



Legislation Details (With Text)

File #: 17-0933 **Version:** 1 **Name:** DS - Appeal for 320 Alamitos Ave. D2
Type: Resolution **Status:** Adopted
File created: 9/29/2017 **In control:** City Council
On agenda: 11/14/2017 **Final action:** 11/14/2017

Title: Recommendation to receive supporting documentation into the record, conclude the public hearing, and consider third-party appeals (APL17-020 and APL17-021) from Bea Bea Jiménez, David White, Karin McGinley, Tino Haramis, Kazumi Hiromoto, Tetsu Hashimoto, and Warren Blesofsky (representing Long Beach Citizens for Fair Development);

Adopt resolution finding that the 320 Alamitos Project is consistent with the Downtown Plan Program Environmental Impact Report and subject to the Downtown Plan Mitigation Monitoring and Reporting Program, and making certain findings and determinations related thereto; and

Uphold the Planning Commission’s decision to approve a Site Plan Review (SPR17-001) and Lot Merger (LM17-002) for the construction of a seven-story, 77-unit residential development at 320 Alamitos Avenue in the Downtown Planned Development District (PD-30). (District 2)

Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. 101717-H-1sr&att.pdf, 2. 102417-CH-1sr&att, 3. 102417-CH-1 Revised.pdf, 4. 111417-CH-1sr&att, 5. 111417-CH-1 PowerPoint.pdf, 6. 111417-CH-1 Public Correspondence.pdf, 7. 111417-CH-1 Applicant PowerPoint.pdf, 8. 111417-CH-1 Appellant PowerPoint.pdf, 9. RES-17-0135.pdf

Date	Ver.	Action By	Action	Result
11/14/2017	1	City Council	approve recommendation and adopt	Pass
10/24/2017	1	City Council	laid over	Pass
10/17/2017	1	City Council	laid over	Pass

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On August 17, 2017, the Planning Commission held a public hearing and conditionally approved a Site Plan Review and Lot Merger request to develop a seven-story, 77-unit

residential building (Project) on a two-parcel, 0.59-acre site. The narrow, block-long site is located on the east side of Alamitos Avenue with secondary frontages on East 3rd Street (south) and East 4th Street (north) (Exhibit A - Location Map). Abutting the site to the east are a four-story, 52-unit multi-family residential development, a one-story auto repair shop, and a one-story bar. The site's southern parcel, a 22,400-square-foot lot addressed 320 Alamitos Avenue, is improved with surface parking containing approximately 50 parking stalls that are not deed-restricted or otherwise tied to an existing land use. The site's northern parcel, a 3,145-square-foot lot addressed 900 East 4th Street, is improved with a 14-foot × 48-foot (672-square-foot) billboard. All site improvements would be demolished and/or removed in conjunction with Project activities.

The Project site is located in the Downtown Planned Development District (PD-30) and within General Plan Land Use District Number 7 - Mixed Uses (LUD 7). Designed in accordance with all applicable PD-30 development standards, the Project is consistent with the level and intensity of development intended for the site. LUD 7 intends for combinations of land uses, including high-density residential, that vitalize sites and give them more importance in the urban structure of the City.

The Project covers roughly 80 percent of the site with building area (Exhibit B - Plans). Vehicular ingress and egress to the Project's integrated three-level, 105-stall parking garage will come off Alamitos Avenue and East 3rd Street. Each of the building's street frontages contain convenient pedestrian/tenant access points into the Project. The ground floor street frontages contain four, two-level loft units and private patios on the building's north end, and a residential lobby, a leasing area, and amenity spaces with transparent, double-height storefront systems on its southern end. With the exception of the loft units, floors three through seven contain all of the building's residential units. Project units include the four lofts (741 square feet - 1,152 square feet), 29 studios (563 square feet - 720 square feet), 30 one-bedroom units (711 square feet - 796 square feet), and 14 two-bedroom units (1,088 square feet - 1,313 square feet). The average unit size is 810 square feet.

The Project contains two common outdoor open space areas. The larger of the two, measuring 4,081 square feet, is located on the building's 7th floor. This rooftop space contains multiple deck areas featuring landscaping and hardscape amenities, including lounge-type tables and seating, as well as a 793-square-foot community room. The Project's other common outdoor open space is a third floor courtyard measuring 3,108 square feet and features an outdoor kitchen and flexible use landscape and hardscape amenities. Private open space for the units will come in the form of balconies, patios, and roof terraces.

The seven-story building will stand 64 to 74.5 feet in height and feature a clean and contemporary aesthetic. Durable, high-quality materials are used throughout the Project, and alternating bay windows and balconies on the building's Alamitos Avenue facade help articulate the building's primary elevation through the creative introduction of an orderly, rhythmic pattern of projections. The Project's context-sensitive massing is reflected in a six-story, more residentially focused profile on the building's southern end and the weight of the building pulled towards Alamitos Avenue, away from the existing multi-family residential

development that abuts the site to the east, alleviating potential shade, shadow, and privacy impacts. Green building features incorporated into the Project will produce a minimum 20 percent increased efficiency over current Title 24 standards, as stipulated in the PD-30 Program EIR's Mitigation Monitoring and Reporting Program.

Pursuant to Title 21 (Zoning Ordinance) of the Long Beach Municipal Code, Site Plan Review projects consisting of 50 or more residential units require Planning Commission approval. The Planning Commission found the Project, as conditioned, to meet the Site Plan Review requirements (Exhibit C - Findings & Conditions). The Planning Commission also approved a Lot Merger that will merge the Project site's two parcels, eliminating the potential for one of the parcels, post-construction, to be sold separately.

On August 25, 2017, within the ten-day, post-hearing appeal period, Applications for Appeal were filed by (1) Bea Bea Jiménez, David White, Karin McGinley, Tino Haramis, Kazumi Hiromoto, and Tetsu Hashimoto; and, (2) Warren Blesofsky, representing Long Beach Citizens for Fair Development (Exhibit D - Applications for Appeal). The appellants assert that the Project conflicts with the standards and guidelines of the Downtown Plan and that the Project introduces environmental impacts that were not identified by the Downtown Plan Program Environmental Impact Report (PEIR).

Public hearing notices were distributed on October 2, 2017, and no responses were received as of the date of preparation of this report.

The Downtown Plan's PEIR was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the CEQA Guidelines. Projects that are consistent with the development density or intensity of the Downtown Plan "shall not be subject to additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR found that the project does not warrant further environmental review (Exhibit E - Downtown Plan PEIR Analysis)

This matter was reviewed by Assistant City Attorney Michael J. Mais on September 28, 2017 and by Budget Management Officer Rhutu Amin Gharib on September 28, 2017.

City Council action is requested on October 17, 2017. Section 21.21.504B of the Zoning Regulations requires a public hearing for an appeal to the City Council to take place within 60 days of Application for Appeal filings, which took place on August 25, 2017.

There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER