



Planning Commission

3340 Los Coyotes Diagonal

May 5, 2022

3340 North Los Coyotes Diagonal

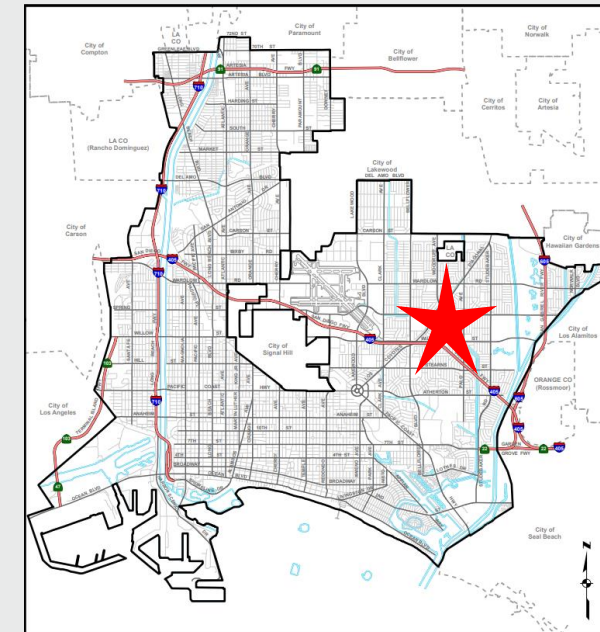
Site Plan Review, Conditional Use Permit, & Lot Line Adjustment

Application No. 2202-33 (SPR 22-008, CUP 22-04 & LLA 21-004)

Vicinity Map



Zoning District: I, Institutional
General Plan: CC, 2-Stories
Site: Approximately 2.21 acres



Existing Conditions



Portion of the lot is vacant
other part is used for
surplus parking

Immediate surrounding
uses include:

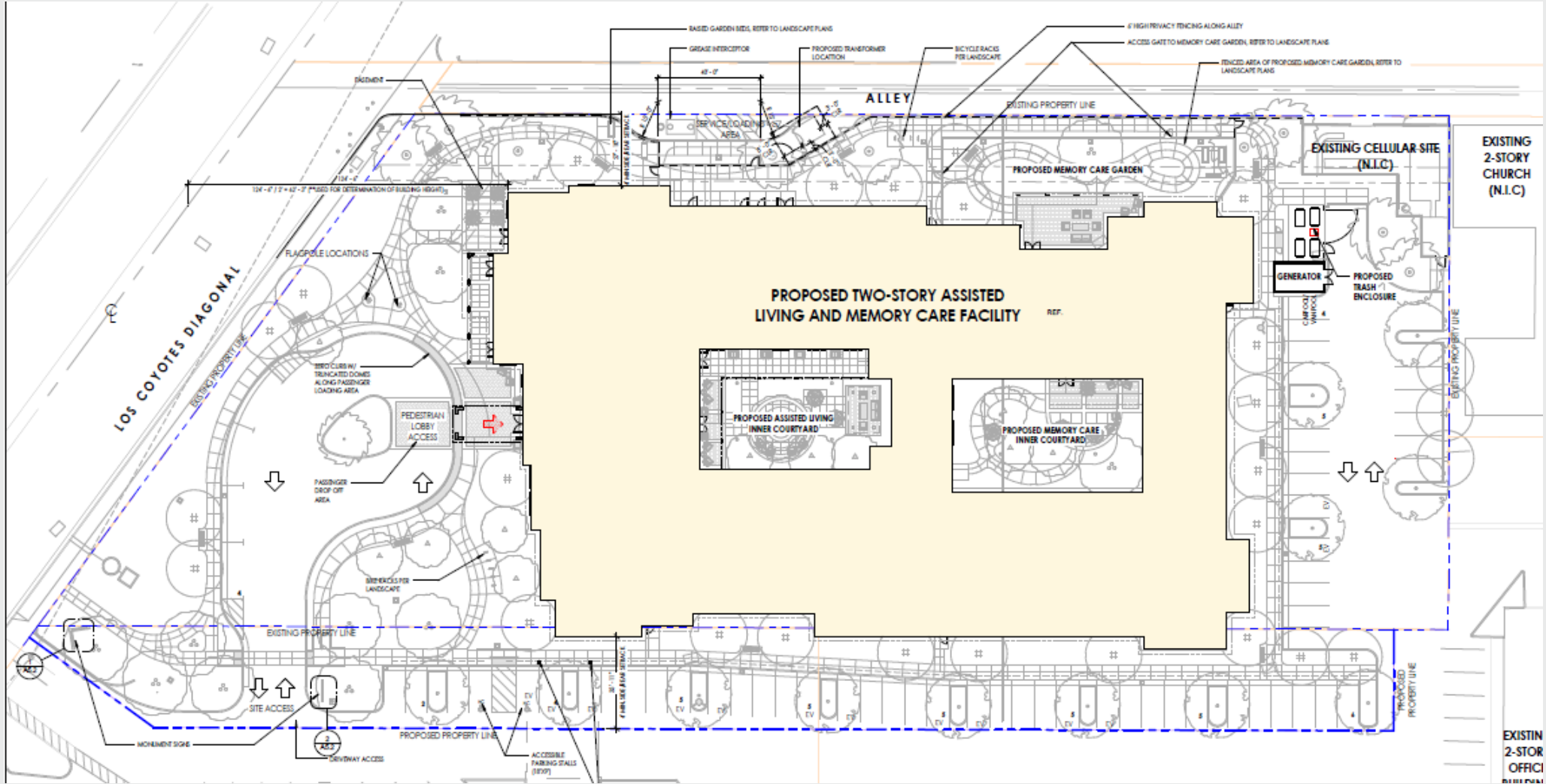
- *Medical Office
- *Professional Office
- *Assembly (Church)

Aerial

Sunrise Senior Living

- Two-Story Senior Assisted and Memory Care Facility
- 86 Rooms with a total of 109 beds
 - Studio units
 - 1- and 2-bedroom units
- 55 Parking stalls
- Lot Line Adjustment Required

Site Plan



Project Renderings



VIEW 1



VIEW 2



VIEW 3



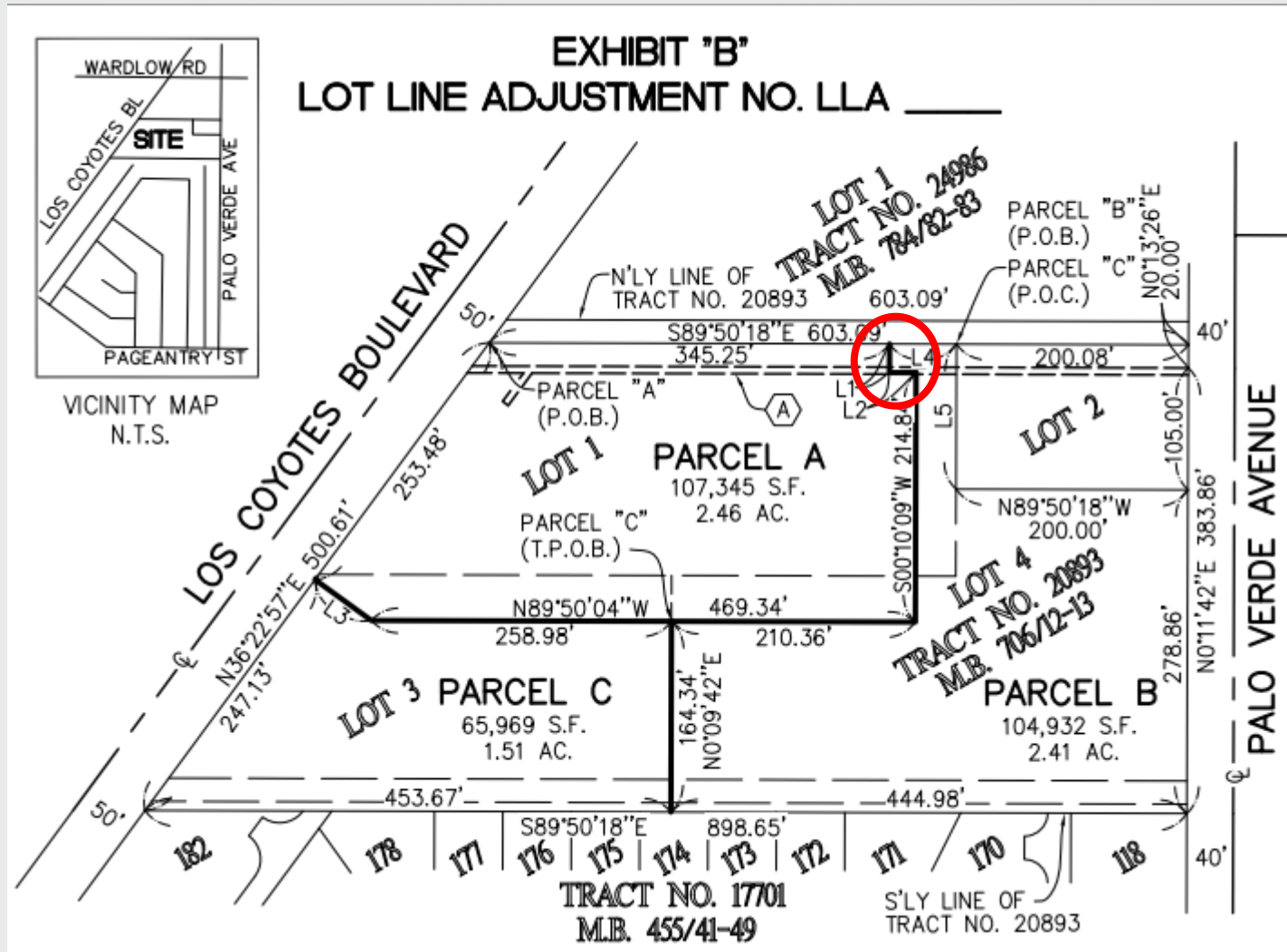
VIEW 4

- 
- LONG BEACH
DEVELOPMENT
SERVICES

Project Proposal--Landscaping



Lot Line Adjustment



The proposed lot line adjustment will adjust the property lines such that the existing Wireless telecommunications antenna is not located on the same lot as the Senior Assisted & Memory care facility

Project Compliance

- ✓ Institutional (I) Development Standards
- ✓ Conditional Use Permit Findings
- ✓ Site Plan Review Findings (Long Range Development Plan)
- ✓ Lot Line Adjustment Findings

Since the project can be classified as an In-Fill Development Project' it can be considered exempt pursuant to section 15332 of the State CEQA Guidelines.

- ✓ The project is consistent with the applicable General plan designation and all applicable general plan policies as well as with applicable Zoning designations and regulations.
- ✓ The proposed development occurs within City limits on a project site of no more than five (5) acres.
- ✓ The project site has no value as habitat for endangered, rare or threatened species.
- ✓ Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- ✓ The site can be adequately served by all required utilities and public services.

- Public hearing notices were distributed on April 20, 2022 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code
- Four written comments have been received since the public hearing notices were mailed out.

Recommendation

- 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, as conditioned; and
- Accept Categorical Exemption CE-21-158



Thank you

Amy Harbin, AICP
562.570.6872
Amy.Harbin@longbeach.gov