

GENERAL PLAN FINDINGS
3443 Long Beach Boulevard and 210 East 35th Street
Application No. 1804-14 (GPA17-008)
January 17, 2019

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

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

The proposed amendment changes the General Plan Land Use Designation (LUD) of five existing lots from LUD #1 Single Family to LUD #8 Commercial Corridor. The General Plan Land Use designation (LUD) is contiguous with the General Plan Designation of the parcels across the alley and promotes the orderly development of land. This amendment, in combination with the vacation of the unnamed alley that runs north to south between 35th Street and Wardlow Road, will facilitate the consolidation of the subject lots with the five lots to the east; creating a single lot approximately 2.02 acres in size. This General Plan Amendment will be a benefit to the public interest as it supports new and larger development opportunities within the city and encourages new investment. New development at the site will include the upgrade and construction of new infrastructure improvements such as public sidewalks, in addition to supporting the growth of an established business Laserfiche along with job retention within the City.

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

A zone change is also proposed in conjunction with the General Plan Amendment. The western half of this of the site would be changed from R-1-N (Single Family Residential District) to Community R-4-N (CCN) District. This proposed zone change is consistent with the Land Use Designation of LUD #8 Major Commercial Corridor. The eastern half of the lot which is currently zoned Community Automobile Oriented (CCA) and High-Rise Overlay (HR-4) District and is proposed to be rezoned to Community R-4-N (CCN) District. The HR-4 designation will remain unchanged.

The CCA and CCN Districts are two of four district types within the broader Community Commercial Zoning Districts class. The Community Commercial districts,

“provide medium scale uses which may require buffering to ensure compatibility with adjacent neighborhood uses. These districts are located on a major or minor arterials, located on larger lot sizes adjoining larger scale residential neighborhoods uses are buffered from smaller scale residential neighborhoods.”

The proposed zone change is contiguous with the CCA district which is within the broader Community Commercial district category making it a compatible change. The zoning district is also recognized as being compatible with neighboring residences, as indicated above when appropriate buffers are incorporated into the project design. The proposed project makes use of design and site plan configuration that are sensitive to the established neighborhoods to the west and south.

ZONE CHANGE FINDINGS
3443 Long Beach Boulevard and 210 East 35th Street
Application No. 1804-14 (ZCHG18-002)
January 17, 2019

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

Positive Finding: Currently, the eastern half of the project site is zoned Community Automobile Oriented (CCA) and High-Rise Overlay (HR-4) District while the western portion of the site is zoned Single-Family Residential (R-1-N) District. The zone change will amend the primary zoning classification of CCA and R-1-N to Community R-4-N (CCN) District. The HR-4 designation will remain unchanged.

The vacation of the unimproved alley will allow the consolidation of ten existing lots into a single lot for development.

The Initial Study/Mitigated Negative Declaration prepared for the development project (IS/MND-04-18) found that there will be no significant unavoidable impacts associated with the project, and that all potentially significant impacts can be mitigated to a less than significant level. Particularly, the MND found that all construction noise impacts associated with the project can be mitigated to a level of less than significance, and ongoing operation noise impacts associated with the proposed office building and associated parking structure will be less than significant, with no mitigation necessary. The rezoning and construction of the project will not negatively affect the character of the existing residential neighborhood, nor would it adversely affect its livability. The project site will lead to improvements to the development site and would not result in negative effects upon the appropriate development of the surrounding area.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

Positive Finding: The project site is proposed to be amended so that the entire site is located within the Major Commercial Corridor (LUD #8). The General Plan LUD #8 designation refers to LUD #8M for the intended development related to office buildings which establishes that office uses should be larger in scale with on-site parking. In order to achieve this the proposed amendment includes the consolidation of ten (10) parcels and the vacation of an alley to create a single lot

approximately 2.02 acres in size which would support the proposed 102,848 square foot, 4-story office building and associated parking structure.

- 3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.**

N/A: The proposed change is not a rezoning of an existing mobile home park.

SITE PLAN REVIEW FINDINGS
3443 Long Beach Boulevard and 210 East 35th Street
Application No. 1804-14 (SPR18-021)
January 17, 2019

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, 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;**

Positive Finding: The proposed project consists of a 2.02-acre site that is to be developed with a 102,848 square-foot, four-story office building ranging in height from 62'-9" up to 74' on the eastern half of the site. A separate, free standing, three-story, parking structure with a subterranean level of parking is proposed on the western half of the site. The parking structure is 32'-9" in height to the top of the parapet and 39' in height to the top of elevator penthouse. The parking garage is to be open-air and is architecturally compatible with the office building it is designed to support. Vertical landscaping is incorporated into the exterior of the parking structure helping to soften the appearance of the structure on the west elevation. The buildings massing is configured so that taller elements of both structures are placed towards the center of the site along the alley and away from the residential uses. In addition, the site configuration places the four-story office building along Long Beach Boulevard and then steps down to three-stories on the western portion of the site adjacent to the established residential neighborhood. The four-story office building height is comparable to the heights of other multi-story buildings along Long Beach Boulevard and are also located within the High-Rise Overlay District.

- 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;**

Positive Finding: The office building is sited in the portion of the lot located within the High-Rise Overlay District which permits buildings up to four stories. The building height for this area of the HR District is established through the site plan review process (Long Beach Municipal Code Section 21.39.020). The Site Plan Review Committee and Planning Commission found the height appropriate based on the proposed building form and the relationship to the surrounding uses. The free-standing parking structure is situated on the western portion of the site with

vehicle access from 35th Street. The parking structure accommodates a total of 343 parking spaces where a minimum of 246 parking spaces are required. The General Plan LUD #8 designation refers to LUD #8M for the intended development related to office buildings which state,

“Offices uses should be fairly large in scale with on-site or in-building parking with vehicular access off the main roadway wherever possible. Taller structures (over 5 stories) are consistent where permitted by the zoning regulations. Heavy landscaping along the frontages is required to enhance the image of the boulevard on which the use is located.”

Although, the vehicle access is taken from 35th Street this location (although not on Long Beach Boulevard) is acceptable in that it interfaces with the surface parking lot and commercial office building to the north and does not immediately face the residential neighborhood.

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

Positive Finding: The site has several ornamental trees on site as well as additional trees within the public right-of-way along Locust Street. The trees both on-site and within the public right-of-way will be removed and replaced with a cohesive landscape design around the entire of the perimeter of the site. The landscaping incorporates denser and more drought tolerant landscaping including numerous trees both on-site and along the property perimeter as documented in the project plans for the project.

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

Positive Finding: Improvements to the public right-of-way adjacent to the project site will include several dedications and an alley vacation that was requested by the applicant to allow for the consolidation of lots, which supports the creation of an office campus headquarters like setting. In addition, other infrastructure upgrades and improvements are required as part of the mitigation measures identified in the environmental report prepared for this project. This includes a second northbound left turn lane from Long Beach Boulevard to Wardlow Road. This public improvement is required to offset the proposed project’s traffic impacts and general impacts from increased use of the public facilities and infrastructure.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1 AS FOLLOWS:

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		

Positive Finding: The proposed development consists of approximately 102,840 sq. ft. of office space. All the requisite items in the above Table 25-1 will be required as a condition of approval if not already shown on the plans.

TENTATIVE PARCEL MAP FINDINGS
3443 Long Beach Boulevard and 210 East 35th Street
Application No. 1804-14 (TPM18-004)
January 17, 2019

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

Positive Finding: The eastern half of the site is currently designated as Major Corridor Land Use District #8 Major Commercial Corridor; with the proposed General Plan Amendment, the western portion of the site will be changed to LUD #8. The proposed map consolidates ten lots and the alley creating a single 2.02-acre site that fronts on Long Beach Boulevard. The size of the proposed lot will make it possible to be developed with a 102,848 square-foot office building, supported by a parking structure that provides ample parking consistent with the intent of this land use district as detailed in the Site Plan Review Findings for this application.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The subject site will be rezoned Community R-4-N (CCN) district; a zoning designation which is consistent with General Plan Land Use Designation of LUD #8 – Major Commercial Corridor. The tentative parcel map merges the ten existing lots into a single 2.02-acre site; a lot size which exceeds the minimum requirement of 10,000 square feet for newly created lots in the CCN District.

No Specific Plan applies to this project site.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The site is physically suitable for the proposed office building and parking structure, the lot is a relatively flat and of a sufficient size for development at 2.02-acre site with street frontage on three sides. The project site can accommodate adequate parking, required setbacks, and pedestrian circulation as required by the CCN District or High Rise-Overlay as applicable to the site.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The site is physically suitable for the proposed office building and parking structure, the lot is relatively flat and of a sufficient size for development at 2.02-acres in size with street frontage on three sides. There is no density requirement applicable to the site as a commercial development. Nevertheless, the project is suitable as the proposed building can be accommodated on site as it complies the development standards applicable to the site including parking, required setbacks, and pedestrian circulation.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

A Mitigated Negative Declaration (MND) was prepared for this project (IS/MND-04-18). This MND found no significant unavoidable impacts that would result from this project. Mitigation measures are included for the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Tribal Cultural Resources. These mitigation measures will ensure that any impacts are mitigated to a level of less than significance. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish. One mitigation measures (BIO-1) deals with pre-construction and nesting bird surveys and protection, to ensure that the project will not cause substantial environmental damage to these identified wildlife species, and will mitigate any impacts to a less-than-significant level.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The proposed tentative parcel map will not cause a serious public health or safety problem. The map consolidates ten separate lots and an alley into a single site promoting the orderly development of the site. Included as a part of the map are dedications along 35th Street and Long Beach Boulevard to increase the parkway adjacent to the site. The increased width is necessary to accommodate adequate sidewalk and landscaping.

- 7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City Departments have reviewed the Tentative Parcel Map and it has been found that the design and proposed improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map, as specified with the Conditions of Approval.