



Planning Commission

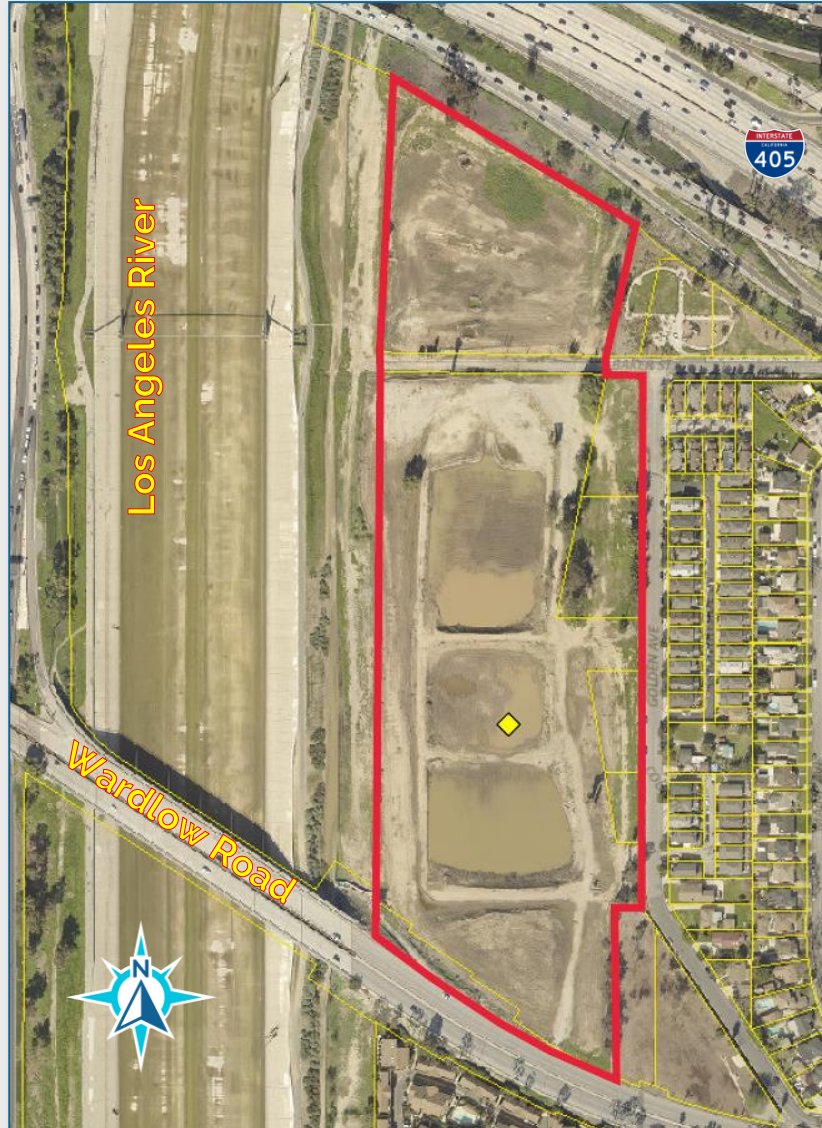
September 1, 2022

712 Baker Street – River Park Residential Development Project

Zone Change, Site Plan Review, Vesting Tentative Tract Map, Development Agreement, General Plan Conformity Certification

Application No. 2003-24

(ZCHG20-002, SPR20-007, VTTM20-002, DA20-001, GPC21-003)



- **Location** – 712 Baker Street
- **Zoning** – CS, CS (H), R-1-N
- **General Plan PlaceType** – Founding Contemporary Neighborhood (FCN)
- **Site Area** – 20.4 acres
- **Current Development** – Vacant
- **Surrounding Land Uses**
 - **North** – Freeway
 - **South** – Residential (south of Wardlow Road)
 - **East** – Residential
 - **West** – Los Angeles River, Flood Control Channel, trails and recreation

Project Proposal Overview

712 Baker Street





226 dwelling units

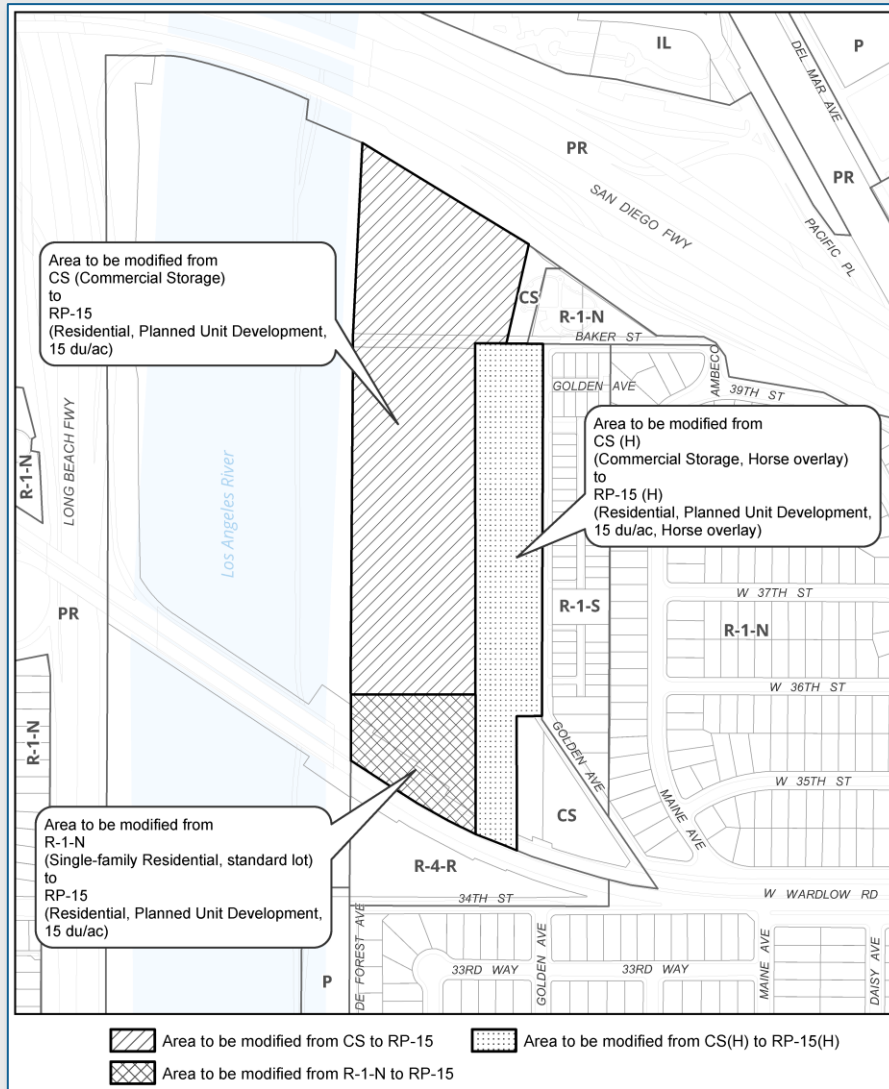
- 74 two-story detached single-family homes
- 99 two-story row townhomes
- 53 three-story carriage townhomes (12 VLI affordable units)
- 2-car garage for each unit
- 12 Very-Low AMI-level affordable units (5%)

Park

- 4.81-acre park
- Active and Passive recreation
- Seamless integration with existing city park
- Improvements to existing Baker Street park and dog park



- **Zone Change** – A Zone Change request must accompany any PUD proposal. Zone Change to RP-15 is requested. RP-15 is the PUD district, 15 designates density in du/ac.
- **Site Plan Review (SPR) and Planned Unit Development (PUD)** – For a Planned Unit Development project, a PUD approval is required in tandem with the Site Plan Review approval for the project design.
- **Vesting Tentative Tract Map (VTTM)** – Vesting Tentative Tract Map No. 82712 to subdivide the project site into one master ground lot and individual condominium airspaces for each dwelling unit.
- **Development Agreement** – Development Agreement for this project, which will assure the developer of the development rights to the project as approved, and will assure the City of the off-site improvements and community benefits.
- **General Plan Conformity Certification** – The developer requests vacation of the segment of Baker Street between Golden Avenue and the Los Angeles County Flood Control District property, and vacation of unused right-of-way adjacent to Wardlow Road.



Existing Zoning

- CS: Commercial Storage
- R-1-N: Single Family Residential
- Horse Overlay on southeastern portion of CS

Proposed Zoning

- RP-15: Planned Unit Development
- Allows for 15 dwelling units per acre
- Horse Overlay to remain unchanged



SPR and PUD compliance:

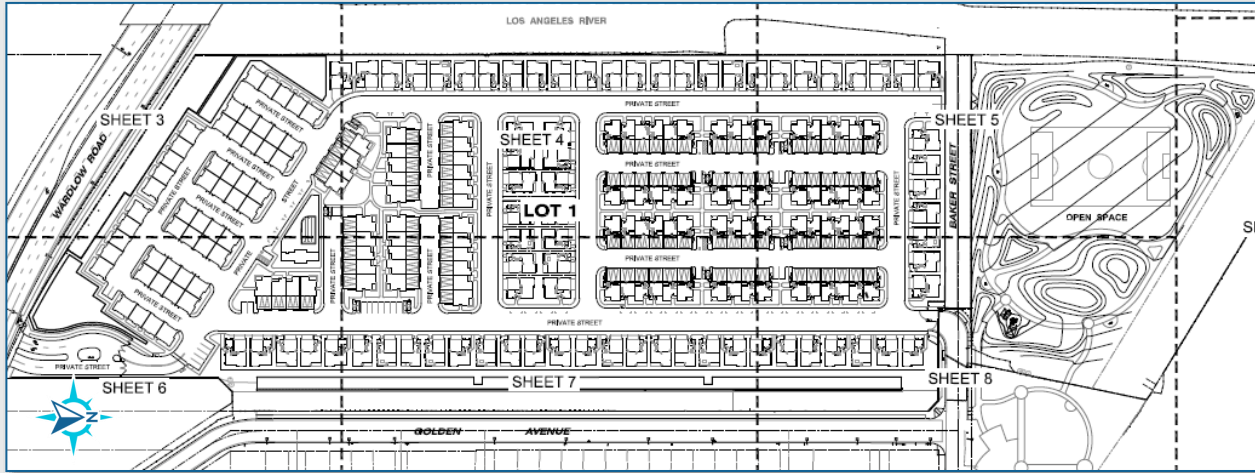
- Project complies with development standards and design guidelines for Site Plan Review and PUD.
- Project is consistent with General Plan FCN PlaceType.
- Achieves General Plan and housing objectives.
- Required common open space for PUD is provided in park development.
- Baker Street to be vacated per PUD requirement that a PUD cannot be bisected by public right-of-way.
- Project will be required to make significant off-site improvements.

Required off-site improvements:

- Fully-signalized intersection at project driveway and Wardlow Road, allowing all turning movements into and out of project site (left-in, right-in, left-out, right-out). Additional traffic control devices (signs, striping, and lights) will be added to Wardlow Road to the east.
- Full improvements to sidewalk, parkway, curb, and gutter on Golden Ave., Baker St., and Wardlow Rd. adjacent to project site.
- Street trees
- Complete pedestrian connection between Wardlow Rd. bridge over LA River and Golden Ave.
- Improvements to City's Baker Street Park
- Improvements to City's Wrigley Heights Dog Park



Traffic Signal Location



• Subdivision

- One master ground lot
- Individual condominium airspaces for each unit

• Ownership

- Master lot for HOA
- Individual ownership for each unit
- CC&Rs required
- HOA responsible for maintaining common areas, park, and front yard landscaping of each unit.

Purpose of Development Agreement

- Vests development rights.
- Ensures development is completed once begun.
- Ties building permit issuance to completion of on-site and off-site improvements at several milestones.
- Specifies public improvements.

21.29.040 - Content of development agreement.



A. **Mandatory contents.** A development agreement entered into pursuant to this Chapter must contain provisions that:

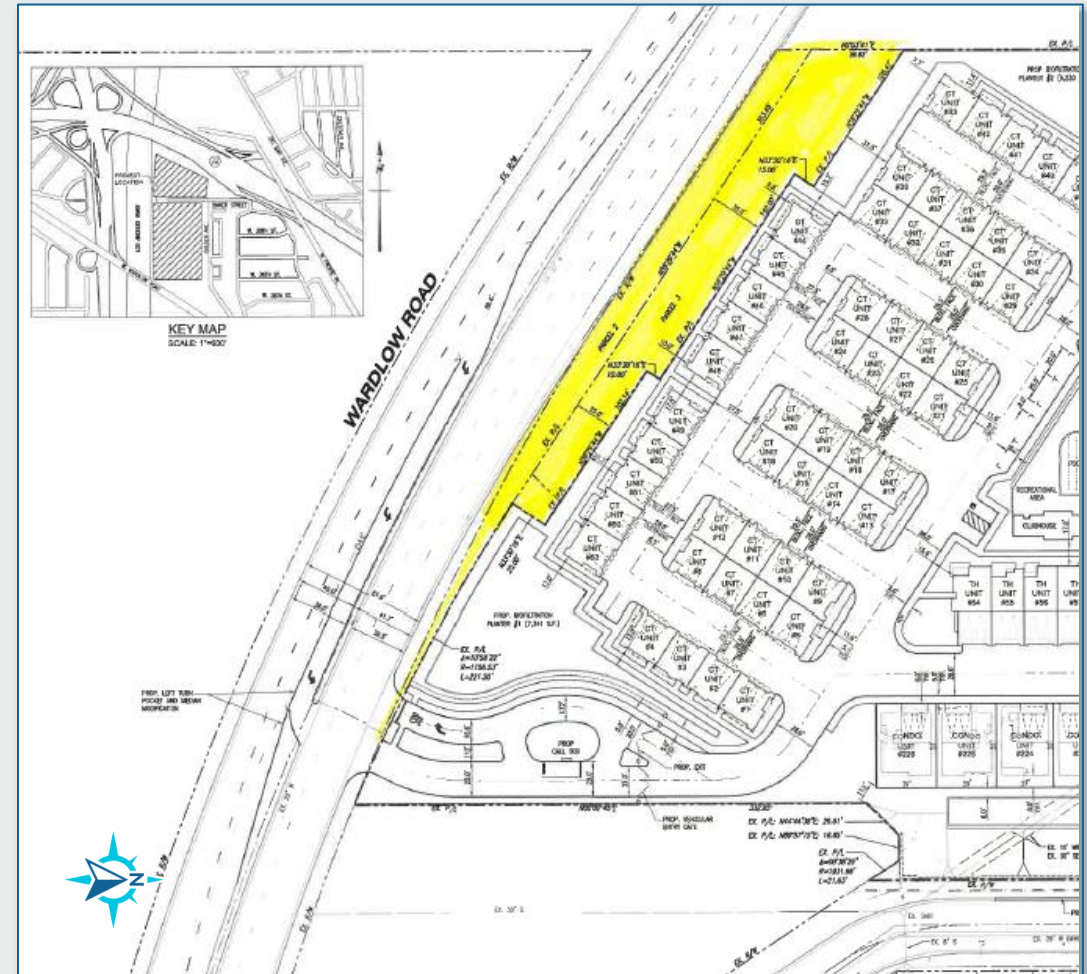
1. Specify the duration of the agreement;
2. Specify the permitted uses of the property;
3. Specify the density or intensity of use;
4. Set forth the maximum height and size of proposed buildings; and
5. Set forth provisions, if any, for reservation or dedication of land for public purposes.

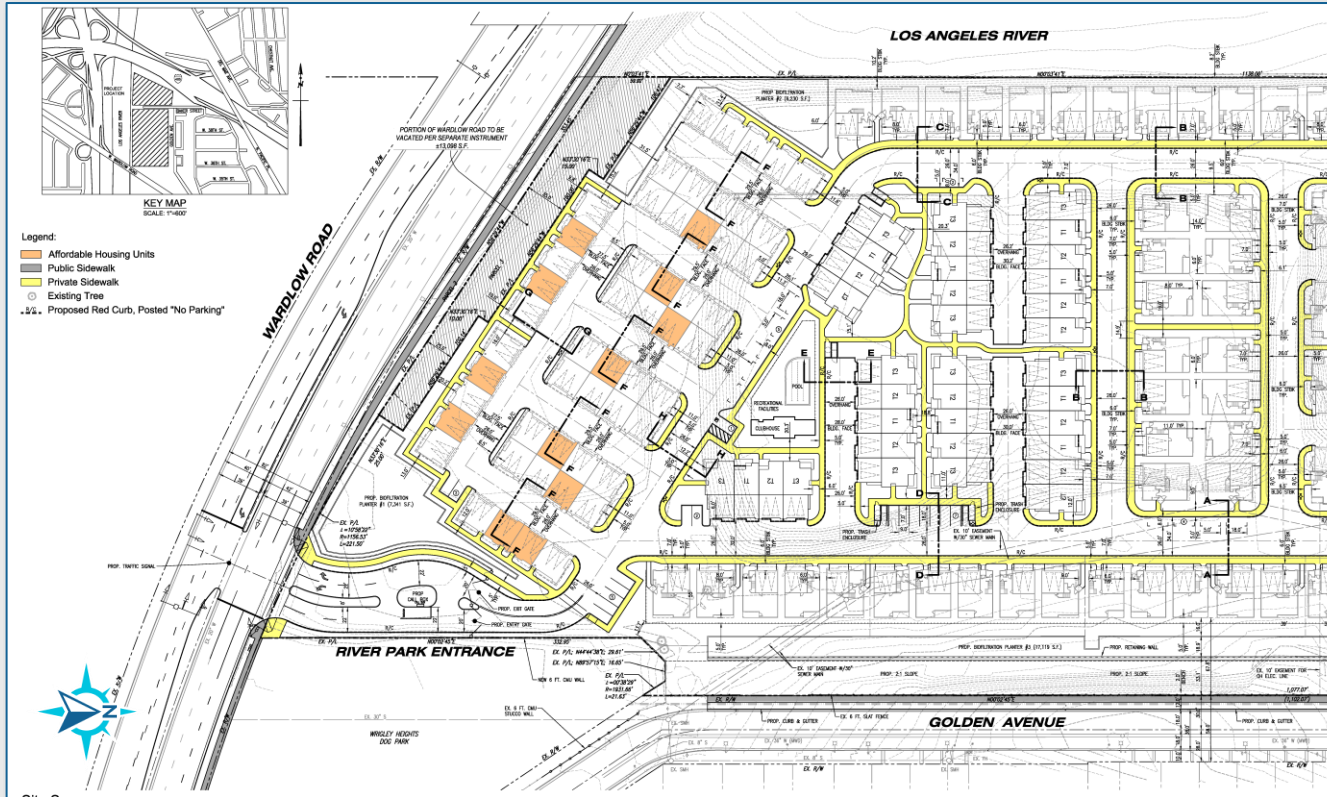
B. **Permissive contents.** A development agreement entered into pursuant to this Chapter may:

1. Include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement;
2. Provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time;
3. Include terms and conditions relating to applicant financing of necessary public improvements and facilities, including, but not limited to, applicant participation in benefit assessment proceedings;
4. Include such other terms, conditions and requirements as the City Council may deem necessary and proper, including, but not limited to, a requirement for assuring, to the satisfaction of the City, performance of all provisions of the agreement in a timely fashion by the applicant/contracting party.

GP Conformity Certification required for vacations of right-of-way

- Baker Street right-of-way vacation
 - Will be vacated west of Golden Ave., as PUD Ordinance requires that a PUD cannot be bisected by public right-of-way.
 - Easement will be reserved for City and County maintenance access to LA River parcel
 - Easement will provide public access to LA River
- Wardlow Road right-of-way vacation
 - City will vacate unused portions of Wardlow Rd. right-of-way, which will become part of the development site.
 - City will retain a slope easement over Wardlow embankment.
- Both vacations are consistent with the General Plan.





Affordable unit locations shown in orange

Affordable Housing Units

- Project includes 5% affordable units (12 units)
 - Units provided at Very Low AMI level
 - Will be deed-restricted affordable for 55 years
- State law (Cal. Gov't Code §65915 allows developer to request one development standards waiver for 5% Very Low AMI units.
- Waiver will allow 3-story carriage townhomes, otherwise limited to 2 stories by LUE Map.
- Waiver is mandated by State law, not discretionary action by City
- Units are privately-funded, high-quality housing, larger than normally-available affordable units, in high-amenity location.

Project EIR

- EIR was prepared in accordance with CEQA Guidelines (EIR-07-20, SCH#202120492)
- Notice of Preparation (NOP) distributed for 30-day public review period 2/25/21 – 3/29/21. 26 comments received on NOP.
- Scoping meeting held 3/24/21.
- Draft EIR circulated for 60-day period 1/18/22 – 3/21/22. 15 comments received on Draft EIR.
- Responses to Comments (RTC) and Final EIR distributed on 8/4/22.
- CEQA Findings of Facts has been prepared.
- Project EIR found that there are no potentially significant impacts that cannot be mitigated to a level of less than significant, and there are no cumulatively significant impacts that would result from the project.
- A Mitigation Monitoring and Reporting Program (MMRP) has been prepared, which contains mitigation measures in the following areas: air quality, biology, geology and seismicity, hazards and hazardous materials, noise, traffic and circulation, and tribal cultural resources.
- Remediation Action Plan (RAP) for site cleanup is a required mitigation and will be administered by Los Angeles Regional Water Quality Control Board (LARWQCB) or the state Department of Toxic Substance Control (DTSC) if specified by LARWQCB (MMRP, CEQA Findings, and FEIR updated to reflect this).

Site History and Remediation

- 1923–1988: Site was used for treatment of oil field production brines, water, and wastewater.
- 2000: Remediation ordered.
- 2000–2001: Buildings, above-ground storage tanks, and other structures cleaned, demolished, and disposed of off-site.
- 2002: Site remediation begins per workplans approved by regulatory agencies, including boring, soil sampling, monitoring wells, and soil remediation through a bioremediation filtration process. Other ongoing activities include groundwater monitoring for hydrocarbon plume and arsenic presence in the groundwater.
- 2012–2014: Vapor extraction system installed to remove volatile and some semi-volatile contaminants (VOCs and SVOCs) from the soil by installing vapor extraction wells underground to capture VOCs
- 2015–2018: Additional VES wells installed.
- Present: Revised Remediation Action Plan (RAP) pending approval by LARWQCB.
- Remediation must be completed prior to any residential use of the site. Approval and oversight is the responsibility of LARWQCB.
- Draft RAP is included in Project EIR. RAP will be administered by LARWQCB, or DTSC if specified.

Public Comment on Project

- Staff has received 23 written comments (as of 2:30 pm today) and several phone calls on this project.
 - Concerns in written comments generally include the following:
 - Need for park space in west Long Beach
 - Access to LA River
 - Traffic and parking
 - Site contamination/remediation
 - Proximity to freeways
 - Development standards and building height
 - River master plans
 - Phone calls generally have been information requests.
- Staff provided a written response to the common themes of the comments, included in Planning Commission's meeting packet.

Updates since staff report publication

- Staff report
 - Edits to description of park improvements on development site.
- Conditions of approval
 - Edits to description of park improvements on development site.
 - Edits to description of Wrigley Heights Dog Park improvements.
 - Addition of condition on CC&Rs regarding exterior maintenance.
- Development agreement text
 - Edits to Sections 5.5, 5.6, and 5.7 regarding public improvements.
 - Additional textual housekeeping of draft DA text may take place per City Attorney's Office prior to City Council.

Planning Commission action is advisory due to legislative actions required by City Council for this project.

Planning Commission Recommend that City Council:

- Adopt a resolution certifying EIR-07-20,
- Adopt an ordinance for the Zone Change,
- Approve Site Plan Review,
- Approve Vesting Tentative Tract Map,
- Adopt an ordinance approving the Development Agreement, and
- Approve the General Plan Conformity Certification.



Thank you

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