

FINDINGS

**Zone Change, Site Plan Review, Vesting Tentative Tract Map
4747 Daisy Ave.
Application No. 1406-12A
November 10, 2015**

Zone Change Findings

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 "I" (Institutional), reflecting its former use as a Boy Scout camp. The site would be rezoned to "RP-13" (Residential, Planned Unit Development, 13 DU/ac). The site abuts the Los Angeles River and associated bike and pedestrian trail to the west, and the Union Pacific railroad right-of-way to the south. Both are zoned PR (Public Right-of-Way), and do not contain any continually-occupied land uses (neither residences nor businesses). Neither of these areas would be substantially affected by this proposed rezoning. To the north and east, the project site is bounded by a single-family neighborhood zoned R-1-N. The Environmental Impact Report for the development project (EIR-01-15, SCH # 2014091011) found that there will be no significant unavoidable impacts associated with the project, and that all potentially significant impacts are related primarily to the construction phase, and can be mitigated to a less than significant level. Particularly, the EIR found that all traffic impacts associated with the project would be less than significant, with no mitigation measures necessary to keep the traffic impacts at a less than significant level. Construction of the project would not negatively affect the character of the existing R-1-N neighborhood, nor would it adversely affect its livability. The project site is the only potentially undeveloped site in the vicinity, and there would be no negative effects upon the appropriate development of the surrounding area, as no potential for further development in the surrounding area is foreseen.

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

The subject site currently has a General Plan Land Use District designation of No. 11, Open Space and Parks. This reflects the site's former use as a Boy Scout camp. This LUD would not be consistent with a zone change to RP-13, therefore the Land Use Element of the General Plan will be amended as part of this project to change the LUD to No. 3A, Townhomes. The stated objective of LUD No. 3A,

Townhomes, is *“to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than are permitted in LUD No. 1 or No. 2, for reasons such as: to furnish more affordable housing; to stimulate recycling; to diversify lifestyle choices; and to create opportunity for architectural variety and neighborhood beautification.”* The General Plan description of LUD No. 3A continues *“...The true utility of this district is only realized through the accumulation of a number of adjacent lots, or on large un-subdivided or re-subdivided parcels.”* The proposed project and residential use, and the rezoning to RP-13, is consistent with these stated goals of LUD No. 3A. This land use district also limits maximum density to 24 DU/ac, nearly double the density proposed by this project (approximately 12.5 DU/ac). Therefore, a zone change from I to RP-13 would be consistent with LUD No. 3A.

The proposed amendment to the General Plan conforms to the population, housing, design/architecture, and neighborhood preservation/enhancement goals of the General Plan. These goals stress economic development, neighborhood emphasis, quality services, and facilities maintenance among others. This proposed amendment would help achieve these goals by enabling the proposed zone change and recycling of the disused project site into a quality residential development.

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.

Site Plan Review Findings

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 proposed project consists of 131 new detached single-family homes on a site approximately 10.56 acres in area. The design is harmonious, consistent, and complete within itself, as it follows a central architectural theme in the Spanish Revival style, with each house built in one of three variations on this theme. The community recreation center building also carries this architectural theme, and is designed as a “showpiece” structure at the project entrance. The overall

architectural styling of the project is both appropriate to and compatible with the heritage of architecture in Long Beach. The design, character, and scale of the project is compatible with the single-family neighborhood to the north and east of the project site. All homes within the project that abut the adjacent neighborhood are limited to two stories in height, to provide a considerate transition between the one- and two-story R-1-N area, and the two- and three-story homes in the proposed development. Overall, the development is also compatible in design, character, and scale with the surrounding community. It maintains the theme and lifestyle of detached single-family homes, while providing a more concentrated, centrally-focused residential community that takes advantage of a disused site to provide new housing stock, while making a more efficient use of land than the traditional 6,000-square-foot lot single-family home development pattern.

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 development will conform to the design guidelines to be established for a Planned Unit Development (PUD), in that it provides a higher level of community amenities within the project, as well as self-contained internal circulation, and a higher level of design and architectural quality for each building, than would be obtained from individual development of each single-family dwelling.

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

The project will result in the removal of most, if not all, mature trees on the project site, as no alternative design is possible that would not remove the trees. The project requires major site grading and significant fill importation to correct topographical and hydrologic deficiencies before a new subdivision of single-family homes could be constructed. Moreover, any new residential development at this site—even one of reduced density—would almost certainly require the same level of grading and brush and tree clearance to prepare the site for development. A design that attempted to preserve existing trees, either around the perimeter or interior of the site, would be arbitrarily handicapped, and would result in a lower-quality site plan and configuration.

4. **THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The proposed development will contain its own internal street system, which will be privately owned and maintained. Improvements to the public right-of-way

adjacent to the project will include pavement rehabilitation on Daisy Avenue, Oregon Avenue, and 48th Street, as well as repair and replacement of sidewalk, curb, and gutter as necessary adjacent to the project site, and installation of new street trees (see conditions of approval). 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, 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:

Not Applicable. This finding applies only to non-residential developments, and the proposed project is a residential development.

Vesting Tentative Tract Map Findings

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.

THE PLANNING COMMISSION SHALL APPROVE A TENTATIVE MAP 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 proposed map is consistent with the proposed change of the General Plan Land Use District to LUD No. 3A, Townhomes. It would establish a small-lot pattern for residential development appropriate to the standards of LUD No. 3A, while approaching only half of the allowable density of this LUD (12.5 DU/ac where up to 24 DU/ac 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 LUD No. 3A. This LUD specifies that *it implements a policy to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than are provided in LUD No. 1 or 2, for any number of reasons, such as: to furnish more affordable housing; to stimulate recycling; to*

diversify lifestyle choices; and to create opportunity to architectural variety and neighborhood beautification. The proposed project is closely aligned with all of these policy objectives, as it will increase the supply of housing stock; it will recycle a disused site that has no future under its current LUD and zoning; it will offer a different type of single-family living than the traditional 6,000-square-foot lot SFD neighborhoods; and it will make use of high-quality architecture with a consistent design vocabulary across the project. No specific plan applies to the subject site.

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

The 10.56-acre site is physically suitable for a subdivision to create 131 individual ownership lots for single-family dwellings in a small-lot development pattern. The site currently consists of undeveloped land, after the few outbuildings and accessory structures from the former Boy Scout camp have been removed. Significant amounts of fill dirt will be imported to correct topography and hydrology configurations as part of the overall site grading plan, following which the site will be physically suitable for small-lot development for 131 single-family homes.

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

The site is physically suitable for the proposed density of development. The project will have a density of approximately 12.5 DU/ac, which is only half of that allowed by LUD No. 3A, Townhomes, which permits up to 24 DU/ac. The lot sizes will range from 2,405 to 6,329 square feet, with an average lot size of 3,218 square feet. This allows adequate setbacks between buildings, adequate private outdoor yard space, and adequate separation of structures from the adjacent neighborhood, while using land efficiently, and not engaging in the traditional R-1 consumption of land in inefficient areas, such as 20-foot front yard setbacks and 20-foot-long driveways. The site also contains enough space for a 15,000-square foot recreation center, with an adjacent 6,283-square foot turf area, and a 6,600-square foot pocket park, in addition to the 131 homes. Street widths and motor-court style access drives have been planned at recommended minimum widths, not only to use land efficiently, but to foster a more inviting and safer pedestrian and bicycling environment, as narrower streets result in lower automobile speeds.

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;

An Environmental Impact Report was prepared for this project (EIR-01-15, SCH # 2014091011). This EIR found no significant unavoidable impacts that would result from this project. Air quality impacts related to temporary, on-site construction

emissions are expected, and mitigation measures AQ-1(a) and AQ-1(b) will mitigate these impacts to a less-than-significant level. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish; however, a number of potentially-significant impacts to bird and bats were identified. Two mitigation measures (BIO-1(a) and BIO-1(b)) deal with pre-construction bat surveys and raptor and nesting bird protection, to ensure that the project will not cause substantial environmental damage to these identified wildlife species, and will mitigate any impacts to a less-than-significant level.

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 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.

No easements acquired by the public at large exist on this site for access through or use of the property within the proposed subdivision. The site is located at the end of Daisy and Oregon Avenues, and has no through access, nor will it have through access once the project is built.