



Mixed-use Development at 636 Locust Avenue and Downtown Plan Environmental Impact Report (EIR) Addendum Appeal

City Council Public Hearing – January 18, 2022

Background

Planning Commission Public Hearing September 16, 2021

- The Planning Commission accepted and approved the EIR Addendum and conditionally approved (5-0) the Site Plan Review request for a mixed use project at 636 Locust Avenue
- Supporters Alliance for Environmental Responsibility spoke in opposition to the environmental review process

Third-Party Appeal Filed September 26, 2021

- Supporters Alliance for Environmental Responsibility filed an appeal



Proposed Project



Project Description

- 7-Story Building
- Building Ht. 98-Feet (240-feet allowed)
- 108 Dwelling Units
- Unit Mix:
 - 77 one-bedroom
 - 11 one-bedroom with den
 - 17 two-bedroom
 - 3 three-bedroom
- 5,330 SF Outdoor Open Space
- 135 On-site Parking Spaces

Project Location



Location – 636 Locust Avenue

Zoning – Downtown Plan Development District (PD-30); Height Incentive Area

Site Area – 22,000-square-feet

Current Development – Former Auto Care Facility

General Plan – Downtown (DT)
PlaceType

 Project Site

Existing Conditions

Former Firestone Auto Care Facility



Building Currently Vacant

Adjacent Uses



Project Compliance



General Plan

- Downtown (DT) PlaceType

Downtown Plan Standards (PD-30)

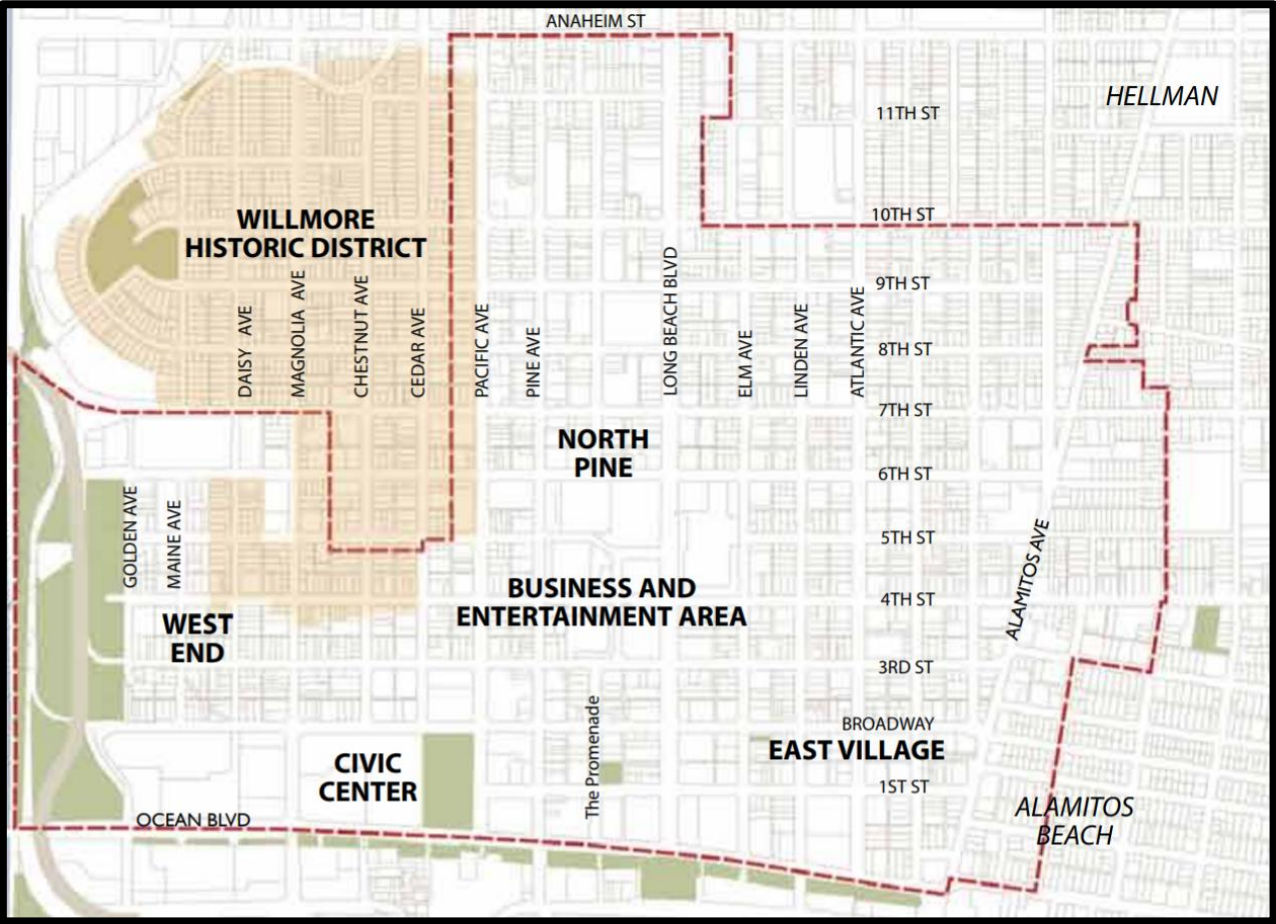
- 0-Foot Setback with Ground Floor Activation
- Unit Size and Mix
- Height 98-Feet
- Parking Requirements (Vehicle, Bicycle)
- Private and Common Open Space
- High Quality Design and Amenity Features

Project Entitlement

- Site Plan Review

Downtown Plan Environmental Impact Report (EIR)

DOWNTOWN PLAN (PD-30)



PROGRAM EIR	
Land Use	Buildout Assumed 2035
Residential Units	5,000
Commercial SF	480,000
Office SF	1,500,000
Hotel Rooms	800
SF = Square Feet	

DOWNTOWN PLAN

Land Use	Buildout Assumed 2035	Development Entitled and/or Constructed	% Built Out
Residential Units	5,000	5,252	105%
Commercial SF	480,000	203,710	42%
Office SF	1,500,000	490,000	32%
Hotel Rooms	800	223	27%
SF = Square Feet			

Equivalency Program for the Downtown Plan

LAND USE	EXCHANGE RATE PER RESOURCE AREA EVALUATED			
	Traffic/Noise	Air Quality	GHG	
Commercial	0.082	0.060	0.022	KSF per DU
Office	0.315	0.170	0.059	KSF per DU
Hotel	0.629	0.311	0.078	Rooms per DU
KSF = thousand square feet; DU = dwelling unit				

Equivalency Program for the Downtown Plan

LAND USE	EXCHANGE RATE <u>EXAMPLE</u>	
	Traffic/Noise	100 Residential Units Proposed = 31,500 SF of Office
	Commercial	
	Office	
	Hotel	
	0.082 KSF per DU	
	0.315 KSF per DU	
	0.629 Room Per DU	
SF = Square Feet; KSF = thousand square feet; DU = dwelling unit		

Equivalency Program for the Downtown Plan

Land Use	Capacity Remaining	Equivalency Program Reduction	Adjusted Capacity
Commercial SF	276,290	-140,970	135,320
Office SF	1,010,000	-417,060	592,940
Hotel Rooms	577	-177	400

SF = Square Feet KSF = thousand square feet; DU = dwelling unit

3,260
Residential
Units

Appeal Points – Environmental Review

The project is not within scope of what was analyzed in the previously certified Downtown Program EIR, and thus the Addendum is not the appropriate environmental clearance under the California Environmental Quality Act (CEQA)

Issue	Response
The EIR never contemplated such an increase in residential density	A project is “within the scope” of the EIR if there is no change to the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts (CEQA 15168(c))
The EIR considered and rejected a increased residential density alternative	The alternative included increased residential but also increased development intensities for other uses as well
Need to adopt new statement of overriding considerations when conceding impacts of the project	The project has the same significant and unavoidable impacts; no new impacts were identified; the PEIR’s mitigation measures continue to apply to development projects

California Environmental Quality Act (CEQA) – Environmental Review

- An Addendum (**Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development Downtown Plan EIR Addendum**) (EIRA 06-20) has been prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines and warrants no further environmental review pursuant to CEQA Guidelines Section 15162
- **A Land Use Equivalency Program** (Equivalency Program) was prepared as part of the Addendum to provide development flexibility so that the Downtown Plan could respond to market conditions over the build-out duration of the plan
 - Increases in permitted land uses can be reallocated for corresponding decreases of other permitted land uses under the proposed Equivalency Program

Recommendation

- Receive supporting documentation into the record, conclude the public hearing; consider a third-party appeal by Supporters Alliance for Environmental Responsibility (APL 21-006);
- Adopt a Resolution approving and adopting an Addendum (EIRA 06-20) to the Program Environmental Impact Report (PEIR) for the City of Long Beach Downtown Plan (PEIR-SCH2009071006) relating to the 636 Locust Development (Project) in the Downtown Plan (PD-30) Area and the Downtown Plan Program EIR Land Use Equivalency Program (Equivalency Program), in accordance with the provisions of the California Environmental Quality Act (CEQA) Section 15164 of the CEQA Guidelines and making certain CEQA Findings and Determinations relative thereto, including a finding that the adopted Downtown Plan Mitigation Monitoring and Reporting Program mitigates, to the extent feasible, impacts associated with Equivalency Programs projects, in accordance with those measures set forth in the Downtown Plan; and that no new or different mitigation measures are required; and,
- Deny the appeal and approve a Site Plan Review (SPR 20-011) for a new seven-story mixed-use building containing 108 dwelling units and 1,188 square feet of ground floor commercial uses at 636 Locust Avenue in the Downtown Plan (PD-30) Zoning District. (District 1)



Thank you

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