The site will be improved with 23, three-story townhomes with 46 at-grade garage parking spaces accessible from on-site internal driveways that take access from Dawson Avenue.

The consolidation of the properties for the condominium airspace subdivision provides for an approximate 33,976 square foot lot which exceeds the minimum required 10,000 square feet for the CCN Zoning District. Although the minimum lot width in the zoning district is 120 feet, this requirement does not apply for the airspace subdivision of properties (Table 31-2A) The greater than minimum lot size allows for approximately 163 square feet of common open space per townhome for a total of approximately 3,749 square feet, which is approximately 300 square feet for than 3,450 square feet required. Additionally, the Applicant is proposing an average of 230 square feet of private open per townhome in the form of a rooftop deck.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The site has been used as a parking lot, is relatively void of vegetation, and has very little permeable surface area. The design of the subdivision or the proposed improvements are not anticipated to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat because the site is in an urbanized area, surrounded by commercial and residential uses.

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Environmental Compliance Checklist was completed for the proposed project and finds that the project could not have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated to that earlier EIR including revisions or mitigation measures that are imposed upon the proposed project. The development of the site with the townhome project will require compliance with the conditions of approval. The proposed subdivision would not result in any new significant impacts not already analyzed in the General Plan Elements.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The design of the subdivision is not likely to cause serious public health or safety problems. The project will consist of a residential development, which is not a type of land use that will cause negative public health impacts. Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements (e.g. Knox Box) have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency vehicles. No serious public safety impacts or problems will result from the proposed project.

**7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City Departments have reviewed the Vesting Tentative Tract Map in conjunction with the plans for overall development of the site. As stated in the conditions of approval, the applicant will be required to provide all necessary public access easements, relocate utility facilities, and/or provide utility easements required in connection with this development. Therefore, no conflict with respect to easements will result from the Vesting Tentative Tract Map.

## **ADMINISTRATIVE USE PERMIT FINDINGS**

**2200-2212 E. 7<sup>th</sup> Street and 600-621 Dawson Avenue**

**Application No. 2004-04 (AUP 20-024)**

**January 21, 2021**

Pursuant to Section 21.25.407 of the Long Beach Municipal Code, an Administrative use Permit approval can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

**1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The proposed Administrative Use Permit is to allow for the sharing of parking stalls. In this particular instance, four required off-site guest parking stalls are proposed to be permanently shared by the site at 621 Dawson Avenue specifically for the 23-unit townhome development located directly across the street at 2200-2212 East 7<sup>th</sup> Street and 600-620 Dawson Avenue. This site has approximately 26 parking stalls based upon an aerial view of the property. Application materials submitted and reviewed by staff show that all of the stalls are unencumbered. The Applicant is requesting that four stalls be permanently shared, and they would be encumbered with a covenant and agreement for perpetuity. The remaining parking stalls would continue unencumbered.

The project requires six guest parking stalls and is located within a parking impacted area as noted in the City's Mobility Element. Two stalls are proposed on-site and four stalls will be located off-site within approximately 65 feet. The shared off-site parking allows for the project to reasonably meet the requirements of the zoning regulations; parking that is within 600 feet of a development is considered an acceptable walking distance. The off-site parking would not increase circulation and increase traffic volume in the older neighborhood by looking for on-street parking.

**2. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE.**

The proposed off-site parking for four guest parking stalls at 621 Dawson Avenue will not be detrimental to the surrounding community. The proposed guest parking area is a developed parking lot, accessible 24-hours per day, approximately 65 feet away from the subject property. The off-site guest parking stalls will be held as such in perpetuity with a covenant and agreement on the property and will provide guests to the development with parking in a developed lot as opposed to on the street.

The proposed off-site parking is a solution to meet the requirements of the project while not adding to increased traffic or circulation of vehicles in the neighborhood by cars looking for off-street parking. Additionally, the off-site parking location is conditioned to be improved with new landscaping, lighting, and the parking lot reslurried and painted.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN [CHAPTER 21.52](#).**

There are no special conditions enumerated in Chapter 21.52 for off-street parking. Pursuant to the conditions of approval for the project, the Applicant will be required to refresh the existing landscape on the property, including repairing and replacing any irrigation systems as well as restripe the parking stalls within the lot. Signage will also be required that identifies the four guest parking stalls as such for the project located 2200-2212 East 7<sup>th</sup> Street and 600-620 Dawson Avenue.

**4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN [SECTION 21.45.400](#).**

Since the proposed project is only for the development of 23 townhouses, the Green Building Standards do not apply. However, the Applicant is providing roof-top solar panels to reduce the impact of electricity dependence for the project.