



# **712 Baker Street – River Park Residential Development Project**

**City Council Public Hearing – November 15, 2022**

# Project Site

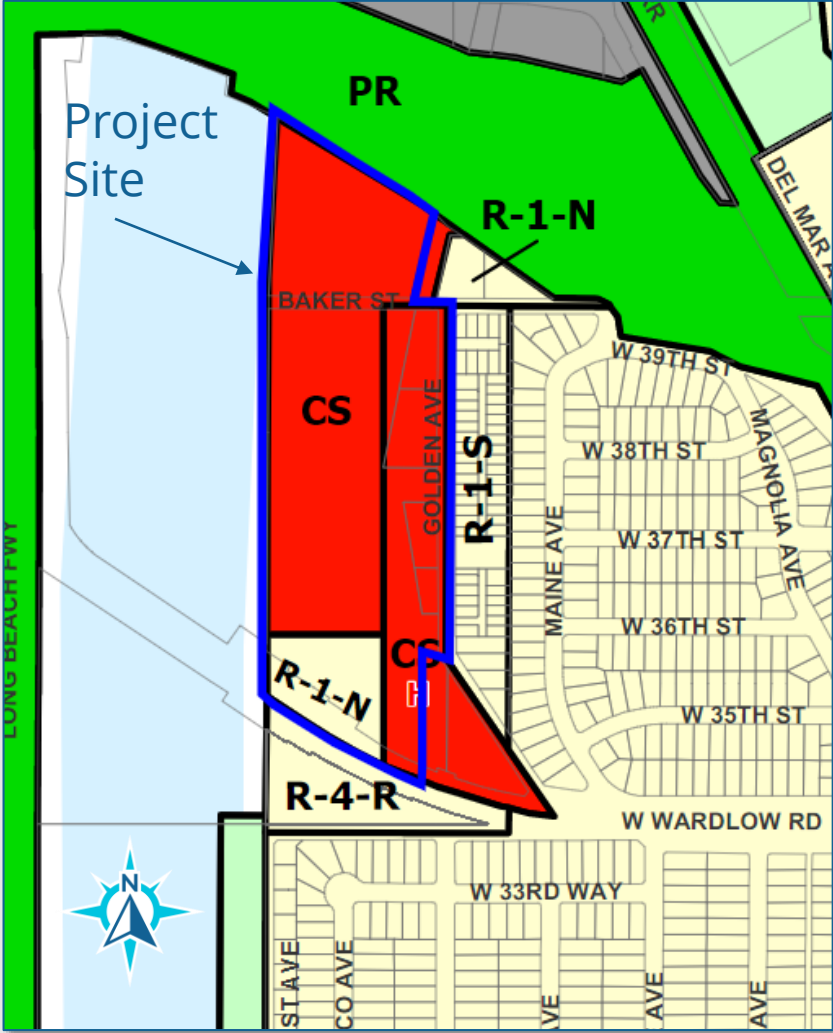


- **Location** – 712 Baker Street
- **Zoning** – Commercial Storage (CS), Commercial Storage with Horse Overlay (CS (H)), and Single-Family Residential, Standard Lot (R-1-N)
- **General Plan PlaceTypes:**
  - Founding Contemporary Neighborhood (FCN)
  - Open Space (OS) in small areas of site
- **Site Area** – 20.4 acres
- **Current Development** – Vacant
- **Surrounding Land Uses:**
  - **North** – Freeway
  - **South** – Residential (south of Wardlow Road)
  - **East** – Residential
  - **West** – Los Angeles River (LA River), Flood Control Channel, trails and recreation

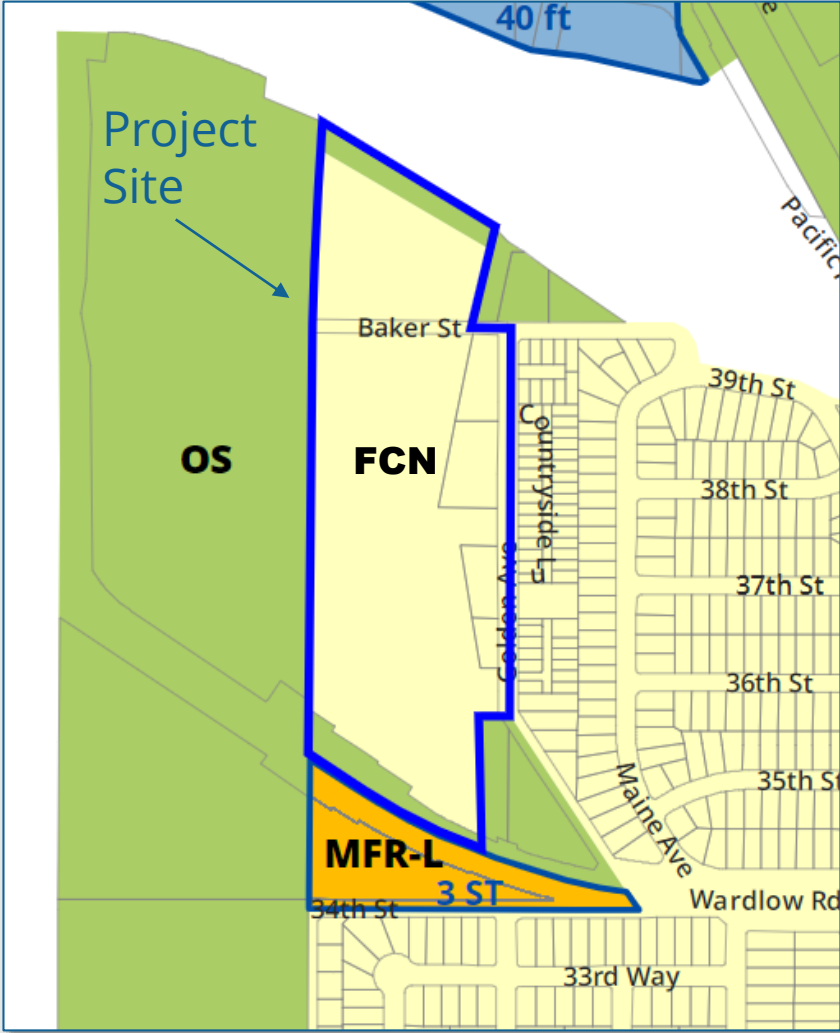


# Current Zoning and General Plan

Current Zoning



General Plan





# Project Proposal Overview





# Project Proposal

*Two-story Row Townhomes*



## 226 Dwelling Units

- 74 two-story detached single-family homes
- 99 two-story row townhomes
- 53 three-story carriage townhomes (12 affordable units)
- Two-car garage for each unit
- 12 Very-Low Area Median Income (AMI) level affordable units (5 percent)

## Park

- 4.81-acre park
- Active and Passive recreation
- Seamless integration with existing city park
- Fully open to the public same as a city park
- Improvements to existing Baker Street park and Wrigley Heights Dog Park



# Project Renderings – Proposed Residential Development





# Project Renderings – Proposed Park

- Required Common Usable Open Space: 133,293sf or 3.06 acres (15% of the project site)
- Proposed Common Usable Open Space: 209,523sf or 4.81 acres (24% of the project site)
- 1.75 acres (76,230sf) greater open space than required



I-405 Freeway

Existing Baker Street Park

Baker Street

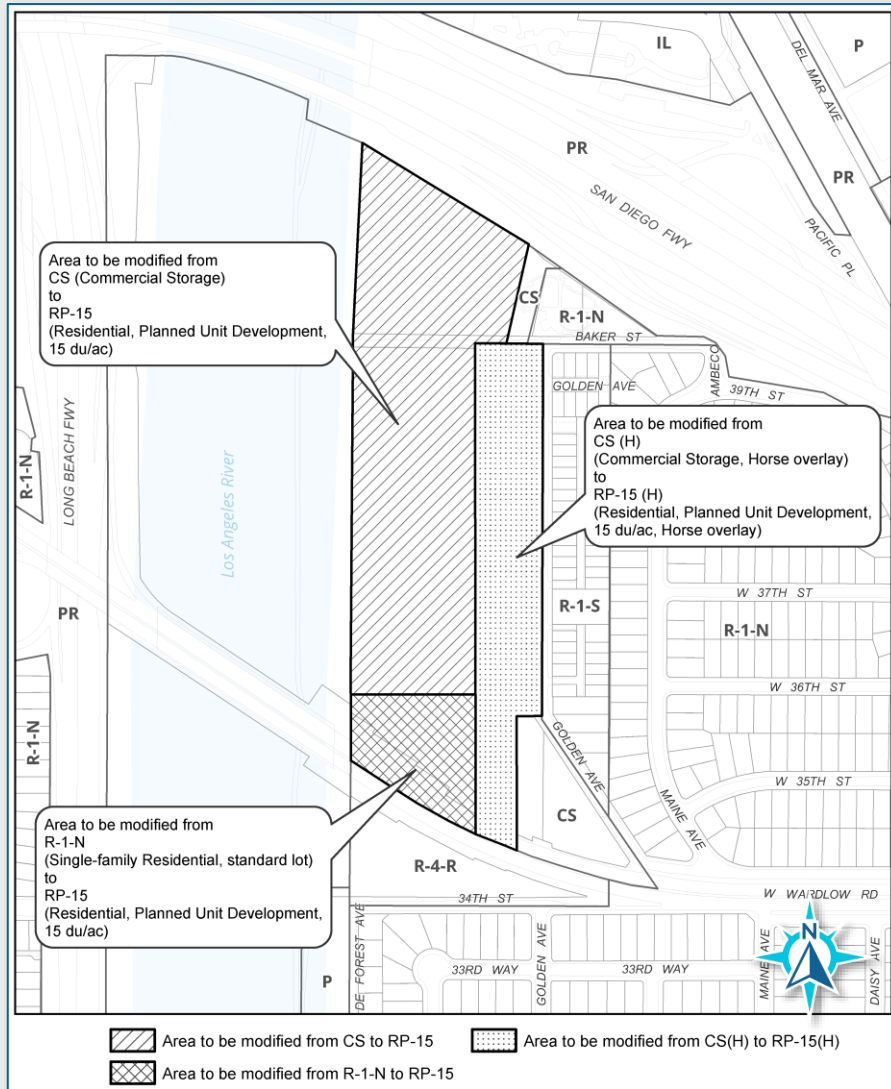


# Entitlements Required

- **Zone Change** – A Zone Change request must accompany any Planned Unit Development (PUD) proposal. Zone Change to RP-15 is requested. RP-15 is the PUD district, 15 designates density in du/ac.
- **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.
- **Site Plan Review (SPR) and Planned Unit Development (PUD)** – For a PUD project, a PUD approval is required in tandem with the SPR approval for the project design.
- **Vesting Tentative Tract Map** – Vesting Tentative Tract Map No. 82712 to subdivide the project site into one master ground lot and individual condominium airspaces for each dwelling unit.
- **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.



# Zone Change



## 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



# Development Agreement

## 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.



# SPR and PUD Compliance

- Project complies with development standards and design guidelines for SPR and PUD.
- Project is consistent with General Plan FCN PlaceType.
- Achieves General Plan objectives: Housing, Land Use, Mobility, and Urban Design Elements.
- 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.

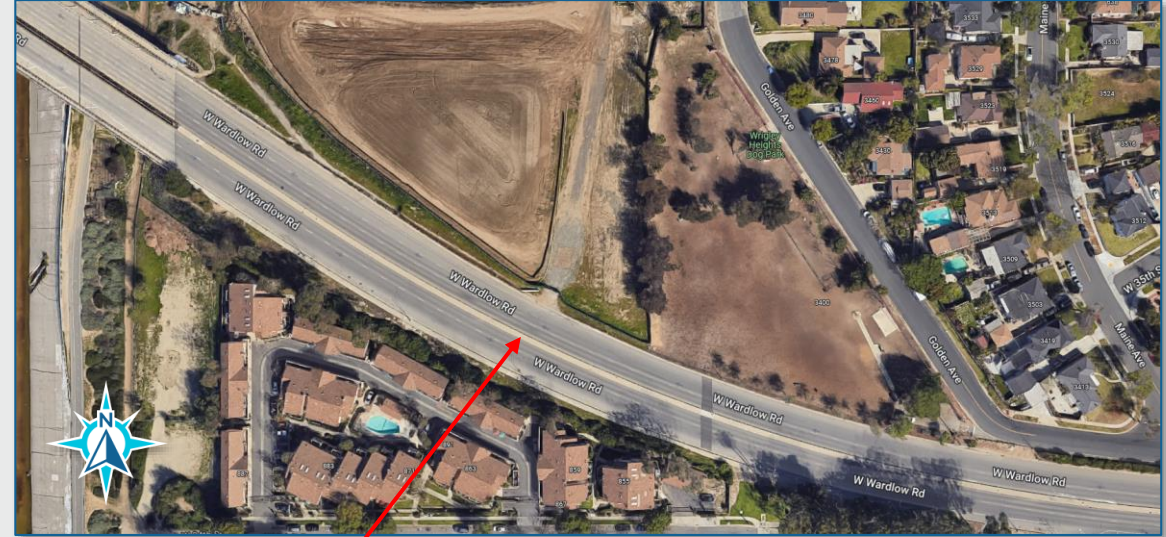


*Three-story Carriage Townhomes*



# SPR and PUD – 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 Avenue, Baker Street, and Wardlow Road adjacent to project site.
- Street trees
- Complete pedestrian connection between Wardlow Road bridge over LA River and Golden Avenue.
- Improvements to City's Baker Street and Wrigley Heights Dog Parks



Traffic Signal Location

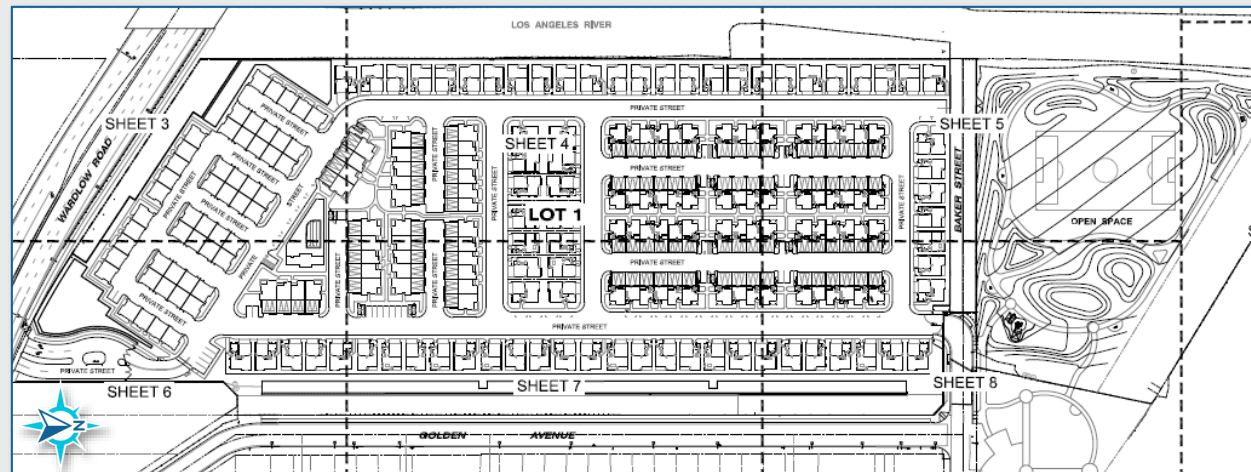
# Vesting Tentative Tract Map

- **Subdivision**

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

- **Ownership**

- Master lot for Homeowner's Association (HOA)
- Individual ownership for each unit
- Covenants, Conditions, and Restrictions required
- HOA responsible for maintaining common areas, park, and front yard landscaping of each unit

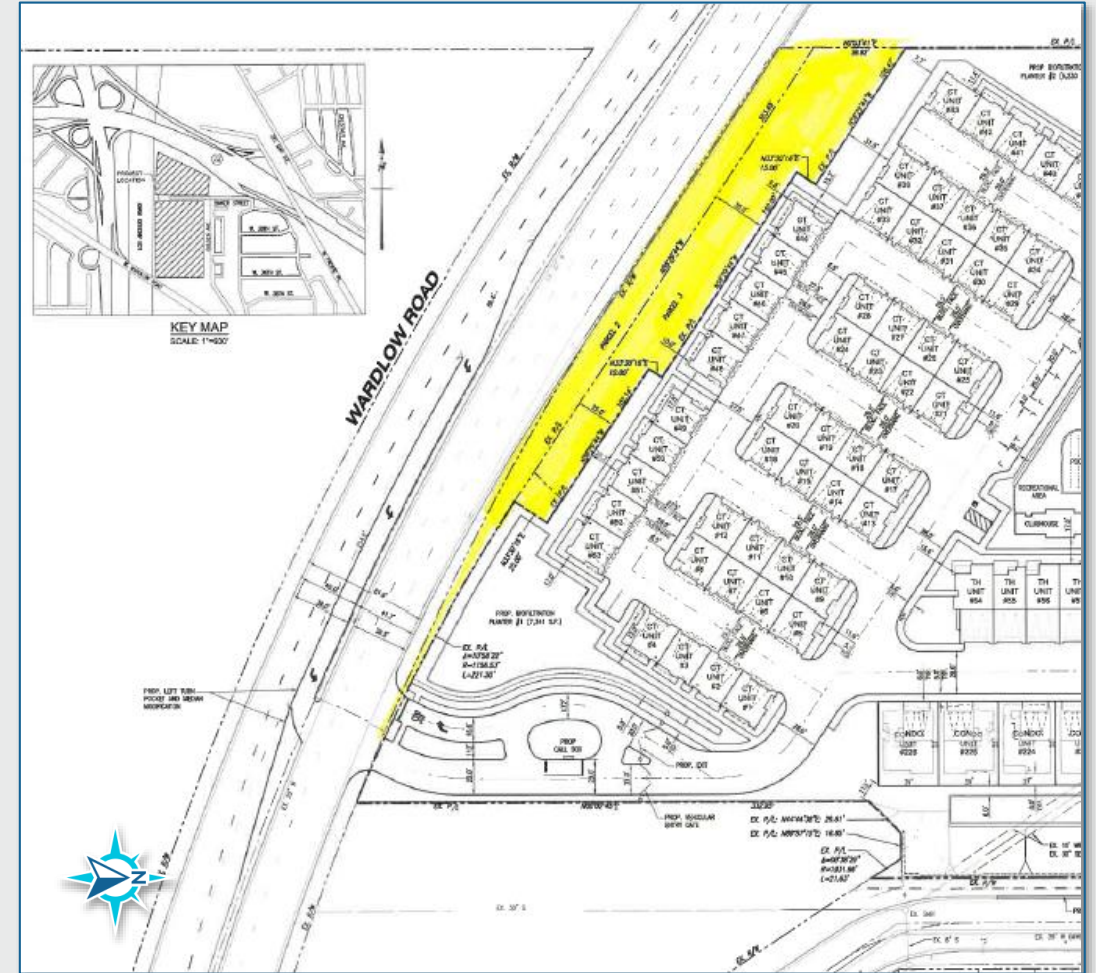




# General Plan Conformity Certification

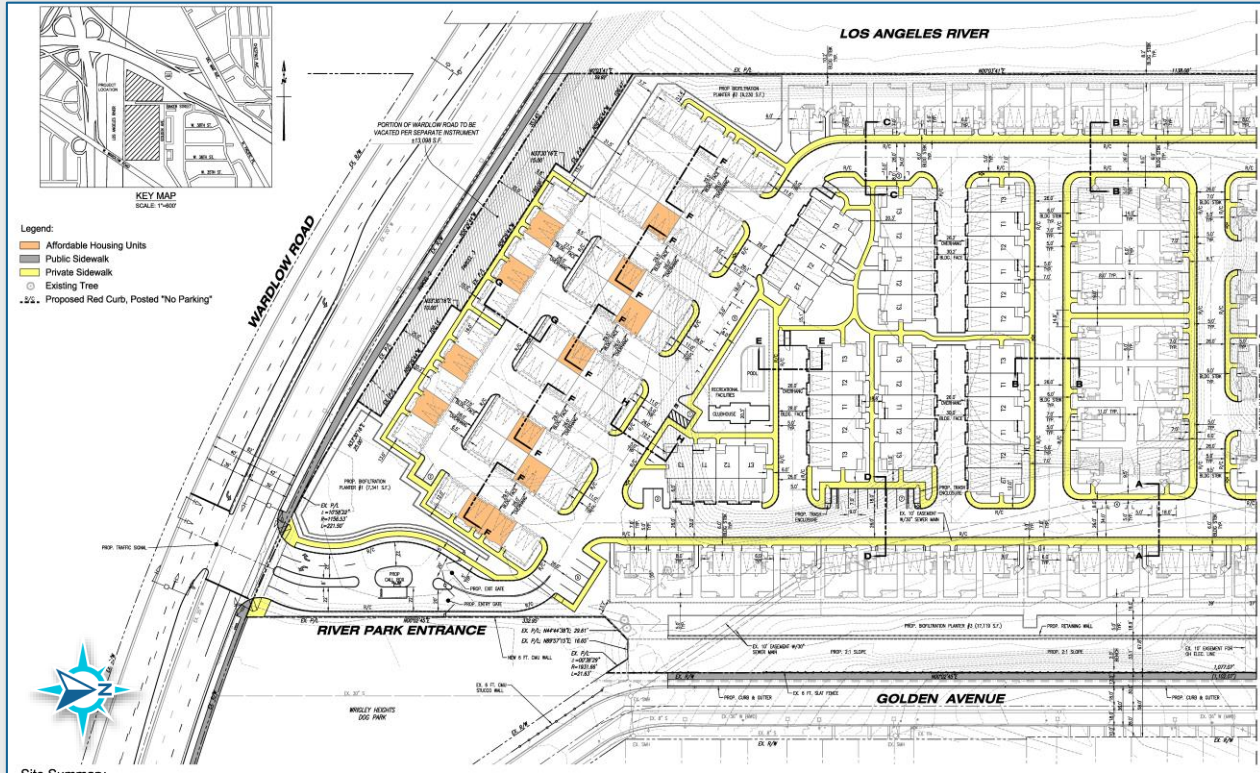
## General Plan Conformity Certification required for vacations of right-of-way

- Baker Street right-of-way vacation
  - Will be vacated west of Golden Avenue, 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 Road right-of-way, which will become part of the development site.
  - City will retain a slope easement over Wardlow Road embankment.
- Both vacations are consistent with the General Plan



*Wardlow Road ROW vacation*

# Affordable Units and Waiver



*Affordable unit locations shown in orange*

## Affordable Housing Units

- Project includes 5 percent 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 percent Very Low AMI units.
- Waiver will allow three-story carriage townhomes, otherwise limited to two stories by Land Use Element 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 Environmental Impact Report

- Environmental Impact Report (EIR) was prepared in accordance with California Environmental Quality Act (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 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 measure.

# 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 (VES) 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 RAP approved by Los Angeles Regional Water Quality Control Board (LARWQCB).
  - Remediation must be completed prior to any residential use of the site. Approval and oversight is the responsibility of LARWQCB.
  - RAP is included in Project EIR. RAP will be administered by LARWQCB, or Department of Toxic Substance Control (DTSC) if specified.



# Public Comments

## Public Comments focused on:

- 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

# Staff Responses to Public Comments

- Written response to comments received prior to Planning Commission,
- Written response to verbal comments received at Planning Commission; and,
- Written response to written comments received at Planning Commission.



# Park Use and River Master Plans

## City Efforts and Decisions on Site Acquisition

- 2000–2004 City effort to acquire the site failed due to budget constraints, need for site remediation, private ownership of the site, and lack of a willing seller.
- A 2016 funding evaluation provided to the City Council showed that acquisition of the property could range between \$17-\$22 million dollars and cleanup of the site an additional \$10 million dollars. These dollar amounts do not include any proposed improvements.
- The site was again dismissed from consideration in the City's 2021 Park Acquisition Feasibility Report, which was provided to the City Council.

## River Plans

- Five different plans for the LA River identify this site as a park opportunity site.
- These plans are advisory and aspirational in nature, but not regulatory.
- These plans do not render the project inconsistent with the City's General Plan.

# Recommendation

Adopt a Resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492);

Declare the Ordinance approving a Zone Change (ZCHG20-002) from Commercial Storage (CS), Commercial Storage with Horse Overlay (CS (H)), and Single-Family Residential, Standard Lot (R-1-N) to Residential, Planned Unit Development (RP-15) and Residential, Planned Unit Development with Horse Overlay (RP-15 (H)), read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare the Ordinance approving a Development Agreement (DA20-001) between the City and The River Park Project Owner, LLC, read the first time and laid over to the next regular meeting of the City Council for final reading;



## Recommendation (cont.)

Approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property;

Approve Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site; and,

Adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the project site. (District 7)



**Thank you**

**Christopher Koontz, AICP**  
Director  
Development Services Department  
[Christopher.Koontz@longbeach.gov](mailto:Christopher.Koontz@longbeach.gov)