

SITE PLAN REVIEW FINDINGS

Site Plan Review (SPR 19-004)

2701 Atlantic Avenue

Application No. 1902-13

April 18, 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 buildings within the Long Beach Memorial Medical Center Campus (campus) were constructed between 1909 and 1985. The main visual character of the campus was primarily centered around 1960 and 1970 which establishes strong geometric lines, glass, and metal sheathing commonly found within this period for medical institutional buildings. The massing for the campus varies from one-story structures to eight-story structures with exterior finishes consisting of poured concrete, stucco, metal, and glass. The primary color pallet consisting of light earth tones (green and brown).

The proposed 80,000-square-foot, four-story outpatient medical office building (Project) is designed in the contemporary architectural style. The Project is designed in an "L" shaped configuration with the primary entry facing the parking lot and has strong geometric lines consistent with the intent of the Long Beach Memorial Medical Center Master Plan (Master Plan). The design also incorporates modulation and architectural projections to provide visual interest along each elevation of the building facade consistent with the Midtown Specific Plan (Specific Plan).

The Project will incorporate stucco, glass, and metal in its siding and architectural features. The siding will consist of metal and stucco/plaster siding with reveals. The windows, awnings, and entry canopy will be aluminum. The glass will be stained using multiple colors to provide a pop of color and reflect the branding of the campus. The balconies will include glass railing. Lastly the rehabilitation yard and adjacent trash/recyclable area will consist of wood composite and concrete masonry fencing.

The overall design and scale of the Project is harmonious and balanced within campus itself as well as the adjacent community as the height of the primary

hospital is the tallest building standing eight-stories followed by the proposed Project which is four-stories and within the mid-range height initially called for in the Master Plan allowing up to five-stories.

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 design standards applicable for this project are controlled under the Master Plan and Midtown Specific Plan. These plans address building design, corner treatment, lighting, facades, parking, and landscape. As previously mentioned above, the design and configuration of the building is consistent with the original programming of the Outpatient Building called for in the Master Plan. The materials, color palette, and massing of the building is respective of the Campus resulting in a development that fits well within this site and is properly integrated into the fabric of the community. The Project design executes a contemporary and vibrant aesthetic appropriate for the intended users of the site being (pediatric outpatient services). The elevations strike a balance between solid and transparent treatments with durable, high-quality materials incorporated into the project to ensure longevity including the use of metal and stucco/plaster siding with reveals. In addition, the Project provides adequate corner treatment to the Atlantic Avenue and 27th Street intersection by introducing a taller more prominent surface break from the primary exterior wall.

The proposed building will be compliant with height, floor area ratio (FAR), setbacks, parking, open space, model water efficient landscape ordinance (MWELo), transportation demand management (TDM), green building design standards (Leadership in Energy and Environment Design (LEED), canopy/tree shade coverage, solar readiness, and designated areas for recyclables in accordance with the Midtown Specific Plan (SP-1-M) and the Master Plan for the campus. A detailed summary of the Project's compliance with applicable zoning and development standards are detailed in Exhibit C- Zoning & Development Standards of the Planning Commission's April 18, 2019 Staff Report related to Application No. 1902-13.

In addition to applicable zoning and development standards of Midtown-Specific Plan (SP-1-M) which allows medical uses by right, the proposed project must also be consistent with the applicable General Plan Land Use designation. The Project 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 which includes medical services. The Project is for a medical facility which will be consistent with the current General

Plan designation in addition to the proposed General Plan designation which is intended to suitable for Regional Serving Facilities.

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

Positive Finding

The project is improved with several mature street trees along the perimeter of site which will remain undisturbed along 27th Street, Atlantic Avenue and Patterson Street. Some trees and landscaping will be removed to make way for the proposed Project. However expanded trees and landscaping areas will be replaced and provide shade coverage in accordance with the Midtown Specific Plan and Master Plan.

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

A number of off-site improvements are required by code and addressed as conditions of approval for this project. These improvements include a street dedication on 27th Street, additional dedications for sidewalk, crosswalk and curb ramps along Atlantic Avenue, and full ADA accessibility along all project-adjacent rights-of-way and further outlined in Exhibit F- Conditions of Approval of the Planning Commission's April 18, 2019 Staff Report related to Application No. 1902-13.

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:

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 Project will consist of 80,000-square-feet of new non-residential development subject to the Transportation Demand Management (TDM) requirements outlined in the 50,000-square-foot project threshold category. This category requires the project to provide a transportation information area, preferential parking for carpool and vanpool, parking designed to admit vanpool, and bicycle parking.

The project will be providing the transportation information area on the first floor lobby towards the main entrance to the building which will help give additional transportation options to the public. The preferential parking for carpool and vanpool vehicles will be placed adjacent to the handicap parking stalls within close proximity to the front entry of the building. The designated vanpool parking stalls will be conditioned to be painted signage at the end of the parking stall or posted on a pole at the head of each stall. Lastly, 16 bicycle parking stalls will be located along the north stairwell and four bicycle parking stalls will be located along the southwest stairwell.

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

Positive Finding

Per the requirements of Section 21.45.400 the project has been designed to meet the LEED certified level acquiring 46 points (40 minimum), and four points shy of the Silver certification (50-60 points). Additionally, the project will be designed for solar readiness and have an area of up to 5,648-square-feet with trash collection areas for recyclables located adjacent to the therapy /rehab outdoor yard.