



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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September 20, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review (SPR18-015), for the construction of a seven-story multi-family residential building containing 97 dwelling units and one-level subterranean, 122-stall parking garage at 1112-1130 Locust Avenue, in the Downtown Planned Development district (PD-30). (District 1)

APPLICANT: Shahab Ghods
Plus Architects
1770 Sawtelle Blvd.
Los Angeles, CA 90025
(Application No. 1803-10)

DISCUSSION

The proposed multi-family residential project at 1112-1130 Locust Avenue (Project), would develop a 0.51-acre site with a seven-story multi-family residential building containing 97 dwelling units and a one-level subterranean, 122-stall parking garage. The site is located on the east side of Locust Avenue between 10th and 11th Streets, just south of the east-west alley, Lily Way (Exhibit A – Location Map). Abutting the site to the east is a north-south alley, Waite Court, and abutting the site to the south is a two-story, multi-family building. Currently, the site is improved as a surface parking lot with a chain link fence around the perimeter. This parking lot is not deed restricted or otherwise tied to an existing land use. (Exhibit B – Site Photos).

The Project site is located in the Downtown Plan Area (PD-30), an area characterized by mid- and high-rise residential development; high-intensity employment; and various retail, cultural, and entertainment destinations. The Project, designed to conform with all applicable PD-30 development standards, is consistent with the level and intensity of development intended for the site.

Project Summary

Long Beach Boulevard, located to the east, and Anaheim Street, located to the north are the main corridors in the vicinity that motorists utilize to access minor streets, such as 10th Street and Locust Avenue. Vehicle access to the Project is from the alley, Lily Way, located on the north side of the building.

The building's street frontage along Locust Avenue is activated by direct access to units as well as convenient pedestrian/tenant access into the Project. From Locust Avenue a residential lobby leads to the building's elevator lobby, from which tenants and guests can access the Project's parking areas and the units and amenity spaces on the building's upper floors. (Exhibit C – Plans).

The building, with the exception of the lobby area, is set back six-feet from Locust Avenue to allow landscaping and open space decks for the ground floor units. This setback is compatible with existing adjacent residential land uses. The entrance/lobby is set back three-feet from the property line creating a focal point at street level. The building's other setbacks along the alleys of Lily Way and Waite Court are closer to the zero-foot build lines as permitted by PD-30. A 6" fence/wall easement exists on the southern property line. The applicant proposes to enhance the buffer by removing the existing fence and providing a planting area to better screen the building from the adjacent two-story structure.

The ground floor street frontage contains six (6) studio units with entrances and private decks on the building's west side. The second floor includes one studio, 1 one-bedroom and 2 two-bedroom units. Amenity spaces are located above the building podium at the third level. Floors three through seven contain the majority of the building's residential units, including 18 loft units, 42 studio units, 20 one-bedroom units, and 8 two-bedroom units. The average unit size is 773 square feet. All units in the Project meet or exceed the minimum unit size of 600 square feet as cited by PD-30. Residential projects are required to provide a mix of dwelling types and sizes to promote a more balanced community.

Required common outdoor open space for the Project is 15 percent of lot area (after dedication requirements), or 3,274.8 square feet. In order to qualify as common outdoor open space, areas must measure at least 1,000 square feet in size with at least one portion of the common outdoor open space measuring 40' x 12' or greater. The Project contains a courtyard area on the third floor with a pool, spa, outdoor seating, and landscaping measuring 3,710 square-feet meeting the standard. In addition to common outdoor open space requirements, PD-30 requires new developments containing 21 or more dwelling units to provide at least one community room measuring 500 square-feet or greater. The Project includes on the third floor a recreation room and gym measuring 1,850 square-feet. PD-30 private open space standards require at least 50 percent of all residential dwelling units contain private open space in the form of either a balcony, patio, or roof terrace. As proposed, 50 of the Project's 97 units feature either a private patio or balcony.

Parking for the Project consists of 122 parking stalls within the building's three-level garage. Provided parking is consistent with PD-30's one stall per unit tenant parking requirement and 0.25 stalls per unit guest parking requirement. Thirty-six of the parking spaces within the garage will be designed and equipped with electric vehicle charging stations (30 for tenants, 6 for guests). PD-30 regulations require a minimum of one bicycle parking space for every five dwelling units, or 20 for the Project. Adjacent to Lily Way on the ground level, 20 bicycle storage units are located in the parking garage. A bike work

area is located in the lower garage area. Additional garage amenities include storage rooms that include individual storage units that will measure a minimum of 25 square-feet in area and contain at least 175 cubic feet of space, per PD-30 requirements. Some units will have individual storage units attached to their unit for direct accessibility.

The seven-story building will stand 85 feet in height, below the 150-foot height maximum allowed by PD-30 for the site. With the exception of the units facing Locust Avenue, levels one and two of the building enhance privacy to the adjacent land uses by providing a landscaping buffer to south, and screened parking to the north and east. On the upper floors, the building offers a variety of setbacks and cutouts to create visual breaks in the building. In recognition of the proximity of the 5-story residential structure across Waite Court, the building reduces massing creating a third floor courtyard area at the southwest corner. The Project's floor area ratio, 4.0, is below the maximum 5.0 floor area ratio standard in effect at the site.

The Project will enhance the site by introducing a high-quality residential development with a clean, contemporary aesthetic. The street elevation will provide a combination of glass and concrete elements to provide a modern streetscape. Alternating balcony types with glass and concrete, accentuating transparency with large windows, angling walls on the north elevation all enhance the vertical design. Building materials include brush aluminum door and window frames, metal awnings, smooth plaster and textured board concrete.

The project proposes several Green Building elements as required by the CAL Green Code and as amended by the Long Beach Municipal Code. This includes meeting the intent of Leadership in Energy and Environmental Design (LEED) certification, and the PD-30 Program Environmental Impact Report's Mitigation Monitoring and Reporting Program requirement of a minimum 20-percent increased efficiency over current Title 24 standards. Other elements include, a solar ready roof, bicycle parking and designated recyclable materials collection areas.

Electric vehicle charging spaces capable of supporting future electric vehicle supply equipment will be provided per LBMC (6 spaces required by CAGREEN, 36 spaces proposed). Flow rates of plumbing fixtures and fittings shall be per Code and shall meet the US EPA Water Sense Specifications, as applicable. Native and drought-tolerant planting is proposed and shall comply with the CA Department of Water Resources' Model Water Efficient Landscape Ordinance. Materials used for hardscaping shall be high albedo to reduce the heat island effect within the project.

Incorporated into Project design are City-planned dedications designed to accommodate wider, more accessible corners and the addition of parkway landscaping. A corner cut-off at Waite Court and Lily Way is provided. The Project requires a 2.5-foot dedication on Waite Court, increasing the alley width to 20-feet.

Existing street trees on the site's perimeter will be removed and replaced with species consistent with City specifications. On site landscaping will consist primarily of California

native and drought tolerant species in accordance with the City's provisions for water-efficient landscape design.

The site is located within General Plan Land Use District Number 7 – Mixed Uses (LUD 7). LUD 7 intends for combinations of land uses – including high-density residential – that vitalize sites and give them more importance in the urban structure of the City. Improving the site with a high-quality, context sensitive multi-family residential project will rejuvenate the site and contribute new residential units to the downtown housing stock.

The Mobility Element of the General Plan, which establishes a context-sensitive street classification system, identifies Locust Avenue as a Local Street. Per the Mobility Element, Locust Avenue and other Local Streets are characterized as providing access to individual residential parcels. The Project's setting is in a transit rich environment with bus lines and the Metro Blue Line within walking distance of the site. Consistent with the Mobility Element's goal of creating a multimodal mobility network, the Project has incorporated bicycle storage into the building design.

Entitlements

The Downtown Plan requires Site Plan Review for projects involving the construction of one or more new dwelling units. Those projects consisting of 50 or more new units are also required to participate in the Conceptual Site Plan Review process. The Project's 2017 conceptual review was followed by submittal for the subject entitlements in March 2018. Project design has evolved to achieve a more harmonious relationship with surrounding uses, an increase in tenant amenities, enhanced pedestrian orientation, and a more refined design (Exhibit D – Findings of Approval and Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 1,265 Public Hearing notices were distributed on September 4, 2018, in accordance with the provisions of the Zoning Regulations. As of the preparation of this report no communications have been received.

ENVIRONMENTAL REVIEW

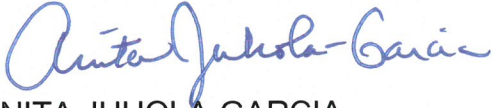
The Downtown Plan's Program Environmental Impact Report (PEIR), was envisioned to provide a streamlined review of subsequent development projects, using Section 15183 of the CEQA Guidelines. Projects that are consistent with the development density or intensity of the Downtown Plan, "shall not be subject to additional environmental review, except as might be necessary to examine whether there are project-specific significant effects, which are peculiar to the project or its site." Staff has included an analysis of the proposed development project to the environmental analysis of the Downtown Plan PEIR and found that the project does not warrant further environmental review. This analysis is included as Exhibit E – Downtown Plan PEIR Analysis.

CHAIR AND PLANNING COMMISSIONERS

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Respectfully submitted,



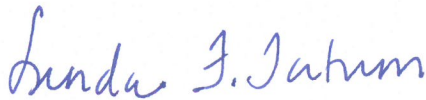
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DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Site Photos
- Exhibit C – Plans
- Exhibit D – Findings of Approval and Conditions of Approval
- Exhibit E – Downtown Plan PEIR Analysis