Planning Commission October 20, 2022

937-957 Pine Avenue and 120 West 10th Street

Site Plan Review
Application Number 2012-20 (SPR 20-045)

CITY OF LONG BEACH

Project Location

Location – 937-957 Pine Avenue and 120 West 10th Street

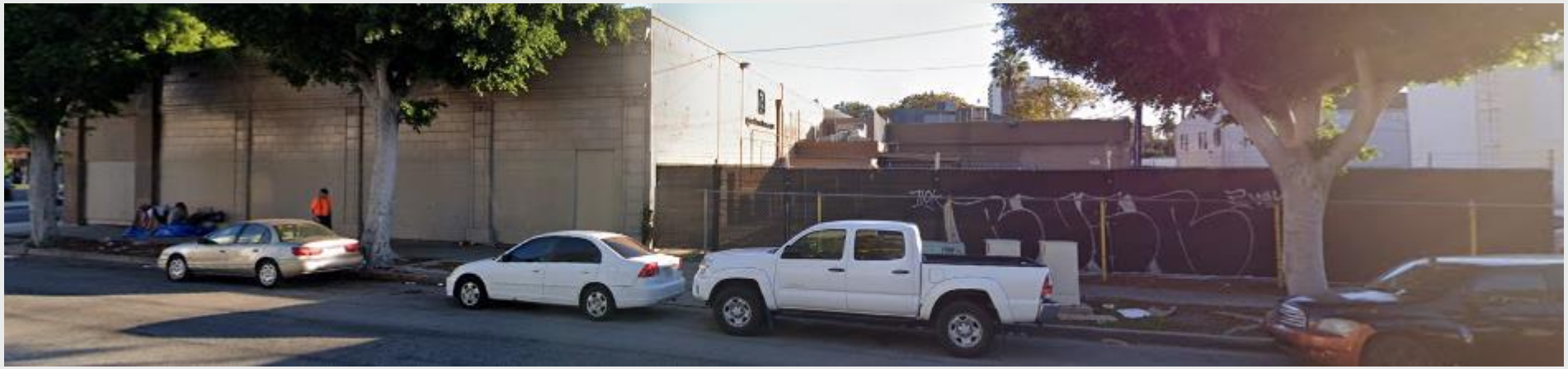
Zoning – Downtown Plan Development District (PD-30); 150’ Height Area

Overall Site Area – 15,000SF

Existing State – Former Queen Beach Printers and Surface Parking Lot

General Plan – Downtown (DT) PlaceType

Existing Conditions



Existing Conditions

View from Solana Court.

Proposed Project

- 8 Story Building
- Building Height – 85-feet
- 69 Dwelling units
- Unit Mix – 10 Studios
  24 three-bedroom
  12 four-bedroom
  23 five-bedroom
- 4,489 Sf Outdoor Open Space
- 1,751 SF Indoor Common Space
- 123 on-site parking spaces

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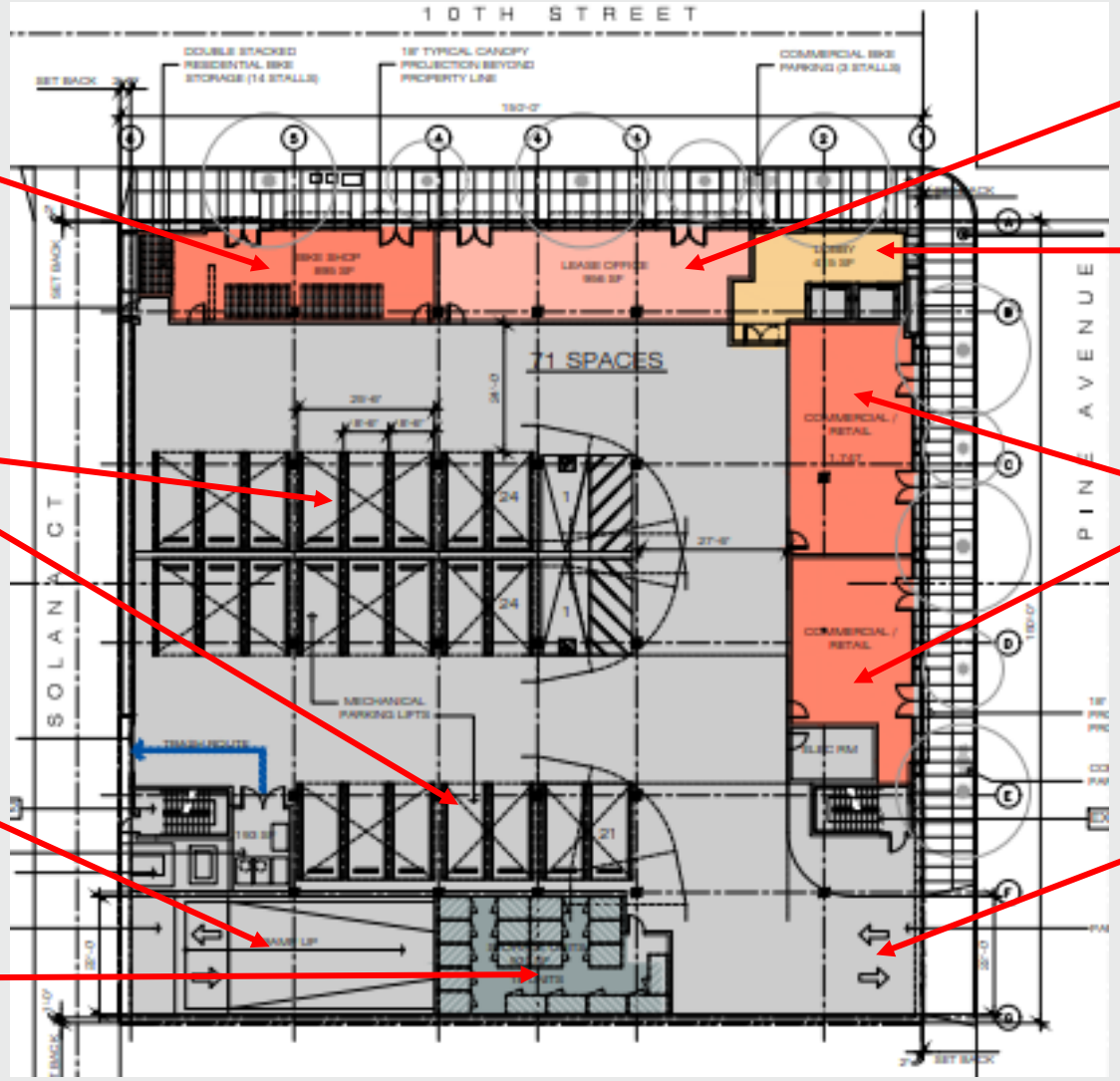
First Floor Plan



Bike Storage

Leasing Offices

Lobby

Parking Areas

Commercial Spaces

Upper Level Vehicular Entrance From Solana Court

Vehicular entrance from Pine Ave.

Storage Units

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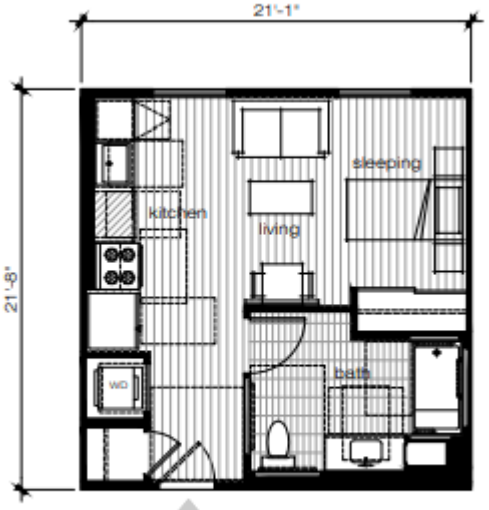
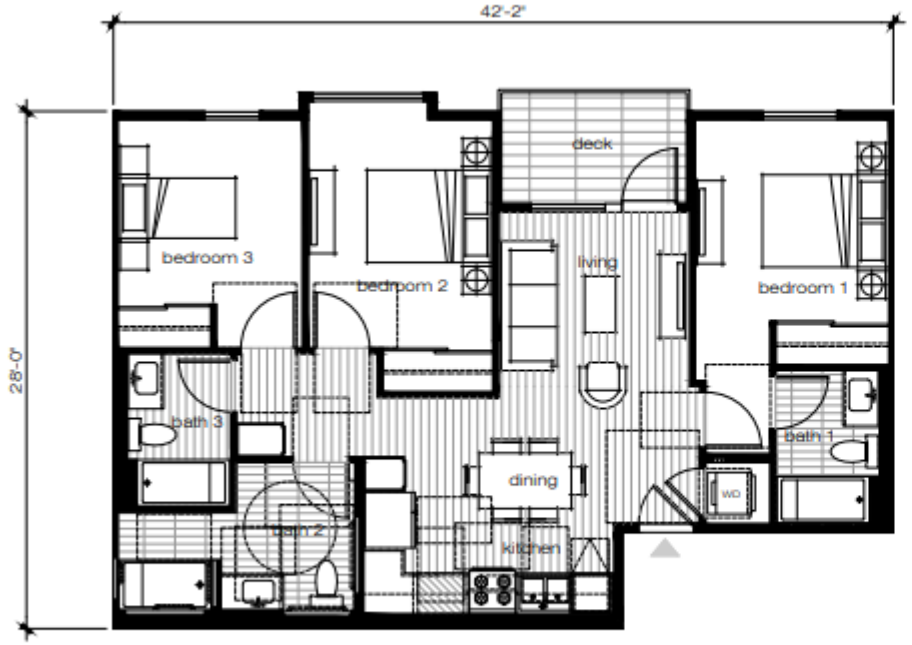
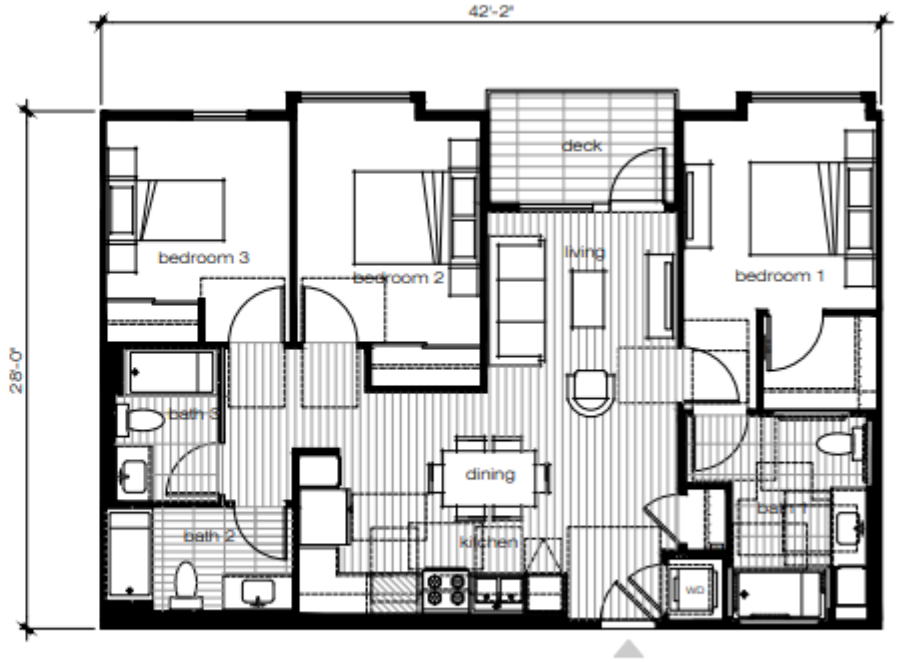
Floor Plans – Studio & 3-bedroom



UNIT - S1
STUIO unit



UNIT - C2
THREE Bdrm
THREE Bath



UNIT - C1
THREE Bdrm
THREE Bath

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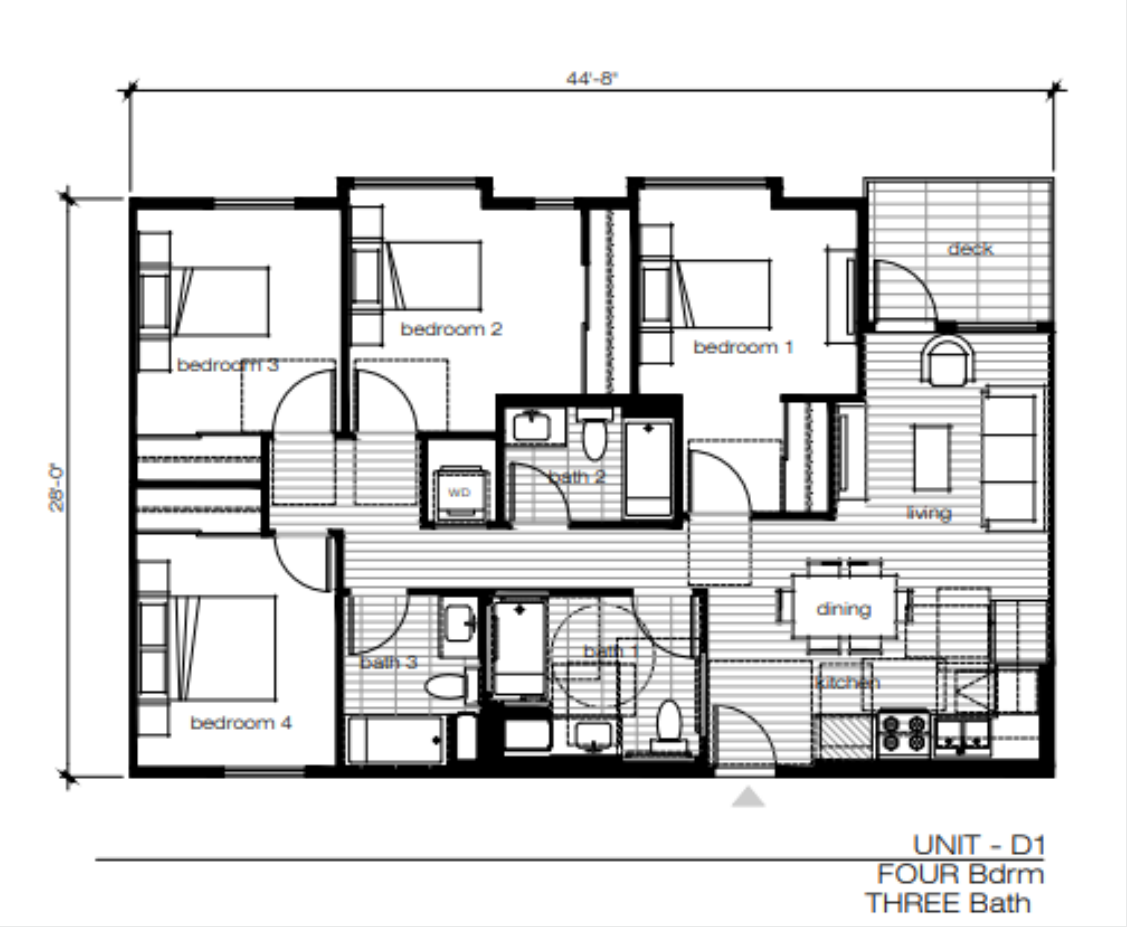
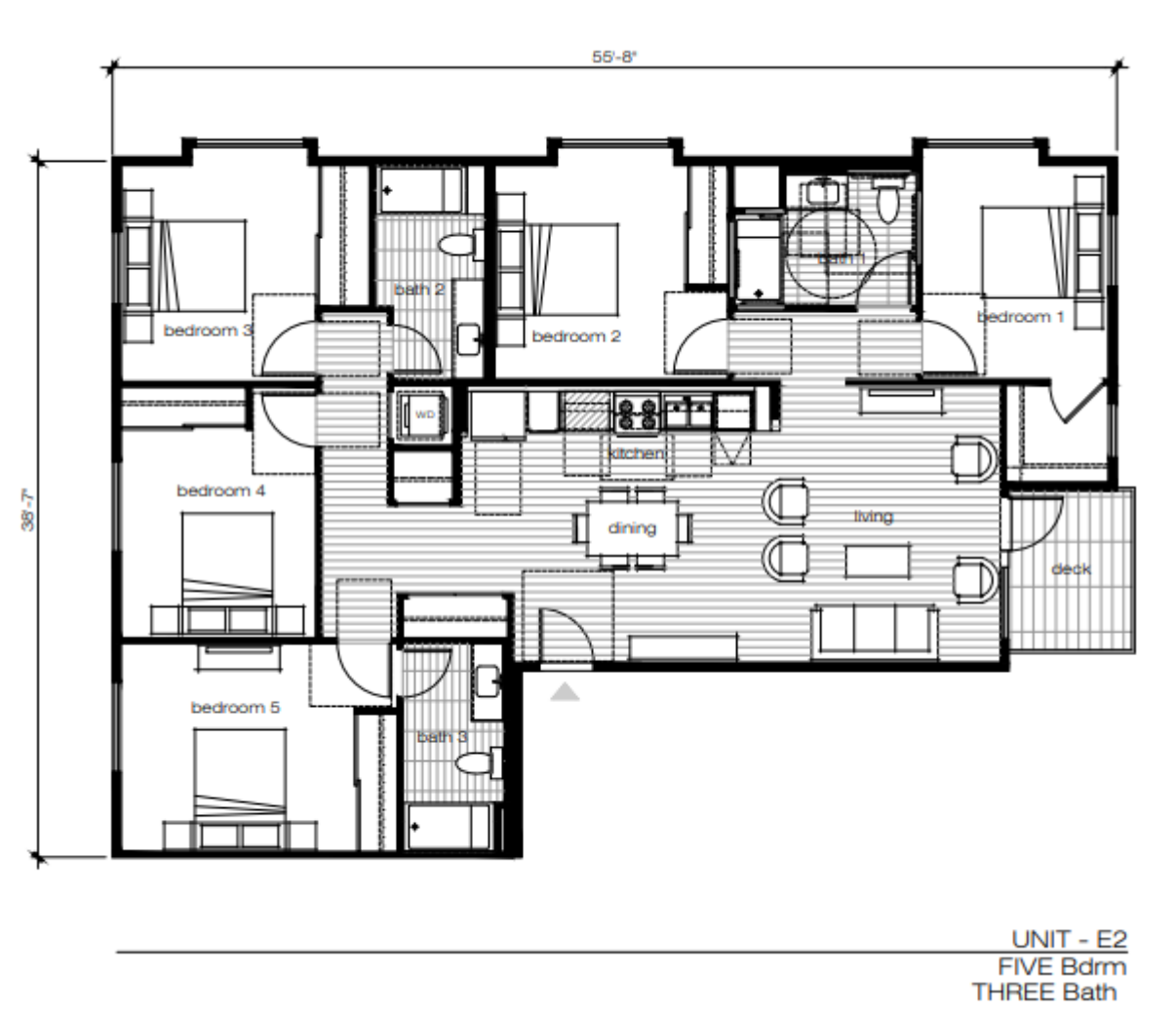
Floor Plans – 4- and 5-bedroom





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North Elevation

Pine Avenue Elevation

West 10th Street Elevation

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West and South Elevations

Solana Court Elevation

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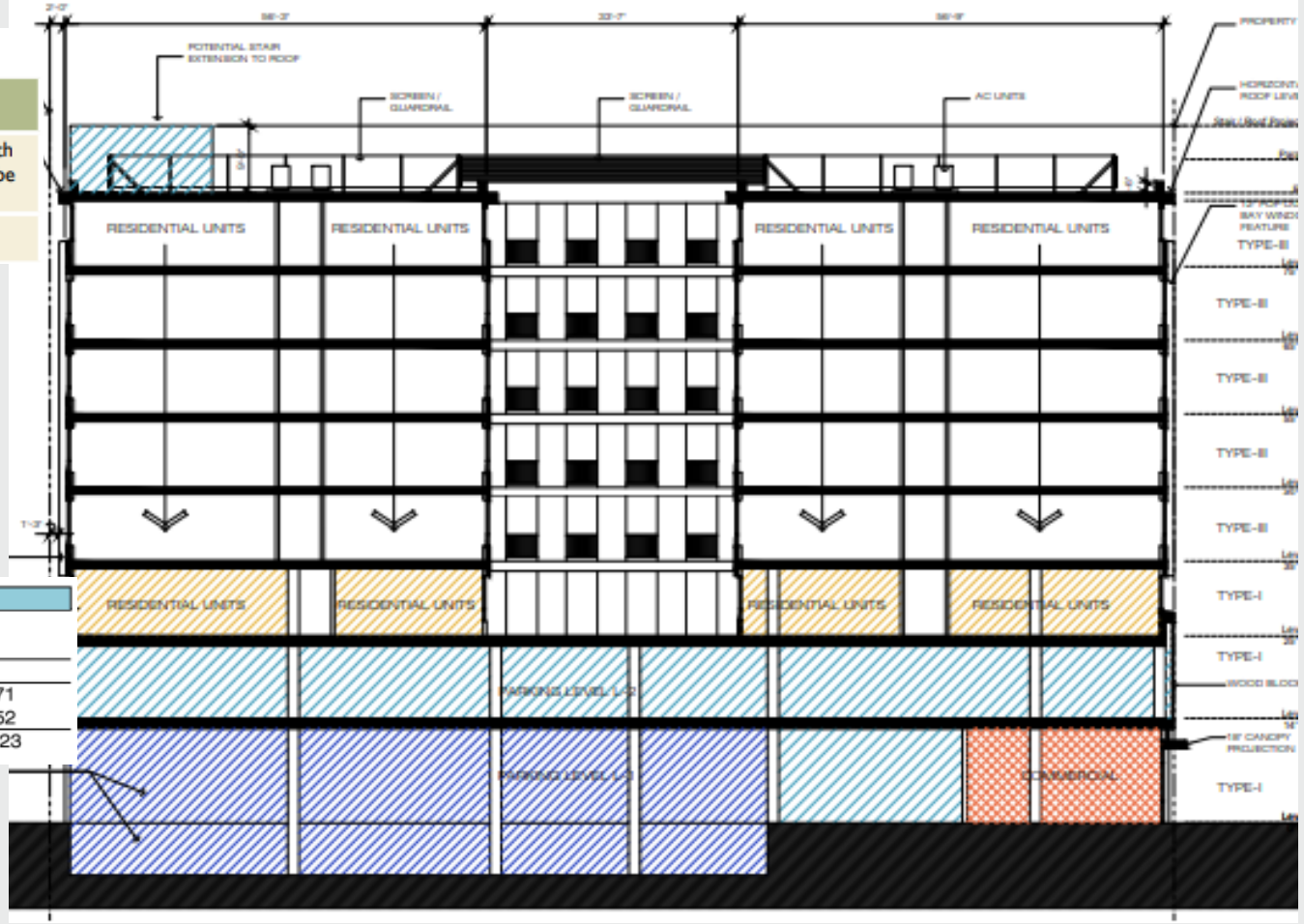
Parking

TABLE 3-5 RESIDENTIAL OFF-STREET PARKING

Use	Minimum	Notes
Dwelling unit, shopkeeper unit, or live/work unit	1.0 space per unit plus 1 guest parking space per 4 units	Half of the required guest parking can be shared with commercial, Additional parking provided need not be allocated to an individual dwelling unit.
Special Group Residence	1.0 space per 3 bedrooms	As defined in Section 21.15.2810.



PARKING SUMMARY

PARKING PROVIDED

	STANDARD	MECH LIFT	COMPACT	ACCESSIBLE	EV	
LEVEL L-1	0	69	0	2		71
LEVEL L-2	35	0	2	2	13	52
						123

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Common Outdoor Open Space

3rd Floor Courtyard area includes:

- pavers
- Wood seating along low wall
- Decorative Fountain
- Lounge Seating
- Gas Fireplace

The roof deck area Includes:

- Potted plantings
- Shade Structure
- Tables and Chairs

Project Compliance

General Plan
- Downtown (DT) PlaceType

Downtown Plan Standards
- 0-foot Setback w/ Ground Floor Activation
- Unit Size and Mix (mostly larger units)
- Height 85 feet
- Parking Requirements (Vehicle & Bicycle)
- Private and Common Open Space
- High Quality Design & Amenity Features

Project Entitlement
- Site Plan Review

Environmental Review

- **Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines:**

  ✓ Project was analyzed as part of the Previously Certified Downtown Plan Program Environmental Impact Report and the
  ✓ The Downtown Plan Program EIR Land use Equivalency Program

- **A Compliance Check was prepared for the project:**

  ✓ The Compliance Checklist determined that the project is within the scope of the previously certified EIR and Addendum that established the Land Use Equivalency Program. No greater impact was identified then was previously analyzed.
  ✓ The project is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP)

Noticing & Recommendation

Public Hearing Notices were distributed on October 6, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code

Recommendation

- Find the project within the scope of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR) and the Downtown Plan PEIR Addendum. The Project warrants no further environmental review pursuant to CEQA Guidelines Section 15162.

- Approve Site Plan Review (SPR 20-045)

Thank you

Amy Harbin, AICP, Planner
Amy.Harbin@longbeach.gov
562-570-6872

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