

LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

6398 E. Pacific Coast Highway

Application No. 1903-16 (LCDP19-003, SPR19-008, MOD19-009)

September 5, 2019

Pursuant to Chapter 21.25, Division IX of the Long Beach Municipal Code, the City shall not approve a Local Coastal Development Permit unless positive findings are made consistent with the criteria set forth in the Local Coastal Development Permit regulations.

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The project includes construction of two new commercial buildings of 7,000 square-feet and 5,000 square-feet and a 1,007 square-foot addition to an existing building within the Marina Pacifica Mall. The proposed development complies with the standards of the Southeast Area Development and Improvement District. The site is currently developed as a commercial shopping center and no low or moderate-income housing will be removed as a result of this project.

The proposed project conforms to the goals and policies of the certified Local Coastal Program. The certified LCP includes the following provisions, objectives and policies relevant to the proposed project:

Transportation Policies:

- *Increase reliance on public transit*
- *Decrease reliance on automobiles*
- *Increase pedestrian and bicycle access opportunities*

Although the proposed project does not directly affect the reliance on public transit or automobiles, the proximity of the existing shopping center to LB Transit routes creates a connection to the proposed buildings that will be located along Pacific Coast Highway. The project will be required to provide 10 bicycle racks among the two proposed commercial buildings. The project site is also directly adjacent to a bike route along Pacific Coast Highway.

General Housing Policy:

- *Maintain the present number of very low, low and moderate income housing units within the Coastal Zone.*

The site is currently developed as a commercial shopping center. The proposed project will not displace any existing housing.

Southeast Area Development and Improvement (SEADIP) Community Plan:

- *Development of the subject area must be comprehensive and integrated, with a balance sought between the issues of land use, density, traffic, environmental issues, and fiscal impacts.*
- *Development should promote single-family housing.*
- *A density of 7.26 dwelling units per gross acre is the standard of development for the SEADIP area*
- *Access to waterways and public areas is necessary, and a limitation of building heights to two stories is required.*
- *Consider limiting access to major streets, improved local circulation, preventing streets or circulation patterns from disrupting existing neighborhood, improving traffic flow on Pacific Coast Highway and Studebaker Road to minimize traffic impacts*

The project site is located at the northwest intersection of 2nd Street and Pacific Coast Highway and consists of a fully developed commercial shopping center. The project consists of the addition of approximately 13,000 square feet of new commercial building area. Although the project does not impact residential housing or density, the project does encourage the improvement of traffic flow with the utilization of bicycle parking spaces and the promotion of elements of pedestrian compatibility such as small-scale storefronts, pedestrian paths, landscaping, hardscaping and outdoor patio areas along Pacific Coast Highway.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act deals with the public's right to the use of beach and water resources for recreational purposes. The chapter provides the basis for State and local governments to require beach access dedication and to prohibit development, which restricts public access to the beach and/or water resources.

A positive finding can be made for this item.

The Marina Pacifica Mall is located next to portions of Alamitos Bay. The proposed project consists of the construction of two new commercial buildings, one of which will be in close proximity to Basin 8 (Building A) of the Alamitos Bay. Temporary construction activity is not anticipated to block any access to the water for recreational purposes, as Building A will be located far enough from Basin 8 to avoid any issues. Prior to the issuance of any building permits for the project, the applicant will be required to submit an operation plan demonstrating that public access to the

adjacent body of water is not compromised. Strict compliance with operation plan will be monitored during the construction process.