

May 19, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and the Downtown Plan PEIR and the "Downtown Plan PEIR Addendum - EIRA06-20") and warrants no further environmental review pursuant to CEQA Guidelines Section 15162, and

Approve Site Plan Review (SPR21-039) for the construction of a new six story residential building consisting of 75 residential units and three levels of subterranean parking located on two separate lots in the Downtown Plan Planned Development (PD-30) Zoning District addressed as 923 and 927 Long Beach Boulevard. (District 1)

APPLICANT: A&H Architects, Inc – Stuart Ahn
 2560 W. Olympic Blvd, Suite 305
 Los Angeles, CA 90006
 (Application No. 2108-08)

DISCUSSION

Background

The applicant is proposing to develop a six-story residential development located on a 0.38-acre site. The site is located on the west side of Long Beach Boulevard between 9th and 10th Streets, just east of a north-south alley. The site consists of two separate lots (APN's 7273-012-037 and 7273-012-011) addressed as 923 and 927 Long Beach Boulevard. The subject site fronts on Long Beach Boulevard and measures 110 feet in width and 150 feet in depth. A 10-foot wide (east-west) alley (Nardo Way) previously bisected the two lots. This alley was vacated to allow a future development opportunity (Attachment A – Vicinity Map). The site is currently undeveloped.

The site is within the Downtown Plan Planned Development (PD-30) Zoning District and is located in the General Plan Downtown District (DT) PlaceType. According to the General Plan Land Use Element, this district includes the heart of the City of Long Beach (City) in which extensive development activity has taken place since the 1990s. The Downtown area is characterized by compact, mixed-use urban development; high vehicular, pedestrian and transit



traffic; diverse building sizes, heights, ages, and styles; and a wide range of uses. 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.

Uses adjacent to this site are typical of the downtown setting and are described in the following Table 1.

Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Use
North	PD-30	One-Story Commercial building – Commercial uses
East	PD-30	One-Story Commercial building – Commercial uses
South	PD-30	One-Story Commercial building – Commercial uses
West	PD-30	Multifamily Residential uses

The site is served by a variety of multi-modal local and regional transportation options. It has access from the Interstate-710 (I-710) freeway off-ramp at 6th Street, with an on-ramp located one block away on 7th Street. Bus transit service is available both one block east and west of the project site on Pacific Avenue and Long Beach Boulevard. The Metro A Line also maintains a light rail stop location north and south of the project site on Long Beach Boulevard, providing regional rail service to downtown Los Angeles and the greater Los Angeles County area.

Entitlement Process

The PD-30 Zoning District requires Site Plan Review for projects involving the construction of one or more new dwelling units. The Site Plan Review is a discretionary approval. Projects consisting of 50 dwelling units or more are required to participate in the Conceptual Site Plan Review process first. Because this project includes 75 residential units, a Conceptual Site Plan Review for this project was completed October 28, 2020. The Site Plan Review Committee reviewed and approved the project’s architectural design and layout on March 25, 2022, subject to conditions, pursuant to Long Beach Municipal Code (LBMC) Section 21.25.503. As this project includes more than 50 dwelling units, the Planning Commission is the decision-making body for the Site Plan Review.

Project Proposal

The project consists of 75 residential units in a six-story building. The ground floor will consist of five residential units, nine surface parking stalls and project amenities such as a lobby, meeting room, fitness room, and laundry room. The upper floors, two to six, will each consist of 14

residential units. The project’s open space is provided on the second floor and on the roof (Attachment B – Plans).

The site is in the 150-foot Height Limit Area of PD-30; a subarea that allows high-rise development. The six-story building will stand 70-feet, six-inches in height, well below the 150-foot height maximum threshold. The project’s floor area ratio (FAR) is 4.6 which is just below the 5.0 maximum FAR allowed (75,032 square feet) by the PD-30 development standards.

The project will enhance the site by introducing a high-quality development with a clean, contemporary aesthetic. The building design has a modern glass façade, combined with vertical panels and textured materials such as smooth stucco, glass fiber reinforced concrete, and stone veneer. The building is rectangular in shape and features a zero-foot, build-to line, a ground floor, floor-to-ceiling height of approximately 17-feet, and large windows that activate the street frontage. The building exterior will feature neutral colors of grey and creams accented by vibrant orange color block. The first-floor wall features a stone veneer exterior which provides a decorative separation to the smooth stucco upper floor walls. The windows and doors will feature black frames. Projecting balconies add articulation and relief to the flat building wall and the solid glass railings enhance the building’s contemporary design. The building features floor-to-ceiling glass, large windows and glass doors which will bring in an abundant light to the building interior. The planter boxes, in addition to new street trees, will enhance the pedestrian experience at the ground level.

The average typical unit mix is shown for the building in the table below:

Table 1: Unit Mix

Unit type	No. of subtypes	Average sq. ft.	Total No. of units	Percent of unit mix
Studio	1	668	9	7%
1 Bedroom	1	694	89	64%
2 Bedrooms	3	1,105 - 1,353	32	23%
Total			75	100%

As required by LBMC Section 21.67 Inclusionary Housing, if an application is submitted during calendar year 2021, the applicant shall provide five percent of the units in the residential development available at an affordable rent to very low-income households. As such, the project provides a total of four affordable units as very low-income, and the balance of the 71 residential units will be market rate.

Circulation and Parking

The PD-30 Downtown Plan requires one parking stall per dwelling unit and guest parking at a ratio of one parking stall for every four dwelling units. Therefore, the development requires a total of 84 parking stalls (75 parking stalls for the residential units and 9 guest parking stalls). The project will provide a total of 104 (95 standard and nine tandem) parking stalls. A new curb

cut and driveway approach along Long Beach Boulevard provides access to the three levels of subterranean parking. A driveway located at the rear of the project from the existing north-south alley, provides access to nine at grade parking stalls. A five-foot wide dedication is required to widen the north-south alley (Palmer Court) from 10-foot in width to 15-feet in width.

Table 2: Parking

Type	Quantity	Parking Rate	Amt. Required*	Amt. Proposed*
Residential Units	75 Units	One per unit	75	85
Guest Parking		One for every four units	18.75	19
Total	-	-	94	104 (95 standard and nine tandem)

* Final parking numbers are rounded up to the nearest whole number of parking stalls.

Bicycle parking storage is required per the PD-30 plan for new residential developments. The Plan requires one bicycle storage/parking for every five units. Based on the project’s 75 residential units, a total of 15 bicycle parking spaces are required by code. The project proposes 16 long term bicycle storage parking in the surface level parking garage and nine short term stalls are provided in front of the building on Long Beach Boulevard.

The PD-30 plan requires on-site open space for all new residential developments. The project proposed both common and private open space. The PD-30 plan requires 15 percent of the lot to be provided as common outdoor open space. Based on the lot size of 16,200 square feet, the project is required to provide at least 2,430 square feet of common outdoor open space. The project proposes a total of 2,809 square feet of open space area; 1,159 square feet is proposed on the second floor which includes a children’s play area, and 1,650 square feet is proposed as a roof deck.

Additionally, private open space and common indoor open space is also required as components of the development. The PD-30 plan requires 50 percent of all residential dwellings to have private open space (which is not less than 36 square feet in area and not less than six feet in width). The development project provides private balconies for 60 of the dwelling units totaling 2,482 square feet of area. The project also includes a large 1,314 square foot meeting room located on the ground floor overlooking Long Beach Boulevard. Additional amenities are provided in a 333 square foot fitness room and a 434 square foot laundry room which are located on the ground floor adjacent to the lobby/mail room.

Several green building elements are incorporated into the project as required by the CAL Green Code and as amended by the LBMC. This includes meeting the intent of Leadership in Energy and Environmental Design 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.

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

PUBLIC HEARING NOTICE

A total 172 Public Hearing notices were distributed on May 2, 2022, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) (Attachment E – PD-30 Downtown Plan PEIR) and the Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development (“Downtown Plan PEIR Addendum - EIRA06-20”) Addendum to the Program EIR. The Addendum established the Downtown Plan Land Use Equivalency Program (Equivalency Program) (Attachment F – Downtown Plan Program EIR Land Use Equivalency Program - Downtown Plan EIR Addendum EIRA06-20) which allows for the reallocation of permitted land uses (office, commercial, hotel, and residential uses) within the Downtown Plan on a per project basis so long as the limitations of the Equivalency Program are satisfied and do not exceed the analyzed upper levels of environmental impacts identified in the Certified PEIR or exceed average the maximum FAR Contemplated by the Plan, including FAR incentives.

Under the Equivalency Program, increases in residential land uses can be permitted when corresponding decreases in the amount of other permitted non-residential land uses are made. In accordance with the Equivalency Program, a reduction of 23,610 square feet of office floor area has been accounted for to offset the additional 75 residential units proposed as part of this project (Attachment G - Downtown Plan Equivalency Calculator). An Environmental Compliance Checklist prepared for the project determined it will not result in any new significant impacts not already analyzed in the Downtown Plan Program EIR (Attachment H – Environmental Compliance Checklist).

Respectfully submitted,


GINA CASILLAS
PROJECT PLANNER


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CURRENT PLANNING OFFICER

CHAIR AND PLANNING COMMISSIONERS

May 19, 2022

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Attachments:

- Attachment A - Vicinity Map
- Attachment B – Plans
- Attachment C – Findings
- Attachment D - Conditions of Approval
- Attachment E - PD-30 Downtown PEIR
- Attachment F – Downtown Plan PEIR and the Downtown Plan PEIR Addendum - EIRA06-20
- Attachment G - Downtown Plan Equivalency Calculator
- Attachment H - Environmental Compliance Checklist