



AGENDA ITEM No. 2

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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June 21, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review (SPR17-083) and Lot Mergers (LMG17-022 and LMG17-023) to construct two, eight-story buildings containing a total of 271 residential units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls on approximately 45,000 square feet of site area currently developed with residential, commercial and surface parking uses located at 635 Pine Avenue and 636 Pacific Avenue in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 1)

APPLICANT: Holland Partner Group
c/o Ryan Guthrie
5000 E. Spring Street, Suite 500
Long Beach, CA 90815
(Application No. 1712-09)

DISCUSSION

Project Site

The Pacific-Pine Project (Project) will improve adjacent sites on the 600 blocks of Pacific Avenue and Pine Avenue with two, eight-story buildings, one per site, that are connected by a pedestrian bridge spanning a public alley. Both development sites are located in the Height Incentive Area of the Downtown Planned Development District (PD-30) (Exhibit A – Location Map).

The larger of the two buildings—the Pacific Avenue Building (Pacific Building)—will occupy a six-parcel, 30,000-square-foot site bounded by West 7th Street (north), Pacific Avenue (west), Cobre Way alley (south), and Solana Court alley (east). Adjacent uses to the Pacific Avenue site include the 17-story Park Pacific Tower residential building across West 7th Street, the four-story Pacific Shores residential building across Pacific Avenue, and two- and four-story residential uses across Cobre Way. The Los Angeles County

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Metropolitan Transit Authority's Metro Blue Line runs northbound on track within the abutting Pacific Avenue right-of-way.

The Pacific Building site parcels, identified in the table below, will be merged as part of the project activities (Exhibit B – Pacific Avenue Merger).

Table 1: Pacific Avenue Site

PARCEL NUMBER	ADDRESS	SIZE (SQ. FT.)	PRESENT USE
7273-024-011	624 Pacific Ave.	7,500	Mixed-Uses
7273-024-008	630 Pacific Ave.	2,400	Vacant
7273-024-009	636 Pacific Ave.	3,600	Residential
7273-024-006	640 Pacific Ave.	5,250	Residential (The Parsonage)
7273-024-902	N/A	3,750	Parking Lot
7273-024-901	N/A	7,500	Parking Lot

The 640 Pacific Avenue property is currently improved with the landmark-designated Parsonage building. Built in 1887 and relocated to its present location in 1927, the two-story Queen Anne-style cottage was approved for relocation (to 326 West 10th Street, within the Drake Park/Willmore City Historic District) by the Cultural Heritage Commission on February 12, 2018 (Exhibit C – CHC Notice of Final Action). Relocation of the building will occur prior to Project-related site activities.

The 624 Pacific Avenue property is currently improved with a two-story, mixed-use building built in 1922. The building is not identified in the Downtown Plan as a potential significant resource. A historic evaluation of the property conducted in conjunction with project review found the building not eligible for national, state, or local historic designation. It, along with all other improvements on the Pacific Avenue site, will be demolished as part of the project activities.

The smaller Pine Avenue building (Pine Building) will occupy a three-parcel, 15,000-square-foot, mid-block site bounded by a one-story commercial building at 655 Pine Avenue (north), Pine Avenue (east), a three-story mixed-use building at 635 Pine Avenue (south), and Solana Court Alley (west). Across Pine Avenue from the Pine Avenue development site sits the six-story Meeker-Baker Building, a landmark-designated building currently functioning as commercial offices. The Pine Building site parcels, identified in the table below, will be merged as part of the project activities (Exhibit D – Pine Avenue Merger).

Table 2: Pine Avenue Site

PARCEL NUMBER	ADDRESS	SIZE (SQ. FT.)	PRESENT USE
7273-024-007	635 Pine Ave.	3,750	Commercial
7273-024-005	641 Pine Ave.	3,750	Vacant
7273-024-004	643 Pine Ave,	7,500	Vacant

None of the existing improvements on the Pine Avenue site are identified in the Downtown Plan as having potential historic significance. All improvements will be demolished as part of the project activities.

Project Description

The Project will contain a total of 271 for-rent apartment units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls (Exhibit E – Project Plans). Although there are two buildings, the Project will function as one cohesive development. The buildings share the same contemporary aesthetic and will be physically linked at their second levels by a pedestrian bridge that spans Solana Court. Residential occupants will have full access to all Project amenities and common open space areas, regardless of which building houses their residential unit.

Units contain a mix of studios (93), one-bedroom units (94), two-bedroom units (66) and three-bedroom units (18) ranging in size from 499 square feet to 1,423 square feet. The Project's eight-percent allotment of units under 600 square feet (but above 450 square feet) is consistent with the 15-percent cap imposed on such units imposed by the Downtown Plan, and the Site Plan Review Committee found that these units, all located in the Pacific Building, are both livable and desirable owing to their unit's physical location (all front on either a common open space area or right-of-way), their occupants' full access to Project amenities, and occupant provision of a self-storage unit to offset the relative lack of in-unit storage space. As a condition of the purchase agreement for the Successor Agency-owned parcels (7273-024-901 and -902) that make up a portion of the Pacific Building site, eleven Project units will be deed restricted to moderate-income households. These units are a mix of studios (four), one-bedroom units (four), and two-bedroom units (three) ranging in size from 587 square feet to 1,296 square feet.

Private open space areas in the form of balconies and patios measuring 38 to 115 square feet in size are provided for 62 percent of the Project's residential units. Common outdoor open space for the Project totals 9,516 square feet—equal to 21 percent of Project lot size—and is located on floors two and eight of each building. Common indoor amenity areas total 4,234 square feet and include a 1,151-square-foot community room.

All parking for the Project is located on-site within fully enclosed garages integrated into each building. Access to each garage will come from Solana Court. A total of 341 parking stalls will be provided for a ratio of 1.26 parking stalls per unit. All parking stalls are independently accessible; none are in a tandem arrangement. Secure bicycle parking rooms conveniently located within each building's first floor garage area will provide space for 64 bicycles. No new curb-cuts are proposed with the Project. The three existing curb-cuts abutting the Project site (one on West 7th Street and two on Pacific Avenue) will be restored to full-height curb, which will potentially add to the public off-site parking supply in the neighborhood.

Pacific Building

The eight-story, 84'-1" tall Pacific Building contains 194 residential units divided into 186 market-rate rental units and eight moderate-income rental units. The building's four levels of parking—one level at grade and three subterranean levels—contain 267 vehicular parking stalls, 50 bicycle parking stalls, and 214 secure tenant storage units. Wrapping the parking area at grade are units along both the Pacific Avenue and West 7th Street frontages. The building's lobby and a 1,744-square-foot fitness center occupy the area adjacent to the intersection of Pacific Avenue and 7th Street, creating an activated "front door" at this highly visible corner location.

The second/podium level features residential units and the Project's primary outdoor open space, a 3,651-square-foot, open-to-the-sky courtyard outfitted with a swimming pool, spa, barbecue area, and lounge seating amenities. Orientated east-west, the courtyard provides an overlook of the abutting Pacific Avenue right-of-way, and connects on its opposite end with a corridor that leads to the pedestrian bridge linking the buildings. Floors three through seven consist entirely of units lining the right-of-way frontages and framing the courtyard. The building's eighth floor contains a similar layout, but with the addition of a 1,324-square-foot roof terrace overlooking the courtyard area and Pacific Avenue and its adjacent 1,151-square-foot community room.

Pine Building

The eight-story, 84'-9" tall Pine Building has a building footprint roughly half the size of the Pacific Building. Its 77 residential units will be divided into 74 market-rate rental units and three moderate-income rental units. The building contains a three-level parking garage—one level at grade and two subterranean levels—containing 74 vehicular parking stalls, 14 bicycle parking stalls, and 63 secure tenant storage units. The building's first-floor street frontage features an entrance lobby, the Project's leasing office, and a 1,305-square-foot retail-commercial space, giving the Project a mixed-use component and contributing to a pedestrian-oriented streetscape.

The second/podium level, which connects with that of the adjacent Pacific Building, features units wrapped on all sides by a band of hardscape and raised landscaping measuring 4,237 square feet. This area includes a programmed, open-air lounge that overlooks the abutting Pine Avenue right-of-way. Similar to the Pacific Building, floors three through seven consist entirely of residential units. The eighth floor features residential units and a 304-square-foot roof terrace overlooking Pine Avenue.

The Project is consistent with the zoning and development standards of PD-30 (Exhibit F – Findings). The site is located in General Plan Land Use District No. 7 – Mixed Use District. This LUD allows for large mixed-use projects with the goal of creating vital urban activity centers blending compatible land uses. The Project is consistent with this designation, and is in conformance with the General Plan.

A number of off-site improvements are required by code and conditions of approval in order to offset the capital improvements to public infrastructure necessary to support this project. These include a five-foot-wide (Cobre Way) alley dedication south of the Pacific Building, two-foot-wide dedications on each side of the (Solana Court) alley adjacent to each building, improvements for full ADA accessibility along all Project-adjacent rights-of-way, new curb returns at alley-street intersections (related to alley widenings), and new parkways and street trees along all Project-adjacent rights-of-way. Additionally, an installation and maintenance agreement for the pedestrian bridge spanning Solana Court will be required (Exhibit G – Conditions of Approval).

Staff recommends that the Planning Commission determine the Project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162, and approve a Site Plan Review and Lot Mergers for the proposed development.

PUBLIC HEARING NOTICE

A total of 2,371 notices of public hearing were distributed by mail on June 4, 2018, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no comments or written testimony has been received.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006). An Environmental Compliance Checklist prepared for the Project determined that the Project will not result in any new significant impacts not already analyzed in the Downtown Plan Program EIR (Exhibit H – Environmental Compliance Checklist).

Respectfully submitted,



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Pacific Avenue Merger
- Exhibit C – CHC Notice of Final Action
- Exhibit D – Pine Avenue Merger
- Exhibit E – Project Plans
- Exhibit F – Findings
- Exhibit G – Conditions of Approval
- Exhibit H – Environmental Compliance Checklist