

GENERAL PLAN AMENDMENT FINDINGS

2600 California Avenue (APN 7212-009-017)

Application No. 2008-06 (GPA21-004)

November 3, 2022

Pursuant to California Government Code Section 65358, the City Council shall not approve a General Plan Amendment unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL BENEFIT THE PUBLIC INTEREST; AND

The project site is located at 2600 California Avenue on the northeast corner of California Avenue and Willow Street. The 0.72-acre (31,375 square foot) project site is currently developed with a surface parking lot, a small open space is with walking path and associated landscaping and can be accessed via two one-way driveways on California Ave.

The project site has a current General Plan PlaceType designation of Open Space. The proposed project would require a General Plan Amendment to change the PlaceType designation to Neo-Industrial (NI). The NI PlaceType designation permits land uses associated with offices. According to the City's Zoning Map, the project site is currently zoned for Institutional Use (I). The proposed project would be consistent with the project sites current zoning designation as permitted uses in the Institutional Zoning District include medical buildings and complexes.

This General Plan Amendment would allow for a PlaceType that is consistent with the existing Institutional Zoning District. The proposed change would allow for the construction of a medical office, where it is not allowed with the existing PlaceType. The General Plan Amendment would ensure consistent development standards across the site in conformance with the intent of the LUE, and will allow the economic development and use of a property that is privately owned, is unsuitably sized for a park or open space, and had no prospects of development as a park or other open space.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE ZONING DESIGNATIONS.

Although the existing Institutional District allows for medical offices, the land use PlaceType does not. The existing General Plan, Open Space PlaceType supports recreational space such as public parks and does not allow for commercial uses, such as offices. A General Plan Amendment is needed for the site to allow for development to occur on private property. The Institutional zone is consistent with the Neo Industrial PlaceType (Table LU-6: PlaceTypes and Zoning Districts

Consistency Matrix, Page 170 of the Land Use element). The Neo-Industrial PlaceType aligns with the surrounding uses abutting the site to the west.

SITE PLAN REVIEW FINDINGS

2600 California Avenue (APN 7212-009-017)

Application No. 2008-06 (SPR20-021)

November 3, 2022

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or 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.

1. 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 project would construct an approximately 3,000-squar-foot single- story medical commercial building located on the northern half of the project site. The project site is a long and narrow rectangular shaped lot. The propose building would be bordered to the north and south by surface parking. Physical development would be restricted to the northern portion of the project site. The southern portion of the project site includes an existing parking lot for the property at 999 East Willow Street. A trash enclosure, eight feet in height, would be included on the northeastern corner of the project site. The trash enclosure would include a concrete tilt up roof along with swinging gates and a roof.

The Institutional zoning district has three main criteria for building design, treatment and finish. First, all side of a building visible from a public street or adjoining, abutting or adjacent to a residential district, shall be designed, treated and finished in a manner compatible with the residential area and with other visible sides of the building. The building is not located adjacent to a residential district, but it provides a consistent material throughout, described below. Second, not less than ten percent (10%) of a building wall shall be treated and finished with a material other than stucco or c pement block, painted or unpainted. As such, the design of the proposed building will primarily be constructed out of concrete masonry unit (CMU) blocks with silver, white, gray and black. Additionally, the building will have an overhang at the front face of the building which provides a break on the building mass. Overall, the design meets the design requirements of the Institutional Zoning District. Lastly, all roof areas not visible from the public right-of-way shall be provided with

2. 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;

General Plan Land Use Element: The project site has a current General Plan PlaceType designation of Open Space. The proposed project would require a General Plan Amendment to change the PlaceType designation to Neo-Industrial (NI). The NI PlaceType designation permits land uses associated with offices, the project site is currently zoned for Institutional Use (I). The proposed project would be consistent with the project sites current zoning designation as permitted uses in the Institutional Zoning District include medical buildings and complexes.

The proposed project would have a Floor Area Ratio (FAR) of 0.936, which would be consistent with the project site's proposed General Plan PlaceType designation (Neo-Industrial) FAR (minimum of 0.5 and maximum of 1.0).

General Plan Urban Design Element: The Urban Design Element specifies additional design standards for the NSC-L PlaceType, which includes the following strategy:

- Policy UD 25-5: Encourage Neo-Industrial PlaceTypes to have improve walkability with on-site, sidewalk and streetscape landscaping, signage and other enhancements.
 - The proposed building provides new landscaping along the frontage and parking, signage and activates the current frontage along California Avenue.

No other special design guidelines adopted by Planning Commission, Planned Development District, or Specific Plan applies.

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

Existing trees on site were planted in 2020, none are significant in terms of species, history, visual appeal, or habitat. Conditions of approval will require trees to be removed along the eastern site boundary to be relocated and replanted on-site. However, all species are protected from nest disturbance by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Therefore, a condition of approval will require all tree removal to occur in compliance with the MBTA and be accompanied by a nesting bird survey prior to tree removal.

These requirements will provide a net increase in the number of trees on the development site over existing conditions. These requirements will be enforced through conditions of approval (see conditions in the project file).

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The Applicant is required to make public improvements per Chapter 21.47 and per the Technical Advisory Committee (TAC) comments submitted to the Planning Bureau by the Public Works Department, including without limitation the following:

- The Developer shall dedicate to the City of Signal Hill, and improve an approximately 10-foot by 10-foot corner cut-off for ADA curb ramp purposes at the corner of California Avenue and Willow Street adjacent to the development site, to the satisfaction of the Director of Public Works. A complete application along with all required items plus filing fee shall be submitted for review and processing.
- Developer shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- Backflow preventer must be installed on private property and a Grant of Easement to the City must be applied for and processed.
- The Developer shall demolish the existing sidewalk and curb ramp located on the corner of California Avenue and Willow Street adjacent to the project site, and construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- The Developer shall submit any off-site improvement plans for review and approval to the City of Signal Hill. Any Conditions of Approval imposed on the project by the City of Signal Hill shall be incorporated by reference.

There is an essential nexus between all the above-required improvements and the likely impacts of the proposed project. As such, the City of Long Beach Department of Public Works has communicated with the City of Signal Hill to ensure the new building will comply with the public improvement requirements of both the City of Long Beach and the City of Signal Hill.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).

**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 proposed building is 3,000 square feet, and therefore this finding is not applicable.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The project is not subject to compliance with the Green Building requirements of Section 21.45.400, therefore the provisions under this section are not applicable; however, conditions of approval will ensure the canopy tree coverage at parking areas, solar ready roof, bicycle parking, and the separate collection of trash and recyclables.

- 7. 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.**

No existing residential dwelling units are present on the project site and this finding is not applicable.