

SITIE PLAN REVIEW FINDINGS

**6090 Long Beach Boulevard
Application No. 2004-08 (SPR20-010)
November 11, 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 site is located at the northeast corner of Long Beach Boulevard and Victoria Street with an aggregate size of approximately 22,530 square feet. The parcel has approximately 205 linear feet of street frontage along Long Beach Boulevard, approximately 60 linear feet of street frontage along Cambridge Street to the north and approximately 85 linear feet of street frontage along Gordon Street to the south. The property also borders a 20-foot-wide public alley to the east. The parcel is currently developed with a one-story 2,145-square-foot auto repair garage, diesel fuel pumps and underground storage tanks constructed circa 1966, as well as a 1-story fast-food restaurant towards the north end of the parcel.

The project is designed in a modern architectural style, with various architectural features including a varied roofline over the entrance, modern smooth stucco finishes, decorative tile accents on all elevations, and aluminum awnings over the store front entrance and secondary doors. The proposed fueling canopy will measure 20 ft. wide by 90 ft. long and will accommodate three (3) Multiple Product Dispenser (MPD) pump islands each having one (1) pump on either side for a total of six (6) pumps. The top of the fueling canopy will be 17.5 feet above finish grade and the bottom of the canopy will be 14.5 feet above finish grade. The west and south sides of the fueling canopy will have an internally illuminated (3-foot x 3-foot) 7-Eleven logo as well as non-illuminated striping decals that are part of 7-Eleven's branding. The project's architectural design has been reviewed by the Staff Site Plan Review Committee and found to be of the appropriate high quality that is expected of new commercial developments. The design is in compliance with the context and design standards of the Land Use Element of the General Plan. The project also complies with the other applicable standards concerning quality of design materials and sustainable design strategies.

The project is located in a predominately commercial and residential area on the border of Long Beach. Nearby buildings and uses consist of:

- North: Abundance of Life Day Care Center (2 years – preschool); CCA Zoning District.
- East: 20-ft. alley with single-family residential beyond; R-1-N Zoning District.
- South: Luxury Inn (motel); CCA Zoning District.
- West: Arco gas station with AM-PM (gas station with convenience store); CCA Zoning District.

The proposed development is compatible in scale and character with the surrounding uses and developments. Therefore, the project 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.

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 design is in compliance with the context and design standards of the Land Use Element and Urban Design Element of the General Plan for the Neighborhood-Serving Center or Corridor-Low PlaceType in which the project is located. General Plan PlaceType designation of Neighborhood-Serving Center or Corridor-Low (NSC-L) encourages low-rise, low-intensity mixed-use commercial centers and corridors designed to meet consumers' daily needs for goods and services close to residential areas. The project complies with the applicable standards in the LUE/UDE for the Neighborhood-Serving Center or Corridor-Low PlaceType concerning quality of design materials and sustainable design strategies. The project is designed in contemporary modern architectural style, with a varied roofline over the entrance, modern smooth stucco finishes, decorative tile accents on all elevations, and aluminum awnings over the store front entrance and secondary doors. The project's architectural design is found to be of the appropriate high quality that is expected of new commercial developments.

The Community Commercial Automobile-Oriented (CCA) Zone is consistent with the General Plan land use designation for the subject property. Retail uses such as a convenience store that is not engaged in the off-sale of alcoholic beverages and "gasoline sales" are permitted by-right. The only aspect of the proposed development and operation that requires discretionary approval is the proposed "diesel fuel sales", which requires approval of an Administrative Use Permit. The subject property is not located within a specific plan or local coastal program. The proposed project also complies with the applicable sections of the Long Beach Zoning Code.

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

The project site contains no significant mature trees. New trees will be added onsite in accordance with the zoning code requirements for landscaping. In addition, street trees will be added along the parkway area in the public right-of-way in conformance with Section 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 site will include a number of dedications and other exactions required by code and conditions of approval in order to offset the capital improvements to public infrastructure necessary to support this project.

The project conditions include the dedication and improvement of 3 feet of the development site along East Cambridge Street for sidewalk widening purposes, adjacent the northern boundary of the development site. In addition, the Applicant shall dedicate and improve 1.6 feet of the development site along East Gordon Street for sidewalk widening purposes, adjacent the southern boundary of the development site. The dedication areas shall be improved with sidewalk improvements constructed of Portland cement concrete. These improvements would enhance the public pedestrian amenities in the vicinity of the project site.

Currently, there is one vehicle driveway on Gordon Street and two vehicle driveways on Cambridge Street. The project design includes the elimination of these three driveways restoration of pedestrian sidewalk areas along Gordon Street and Cambridge Street. The existing driveway on Long Beach Boulevard would remain as the primary access point from the public right-of-way. A secondary access point would be added to exit the site at the 20-foot-wide alley, which can accommodate two-way traffic. As conditioned, the applicant shall provide for or install alley lighting adjacent to the project site.

Furthermore, the conditions of approval include provisions related to bringing all onsite and off-site access points into compliance with the Americans with Disabilities Act (ADA).

There is an essential nexus between these improvements, which will bring the alley and abutting rights-of-way adjacent to the project site up to current code standards that will be most immediately used by the project.

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 proposed development contains less than 25,000 square feet of non-residential space and is not subject to an EIR, so all items in the above list will not apply.

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

This project is below the 50,000 sq. ft. threshold for nonresidential development enumerated in Section 21.45.400 and is not subject to the Green building standards for Leadership in Energy and Environmental Design (LEED) compliance. In compliance with Section 21.45.400, the project is required to provide canopy trees in the parking area, a solar ready roof, and a designated area for the collection of recyclables.