

August 6, 2020

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council accept Statutory Exemption (SE) 20-081 and approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN) and

Accept Statutory Exemption SE-20-081 and Approve the Conditional Use Permit (CUP20-005) to allow the senior housing development consisting of 67 affordable residential units. (Council District 6)

APPLICANT: Mercy Housing

 Studio One Eleven
 Ryan Caldera
 245 E 3rd Street
 Long Beach, CA 90802
 (Application No. 2002-07)

DISCUSSION

The site addressed as 901-945 E. Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901), is located on (east) Pacific Coast Highway between Myrtle Avenue and Martin Luther King Junior Boulevard. The project site is rectangular in shape and measures 270 feet by 105 feet. It encompasses four parcels for a total project area of .65 acres (approximately 28,350 square feet) and is zoned Regional Highway District (CHW) (Exhibit A - Vicinity Map). The western half of the project site is occupied by commercial buildings/uses. The eastern half of the project site is a former redevelopment agency site.

The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway, and commercial uses to the west, across Myrtle Avenue; and commercial uses east, across Martin Luther King Junior Boulevard. The site and adjacent uses are shown in Figure 1.



Figure 1: Aerial of Project Site and Surrounding Uses



The eastern half of the property is owned by the City of Long Beach and is currently in escrow to transfer the property to the project applicant, Mercy Housing.

The proposed project involves demolition of the existing commercial buildings located on the western portion of the site and the construction of a new four-story 100% affordable senior housing project consisting of 67 affordable units, one manager unit and 4,000 square feet of commercial retail/office space. The ground floor will consist of approximately 4,000 square feet of commercial (retail/office) space, approximately 4,587 square feet of resident amenity space and 38 (surface) parking stalls. The second floor will consist of 20 residential units, 670 square feet of resident amenity space (community room) and 4,745 square feet of shared open space (communal garden and covered patio). The third and fourth floors will each provide 24 residential units respectively (Exhibit B - Plans and Renderings).

Zone Change

The project site is currently zoned Regional Highway (CHW) District. The CHW District is a commercial zone that permits retail and service uses. Senior housing and other multi-family residential uses are not permitted in the CHW zone.

In contrast, the General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium intensity commercial uses and medium-density apartment and condominium buildings¹. The NSC-M designation allows up to seven stories in height and residential densities characterized

¹ [Land Use Element](#), p. 65

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with 54 dwelling units per acre (du/acre) across the entire PlaceType area, depending on individual lot sizes and other factors.

The applicant seeks a Zone Change to Community R-4-N (CCN) District to allow for the construction of the senior housing project (Exhibit C - Zone Change Map). Staff is supportive of the Zone Change as the proposed CCN zone will better align the existing zoning designations of the parcels to the PlaceType outlined in the Land Use Element and facilitate the construction of housing on otherwise vacant lots. Additionally, the senior housing development project would serve as an appropriate transition between the existing commercial uses that flank Pacific Coast Highway and the single-family and multi-family residences located north and west of the subject site.

The Planning Commission will act in an advisory capacity for this application as the City Council issues the final decision on a Zone Change. Therefore, the project requires recommendation by the Planning Commission before it is presented to the City Council for review and final decision.

Conditional Use Permit

The applicant seeks to operate a senior housing facility with 67 units for persons age 62 and older. Senior citizen housing is permitted upon the granting of a Conditional Use Permit (CUP) subject to specific development standards per LBMC Section 21.52.233. The code requires compliance with special development standards. The code limits the project density to not more than one (1) dwelling unit per two hundred square feet of lot area, which based on the size of the parcel is 141 dwelling units. The proposed project is 68 dwelling units which is below the maximum density threshold.

The code requires that each facility provide not less than three hundred (300) square feet of common recreational space and not less than one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space. The project's open space is located on the second floor as a large deck which consist of several raised planters for gardening, several seating areas and a covered patio workshop area. The project's private open space is provided in the form of private decks and balconies located on the second through fourth floors. The development project requires a total of 6,800 square feet of common open space. The plans illustrate that a total of 4,745 square feet of common open space is provided and 32 units are provided with private open space. The project's recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor which totals 1,870 sf and a community room located on the second floor which totals 670 sf on the second floor.

The code requires that the facility be conveniently located within one thousand feet (1,000') by legal pedestrian route to a public transit stop. Pacific Coast Highway is served by several bus lines. A bus stop is located along Pacific Coast Highway directly in front of this facility.

Conditions of approval have been added to address the specific development standards required by code. The development shall remain a senior citizen housing development through deed restriction and each unit shall be equipped with an emergency signaling device to the on-site unit

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manager's office. The project's common open space overlooks the alley to the north and into the adjacent residential side and rear yards. Out of concern for privacy and noise impacts, a condition of approval will require that a landscape buffer be maintained along the perimeter of the second-floor deck to provide privacy, screening and noise buffer. (Exhibit D - Conditions of Approval)

The Planning Commission will act in the decision body for this application.

Site Plan Review

The Site Plan Review process is established to meet certain community goals which are, among others, to ensure that the highest quality of land planning and design are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment. On July 8, 2020, the Site Plan Review Committee reviewed the project (SPR20-005) and conditionally approved the architecture and site layout pursuant to LBMC §21.25.503. The final approval of the project is contingent on the approval of the Zone Change and Conditional use Permit.

The design of the proposed development reflects a modern architectural style with a flat roof and parapet consisting of three-color schemes and different exterior materials that help achieve both variety and cohesiveness. The front elevation features a store front window system on the entire ground floor of the building. The walls above are angular in orientation, featuring smooth finish stucco, vertical mounted corrugated metal siding, and silver colored vinyl windows. Six decorative vertical "fins" accent the building in a style reminiscence of Art Deco and Streamline Moderne. The side elevations will feature smooth finish stucco and concrete precision block. The rear elevation features smooth stucco and horizontal mounted fiber cement siding. A large deck located on the second level provides the shared open space area for the residents. Three stucco colors in grey/taupe tones are proposed; Lighthouse, Gray Pearl, Jet. The precision block is earthtoned brown color (Canyonbluff Burnished). A condition of approval has been added regarding the quality of the stucco to ensure a high-quality product. Metal fencing located on the rear and side perimeters will provide screening of the surface parking lot.

Density Bonus – Incentives / Concessions

California Government Code Sections 65915 – 65918 requires local governments to grant an 80% density bonus to housing projects in which all of the units (other than manager's units) are restricted to very low, low- and moderate-income residents, with a maximum of 20% restricted to moderate income units. If a 100% affordable project is located within a half mile of a major transit stop, the local government may not impose any maximum density limits at all, and the project is further entitled to receive a maximum height increase of up to three additional stories or 33 feet. 100% affordable projects are also entitled to up to four incentives or concessions.

The project is eligible for a density bonus as all of the units are 100% affordable and are restricted to very low and low- and moderate-income residents. The development will provide supportive housing for 67 senior households (aged 62+). Of the 67 units, 7 would be studio units, 60 would be one-bedroom units and one would be a two-bedroom dedicated to the onsite manager.

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The project is proposed with four stories and 54'-6" in height. However, as this project is 100% affordable, it is eligible for a height increase (incentive) of three additional stories and up to 33 feet in height under the density bonus. The applicant is requesting one additional story and 14 feet 6 inches of additional height.

The CCN (R-4-N) zone requires a 15-foot front yard building setback (Pacific Coast Highway), a 10% lot width side yard setback and a 20-foot rear setback. In addition, a 40-foot wide setback is required to provide a buffer/setback for the residential properties located north of the project, across the alley². The building is proposed with a 3-foot front yard setback (Pacific Coast Highway), a 10-foot side yard setback (Myrtle Ave.) and a 5-foot side yard setback (Martin Luther King Jr.), and 10- and 20-foot rear yard setbacks (alley). A 10-foot wide setback is provided to buffer the project from the residential properties. Several waivers have been requested for the setback requirements.

The code requires that 100 square feet of area be provided for common open space and that 50 square feet of private open space be provided for each unit. The project requires a total of 6,800 square feet of common open space and the plans illustrate a total of 4,745 square feet is provided. The common open space is located on the second floor as a large deck which consist of several raised planters for gardening, seating areas and a covered patio workshop area. Private open space is provided in the form of private decks and balconies. Only 32 units are provided private open space. A waiver has been requested for the (common and private) open space requirement.

In addition to the private and common open space requirement, a minimum of 300 square feet shall be dedicated to recreational area. Recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor totaling 1,870 sf and a community room totaling 670 sf on the second floor.

The project's common open space is located on the second floor, overlooking the alley and into the adjacent residential side and rear yards. The landscape plans and plan renderings illustrate that the deck will provide several landscape planters. Out of concern for privacy and noise impacts, a condition of approval will require that a landscape buffer along the perimeter of the second-floor deck be provided for privacy screening purposes (Exhibit D - Conditions of Approval)

A total of 51 parking spaces are required for this project. As this project serves a special needs or supportive housing, the residential portion is exempt from required parking, if it has paratransit service, within a one-half mile of a fixed bus route service. This project is located along Pacific Coast Highway and is served by multiple bus services within a half mile. As such, parking for the residential portion is exempt from parking requirements. Two parking spaces are required for the manager's unit and for the commercial portion. Based on 4,000 sf of area, a total of 20 spaces (5/1000 for medical use) is required. The project is exceeding the required 22 stalls by providing a total of 38 parking stalls. With incorporation of the aforementioned conditions of approval, overall, the project design is compatible in building design within itself and harmonious with neighboring structures and the surrounding community.

² LBMC Section 21.31.215D(3)

Findings

Based on the discussion in this report, positive findings can be made for the Zone Change and Conditional Use Permit to allow the development and operation of the four story, 100% affordable senior housing project consisting of 67 affordable units and one managers unit and 4,000 square feet of commercial (retail/office) area. The detailed findings for each entitlement are attached in Exhibit E - Findings.

Public Comments

Several letters of support were received for the proposed project. (Exhibit F – Public Comment).

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN), and the Planning Commission accept Statutory Exemption SE-20-081 and approve Conditional Use Permit (CUP19-043) to allow the construction of a new four-story, 100% affordable senior housing development consisting of 67 affordable residential units, one manager’s unit and 4,000 square feet of commercial tenant space, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 162 public hearing notices were distributed on July 21, 2020 and onsite notice, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

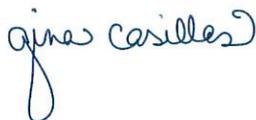
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 – Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100% affordable senior housing project (Exhibit G - Statutory Exemption SE20-081).

Respectfully submitted,



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PROJECT PLANNER



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Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Plans and Renderings
- Exhibit C - Zone Change Map
- Exhibit D - Conditions of Approval
- Exhibit E - Findings
- Exhibit F - Public Comment
- Exhibit G - CEQA Exemption