

EXHIBIT E

SITE PLAN REVIEW FINDINGS

**(Synergy Oil Field at 6433 East 2nd Street, City property at the southeast corner of Studebaker Road and 2nd Street, Pumpkin Patch Site at 6701 E. Pacific Coast Highway, and the Los Cerritos Wetlands Authority site at the northeast corner of Studebaker Road and Westminster Ave)
Application No. 1601-05
Date November 30, 2017**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, Site Plan Review approval can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. 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;**

Synergy Oil Field: The proposed relocation of the Bixby Ranch Field Office 472 feet southwest of its current location, along with renovation of the building's exterior, and conversion to a Visitors Center does not alter the building's appearance on an oil field undergoing restoration as a wetland. The construction of the decomposed granite pedestrian-only trail leading to a picnic area and further north to the Los Cerritos Channel is consistent with the restored appearance and use of the restored wetlands.

City Property: The aboveground pipeline development and underground utility are consistent with the character of the surrounding area. As the oil pipeline and utility lines are not buildings, they do not require Site Plan Review; as such, this finding is inapplicable to this site. The adjacent property to the east is public property owned by the Los Cerritos Wetlands Authority that contains degraded wetlands and is also used for oil production by Signal Hill Petroleum Inc. who own the mineral rights. The character of the development is also consistent with the property across the San Gabriel River.

Pumpkin Patch site: The project consists of a 5,200 square-foot office building and 9,750-square-foot warehouse building. An 18-foot to 20-foot screen wall will screen the oil production areas from public view. The exterior materials of the office building consist of substantial glazing, with aluminum shades and bronzed aluminum frames. This design creates an aesthetic that is consistent with nearby landscape, but also establishes building character at the City gateway. In addition, the Project proposes the construction and operation of oil wells on the Pumpkin Patch site; however, as oil wells and oil storage tanks are not buildings, they do not require Site Plan Review. As such, this finding is inapplicable to this site.

LCWA Site: The oil wells and oil storage tanks are not buildings and do not require Site Plan Review; as such, this finding is inapplicable to this site.

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 MULTIFAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;

The project is located in the Southeast Area Development Improvement Plan (SEADIP) Subareas 11a, 19 and 33, which allows for industrial uses. There are no special design guidelines applicable to this project site.

Synergy Oil Field: The Bixby Ranch Field Office is eligible for listing as a California Historic Resource. Its relocation as well as exterior restoration/renovation corrects inappropriate modifications that were previously made to the building, and increases the consistency with which the property can be evaluated for historical listing.

City Property: There are no buildings proposed; as such, this finding is inapplicable.

Pumpkin Patch Site: The exterior materials of the office building consist of substantial glazing, with aluminum shades and bronzed aluminum frames. This design creates a modern aesthetic that is consistent with nearby landscape, marks the building's place in current time as compared to previously developed properties, and establishes building character at the City gateway.

LCWA Site: There are no buildings proposed; as such, this finding is inapplicable.

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

Synergy Oil Field: The relocation of the Bixby Ranch Field Office Building does not impact any significant mature trees. The project includes installation of parking lot landscaping as well as street trees.

City Property: There are no significant mature trees that will be removed, as the aboveground pipeline corridor as well as underground utility corridor are being located alongside an existing service road.

Pumpkin Patch Site: There are no significant mature trees on the site. As such, development will not impact any significant mature trees.

LCWA Site: There are non-native trees along the perimeter of the property that will remain, and also be supplemented with new Catalina Cherry and Western Redbud trees and shrubs.

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

All sites: Off-site improvements required for the project are related to the impacts of the proposed development, namely sidewalk, curb, and gutter as well as bike lane improvements, and undergrounding of eligible utilities.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMAMRIZED IN TABLE 25-1 OF THE ZONING ORDINANCE; AND

Non-residential projects of 25,000 square feet or more are subject to applicable requirements set forth in Section 21.64.030, Transportation Demand and Trip Reduction Measures, of the Long Beach Municipal Code. The Project does not include more than 25,000 square feet; as such, this finding is inapplicable.

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

Section 21.45.400 requires that all projects requiring Site Plan Review include: 1) parking lot landscaping; 2) bicycle racks; and 3) capacity to accommodate solar panels on the roof; and 4) designated areas for recycling.

Synergy Oil Field: The Visitors Center parking lot will include landscaping, bicycle racks, and designated areas for recycling. However, due to its potential historical significance, the modification of the building roof to accommodate solar panels is not an appropriate addition.

City Property: There are no buildings proposed; as such, this finding is inapplicable.

Pumpkin Patch Site: The parking area for the office building includes landscaping, bike racks, and designated areas for recycling. Solar panels are proposed to be installed on the roof. Therefore, the site is consistent with this finding.

LCWA Site: There are no buildings proposed; as such, this finding is inapplicable.