

**SITE PLAN REVIEW FINDINGS
2500 Pacific Avenue
Application No. 2105-11
(SPR 21-025), (VTPM 22-005)
March 16, 2023**

Pursuant to Section 21.25.506 of the Zoning Ordinance, 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 involves the expanded operations of an existing school (Holy Innocents) and the construction of a new church, rectory, school gym, school building, parish office, and convent with a total of 93 on-site parking spaces at 2500 Pacific Avenue, a 2.31-acre site. The existing Holy Innocents parish church is located 1.2 miles away from the project site, at 425 E. 20th St. in Long Beach, and includes an on-site rectory and convent, as well as a church. The project seeks to construct a new church, rectory, school building, school gymnasium, parish office, and convent to create a cohesive parish campus at the 2500 Pacific Avenue site. The project site is located both in the Institutional (I) Zone and in the Transit Node Low District of the Midtown (SP-1-TN) Specific Plan.

The project would improve a site that is currently developed with a commercial office building in the northeast corner of the site, a surface parking lot, three one-story wood structures, a metal overhang, an existing playground, a parish hall building, a seven-bedroom convent, school office building, and an elementary and middle school associated with the existing Holy Innocents operations.

All existing site improvements except for the existing school building are to be demolished as part of project activities.

The site is adjacent to single-family residential properties to the east, across the 18' alley, surrounded by medical/professional offices to the west across Pacific Avenue, a retail strip center and fast food to the north across Willow Street, and a church to the south across 25th Street.

The project is harmonious, consistent, and complete within itself in that it seeks to expand the operations of an existing school campus that offers parochial educational services to the surrounding community and unite uses by establishing the additional parochial uses located outside of the project site onto the subject project site. Once complete, the proposed development will enable the parish

school to offer instruction for high school, where the school currently offers education for grades Transitional Kindergarten (TK) – 8th grade, in addition to school programming at the new school gymnasium. Upon completion, the project will also provide church services and allow for clergy members to live onsite in the new rectory or convent.

The project is compliant with the various development standards for the I Zoning District and SP-1 except for the northern, eastern, and western setbacks for the portion of the project site located in SP-1. However, the Midtown Specific Plan allows the Site Plan Review Committee to consider context-sensitive setbacks that deviate from the required setbacks if those deviations would be consistent with the intent of the plan. The Site Plan Review Committee was able to make a positive determination that the proposed setback deviations are context-sensitive deviations that are consistent with the Midtown Specific Plan by being designed to contribute to the pedestrian realm and encourage congregation by entrances.

The project's Master Sign Program is complementary in style and design to the project's Spanish revival architecture theme. The three monument signs part of the Sign Program are proposed on stone with plaster and brick elements, and tile addressing, and the two wall signs part of the Sign Program are proposed with lettering engraved on stone.

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 Institutional Zone requires compatibility in design, finish, and treatment to the adjacent residential area. The project is designed to reflect the 1920s Spanish Revival style, which is the architectural style of the existing church, rectory, and convent at the existing Holy Innocents Church site at 425 E. 20th Street, as well as one of the historic styles prevalent in the City of Long Beach. The design of the proposed buildings exhibits simple, elegant white plaster façades punctuated by stone, brick, and tile detailing, dark metal windows, and red mission roof tile. Decorative features such as lighting and fencing are proposed out of dark wrought iron. The proposed buildings will be compatible with the existing brick school building through incorporating subtle brick detail to create continuity of design.

The proposed project also adheres to design guidelines applicable to development proposed in SP-1 such as: guidelines that speak to designing substantial projects as a collection of suitably scaled buildings instead of a singular mass; the use of façade articulation and highlighted entry features to reflect human scale; placement of building mass towards the public realm to form a distinctive street wall that outlines and characterizes the corridor; the use of a special architectural element at corner buildings, such as the cupola proposed at the new church

building on the corner of Willow Street and Pacific Avenue, which also serves as a vertical focal element that is encouraged by SP-1 design guidelines; and the use of high-quality materials such as brick, natural stone, and smooth plaster. Additionally, because the project results in new nonresidential buildings over 50,000 square feet, the project is subject to green building standards that require the project to meet the intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the Certified Level.

The project is designed with the adjacent one-story residential neighborhood in mind. Design requirements set forth in the Institutional Zone and guidelines in SP-1 stress context-sensitive development. The proposed buildings in the project are situated primarily along the street frontages facing the project site, away from the alley along the project's eastern side property line, which separates the project site from the single-family residential properties. The distance between the proposed buildings facing Pacific Avenue and the single-family residential properties located across the 18' alley acts as a buffer to the single-family residential properties. This represents a marked improvement from the current placement of a few of parish buildings, which are closer to the residential properties.

The proposed project is consistent with the following Policies within the City's General Plan:

Policy	Description
Land Use (LU) Policy 10-1	Ensure neighborhoods contain a variety of functional attributes that contribute to residents' day-to-day living, including schools, parks and commercial and public spaces.
LU Policy 10-3	Plan for and accommodate neighborhood-serving goods and services, learning facilities, public amenities and transit stops within walking distance of most residences.
Policy (Urban Design) UD 3-1	Preserve important neighborhood characteristics that create a sense of place, including buildings, landmarks, development patterns, design features and materials, streetscapes, signs, landscaping, public amenities, and open spaces.
Policy UD 3-3	Encourage collaboration among local neighborhood residents, businesses, places of worship, schools, and service providers to build neighborhood cohesiveness, foster neighborhood improvements, and promote appropriate

	infill and regeneration of existing neighborhoods.
Policy UD 6-5	Ensure buildings meet the City's requirements for sustainability and green development, both for construction and operation.
Policy UD 14-1	Properly scale a building's form (i.e., height and massing) to the primary street it fronts on (i.e., taller buildings on larger boulevards, smaller buildings on narrower streets).
Policy UD 14-2:	Acknowledge transitions between commercial and residential uses by requiring new development in higher-density centers and corridors to transition in height, massing, scale, and intensity in a thoughtful way to provide a buffer to lower density residential development.
Policy UD 14-7	Utilize building form and development strategies in conjunction with PlaceTypes and the interface between buildings and the streets (Strategy 34-35) to create a comprehensive urban fabric.
Policy UD 35-2	Buildings should be constructed of high quality and durable materials, especially at the ground floor, which is experienced most by pedestrians.
Policy UD 35-4	Emphasize pedestrian orientation in site and building design to define the public realm and activate sidewalks and pedestrian paths.
Policy UD 35-6	Maintain a minimum street wall height to ensure the "public room of the street" (as shaped by buildings on both sides) is consistent. This is intended to eliminate parcels being underdeveloped along the edges, thus not contributing to the creation of good streets.
Mobility of People (MOP) Policy 3-1	Make strategic improvements to intersections and corridors to improve the flow of vehicle traffic.

Lastly, the Master Sign Program has been developed in accordance with the sign criteria set forth in Chapter 21.44 of the Zoning Code and is reflective of the City's desire for lasting, high-quality sign design.

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

The 2.31-acre project site is currently improved with a commercial office building in the northeast corner of the site, a surface parking lot, three one-story wood structures, a metal overhang, existing playground, parish hall building, a seven-bedroom convent, school office building, and an elementary and middle school, which currently offers education for grades Transitional Kindergarten (TK) - 8th grade.

Vegetation on-site is limited to ornamental landscaping and a few trees. There are several trees located within the public sidewalk area (street trees), which are not proposed to be removed as a part of this project. At the build out of the project, there will be approximately 76 trees ranging in size from 24-inch box to 48-inch box at planting. In addition to trees, on-site landscaping will consist primarily of shrubs of various sizes, hedging, and groundcover with low water needs. Lastly, the project is subject to requirements set forth in the City's Model Water Efficient Landscaping Ordinance (MWEL0).

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

The developers are required to comply with all public improvement requirements including median delineations, parkway improvements, and property dedications found by the Department of Public Works to apply to this project. The increase in on-site density and the potential pedestrian and traffic generated by the project necessitate these public improvements.

5. THE PROJECT CONFORMS TO 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 project is a 66,679-square-foot parish expansion project consisting of an addition to the existing school, construction of a new gymnasium, rectory, convent, school office, and church (institutional uses; nonresidential development) and thus, is subject to applicable Transportation Demand Management requirements, as shown above for nonresidential development with 50,000+ square feet.

The project has been conditioned (see condition # 12) to comply with the requirements set forth in Chapter 21.64. Additionally, the project site is located within ½ mile of a major transit stop at Willow St. and Long Beach Boulevard, and as such, pursuant to AB 2097, which was enacted by Governor Newsom in 2022, is not subject to minimum vehicular parking requirements.

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

The project results in new nonresidential buildings over 50,000 square feet, and as such, is subject to green building standards that require the project to meet the intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the Certified level in accordance with Section 21.45.400. Prior to the issuance of building permits, the project shall meet the intent of Leadership in Energy and Environmental Design (LEED) at the Certified level, as conditioned.

7. THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS, AND THAT APPLICABLE TENANT PROTECTIONS OF THE LONG BEACH MUNICIPAL CODE WILL BE MET.

The proposed project involves the expanded operations of an existing school, which has operated at this location since 1958, and the construction of a new church, rectory, school gym, school building, parish office, and convent with a total of 93 on-site parking spaces in order to create a cohesive parish campus at the 2500 Pacific Avenue site. The existing use does not contain residential dwelling units and as such, no existing dwelling units would be demolished as part of the project. While the proposed project is wholly institutional in nature and not residential, two of the parcels part of the project site are located in the Transit Node of the Midtown Specific Plan (SP-1-TN) and are on the site inventory in the City's 6th Cycle Housing Element, certified by the State in April 2022.

Sites on the site inventory were analyzed and selected to demonstrate that the City has land use and zoning capacity to facilitate the 2021-2029 Regional Housing Needs Assessment (RHNA) figure of 26,502 housing units in accordance with Housing State Law. Sites were selected for the inventory based on a set of objective criteria for analyzing the likelihood of housing being developed on the site, including based on lot size, improvement-to-land ratio (with a higher ratio indicating lower feasibility for dwelling unit potential), and whether the underlying zoning or PlaceType allows residential uses. In this case, the part of the project site zoned Institutional Zone did not meet the criteria to be included on the site inventory, but two of the parcels which are part of the project site that are within SP-1 did meet the criteria and were included in the Housing Element site inventory. The parcels, which are the proposed locations of the church and a portion of parking, have been contemplated for a total of 63 potential low-income units.

Pursuant to Government Code Section 65863, cities must maintain, at all times during the planning period, adequate sites to meet their unmet share of RHNA. Under this law, cities generally may not take any action that would allow or cause the sites identified in its Site Inventory to be insufficient to meet its remaining unmet share of the City's RHNA for lower and moderate-income households. Therefore, because two parcels that are part of the proposed project site are on the site inventory, based on this the above-cited government code section known as "housing element no-net loss," an analysis is required to ensure that future development of the proposed project site does not preclude the City's ability to meet its RHNA obligations.

The City must demonstrate that its plans, policies and zoning facilitate the production of the 26,502-unit RHNA allocation. Although the site inventory is the most well-known

method for meeting this obligation, the City may meet its RHNA obligation through a combination of: the projected number of Accessory Dwelling Units (ADUs) anticipated to be permitted based on recent trends; of approved and proposed residential development projects in the pipeline; and through an inventory of sites with demonstrated zoning capacity to accommodate the RHNA allocation. Therefore, an analysis and update related to each available avenue for meeting the RHNA obligation is summarized below and detailed in the findings in order to demonstrate the City's ability to meet its RHNA obligations despite the lost potential units because of the proposed project.

ADU Production

As a result of substantial relaxation of development standards and procedures by the State to facilitate ADU construction, since 2018 the City has seen significant increases in applications and permits for ADUs across Long Beach. Production of ADUs has more than quadrupled between 2018 and 2020, as shown below:

- » 2018: 59 units
- » 2019: 151 units
- » 2020: 268 units
- » 2021: 445 units
- » 2020: 508 units

The above three-year period yields an annual average of 159 units. To be conservative, and based on the observed development trends in the City, the 6th Cycle Housing Element assumes an annual average of 159 ADUs between 2021 and 2029, for a total of 1,275 units, representing nearly 5% (4.8%) of the City's 6th Cycle RHNA. This is based on the average number of ADUs permitted between 2018-2020 (Adopted 2021-2029 Housing Element Technical Appendices, p. C-2). Around two-thirds of those units were designated in the affordable categories of the RHNA based on guidance from the Southern California Association of Governments (SCAG).

Given the progressively upward trend and an emerging trend of Junior ADUs, which are attached accessory units that occupy the existing square footage of a housing unit and therefore, are typically smaller in size, less expensive to construct, and a more affordable housing option, the City anticipates that the construction of ADUs will continue to increase. ADU production in 2021 totaled 445 units and in 2022, 508 ADUs were permitted. Based on the more recent data, using a five-year average (2018-2022), the City now estimates 2,290 ADUs will be developed during the Housing Element period, which is a net increase of 1,015 units. This again is a conservative approach given the upward trend over time. This increase alone more than accounts for the lost potential of 63 units for the proposed project.

Approved and Proposed Residential Development Projects in the Pipeline

In Appendix C Site Inventory of the Adopted 2021-2029 Housing Element, the project site was identified as potentially accommodating 63 Very Low-Income (VLI) affordable residential units on the site. Because the project only entails institutional uses and does not propose qualifying residential units, the project represents a deficit of 63 VLI units from the total that was envisioned for the site in the 2021-2029 Housing Element. For this site, consistent with Government Code Section 65863(b), the City finds that there is sufficient vacant land that is either not identified in the 2021-2029 Housing Element Sites Inventory or that is identified in the site inventory but is proposed with an excess amount of affordable units to meet the 63-unit Regional Housing Needs Assessment (RHNA) need despite the loss of residential capacity at the project site. Ultimately, while the project does not include a residential component to meet the 63 VLI units allocated for the site, the City has identified that it has the additional capacity, capability, and feasibility based on projects currently in process by the Planning Bureau on sites not previously included on the Sites Inventory List. These projects identified below in Table 3, Additional Capacity for RHNA Units, serve to offset the deficit that would be created by the approval of the current project.

Table 3: Additional Capacity for RHNA Units

Application Number	Address	Zoning District	Description	Status	Site Inventory	Net Affordable Units
2205-32	450 The Promenade North/501-599 Long Beach Blvd	PD-30	Site Plan Review and Vesting Tentative Parcel Map for a new 900-unit (including 54 VLI units) residential development consisting of three eight-story residential buildings with ground-floor commercial space with associated parking.	Approved by Planning Commission on January 19, 2023 but appealed to City Council; hearing to be scheduled for April 2023	No	54 VLI units
2301-04	912-946 Linden Avenue	PD-30	Site Plan Review for the construction of a new 4-story, 120,000 sq. ft., 99-unit affordable	Approved by Site Plan Review Committee on January 25, 2023	912 Linden Ave: 1 VLI unit and 9 market-rate units	97 Low Income (LI) units

			project plus a manager unit residential complex with 3,000 square feet of community/social space, 11,200 square feet of open space, and 115 parking spaces.		920 Linden Ave: 1 VLI and 6 market-rate units	
TOTAL			151 affordable units			

The two applications included in Table 3 are on parcels with residential zoning and land use designations and can feasibly allow the development of affordable units beyond what was contemplated in the site inventory. The parcels that comprise the first listed project was approved by the Planning Commission with 54 VLI affordable units, representing a net increase of 54 VLI RHNA units since the project site was not identified in the 2021-2019 Housing Element site inventory. The 900-unit market rate project is providing 54 VLI units per to the City's Inclusionary Housing ordinance, which was adopted in 2021 and is facilitating an increase in mixed-income housing developments in the City's Downtown and Midtown planning areas, which are subject to the requirement.

The second application is proposed on three parcels, two of which are listed on the site inventory: 1) 912 Linden Ave., which has been assigned 1 VLI affordable unit and 9 market-rate units; and 2) 920 Linden Ave., which has been assigned 1 VLI affordable unit and 6 market-rate units. Although the Linden project includes parcels on the site inventory, the project proposes 99 affordable units and one market-rate manager unit, which is well above the RHNA units allocated for the site. Consequently, the net affordable units offered by the project is 97 affordable units. Based on the above discussion, the City has adequate capacity to accommodate the 63 RHNA units intended at the project site.

Citywide Rezoning

In order to ensure appropriate zoned capacity to meet its RHNA and implement the 2019 Land Use Element (LUE) update, the City has been conducting a systematic rezoning program to create or modify zoning districts and rezone properties to implement denser, mixed-use regulations focused near transit and along underserving commercial corridors throughout the City. Three geographic rezoning efforts are anticipated to be adopted in 2023 through UPLAN in North Long Beach, Zone In: City Core in Central Long Beach, and Zone In: West LB in West Long Beach.

Additionally, the City is developing its religious facility overlay ordinance pursuant to the Housing Element to improve the feasibility of sites in high resource areas, and will be launching the Zone In: Bixby Knolls rezoning effort this spring.

The City is committed and is on track to amend the Zoning Code by October 15, 2024 to rezone all properties on the site inventory to fully implement the mixed-use and higher density residential LUE PlaceTypes, which would afford the City a greater capacity of units beyond the 26,502 RHNA (a total of 30,115), which represents a buffer of 3,613 RHNA units (HEU, p. 73). The City is able to maintain this buffer despite the loss of 63 VLI unit potential that was contemplated for the site of this proposed institutional project.

Additional staff analysis and findings pursuant to Government Code Section 65863 have been made, and with approval of the project, the City has ample capacity to meet its RHNA requirements based on the additional pipeline projects, ADU production, and the Citywide rezoning efforts underway (Attachment F - Findings).

VESTING TENTATIVE PARCEL MAP FINDINGS
2500 Pacific Avenue
Application No. 2105-11 (VTPM22-005)
March 16, 2023

Pursuant to Section 20.12.100 of the Zoning Ordinance, 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. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. THAT THE PROPOSED MAP IS CONSISTENT WITH ALL APPLICABLE GENERAL AND SPECIFIC PLANS;

The project site is located both in the Institutional (I) Zone and in the Transit Node Low District of the Midtown (SP-1-TN) Specific Plan. The PlaceTypes for the project site are Neighborhood-Serving Center or Corridor – Low (NSC-L) for the portion of the project site in the I Zone, and Transit Oriented Development – Low (TOD-L) for the portion of the project site in SP-1-TN.

The design of the proposed subdivision is consistent with the standards set forth by the NSC-L and TOD-L PlaceTypes. The proposed vesting tentative parcel map will help facilitate the establishment of a cohesive parish campus with a new school gym, church, parish office, rectory, convent, and school addition through the consolidation of the existing five parcels, owned by the applicant, into one parcel. According to the General Plan Land Use Element (LUE), the NSC-L PlaceType benefits the surrounding community by promoting or reinforcing a neighborhood's unique identity, accommodating daily retail and service needs, focusing on healthy goods and services, enhancing pedestrian and bicycle connections to neighborhoods, providing community gathering places and providing convenient access to transit. The TOD-L PlaceType encourages mixed-use and commercial buildings, apartments, condominiums, and community-serving commercial uses. A mix of commercial uses is encouraged to meet consumers' daily needs for goods and services, including restaurants with outdoor dining, cafes, retail shops, grocery stores and other uses that support a pedestrian-friendly, active streetscape and accommodate transit riders. The Holy Innocents Parish School has provided the nearby community with a gathering place and religious and educational services since 1958, and the applicant seeks to continue and expand the services through the expansion of the existing parish site.

Part of the subject site is also located in the Transit Node Low District of the Midtown SP-1 Specific Plan. This area supports compact, transit-oriented mixed-use and residential development centered on the three Metro A Line stations. The school gymnasium and the new church proposed on the SP-1-zoned lots part of the project site are institutional uses allowed in the Transit Node District of SP-1. The project's architecture, urban design, signage, open space, and landscaping are in keeping with the goals of the Midtown Specific Plan and design guidelines

contained within, which include church and gymnasium building entrances designed to encourage congregating in front of each entrance after church services and events; and decorative paving, articulated building frontages, and carefully selected landscaping to help create a streetscape of interest and contribute to the public realm.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The applicant proposes to expand the operations of an existing elementary school (Holy Innocents School) at 2500 Pacific Avenue, a 2.31-acre site. The existing Holy Innocents parish church is located at 425 E. 20th St. in Long Beach and includes an on-site rectory and convent, as well as a church. The applicant seeks create a cohesive parish campus at the 2500 Pacific Avenue site by proposing to construct a new church, rectory, school building, school gymnasium, parish office, and convent with a total of 93 on-site parking spaces at the existing Holy Innocents Parish School site.

The proposed vesting tentative tract map will help facilitate the establishment of the cohesive parish campus through the consolidation of the existing five parcels, owned by the applicant, into one parcel. The proposed improvements on the project site are designed to be consistent with the applicable underlying zone, specific plan, and general plan elements. The Institutional Zone requires compatibility in design, finish, and treatment to the adjacent residential area. The project design aesthetic is 1920s Spanish Revival style, which is the architectural style of the existing church, rectory, and convent at the existing Holy Innocents Church site at 425 E. 20th Street, as well as one of the historic styles prevalent in the City. The design of the proposed buildings exhibit simple, elegant white plaster façades punctuated by stone, brick, and tile detailing, dark metal windows, and red mission roof tile. Decorative features such as lighting and fencing are proposed out of dark wrought iron. The proposed buildings will be compatible with the existing brick school building with the use of incorporating subtle brick detail to create a continuity of design.

The proposed project also adheres to design guidelines applicable to development proposed in SP-1 such as guidelines that speak to designing substantial projects as a collection of suitably scaled buildings instead of a singular mass; the use of façade articulation and highlighted entry features to reflect human scale; placement of building mass towards the public realm to form a distinctive street wall that outlines and characterizes the corridor; the use of a special architectural element at corner buildings, such as the cupola, which also serves as a vertical focal element that is encouraged by SP-1 design guidelines, proposed at the new church building on the corner of Willow Street and Pacific Avenue; and the use of high-quality materials such as brick, natural stone, and smooth plaster. Furthermore, because the project results in new nonresidential buildings over 50,000 square feet,

the project is subject to green building standards that require the project to meet the intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System at the certified level (see Condition of Approval #13).

Lastly, the project implements several policies in the 2019 Land Use and Urban Design Elements, such as:

- Land Use (LU) Policy 10-1: Ensure neighborhoods contain a variety of functional attributes that contribute to residents' day-to-day living, including schools, parks and commercial and public spaces;
- LU Policy 10-3: Plan for and accommodate neighborhood-serving goods and services, learning facilities, public amenities and transit stops within walking distance of most residences.
- Policy (Urban Design) UD 3-1: Preserve important neighborhood characteristics that create a sense of place, including buildings, landmarks, development patterns, design features and materials, streetscapes, signs, landscaping, public amenities, and open spaces.
- Policy UD 3-3: Encourage collaboration among local neighborhood residents, businesses, places of worship, schools, and service providers to build neighborhood cohesiveness, foster neighborhood improvements, and promote appropriate infill and regeneration of existing neighborhoods.
- Policy UD 6-5: Ensure buildings meet the City's requirements for sustainability and green development, both for construction and operation.
- Policy UD 35-2: Buildings should be constructed of high quality and durable materials, especially at the ground floor, which is experienced most by pedestrians.
- Policy UD 35-4: Emphasize pedestrian orientation in site and building design to define the public realm and activate sidewalks and pedestrian paths.

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

The project site totals 2.31 acres and is an existing site currently improved with a commercial office building, a surface parking lot, three one-story wood structures, a metal overhang, an existing playground, parish hall building, a convent, a school office building, and a school. The site will be improved with six new buildings, ranging from one to two stories, consisting of a school gymnasium, a church, a rectory, a convent, a school building, and school office with a total of 93 on-site parking spaces. Site access will be provided by a 24'-wide driveway off of Pacific Avenue and a 24'-wide driveway located off Willow Street, with primary access taken off of Pacific Avenue. Two gated driveways are also proposed to provide access to the existing alleyway along the eastern property line.

The minimum lot size in SP-1 and in the Institutional Zone is 10,000 SF. The consolidation of the properties as part of the Vesting Tentative Parcel Map would result in a 100,623-square-foot lot, which exceeds the minimum required 10,000

square feet for the Institutional Zoning District and SP-1. The Institutional and SP-1 do not have minimum lot width requirements.

All other required development standards for the project would be met and would continue to be met by the proposed subdivision, including but not limited to setbacks, open space, and lot coverage. The project site is located within ½ mile of a major transit stop at Willow St and Long Beach Boulevard, and as such, pursuant to AB 2097, is not subject to minimum parking requirements. Therefore, the project provides adequate parking.

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

The allowable Floor Area Ratio (FAR) established by SP-1 is 3.0, and the proposed buildings on the portion of the site located in SP-1 amount to a total FAR of 0.73, well under the max allowable of 3.0. The Institutional zone does not have FAR requirements. The project is also within the height limitations established by SP-1 and the Institutional zone, within the lot coverage limitation established by the Institutional Zone, and the project also exceeds the minimum 10% open space requirement established by SP-1.

E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The project site is located in an urbanized area of the City, surrounded by commercial and residential uses, and is currently developed with an elementary and middle school, various wood structures, a metal overhang, a school office building, parish hall, a convent, and a commercial office building. Existing on-site vegetation is limited to ornamental landscaping and a few trees. Plant life on the project site is limited to non-native and ornamental species used for landscaping. No fish or wildlife habitats are found on the site nor on other lands in the immediate vicinity. As such, the design of the subdivision or the proposed improvements are not anticipated to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat because the site is in an urbanized area, surrounded by commercial and residential uses.

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was completed for the proposed project, and finds that by implementing identified mitigation measures, the project will not result in significant effects on the environment.

F. 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 expansion of institutional uses associated with a parochial school, which is not a type of land use likely to 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, as well as design features for public safety and crime prevention. No serious public safety impacts or problems will result from the proposed project.

G. 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.

All concerned City Departments have reviewed the Vesting Tentative Parcel Map in conjunction with the plans for overall development of the site. As stated in the conditions of approval, the applicant will be required to provide all necessary public access easements, applicable dedications, relocation and/or undergrounding of utility facilities, and/or utility easements required in conjunction to the project. Therefore, no conflict with respect to easements will result from the Vesting Tentative Parcel Map.