

May 5, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE21-158 and approve Site Plan Review SPR 22-008 for a Long-Range Development Plan, Conditional Use Permit CUP 22-03, and Lot Line Adjustment 21-004 for the construction of an 86-room senior assisted and memory care living facility (special group residence) at 3340 Los Coyotes Diagonal in the Institutional (I) Zoning District. (District 5)

APPLICANT:

Philip Kroskin
c/o Lindsay Ortega, AICP with Sagecrest Planning + Environmental
7902 West Park Drive
McLean, VA 22102
(Application No. 2202-03)

DISCUSSION

The applicant is proposing to develop a two-story dementia, Alzheimer's and assisted-living senior care (special group residence) facility at 3340 North Los Coyotes Diagonal, a 2.65-acre site. The site is located on the east side of North Los Coyotes Diagonal between Wardlow Road to the North, and Metz Street to the South. There is an unnamed alley along the north property line (Attachment A – Vicinity Map). A portion of the project site is currently paved with a surface parking lot that provides excess parking for the adjacent assembly use and medical/professional offices. In the northeast corner of the site is an existing wireless telecommunications facility disguised as a pine tree which accommodates at least two different wireless carriers.

The site is within the Institutional (I) Zoning District and is located in the Community Commercial Centers and Corridors (CC) General Plan PlaceType. According to the General Plan Land Use Element, this PlaceType promotes development projects in the City of Long Beach (City) that are compatible with and respect adjacent residential uses. This site is surrounded by medical/professional offices, a retail strip center, former grocery store, assembly use, and Long Beach Fire Station #18. Zoning designations surrounding this CC PlaceType area include primarily



R-1-N (Single Family Residential) and Community Commercial Automobile-Oriented (CCA). The adjacent uses are typical within their specific zoning district and are described in Table 1.

Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Use
North	CCA	Vacant Former Grocery Store
East	I	Assembly Use
South	I	Medical/Professional Offices
West	R-1-N	Single-Family Residential

The site is served by Long Beach Transit which has a stop at the corner of Wardlow Road and North Los Coyotes Diagonal, a short walk north is serviced by Line 172 which has a headway approximately every 15 minutes between 5:00am and 6:00pm and between 20 to 30 minutes outside of those hours and on the weekends. The closest freeway ramps are at Carson Street and the Interstate 605 about two miles northeast. However, because the proposed use is an assisted living and memory care facility, it is not anticipated that the residents will have their own cars for transportation purposes. Shuttle transportation system will be provided for residents to take advantage of off-site excursions.

Project Description

The new two-story, 86-room assisted living memory care facility will provide a total of 86 rooms split between studio, one, and two-bedroom floor plans for ambulatory seniors and seniors in need of memory care in a low-rise suburban setting (Attachment B – Plans). Fifty units are allocated for the assisted living portion of the project and 36 units are allocated toward the memory care portion of the project for a total of 109 beds. As previously noted, a portion of the site currently serves as surplus surface parking lot for abutting uses, including the assembly use and the medical/professional office buildings. To replace the parking for the abutting uses, the property owners of those properties have reviewed their existing easements and have updated their easement agreements between each other to allow for seamless vehicular access between all of the surrounding parcels which include the two medical/professional office buildings and the assembly use (church).

The Long Beach Municipal Code (LBMC) requires Site Plan Review for projects involving the construction of 50,000 square feet or more of commercial development. Since the site is located within the Institutional Zoning District, and the property contains greater than 40,000-square feet of land area, a Long-Range Development Plan is also required as part of the Site Plan Review. Approval of a Conditional Use Permit (CUP) is also required to establish this type of special group residence. Section 21.52.271 of the Zoning Code 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. And finally, a Lot Line

Adjustment is requested to adjust the property lines so that the existing wireless telecommunications facility is located on a different property.

The General Plan Land Use element, established a two-story height limit for this site. The two-story building will stand 31-feet, 10-inches tall. The project has a lot coverage of 35 percent, which is less than the maximum allowed lot coverage of 50 percent. The building has significantly greater setbacks from all property lines than required, especially the front yard setback (20 feet minimum) adjacent to North Los Coyotes Diagonal, which is 65 feet and abundantly landscaped. The greater setback provides a visual buffer with abundant landscaping and also incorporates an entry design with a vehicular porte-cochère which allows for direct drop offs and pick up of residents at the entry of the facility. Since the proposed development is a residential care facility for seniors, a sensitive use, the greater setback provides a buffer from the noise that is generated from vehicles traveling along the North Los Coyotes Diagonal Roadway which is designated a Boulevard in the City's Mobility Element.

Although there are two separate components to the residential care facility (assisted living and memory care), the site will appear to function as one providing hotel-like amenities to avoid an institutional or clinical feel. The abundant use of windows will bring in ample light to residents, and each component of the residential care facility will have their own dining areas and outdoor areas in the center of the building and along the north property line. There are also ample interior common areas for residents as well as congregate care uses, including a hair salon, fitness areas, and amenity spaces for organized activities such as arts and crafts. In addition, resident rooms have living areas, small refrigerators, and private bathrooms.

The project meets or exceeds most development standards for the I Zoning District. However, special standards apply to residential care facilities for open space, 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, including studio, 1-bedroom and 2-bedroom units, would require a total of 13,200 square feet of both common and private open space. The project exceeds the total amount of open space required, providing a combination of 22,122 square feet of indoor amenity space 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 for interaction between residents. The Site Plan Review Committee was able to make a positive determination that the proposed common open space is appropriate to the use and significantly exceeds the required open space. The Committee thus waived the private open space requirement. The proposed common areas provide 11,766 square feet of indoor amenity space and the outdoor common areas offers 10,356 square feet for residents and guests with amenities such as raised planters for gardening, outdoor lounges and dining areas, and walking paths. 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 61 parking stalls at grade level around the project's south and east property line. Fifty-five spaces (1 space for each 2-beds as required by the LBMC) are specifically for the senior facility, and the remaining six spaces are part of the easement between the adjacent property owners and senior facility. All project related parking and loading is proposed to be located on the subject parcel; a non-exclusive reciprocal easement with the adjacent medical/professional office properties and the assembly use property will allow circulation, parking back up, and access.

The project will be a significant enhancement and improvement to the vacant site by introducing a high-quality development with a variation of the Spanish-revival architectural style 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.

Incorporated into the project's design is the loading space with access from the alley adjacent to the north property line. The Project has incorporated this loading space from this unnamed alley and will allow for commercial deliveries such as food and supplies as well as refuse pick-up. Emergency vehicle access, excursions for the residents, and other non-commercial deliveries will be taken from the front of the building. This loading zone along the alley is needed to facilitate access for ambulatory and non-ambulatory residents, shuttle excursions for local fieldtrips, and local deliveries to avoid blocking the front entrance.

About 20 trees are located on site which will be removed, however at buildout the Project will have over 60 trees with sizes ranging between 24-inch box and 48-inch box at installation. There are also street trees within the tree wells along North Los Coyotes Diagonal which will remain in place.

As part of the Site Plan Review, for projects on properties with greater than 40,000 square feet of land area and within the I Zoning District a Long-Range Development Plan is required. The Long-Range Development Plan shall address potential future development of the subject property over the next 20 years. Furthermore, no site plan review shall be approved nor building permit issued for any building or structure that is not consistent with the plan. For this particular project phasing is not proposed, the project will be constructed all in one phase, leaving no additional room or need for a phasing. Therefore a phasing plan as identified in a Long-Range Development Plan is not essential. The conditions of approval include a condition requiring continuation of use through deed restriction.

The lot line adjustment is proposed to reconfigure the existing seven parcels into three parcels, not including the church parcel at the northeast corner. The subject lot will be 107,340 square feet; compliant with the minimum lot size standard of 10,000 square feet in the I Zoning District (Attachment C - Lot Line Adjustment Plans).

The two lots facing North Los Coyotes Diagonal will each maintain approximately 250 feet of street frontage and over 1.5 acres of land each exceeding the minimum lot size of the I Zoning District. Parking is not an issue because of the parking easement that the property owners have put into place and recorded against the properties.

The LBMC Section 21.52.271 has particular requirements for Special Group Residences relating to location, density, access to public transit, adequate open space, parking and continuation of use. These requirements need to be met in order to ensure that the needs of future residents and the surrounding community are met. Since the property is located in a nonresidential zoning district, the density of the project, based on the explanation in the LBMC is 536 units. The project proposal has 87 units which is considerably less than the maximum number of units allowed. The project's location is not within ½ mile of another similar use; however, the project is within ½ mile of public transit which is located at the intersection of North Los Coyotes Diagonal and Spring Street. The proposed senior assisted and memory care facility provides the minimum parking required, and the use shall also be continued through a deed restriction. The proposed project has been determined to also meet the required open space per the Site Plan Review Committee through common open space, with multiple common areas, both interior and exterior spaces for residents.

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 a significant need for these types of facilities. Based upon demographic information from the 2020 United States Census, approximately 31 percent or 143,245 individuals within the City are over the age of 50. Broken down even further 8 percent or 36,966 individuals are over the age of 70 and 3 percent or 13,862 individuals are aged 80 or above. According to the City's Strategic Plan for Older Adults, assisted living is one of the greatest under-provided needs for the older adult community in the City. (<https://www.longbeach.gov/globalassets/health/media-library/documents/services/directory/strategic-plan-for-older-adults/strategic-plan-for-older-adults-2016---final>)

Staff recommends that the Planning Commission approve the Site Plan Review, CUP, and Lot Line Adjustment entitlements. The analyses and recommendations are presented in further detail in the findings for the project entitlements (Attachment D – 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 E – Conditions of Approval).

PUBLIC HEARING NOTICE

A total 582 Public Hearing notices were distributed on April 20, 2022, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. At the time this report was written no public comments had been received.

Although not required prior to the public hearing notice, the applicant held a virtual community meeting on June 21, 2021. Flyers were mailed to owners and occupants within 750 feet of the

project site, and the District Councilmember included a link to the virtual community registration page in her weekly virtual newsletter. The virtual community meeting hosted over 60 attendees.

A presentation was given regarding the project proposal which was followed by the applicant answering previously submitted questions from the community, as well as opening up the virtual forum to questions submitted during the meeting. Questions from the community included questions related to general operations, construction, and the City planning process.

ENVIRONMENTAL REVIEW

Staff has included an analysis of the proposed development project in accordance with the thresholds set for a Class 32 Exemption set forth in Section 15332 of the State of California Environmental Quality Act Guidelines and found that the project does not warrant further environmental review (Attachment F – Notice of Exemption Associated Technical Reports and Attachment G - CEQA Findings).

Respectfully submitted,



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PROJECT PLANNER



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CHAIR AND PLANNING COMMISSIONERS

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Attachments: Attachment A - Vicinity Map
Attachment B - Plans
Attachment C – Lot Line Adjustment Plans
Attachment D - Findings
Attachment E – Conditions of Approval
Attachment F - Notice of Exemption Associated Technical Reports
Attachment G – CEQA Findings