

**SITE PLAN REVIEW FINDINGS**  
**810 Pine Avenue**  
**Application No. 1904-22 / SPR18-015**  
**February 17, 2022**

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.

**A. 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 810 Pine Avenue project (Project) involves the construction of a 10-story special group residence building containing 78-rooms with two-levels of parking, including one subterranean level, with 86 parking stalls. The development would improve a site that measures 0.36 acres and has street frontage on Pine Avenue. The site is bordered by multi-family residential to the north, the historically designated Professional Building to the south, and an alley to the east (Tribune Court). The site is currently improved as a surface parking lot for the Professional Building. All site improvements are to be removed/demolished as part of Project activities.

The Project is harmonious, consistent, and complete within itself. The development will introduce a new, quality special group residence for seniors who need assisted living services.

Building setbacks are in accordance with the Downtown Plan (PD-30) street-specific setback standards with minimal setbacks on the north and east property lines. The building setback on Pine Avenue is zero-feet to promote pedestrian activity.

Project architecture adopts a contemporary aesthetic. The street elevation will provide a combination of glass and material elements to provide a modern streetscape. 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 Project's design and materials are respectful and compatible with the adjacent eight-story historic 1929 Art Deco building, and other buildings in the vicinity.

**B. 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 Project site is located within the 150-foot height limit area of PD-30. Design guidelines in effect at the site are found in Section Four of the PD-30, Design Standards. Section Four includes overall standards that apply to all development projects and standards by building type. The Project is consistent with the listed general guidelines, which include scale and massing criteria and the use of pedestrian-oriented streetscape design. The Project is also consistent with the criteria set forth in PD-30 for mid-rise buildings (identified as those buildings being seven – 13 stories tall).

Mid-rise design guidelines stress context-sensitive development. The massing and design of the Project shows a sensitivity to adjacent buildings. The placement of the third-floor terrace on the south side of the building reduces potential privacy impacts on the adjacent development. The second floor of parking garage which faces Pine Avenue and Tribune Court are screened by façade-mounted decorative metal screening.

The Project approval is consistent with the Housing Element's policy, Goal 2: Address the Unique Housing Needs of Special Needs Residents, as the project is a special group residence addressing the needs of senior citizens requiring assistance in their living environment. The Project site is an existing at grade parking lot and the proposed Project will provide a special group residence in the Downtown area of Long Beach, which is consistent with the Housing Element's policy, Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods. In addition, the Project is a contemporary-designed special group residence that complements the existing neighborhood supporting the Housing Element's policy, Goal 4: Provide Increased Opportunities for the Construction of High Quality Housing.

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

The 0.36-acre project is improved with a surface parking lot. There are four trees located on the east side of the parking lot adjacent to Pine Avenue. These trees will need to be removed in order to build the Project at the zero-setback on Pine Avenue. There are three existing street trees. One tree will need to be removed in order to create a loading zone on Pine Avenue for the Project. A replacement street tree, if feasible, or an in-lieu fee is a condition of project approval. On site landscaping will consist primarily of California native and drought tolerant species in accordance with the City's provisions for water-efficient landscape design.

**D. 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 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 transit traffic generated by the Project necessitate these public improvements.

The Project requires a two-foot dedication on Tribune Court (north-south alley), increasing the alley width to 20 feet. As conditioned, all off-site improvements shall provide full compliance with the Americans With Disability Act (ADA). If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, a right-of-way dedication shall be provided.

**E. 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		

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The Project is a special group residence (commercial residential care facility), and thus is subject to applicable Transportation Demand Management requirements. The Project's setting is in a transit rich environment with bus lines and the Metro Blue Line within walking distance of the site. Additionally, the Project has incorporated storage for up to 16 bicycles into its design.

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

The project is consistent with green building standards as listed in Section 21.45.400. The project proposes several Green Building elements 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.

**CONDITIONAL USE PERMIT FINDINGS**  
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- 1. The approval is consistent with and carries out the General Plan, any applicable specific plans such as the local coastal program and all zoning regulations of the applicable district.**

The site is within the PD-30 Downtown Plan Area and is located in the Downtown District (DT) PlaceType of the General Plan. According to the Land Use Element, this district includes the heart of the City with extensive development activity taking place since the 1990's. Downtown is characterized by compact, mixed-use urban development, high vehicular, pedestrian and transit traffic, and diverse building sizes heights, ages, styles and uses. The Project approval is consistent with the Housing Element's policy, Goal 2: Address the Unique Housing Needs of Special Needs Residents, as the project is a special group residence addressing the needs of senior citizens requiring assistance in their living environment. The Project site is an existing at grade parking lot and the proposed Project will provide a special group residence in the Downtown area of Long Beach, which is consistent with the Housing Element's policy, Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods. In addition, the Project is a contemporary designed special group residence that compliments the existing neighborhood supporting the Housing Element's policy, Goal 4: Provide Increased Opportunities for the Construction of High Quality Housing. 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 proposed residential care facility is a permitted use with a conditional use permit.

- 2. The proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;**

The proposed senior assisted living facility provides a valuable service to the community and is an essential health resource to persons unable to function independently due to medical reasons or physical disabilities. The use will not be detrimental to the surrounding community.

- 3. In accordance with Long Beach Municipal Code Section 21.52.271, the following special conditions apply to all Special Group Residences. Long Beach Municipal Code Section 21.15.2810 defines Special Group Residences as various types residential land uses, including Residential Care Facilities.**

**A. Density. In a residential zone, special group housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52-2. In congregate care facilities, each bedroom with one (1) or two (2) beds shall count as a unit when calculating density. In bedrooms with more than two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires.**

The project site is located in the Downtown Plan (PD-30) District. Density for properties located in the PD-30 Zoning District are based on floor area ratio and height requirements as set forth in Table 3-2 of PD-30. In this case, the proposed residential care facility consists of 60 private rooms, 18 semi-private rooms and shared-common areas rather than dwelling units. The bedrooms are less than the 600-square-foot minimum unit size required by PD-30, but the proposed use is not intended for independent living, but provides high quality shared space, amenities and open space to residents. In this case, the Site Plan Review Committee was able to make a positive determination for the proposed size of the private and semi-private rooms. Given the PD-30 standards, which does not have a density limitation, and the nature of this land use, the density requirement is not appropriate and is waived in accordance with 21.51.100.

**B. Location. In a residential district, no other similar facility may be in operation within one-half (½) mile of the proposed project site.**

The proposed project (Regency Palms II) will be a companion facility to the Regency Palms approved in 2014. The presence of other similar facilities would not detract from the need for or effectiveness of the services provided by this facility, or lead to public nuisances or other types of negative consequences that may occur from the over-concentration of some land uses (e.g., alcohol sales).

**C. Concerns. Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity.**

Concentration of similar uses is addressed in the previous Finding B. The height of the proposed project will be 126-feet, 4 inches tall, which is well within the 150-foot height limit in PD-30. Although taller than the adjacent buildings, the project is respectful of the art deco design of the adjacent historic building to the south, and provides consideration to adjacent uses by providing landscape buffers and setbacks to aid privacy to the north and east elevations.

**D. Continuation of Use. The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission.**

The conditions of approval include a condition requiring continuation of use through deed restriction.

**E. Open Space.** Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space.

Development standards in PD-30 would 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. 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. Based on the characteristics of the use, the Site Plan Review Committee found that an appropriate amenity and open space will be provided on-site. The proposed common areas provide 14,124 square feet of indoor space and the outdoor common areas offers 10,701 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. The total area and quality of the indoor and outdoor community spaces meets the intent of the code and has been conditioned accordingly.

**F. Public Transit Stop.** The facility shall be located within one thousand feet (1,000') by legal pedestrian route to a public transit stop.

The project is located in downtown Long Beach near the northeast corner of Pine Avenue and 8<sup>th</sup> Street. Access to transit services, including bus and light rail are within this distance requirement, including transit stops along Pacific Avenue, Long Beach Boulevard and north on Pine Avenue.

**G. Parking.** Parking and loading shall be provided as required by [Chapter 21.41](#) (Off-Street Parking and Loading Requirements).

The project site serves as a surface parking lot to the Regency Palms, a 49 semi-private room assisted-living facility, and 125 E. 8<sup>th</sup> Street, a three-story office



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building that has an existing Joint Use Parking and Maintenance Agreement. The surface parking lot has 46 parking spaces, and 86 replacement parking spaces will be provided in an integrated parking structure located in the project that will serve both 117 E. 8th Street, 810 Pine Avenue and 125 E. 8<sup>th</sup> Street. In addition, an Amended Joint Use Parking Agreement for off-site parking is required as a condition of approval for the proposed integrated parking structure to serve 810 Pine Avenue, 117 E. 8th Street, and 125 E. 8<sup>th</sup> Street. A loading zone on Pine Avenue is required as a condition of approval to provide loading and unloading of residents and deliveries to the facility.

**4. The related development approval, if applicable, is consistent with the green building standards for public and private development, as listed in Section 21.45.400.**

The project is consistent with green building standards as listed in Section 21.45.400. The project proposes several Green Building elements 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.