

February 17, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and

Approve Site Plan Review SPR 19-010 and Conditional Use Permit CUP 19-013 for the construction of a 78-room senior assisted living project (special group residence) at 810 Pine Avenue in the Downtown (PD-30) Plan. (District 1)

APPLICANT: UPC 810 Pine Avenue, LLC
KTTY Architecture & Planning - Mark Oberholzer
17911 Von Karman, Suite 200
Irvine, CA 92614
(Application No. 1904-22)

BACKGROUND

The Site Plan Review (SPR 19-010) and Conditional Use Permit (CUP 19-013) application for 810 Pine Avenue was previously scheduled for the March 5, 2020 Planning Commission hearing. The Planning Commission granted the project Applicant, UPC 810 Pine Avenue, a continuance on the day of the hearing in order to allow them sufficient time to confer with a neighboring property owner. During the interceding months, the parties reached agreement regarding the project and each property's parking rights and operations.

DISCUSSION

The applicant is proposing to develop a 10-story senior assisted-living (special group residence) at 810 Pine, Avenue a 0.36-acre site . The site is located on the east side of Pine Avenue between 8th and 9th Streets, just west of the north-south alley, named Tribune Court (Attachment A – Vicinity Map). The site is currently developed as a surface parking lot that provides parking for the Regency Palms, an assisted living/memory care residential facility located at 117 E. 8th Street, and for 125 E. 8th Street, a three-story office building.



The site is within the Downtown Plan Planned Development (PD-30) Zoning District and is located in the Downtown District (DT) PlaceType of the General Plan. According to the General Plan Land Use Element, this district includes the heart of the City of Long Beach (City) in which extensive development activity has taken place since the 1990s. The Downtown area is characterized by compact, mixed-use urban development; high vehicular, pedestrian and transit traffic; diverse building sizes, heights, ages, and styles; and a wide range of uses. The project, designed to conform with all applicable PD-30 development standards, is consistent with the level and intensity of development intended for the site.

The project site currently provides 46 parking spaces for the adjacent Regency Palms residential care facility. The Regency Palms, located directly south of the site at 117 E. 8th Street, is situated in a historic building known as the Long Beach Professional Building. This building is a designated historic landmark building that is listed in the California Register of Historical Resources and the National Register of Historic Places. Other adjacent uses are typical of the downtown setting and are described in the following Table 1.

Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Use
North	PD-30	Multifamily Residential (838 Pine Avenue)
East	PD-30	Multifamily Residential (Temple Lofts – Historic Landmark)
South	PD-30	Residential Care Facility (Long Beach Professional Building – Historic Landmark)
West	PD-30	Multifamily Residential (Pine Plaza)

The site is served by a variety of multi-modal local and regional transportation options. It has access from the Interstate-710 (I-710) freeway off-ramp at 6th Street, with an on-ramp located one block away on 7th Street. Bus transit service is available one block east and west of the project site on Pacific Avenue and Long Beach Boulevard. The Metro A Line also maintains a light rail stop location east and west of the project site, on Pacific Avenue between 7th and 8th Street and West on Long Beach Boulevard, providing regional rail service to downtown Los Angeles and the greater Los Angeles County area.

Project Description

The project, Regency Palms II, is a new 10-story, 78-room assisted-living facility that will provide a total of 60 private rooms and 18 semi-private rooms for seniors in a high-rise urban setting (Exhibit B – Plans). As previously noted, the site currently serves as a surface parking lot for abutting and nearby uses: the Regency Palms, a 49 semi-private room assisted-living facility and office building at 125 E. 8th Street. To replace the parking for the abutting uses, and the project will provide 86

replacement parking spaces in an integrated parking structure that will serve the subject project as well the parking for the two other buildings (117 E. 8th Street and 125 E. 8th Street).

The Downtown Plan requires Site Plan Review for projects involving the construction of 1,000 square feet or more of commercial residential development. Approval of a Conditional Use Permit is also required to establish this type of special group residence. Zoning Code Section 21.52.271 sets forth special conditions for special group residences, which are defined in Zoning Code Section 21.15.2810, as including, but not limited to, various types of group residences such as Residential Care Facilities.

The site is in the 150-foot Height Limit Area of the PD-30 Plan area; a subarea that allows high-rise development. The 10-story building will stand 126-feet, 4-inches tall, below the 150-foot height maximum. The project's floor area ratio is at the maximum allowed of 5.0 (78,673 square feet). Pine Avenue is considered a pedestrian-oriented secondary street that encourages active land uses to enhance the pedestrian experience. The building has a zero-foot, build-to line, a ground floor floor-to-ceiling height of approximately 15-feet, and large windows to activate the street frontage. The project will continue the existing street wall established by the abutting Regency Palms (Long Beach Professional Building).

The project is designed to minimize impacts to the adjacent uses. The north and east elevations include landscape buffers to provide additional privacy to the adjacent buildings at the 3rd and 4th floors, respectively. The third-floor terrace was positioned on the south side of the site to address concerns about noise from residential neighbors. In addition, the applicant has agreed to work with the Homeowner's Association and the condominium owners of 838 Pine Avenue, who own units on the first floor facing the site, to address privacy concerns with landscaping or other improvements. The site's north elevation, which faces the 838 Pine Avenue building provides approximately 15-feet, 6-inches of separation at the base and mid-level, for 19 linear feet at the back of the site, and 25-feet, 1-inch at upper level balconies. The south elevation provides approximately 4-feet, 7-inches of separation between the Project and the historic landmark building at the building base, 12-feet, 1-inch at upper levels for 45-feet at front and back of the site, and 25-feet, 2-inches at upper levels for 60 linear feet of separation at middle of the site. This separation will allow emergency egress for the Regency Palms building with a fence and gate at the front and back of the lot to prohibit public access to this area. In addition, the project's east elevation that faces the alley (Tribune Court) and the historic Temple Lofts building is separated by the 20-foot wide alley (Tribune Court) at the base, and 28-feet, 1-inch at the upper levels.

The site will function as a residential care facility providing hotel-like amenities to avoid an institutional or clinical feel. The use of floor-to-ceiling glass will bring in abundant light to residents, three dining areas including a ground floor bistro, a full-service main dining room with outdoor terrace on the 3rd floor, and an expansive rooftop deck with restaurant space and bar/pizza oven amenities provide a variety of dining options and gathering spaces for residents. In addition, resident rooms will have their own kitchenettes with refrigerator, microwave and cabinetry. The multi-level building is designed to give residents mobility throughout many floors during the day with communal living space provided throughout the building. Level 4 provides a fitness room, hair salon, physical

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therapy room, and amenity space for organized activities. Levels 5-8 will be primarily private and semi-private rooms with some communal space. Level 9 provides an open rooftop and resident lounge. Level 10 is the Sky Terrace providing additional outdoor space for private events and relaxation.

Development standards in PD-30 require 15 percent of the lot size for open space (2,365.95 square feet and a community room amenity). However, special standards apply to residential care facilities requiring 300 square feet of common open space plus 150 square feet per unit or room with 50 square feet of private space. The proposed project with 60 private rooms and 18 semi-private rooms would require a total of 12,000 square feet of open space. The project provides a combination of 24,825 square feet of indoor amenities and outdoor open space. However, the project does not include any private open space. The Site Plan Review Committee may waive development standards for open space if a positive determination can be made based on the context and circumstances. The proposed special group residence is an assisted living facility intended for persons with limited independent capacity and a substantial amount of common amenity and outdoor space is provided. The Site Plan Review Committee was able to make a positive determination that the proposed open space is appropriate and significantly exceeds the required open space and thus waived the private open space requirement. The proposed common areas provide 14,124 square feet of indoor amenity space and the outdoor common areas offers 8,933 square feet for residents and guests with amenities such as fire pits, outdoor lounges, game areas, multi-purpose recreation lawn, a bark park for dogs, children's play space, and a therapy garden with water feature. In addition, the project provides 1,179 square feet of outdoor space on Level 3 for staff use. Drought tolerant landscaping is provided throughout the outdoor open space areas, in accordance with the City's provisions for water-efficient landscape design.

Parking for the site consists of 86 parking stalls within the building's two-level garage. Access to the parking garage is from the north-south alley, Tribune Court. The project will provide both required parking for the new building (26 spaces/1 space per 3 bedrooms) as well as 60 parking spaces to replace the 46 spaces in the surface parking lot. An existing Joint Use Parking and Maintenance Agreement also permits the office building located at 125 E. 8th Street access to the surface parking lot. This information was disclosed prior to the March 5, 2020, Planning Commission hearing in a letter of opposition from the property owner of a three-story office building located 125 E. 8th Street. In 2001, the property owner of 117 E. 8th and 125 E. 8th Street established a joint use parking agreement to share a surface parking lot located at 810 Pine Avenue. The project Applicant did not disclose the existing joint use parking and maintenance agreement when they submitted for the Site Plan Review and Conditional Use Permit application for 810 Pine Avenue.

The project Applicant proposes to amend the original Joint Use Parking and Maintenance Agreement to maintain the joint use spaces and the amended agreement shall be approved by the Development Services Department, prior to building permit sign off, in accordance with provisions of the recorded 2001 Joint Use Parking Agreement. In addition, the applicant has also revised the original parking layout for the proposed project and has added 12 additional parking spaces by including more parking lifts/stackers in the project design. As a residential care facility for seniors that will serve as an essential health resource to persons unable to function independently due to medical reasons or

physical disabilities, it is not anticipated that many residents will be using a personal vehicle. The parking configuration includes using 2-level and 3-level parking lifts for 57 spaces. A condition of approval will require a parking attendant to be available during business and visiting hours to assist with the use of parking lifts. The project also includes 16 spaces for bicycle parking.

The Project will enhance the site by introducing a high-quality development with a clean, contemporary aesthetic. The building design has a modern glass façade, combined with vertical metal panels and textured materials of perforated and embossed panels, brick and limestone. The site's design and materials are respectful to and compatible with the adjacent eight-story historic 1929 Art Deco building, and other buildings in the vicinity.

Several Green Building elements are incorporated into the project as required by the CAL Green Code and as amended by the Long Beach Municipal Code. This includes meeting the intent of Leadership in Energy and Environmental Design (LEED) certification, and the PD-30 Program Environmental Impact Report's Mitigation Monitoring and Reporting Program requirement of a minimum 20-percent increased efficiency over current Title 24 standards.

Incorporated into the project's design is a City required alley dedication of two-feet to expand Tribune Court at the project site to a standard 20-foot wide alley. Tribune Court provides the only vehicle access to the Project's parking garage, and to the garage of the residential building located at 838 Pine Avenue. The site has three existing street trees on Pine Avenue. One tree will be removed to accommodate a loading zone. This loading zone is needed to facilitate access for ambulatory and non-ambulatory residents, shuttle excursions for local fieldtrips, and facility deliveries to avoid blocking Tribune Court.

Entitlements

The Downtown Plan requires Site Plan Review for commercial residential projects that are 1,000 square feet or more in area. Those projects consisting of over 50,000 square feet are also required to participate in the Conceptual Site Plan Review process. The Project's 2018 conceptual review was followed by submittal for the subject entitlements in April 2019. Approval of a Conditional Use Permit is required to establish this type of special group residence. Zoning Code Section 21.52.271 sets forth special conditions for special group residences. The Project is consistent with the intent of the special conditions in regard to location, density, access to public transit, adequate open space and continuation of use and parking.

Staff recommends that the Planning Commission approve the Site Plan Review and Conditional Use Permit entitlements. The analyses and recommendations are presented in further detail in the findings for the project entitlements (Attachment C – Findings). Staff has included appropriate conditions of approval to ensure the proposed project will be consistent with the requirements of the findings and will operate without negative impacts upon the surrounding community (Attachment D – Conditions of Approval).

PUBLIC HEARING NOTICE

A total 567 Public Hearing notices were distributed on February 3, 2022, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations.

Correspondence was received prior to the original March 5, 2020 hearing (Attachment F – Public Comment). At the time of this staff report no additional comments had been received. In addition, to the formal project notification, planning staff met with the North Pine Avenue Neighborhood Association leadership several times to review the project and understand their concerns. The applicant also met with the neighborhood association to discuss the project. More recently during the pandemic, the applicant has been working with the neighborhood association to address ongoing issues. Specific conditions of approval have been included to address concerns regarding noise, coordination of services, and construction staging of the project.

ENVIRONMENTAL REVIEW

The Downtown Plan’s Program Environmental Impact Report (PEIR), was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the California Environmental Quality Act 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.” Staff has included an analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR and found that the project does not warrant further environmental review (Attachment E – Environmental Compliance Checklist).

Respectfully submitted,



ANITA JUHOLA-GARCIA
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



PATRICIA DIEFENDERFER, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF DEVELOPMENT
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A handwritten signature in blue ink, appearing to read 'Oscar W. OrCI', is positioned above the typed name.

OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Attachment A - Vicinity Map
Attachment B - Plans
Attachment C - Findings
Attachment D - Conditions of Approval
Attachment E - Environmental Compliance Checklist
Attachment F - Public Comment