

**SITE PLAN REVIEW FINDINGS**  
**937 Pine Avenue**  
**Application No. 2012-20 (SPR 20-045)**  
**October 20, 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 937 Pine Avenue project (Project) involves the construction of an 8-story, multi-family residential building containing 69-dwelling units (including 1-managers unit) with two-levels of parking, including one-half subterranean level to accommodate the mechanical parking lifts, encompassing 123 parking stalls. The development would improve an overall site area that is approximately 22,500-square feet in area with street frontage on both Pine Avenue and West 10<sup>th</sup> Street. Across West 10<sup>th</sup> Street to the north is a 15-story, building (Providence Gardens Senior Living), single-story commercial/retail to the east directly across Pine Avenue, the multi-story First Baptist Church of Long Beach is located diagonally across the Pine Avenue/West 10<sup>th</sup> Street intersection, and across the alley to the west (Solana Court) is single story commercial and residential. All site improvements including the existing building and small surface parking lot are to be removed/demolished as part of Project activities.

The site is harmonious, consistent, and complete within itself. The development will introduce a new, quality multi-family residential building with larger three-bedroom to five-bedroom units to the community for larger families.

Building setbacks are in accordance with the Downtown Plan (PD-30) street-specific setback standards with minimal setbacks on the north and east property lines. The building setback on both Pine Avenue and West 10<sup>th</sup> Street is zero-feet to promote pedestrian activity.

Project architecture adopts a contemporary, modern aesthetic. The street elevation will provide a combination of glass, artistic murals and storefront material elements to provide a modern streetscape. The Pine Avenue Elevation includes an artistic mural by the vehicular entrance and brown/cedar colored recycled plastic lumber above the first story storefront. At the corner of Pine Avenue and West 10<sup>th</sup> Street has a two-story corner element including gray porcelain tile veneer around the storefront elements. The building elevation facing West 10<sup>th</sup> street also combines the storefront theme with metal canopies and the recycled

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plastic lumber design until Solana Court, and the northwest corner incorporates another artistic mural into the first and second story. Around the vehicular entrance into the parking area facing the alley is another multi-colored artistic mural.

**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 site is located within the 150-foot height limit area of PD-30. Design guidelines in effect at the site are found in Section Four of the PD-30, Design Standards. Section Four includes overall standards that apply to all development projects and standards by building type. The Project is consistent with the listed general guidelines, which include scale and massing criteria and the use of pedestrian-oriented streetscape design. The Project is also consistent with the criteria set forth in PD-30 for mid-rise buildings (identified as those buildings being seven – 13 stories tall).

Mid-rise design guidelines stress context-sensitive development. The massing and design of the Project shows a sensitivity to adjacent buildings. The placement of the community room/roof deck faces east overlooking Pine Avenue, and the common open space area on the third floor faces southward toward the commercial building. The second level of parking garage which faces Pine Avenue, West 10<sup>th</sup> Street and Solana Court, is screened by the brown and cedar colored recycled plastic lumber on the majority of the elevations. The corner elements which also screen the parking include gray veneer tile or an artistic mural.

The site approval is consistent with the Housing Element's, Goal 1, "Provide increased opportunities for the construction of High Quality Housing" and Policy 1.4 which states "Achieve a balance of rental and homeownership opportunities, including apartments, townhomes, condominiums, single-family houses, and accessory dwelling units, micro-units and alternative housing options to accommodate the housing needs of all socioeconomic segments of the community, including large families." The Project site is a former commercial printing business and surface parking lot void of any housing; the proposed project will provide 69 new residential units and 59 of those units will have between three to five bedrooms. Not only will this project produce new, quality housing units to assist in alleviating overcrowding, but since some of the units are larger units (3-5 bedrooms) they can accommodate large families.

The project proposal is also consistent with Urban Design Goals/Polices 1-3 and 1-4. The proposed building will significantly improve the pedestrian experience with an infill project that will remove a building with little to storefronts along either Pine Avenue or West 10<sup>th</sup> Street with a building that has storefront elevations which will

activate the sidewalk. Additionally, the public sidewalk will be improved with street furniture as well as additional street trees in-between the existing ones. Policy 1-4 discusses flexible design relating to the ground floor. Currently the existing building comprises solid elevations and is mostly void of windows and/or storefronts along Pine Avenue or West 10<sup>th</sup> Street. The building's design along the ground floor is comprised of 14-foot tall storefronts which will as mentioned above activate the pedestrian experience with commercial/retail space and leasing office area.

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

The overall 22,500 square foot project area is improved with a small surface parking lot and a 16,000 square foot building (formerly Queen Beach Printers). There are no on-site trees or other foliage, however there are seven (7) street trees, three (3) along West 10<sup>th</sup> Street and four (4) along Pine Avenue. One of the street trees along Pine Avenue will be removed to enable vehicular driveway access to the first level of the parking, however the remaining six (6) trees will remain. Furthermore, additional street trees are proposed between the existing street trees to meet the minimum required 25-foot on center maximum spacing for a total of ten (10) street trees. 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 transit traffic generated by the Project necessitate these public improvements.

The site requires a two-foot dedication on Solana Court (north-south alley), increasing the alley width to 18 feet. As conditioned, all off-site improvements shall provide full compliance with the Americans With Disability Act (ADA). If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, a right-of-way dedication shall be provided.

**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:**

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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 site is a proposed multi-family residential building with 1,847square feet of commercial/retail space and is not subject to the Transportation Demand Management requirements. However, the Project's setting is in a transit rich environment with Long Beach Transit bus stops one block west on Pacific Avenue and Long Beach Boulevard. The Metro 'A' Line, the 5<sup>th</sup> Street Station or the Anaheim Street Station, also along Long Beach Boulevard are within walking distance of the site. Additionally, the Project has incorporated storage for up to 17 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.**

The site is consistent with green building standards as listed in Section 21.45.400. The project proposes several Green Building elements as required by the CAL Green Code and as amended by the Long Beach Municipal Code. This includes meeting the intent of Leadership in Energy and Environmental Design (LEED) 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.

**G. THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS, AND THAT APPLICABLE TENANT PROTECTIONS OF THE LONG BEACH MUNICIPAL CODE WILL BE MET.**

The proposed residential project is replacing an over 50-year old commercial printing operation which is void of any type of residential use. The residential project will provide 69 market rate units (including one managers unit) and will include 10-studio units along with 59 larger three (3) to five (5) bedroom units. The sections of the Code relating to housing replacement would not apply.