



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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April 18, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed under the Long Beach Memorial Medical Center Environmental Impact Report (LBMMC EIR) filed under State Clearinghouse No. 2004081142 and Addendum to the LBMMC EIR (Addendum EIR) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review (SPR19-004) to construct an 80,000-square-foot, four-story medical office building located at 2701 Atlantic Avenue in the Midtown Specific Plan (SP-1-M) District. (District 6)

APPLICANT: Edward Caruana
3633 Long Beach Boulevard, Suite 200
Long Beach, CA 90807
(Application No. 1902-13)

BACKGROUND

The Long Beach Memorial Medical Center (Campus) is located on a 54-acres site bounded by Spring Street to the north, Long Beach Boulevard to the west, Willow Street to the south, and Atlantic Avenue to the east. The Campus consists of two inpatient facilities (Long Beach Memorial Medical Center and Miller Children Hospital), six buildings providing outpatient services, and mixed-uses consisting of 15 residential buildings and 18 vacant lots.

The Long Beach Memorial Medical Center Master Plan (Master Plan) was approved for the campus in 2005. The Master Plan establishes a framework for phasing future development leading up to the year of 2020 with the goals of maintaining adequate operations consistent with State licensing requirements, providing adequate inpatient and outpatient facilities to support population growth, planning for effective utilization of the 54-acre site, identifying adequate infrastructure improvements, and developing consistent design guidelines cohesive within the campus and adjacent community.

In May 2018, a modification to the Master Plan (MOD17-015) was approved to relocate the original location of a future parking structure along 27th Street to the north end of the hospital where greater need was anticipated in addition to relocating the original location

of the outpatient building from the northwest corner of Atlantic Avenue and Patterson Street to the northwest corner of Atlantic Avenue and 27th Street.

As required in the Midtown Specific Plan (SP-1-M), projects exceeding 50,000-square-foot of new building area is subject to Conceptual Site Plan Review and Site Plan Review approval from the Planning Commission. The proposed 80,000-square-foot, four-story medical office building and surface parking lot although consistent with the original scope of the Master Plan and Modification request previously approved by the Site Plan Review Committee exceeds this threshold and is therefore subject to the review from this hearing body.

DISCUSSION

The Project area is located in the southern half of the campus within the block bounded by Atlantic Avenue to the east, 27th Street to the south, (Long Beach Boulevard to the west and Columbia Street to north. Adjacent uses to the site include a parking structure to the west, the hospital to the north, a medical clinic to the south, and a skilled nursing facility and tire shop to the east across Atlantic Avenue (Exhibit A- Location Map).

The Project will consist of a new 80,000-square-foot “L-shaped” medical office building for pediatric outpatient services. The first floor consists of the lobby, waiting area, pharmacy, adolescent therapy gym, developmental therapy gym, infant gym, conference rooms, exam rooms, consultant rooms, treatment rooms, clinical rooms, and other related medical office spaces. The upper floors (levels two, three, and four) will primarily consists of medical office spaces and exam rooms (Exhibit B – Project Plans).

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 attached in Exhibit C- Zoning & Development Standards.

Upon buildout of the proposed project the Campus will have 4,063 on-site parking stalls. The required parking for the Campus inclusive of the proposed project is 4,198 parking stalls. The Midtown Specific Plan allows for parking reductions to be considered by the Site Plan Review Committee when projects incorporate various Transportation Demand Management (TDM) strategies and other proposals including but not limited to parking studies. The Project implement’s a range of TDM mechanisms including a transportation information area to provide alternate modes of transportation options available to the public, preferential parking for carpool and vanpool, and bicycle parking. In addition the applicant has provided a Parking Study (study) prepared by Linscott Law and Greenspan Engineers which analyzes the Campus’s current and prospective parking demands. Based upon a field study conducted over a period of three days capturing the weekday (Wednesday and Thursday) and weekend (Saturday), the report finds that the existing

development and proposed project together will generate a demand for only 3,480 parking stalls and will provide a parking surplus of 583 parking stalls. The Site Plan Review Committee approved the parking study on March 27, 2019 (Exhibit D- Parking Analysis). Furthermore, it is anticipated that additional parking will be provided through build out of future phases of the master plan.

The design of building will be Contemporary with aluminum windows, awnings, and entry canopy, color stained glass, glass rail balconies, metal and stucco/plaster siding with reveals, wood composite fencing along the rehabilitation and staff lounge, and concrete masonry/stone adjacent to the trash/recyclable area.

In addition to the Project's consistency with the 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 (Exhibit E - Findings).

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 (Exhibit F – Conditions of Approval).

The Site Plan Review Committee reviewed the proposed Project's design on March 27, 2019 and found it to be consistent with the intent of the Midtown Specific Plan and the Master Plan. Staff recommends that the Planning Commission determine the Project is within the scope of the project previously analyzed as part of the Long Beach Memorial Medical Center Environmental Impact Report (State Clearinghouse No. 2004081142) and Addendum EIR and warrants no further environmental review pursuant to CEQA Guidelines Section 15162 and approve a Site Plan Review for the proposed development.

PUBLIC HEARING NOTICE

A total of 387 notices of public hearing were distributed by mail on April 1, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the date of preparation of this report, no comments were 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 Long Beach Memorial Medical Center Environmental Impact Report (State Clearinghouse No. 2004081142) and Addendum EIR. The EIR was circulated for a 30-day public review

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period between January 27, 2005 and March 14, 2005. The City Council accepted the Program EIR and Addendum EIR on June 7, 2005.

The EIR provided mitigation measures addressing potential impacts related to aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and public services. The mitigation measures addressed in the EIR and Addendum EIR will be required as conditions of approval for the project.

An Environmental Compliance Determination was prepared for the project determined that the Project will not result in any new significant impacts not already analyzed in the Long Beach Memorial Medical Center Environmental Impact Report (Exhibit G – Environmental Compliance Determination).

Respectfully submitted,



NICK VASUTHASAWAT
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT
SERVICES

LT:CK:AO:NV

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Project Plans
- Exhibit C – Zoning & Development Standards
- Exhibit D – Parking Analysis
- Exhibit E – Findings
- Exhibit F – Conditions of Approval
- Exhibit G – Environmental Compliance Checklist