



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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October 15, 2015

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and recommend that the City Council certify EIR 01-15, and that the City Council approve the following: a General Plan Amendment from Land Use District (LUD) #11—Open Space/Parks to LUD #3A—Townhomes, a Zoning Code Amendment to create the Planned Unit Development (PUD) Zoning District, a Zone Change from "I" (Institutional) to "RP-13" (PUD with 13 dwelling units per acre), a Vesting Tentative Tract Map and Site Plan Review for a new 131-single-family home subdivision (Riverwalk), and a Development Agreement (associated with various off-site improvements), at 4747 Daisy Avenue. (District 8)

APPLICANT: Ed Galigher for Integral Communities
888 San Clemente Drive, Suite 100
Newport Beach, CA 92660
(Application No. 1406-12A)

DISCUSSION

The developer, Integral Communities, proposes to build a new residential community of 131 detached single-family dwellings on the site of the former Will J. Reid Boy Scout Camp located at 4747 Daisy Avenue. The quasi-triangular site is 10.56 acres (460,092 square feet) in area, and is bounded by the Los Angeles River bicycle and pedestrian path on the west, a railroad on the south, and abuts an existing neighborhood of single-family dwellings in the R-1-N zoning district on the north and northeast (Exhibit A – Location Map). Both Oregon and Daisy Avenues terminate on the northeast edge of the project site. The project site and adjacent neighborhood are southwest of the intersection of Del Amo Boulevard and Long Beach Boulevard.

The developer proposes to construct a gated community of 131 single-family dwellings on individual lots, ranging from 2,405 to 6,329 square feet in area, with an average lot size of 3,218 square feet. All streets within the development would be privately owned, with access to homes provided by a 34-foot-wide ring road, with 20-foot-wide secondary access drives to homes not accessible directly from the ring road. Public street access to the development would be provided through a large circular drive and gated entry at the

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terminus of Daisy Avenue. A gate at the terminus of Oregon Avenue provides emergency access to the development, but would not be used for regular access (Exhibit B – Plans).

Each single-family dwelling would be two or three stories high, with unit sizes ranging from approximately 2,100 to 2,900 square feet, in four different unit plans. Units adjacent to the existing residential area on the north and northeast edges of the development would be limited to two stories in height in order to provide a considerate transition of height and building volume between the project and the adjacent neighborhood. Units in the center and on the southern and western ends of the project site would be two and three stories in height, up to a maximum building height of 38 feet. The average unit size is 2,505 square feet, and each unit is provided with a two-car garage of approximately 400 square feet. On-site guest parking is required at a rate of one space for each four units. The developer proposes to provide 40 spaces, 7 more than required by code. Guest parking will be located on the outer side of the main ring road, and will be restricted to visitors only—residents cannot use these parking spaces for personal vehicles or trailers that do not fit in their garages. Site coverage, meaning building footprint as a fraction of total site area, averaged across the entire project site, is 35 percent. Individual lot coverage is close to 60 percent for the smallest lots, and less for larger lots.

The proposed single-family homes are designed in one of three Spanish Revival architectural styles: Spanish Rustic, Spanish Colonial, or Spanish Bungalow. Staff worked closely with the project architect on an architectural theme, and the Spanish Revival styles were chosen over other proposed styles for a number of reasons. The Spanish styles are connected to the architectural heritage of Long Beach, and allow for the creation of a variety of designs using differing colors, details, and forms, while still allowing all the units in the development to be tied together by a common architectural vocabulary. Staff worked to incorporate the use of high-quality use of stucco into the homes' design, in order to avoid a situation where stucco could be later substituted in as a lower-cost (and lower-quality) alternative material in the final pre-construction design phase.

The development includes an approximately 15,000-square-foot recreation center, consisting of a pool, spa, and lounge deck with chairs and cabanas. A recreation center building contains bathroom and shower facilities, a covered lounge, entry tower, and a 583-square-foot community meeting room, in addition to smaller storage and equipment rooms. The recreation center building uses the same architectural theme as the homes, and is designed as a "showpiece" building, being immediately visible on the left to all vehicles and pedestrians as they enter the residential development. Immediately east of the recreation center is a 6,283-square-foot turf area that provides additional outdoor recreation space, while having a dual function as a stormwater retention basin. Further to the north, immediately west of the access gate onto Oregon Avenue, a 6,600-square-foot "tot lot" pocket park provides additional outdoor recreation space within the development.

All streets, sidewalks, and driveways within the development, as well as all common facilities and amenities, will be privately owned and maintained. This includes the recreation center, pocket park, perimeter walls, fences, and gates, as well as the retention basin and storm drain connection, and the sewer lift station and sewer connection. A Homeowner's Association (HOA) will be created, and will be responsible for managing

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the ongoing maintenance of all common improvements and facilities. The HOA also will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions (including use of the guest parking spaces), and managing the placement of trash carts for refuse collection. Additionally, the HOA will be responsible for the maintenance of the public sidewalk, parkways, and street trees on Daisy and Oregon Avenues adjacent to the development. Through the inclusion of Covenants, Conditions, and Restrictions (C,C,&Rs), adequate provision will be made for the long-term maintenance and upkeep of the development by the HOA.

A General Plan Amendment is required in order for this project to be approved. The current General Plan designation on the site is Land Use District (LUD) #11—Open Space/Parks, reflecting its former use as a Boy Scout camp. Staff has selected LUD #3A—Townhomes as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities on large, undeveloped sites. LUD #3A allows densities of up to 25 dwelling units per acre (DU/ac), and the Riverwalk project's density would be approximately half of that, at 12.5 DU/ac (Exhibit C – General Plan Amendment Map). LUD #3A corresponds to the Neighborhood Placetype that is proposed as part of the ongoing update to the Land Use Element of the General Plan. Should the new Land Use Element be adopted, the project site's designation of LUD #3A would change to the Neighborhood Placetype.

The project requires a Zone Change as the site's current zoning, "I" (Institutional), reflects its former use as a Boy Scout camp. The I zoning district only allows residential development at R-1-N density and lot sizes of approximately 7 DU/ac on 6,000-square-foot lots. However, the I zone is not a protective, single-family, low-density zoning district, as it primarily allows for government offices, hospitals, college campuses, and large churches, among other large and intense land uses.

Use of R-1-N development standards are not consistent with a new large subdivision, or the current goals and objectives of providing flexible residential development options with enhanced site planning, unit designs, and community amenities. Staff therefore proposes to create a Planned Unit Development (PUD) zoning district that could be used for this and other, similar large scale residential projects currently in the development pipeline or on potential infill sites on suitably large lots. (Exhibit D – Draft PUD Ordinance).

The PUD zoning will allow the City to consider proposals, such as this one, on fairly large undeveloped parcels of land, at densities and configurations that are not accommodated by current traditional zoning districts. Major benefits of PUDs include the ability to cluster or concentrate density on certain portions of a site, while reserving other portions as community open space or other community benefits. A PUD also enables the City to allow a consistent internal street system for the development with better consideration for each unit, as well as fine-tuning the individual siting and setbacks for each unit without being constrained by a one-size-fits-all set of development standards. The new PUD zoning district would have the zoning symbol "RP" (Residential, Planned Unit Development) followed by a number specifying the permitted density in DU/ac. In this case, the project would receive a new zoning designation of RP-13, specifying a maximum density of 13 DU/ac (Exhibit E – Zone Change Map).

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The project also requires a Site Plan Review approval for the site layout and architecture, and a Vesting Tentative Tract Map (Exhibit F – Vesting Tentative Tract Map No. 72608) to allow the subdivision of land. Staff is able to make positive findings for each of the requested entitlements, as well as the General Plan Amendment, Zone Change, and Planned Unit Development zone discussed above, and is satisfied that the project meets the requirements and the intent of the Zoning Regulations for the approval of these permits (Exhibit G – Findings). Staff has included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit H – Conditions of Approval).

Additionally, a Development Agreement will be adopted, governing the construction of certain off-site improvements (Exhibit I – Development Agreement). The Development Agreement accomplishes several objectives for the City and the developer. The agreement allows the developer to construct a number of major off-site improvements, including the construction of Oregon Park, the installation of a new traffic signal at Oregon Avenue and Del Amo Boulevard, and street resurfacing and improvements along portions of Daisy Avenue, Oregon Avenue, and 48th Street. These improvements will then be credited toward the development impact fees for parks and transportation improvement that otherwise would be required to be paid in full. The Development Agreement ties the issuance of certificates of occupancy in the project to the completion of these off-site improvements, to ensure they are carried out before the project is completed. Also, the developer will be required to post a bond for these off-site improvements, to provide against the eventuality of the project being delayed or not completed. The Development Agreement vests the developer's rights to develop the property, and keeps the project approvals in place for a period of 10 years, or until the project is completed, whichever is earlier.

The project's next steps will include City Council action on the General Plan Amendment and Zone Change for Oregon Park, located at 4951 Oregon Avenue, previously approved by the Planning Commission on August 5, 2010 (Case No. 1002-28).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 30, 2015, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Notices were also sent to those who spoke at the Planning Commission study session on the project on May 21, 2015, and those individuals who submitted EIR comments. All public comments not received as part of the EIR process (discussed below) are attached (Exhibit J – Public Comments).

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (Exhibit K – EIR 01-15) was prepared for the proposed project. A Notice of Preparation (NOP) for this EIR was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day NOP review period that started on September 4, 2014 and ended on October 3, 2014.

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The City received 25 written comments during this NOP review period, including a petition with over 200 signatures in opposition to this project. Two Scoping Meetings were held during this review period, on September 24, 2014 and September 30, 2014, to further solicit public comment on the scope and content of the EIR.

The Draft EIR was distributed to public agencies and made available for public review and comment for a CEQA-required 45-day EIR review period that started on May 5, 2015 and ended on June 18, 2015. The City received 23 separate written comments on the Draft EIR during this review period. In some cases, the same person sent more than one written comment. These written comments and the City's written responses to these comments are provided the Final EIR. This Final EIR also includes the Draft EIR text with minor edits based on public comments and the Mitigation Monitoring and Reporting Program. Text edits provided in the Final EIR did not substantially alter the Draft EIR environmental analysis or change the conclusions of the Draft EIR regarding potential project environmental impacts. The Final EIR determined that the project, in compliance with all recommended mitigation measures, would not result in any significant adverse environmental impacts.

The preparation and public availability of this EIR has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff therefore recommends the Planning Commission make a recommendation that the City Council certify EIR 01-15.

Respectfully submitted,



JEFF WINKLEPLECK
CURRENT PLANNING OFFICER

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LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans
- Exhibit C – General Plan Amendment Map
- Exhibit D – Draft PUD Ordinance
- Exhibit E – Zone Change Map
- Exhibit F – Vesting Tentative Tract Map No. 72608
- Exhibit G – Findings
- Exhibit H – Conditions of Approval
- Exhibit I – Development Agreement
- Exhibit J – Public Comments
- Exhibit K – EIR 01-15 (SCH # 2014091011)