

**SITE PLAN REVIEW FINDINGS**  
**3340 North Los Coyotes Diagonal**  
**Application No. 2202-33 (SPR 22-08)**  
**May 5, 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 project is located at 3340 North Los Coyotes Diagonal and involves the construction of a 2-story special group residence building containing 86-rooms with 61 surface level parking stalls. Development of the project would improve a site that measures 2.21 acres and has street frontage on North Los Coyotes Diagonal. The site is bordered by a former big box grocery store to the north (across the unnamed alley), a medical/office building to the south, and surface parking and an assembly use to the east. A portion of the site is currently improved as a surface parking lot for use by the surrounding medical/professional office buildings and the assembly use. 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 or memory care services.

The project building setbacks are in compliance with the Institutional Zoning District. Minimal setbacks of four (4) feet are required along the rear and sides of the property; the proposed Project which is nestled close to the center of the property has setbacks of at least 25 feet on both sides and the rear property lines. The required front yard setback is 20 feet; however, to provide some distance from the traffic noise along North Los Coyotes Diagonal, the building is set back about 65 feet.

Project architecture adopts version of the Spanish-revival architectural aesthetic, which includes smooth stucco walls, a combination of concrete tile and asphalt shingle roof, with wood accents and wrought iron balustrades. The front elevation, facing North Los Coyotes Diagonal, incorporates a variety of clean lines and arches, with an emphasis on the entry with a porte-cochère, and several multi-dimensional planes along the street-side elevation. Numerous multi-paned windows with dark colored mullions and the darker colored roof and wood accents provide a contrast to the pale, off-white color of the elevation walls.

**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 is designed with the adjacent one to two story residential neighborhood in mind. Design guidelines stress context-sensitive development. The massing and design of the Project shows a sensitivity to adjacent residential buildings. The placement of the common open space courtyards for residents is located within the center of the building and adjacent to the alley along the north side of the property away from the residential uses to alleviate any noise.

The Project 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 incorporates an existing at grade parking lot and will provide a special group residence in the northeast area of Long Beach along a major corridor, 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 as designed is a contemporary 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.

The proposed project is also consistent with the City's Urban Design Element relating to building form and development (Policy UD 14-9). Although the project is not within a residential area, a large single-family residential neighborhood is across Los Coyotes Diagonal. The proposed two-story project which is setback approximately sixty-five feet from roadway with a substantially landscaped area, reduces the visual impact of the development from the residential area and provides an enhanced pedestrian experience from the sidewalk area with the lush landscaping. The larger than typical setback also accommodates a circular driveway and porte cochere which would allow for drop off and pick up of residents directly adjacent to the entry of the facility.

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

The 2.21-acre project is partially improved with a surface parking lot. There are no trees located within the property boundaries. There are several trees located within the public sidewalk area (street trees) which will not be removed as a part of this project. At the build out of the project there will be approximately 65 trees ranging in size from 24-inch box to 48-inch box at planting. 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 traffic generated by the Project necessitate these public improvements.

**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		

The Project is a 78,277 square foot special group residence (commercial residential care facility), and thus is subject to applicable Transportation Demand Management requirements. The Project's setting is within walking distance of a Long Beach Transit bus stop, Line 172 which runs Monday through Friday 5am to 6pm with approximately 15-minute headways. On weekends and holidays and

after 6pm, headways are approximate 20 to 30 minutes. Additionally, the Project has incorporated parking for up to 18 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.**

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, including, but not limited to, the incorporation of canopy trees, bicycle parking, solar ready roofs, and designated areas for recyclables pursuant to LBMC Section 21.45.400.

**CONDITIONAL USE PERMIT FINDINGS**  
**3340 North Los Coyotes Diagonal**  
**Application No. 2202-33/ CUP 22-003**  
**Date: May 5, 2022**

- 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 Institutional Zoning District and is located within the CC, Community Commercial Center and Corridors PlaceType of the General Plan. According to the Land Use Element, this district promotes development projects in the City of Long Beach (City) that are compatible with and respect adjacent residential 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 memory care (individuals diagnosed with dementia or Alzheimer's disease) or assistance in their living environment.

With individuals living longer, aging in place can be challenging especially when individuals have special needs that cannot be accommodated by relatives or other family members. Due to the changing needs of the City's aging population, there is significant need for these types of facilities. Based upon demographic information from the 2020 United States Census, approximately 31% or 143,245 individuals within the City of Long Beach are over the age of 50. Broken down even further 8% or 36,966 individuals are over the age of 70 and 3% or 13,862 individuals are aged 80 or above. According to the City of Long Beach Strategic Plan for Older Adults, assisted living is one of the greatest under-provided needs for the older adult community in Long Beach

(<https://www.longbeach.gov/globalassets/health/media-library/documents/services/directory/strategic-plan-for-older-adults/strategic-plan-for-older-adults-2016---final> )

The Project site is partially vacant and partially developed with an existing at grade parking lot; the proposed Project will provide a special group residence in the east side 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 2-story 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 development standards within the Institutional Zoning District, 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 and memory care 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.**

Density for properties located in nonresidential zones with this type of use is based on one unit per each 200 square feet of lot area pursuant to Section 21.52.271.A of the Long Beach Municipal Code. At the stated density, approximately 480 units would be allowed. However, only 86 units are proposed which is 82% less than the maximum allowable number of units. In this case, the proposed residential care facility consists of studio, 1-bedroom, and 2-bedroom shared-common interior and outside areas rather than dwelling units. The proposed use is not intended for independent living, but provides high quality shared space, amenities and open space to residents.

- B. Location. In a residential district, no other similar facility may be in operation within one-half (1/2) mile of the proposed project site.**

The project location is within the Institutional (I) Zoning District and not within a residential district, therefore this development standard/finding does not apply.

- 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 Finding B. The proposed project will be 2-stories, 31 feet 10-inches in height which is consistent with the nearby

residential neighborhood and adjacent assembly use building but significantly less than the adjacent medical and professional office buildings.

**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.**

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 86 rooms ranging between studio, one - bedroom and two-bedroom layouts would require a total of 13,200 square feet of open space. The Project provides a combination of 22,122 square feet of indoor amenity areas 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 (LBMC 21.25.508). The proposed special group residence is an assisted living/memory care facility intended for persons with limited independent capacity. Based on the characteristics of the use, the Site Plan Review Committee found that an appropriate common amenity and open space will be provided on-site. The proposed common areas provide 11,766 square feet of indoor space and the outdoor common areas offers 10,356 square feet for residents and guests with amenities such as outdoor lounges and dining areas, walking paths, and outdoor garden areas. 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 Long Beach near the southeast corner of North Los Coyotes Diagonal and East Wardlow Road. Access to Long Beach Transit which has a bus stop at the corner of Wardlow Road and North Los Coyotes Diagonal is within the distance requirement.

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

The project site serves partially as extra surface parking lot to the adjacent medical/professional office buildings and assembly use through easement agreements between the property owners. The surface parking lot being removed has 46 parking spaces. Sixty-one parking spaces are being provided as part of the Project, 55 of the stalls shall specifically serve the senior project, the 6 remaining stalls will be shared through the easement agreements the property owners have recorded. A loading zone from the alley abutting the northern boundary of the Project is required as a condition of approval to provide loading and unloading of commercial deliveries (food and supplies) to the facility. Regular deliveries via USPS, Fed Ex, etc. and transportation for residents shall be taken from the front doors.

**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.**

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, including, but not limited to, the incorporation of canopy trees, bicycle parking, solar ready roofs, and designated areas for recyclables pursuant to LBMC Section 21.45.400.



**LOT LINE ADJUSTMENT FINDINGS**  
**3340 North Los Coyotes Diagonal**  
**Application No. 2202-33 / LLA 21-004**  
**Date: May 5, 2022**

- 1. Each adjusted lot shall have a minimum lot width of twenty-five feet (25') and in no case shall such lot width be less than four-fifths ( $\frac{4}{5}$ ) of the average lot width within a radius of three hundred feet (300') from said lot.**

The southerly property line of the northern most lot is being adjusted southward resulting in an increase in lot width to the proposed project lot of approximately ten (10) feet. However, this adjustment will not result in any lot width of less than twenty-five (25) feet. The adjustment of the property line southerly will allow each lot to maintain approximately 250 feet of street frontage and property width. Given that a majority of the properties within 300 feet of the adjusted lots are smaller residential lots generally measuring 50 feet in width and 5,000 sf overall. The proposed adjustment will not be less than four-fifths of the average lot size within 300' of the subject property.

- 2. No zoning violations shall result from the adjustment;**

The proposed lot line adjustment will not result in any zoning violations. The minimum lot size for properties within the institutional (I) zoning District is 10,000 square feet of area. Lot areas after the lot line adjustment is approved will be 107,156 square feet for the subject senior facility Parcel and 65,775 and 104,979 square feet for the two adjacent parcels. These final lot sizes are substantially greater than the required 10,000 square feet of land area.

Parking for each use meets or exceeds the Long Beach Municipal Code requirements through the implementation of access easements that the property owners have put into place and recorded against the properties. These access easements allow for the Institutional area to function as a seamless development with access throughout.

- 3. Individual sewer connections are available to each adjusted lot, or necessary easements are provided to the satisfaction of the Director of Public Works;**

Each of the properties effected by the Lot Line Adjustment is either currently developed or proposed to be developed in the near future and each has or will have adequate sewer access.

- 4. All drainage across the adjusted lot line shall be eliminated or necessary easements are provided to the satisfaction of the Director of Public Works; and**

Site Plan Review Findings  
Application No. 2106-12 / SPR 22-08  
May 5, 2022

Development of the property will not have drainage across the adjacent property. Drainage will be out to North Los Coyotes Diagonal per the Building Code requirements.