



Planning Commission

201 - 245 W. Pacific Coast Highway and 1827 Pacific Avenue

November 5, 2020

A **Site Plan Review** for the construction of two, five-story buildings, consisting of 138-market-rate residential units and 24,911 square feet of ground floor commercial space. The project includes **two lot mergers** to consolidate five lots into a single 36,330-square-foot lot and merge four lots into a single 27,528-square-foot lot. The project site is currently zoned Regional Highway District (CHW), Community Automobile Orientated (CCA) and Two Family Residential (R-2-N). The project includes a **Zone Change** to the Midtown Specific Plan (MTSP) Transit Node District (TOD-L) and **Zoning Code Amendments** to reflect the changed boundaries within the Midtown Specific Plan. (Council District 6)

Application No. 1810-26



Vicinity/Zoning Map

Current Zoning

Zoning – Mixed
CHW, CCA, and R-2-N

General Plan – Transit Oriented
Development (TOD-L / 7 ST)
PlaceType

Adjacent Zoning

CHW, CCA, R-2-N and SP-1-TN

Project Site –



Existing Conditions



View north from Pacific Coast Hwy looking north



View from Cedar Avenue looking east

Existing Conditions



View north from Pacific Coast Hwy looking north



View from Pacific Avenue looking west



Proposal



New five story, mixed-use development project

138 residential units
24,911 square feet of commercial tenant space
254 parking spaces
83 bicycle spaces



Requested Entitlements

Zone Change

Zone Code Amendment

Site Plan Review

Lot Mergers

Addendum to the Midtown
Specific Plan



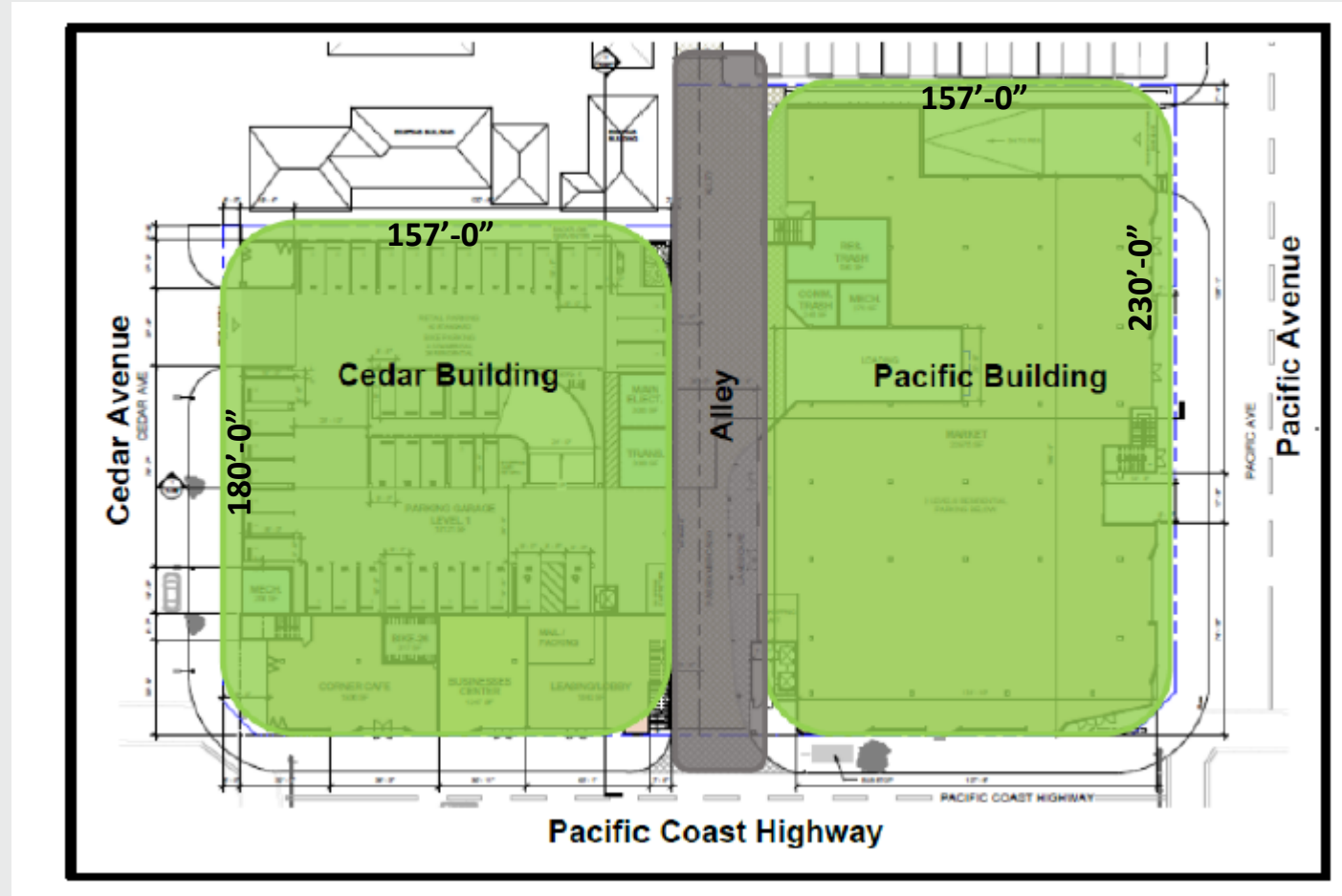
Project Site

Two separate buildings

The **Cedar Building** is located on the western portion of the project site and totals 28,341-square feet of land.

The **Pacific Building** is located on the east portion of the project site, and totals 36,203 square feet of land.

An alley runs north and south between the project site.



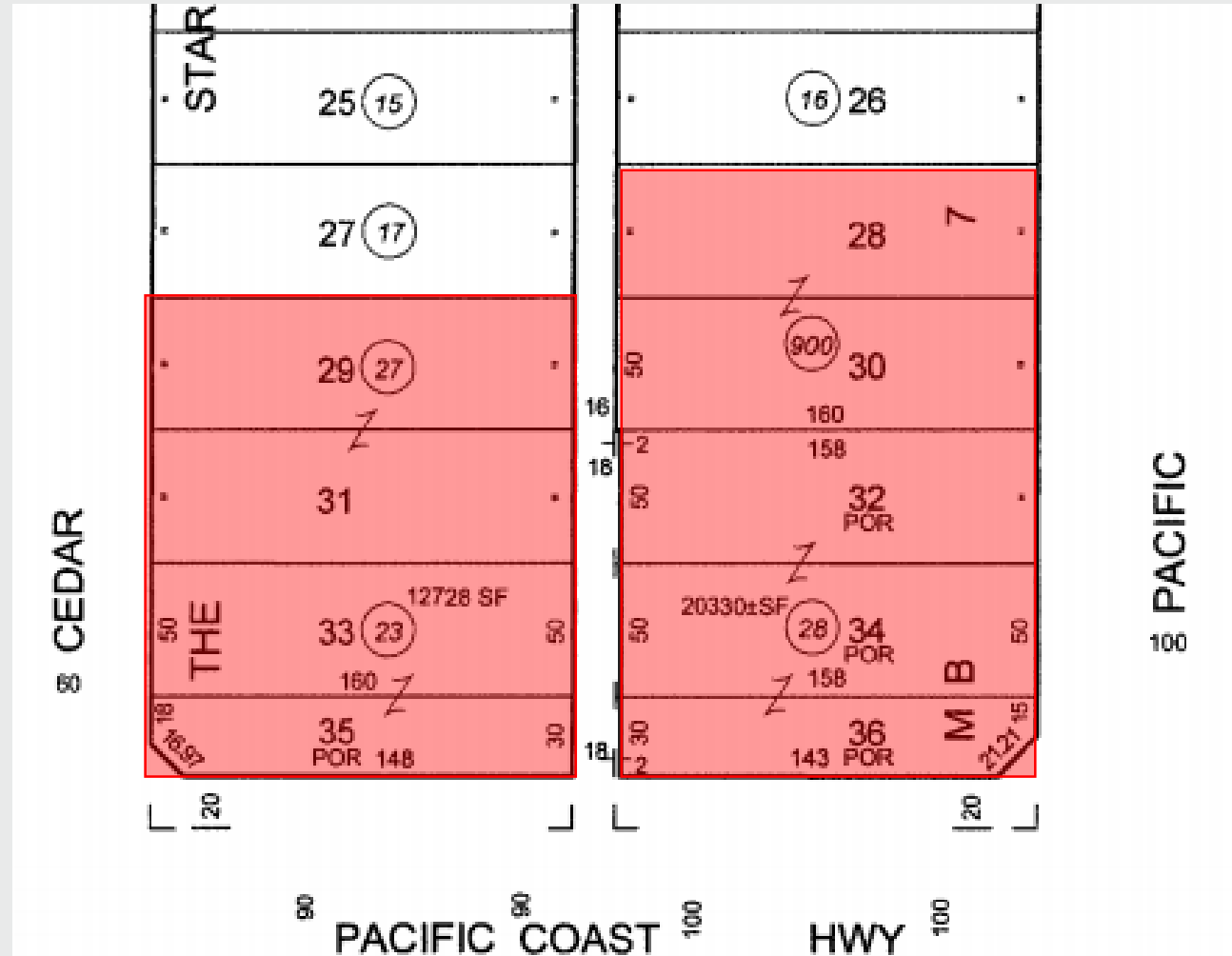
Lot Merger

Merge nine lots into two separate lots

The **Pacific building** site consists of five lots which will be merged into a single lot.

The **Cedar Building** site consists of four existing lots which will be merged into a single lot.

Alley to remain and will be widened to 20 feet.





Elevations

Pacific Coast Hwy Elevation



Cedar Building

Pacific Building

Cedar Building Elevations

West Elevation - Cedar Avenue



Cedar Avenue

Pacific Coast Hwy



Pacific Building Elevations

East Elevation - Pacific Avenue



South Elevation



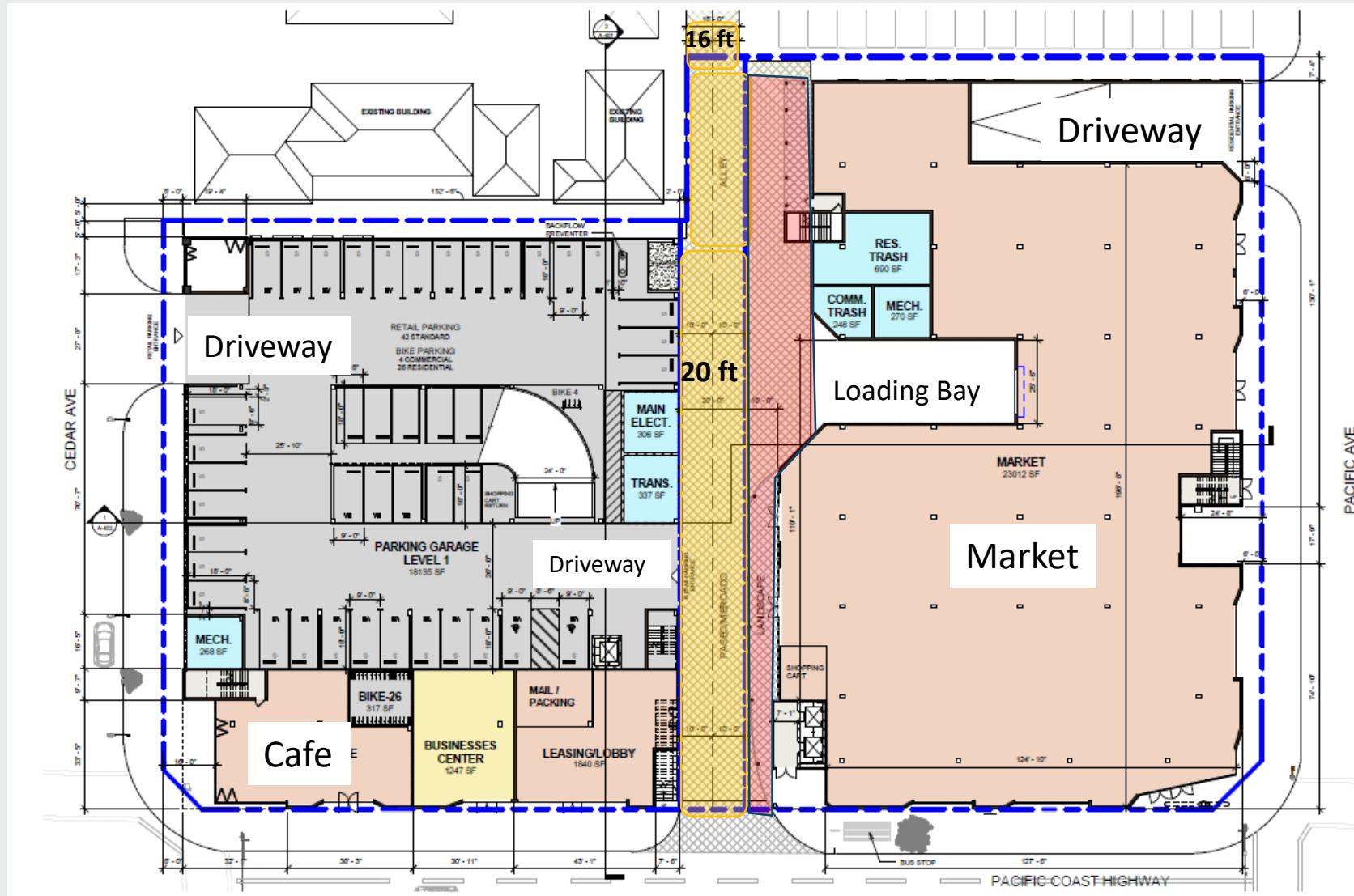
Pacific Building

Cedar Building

Ground Floor

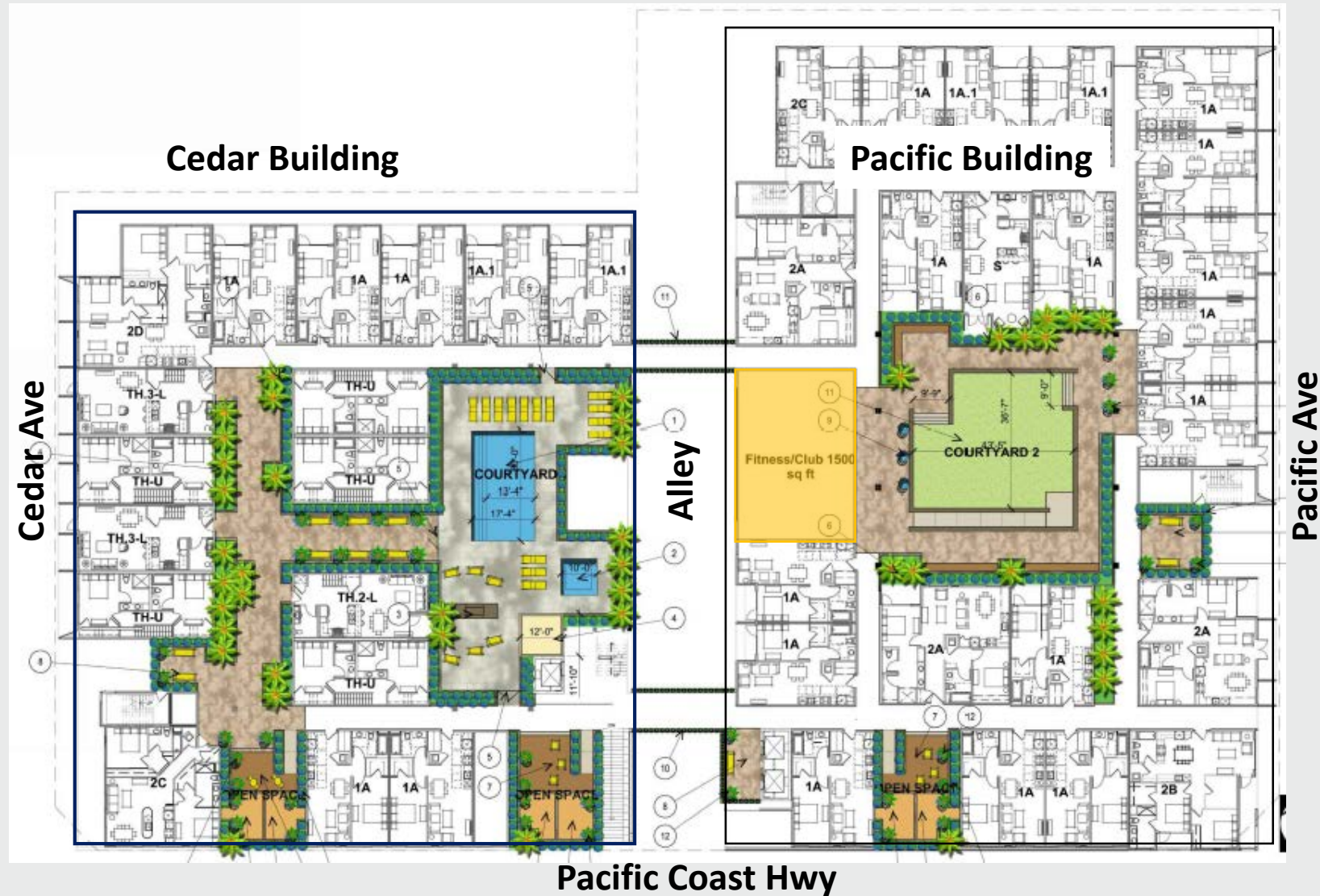
Cedar Building

Pacific Building

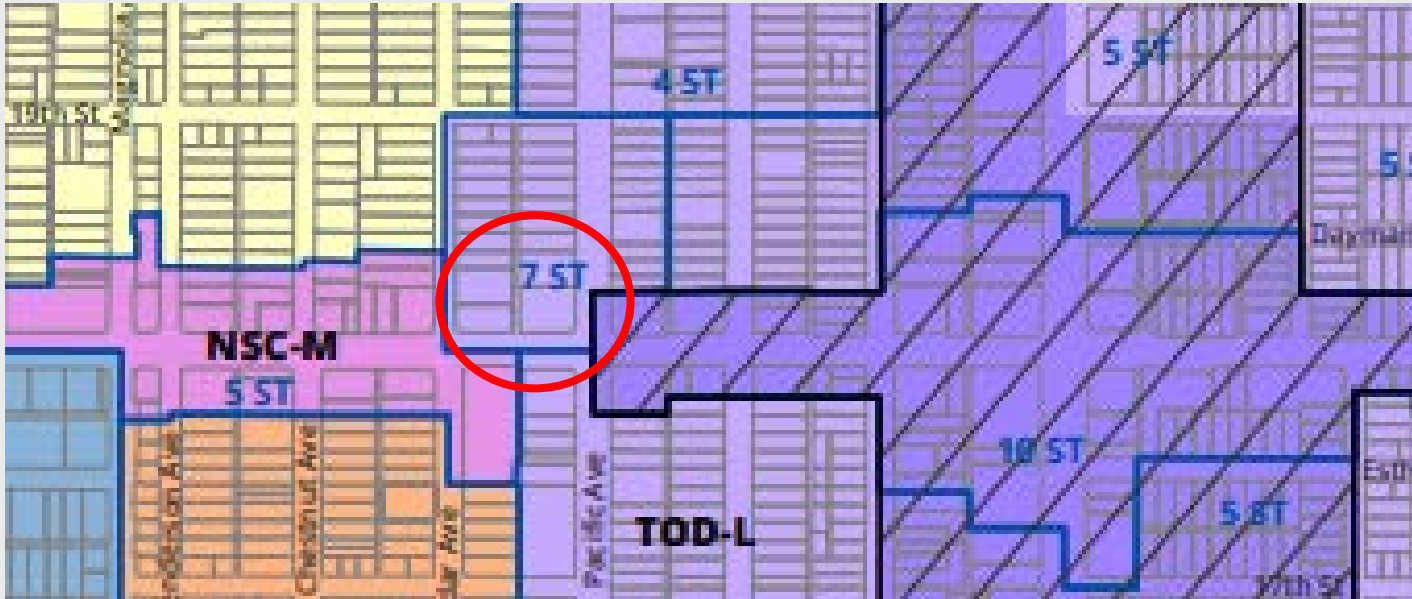


Second Floor

Open Space



Land Use Element Map



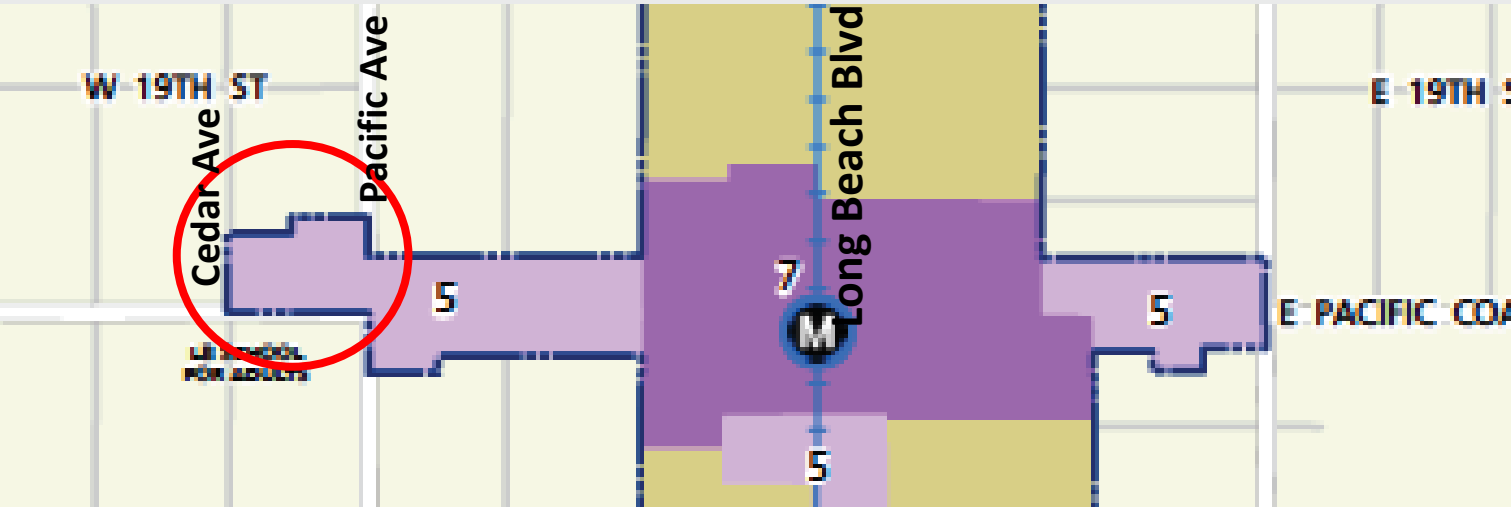
PlaceType: Transit Oriented Development-Low (TOD-L)

- Use - Encourages mixed-use buildings.
- Development Pattern – Mix of uses in a pedestrian-oriented environment
- Transitions – Larger- scale developments must step down and respect smaller scale developments

- Land Use: Mixed-use commercial and residential
- Building Height: 7 stories
- Average Density: 44 du/acre

Zone Change – Midtown Specific Plan

Transit Node Low



Zone Change Proposal:

Expand boundary of Midtown Specific Plan one block west to Cedar Avenue

Proposed Project

Use: Mixed- Use
Height: 5 stories
Density: 87 du/acre

Consistency - The change to the MTSP TN-L zone and the existing dwelling units per acre of the project is consistent with the General Plan because it results in the kind of mixed use development contemplated by the GP and the TOD-L PlaceType.

TABLE 3-3 DEVELOPMENT INTENSITY STANDARDS

Standard	Transit Node High	Transit Node Low	Corridor	Medical
Maximum building height ^{1,2,3}				
On parcels <200 feet deep	4 st / 50 ft	3 st / 38 ft	3 st / 38 ft	No Limit
On parcels ≥200 feet deep	10 St / 100 ft	5 st / 85 ft	5 st / 85 ft	
Minimum streetwall height		See Figure 3-4		
Minimum ground floor height ⁷	18 ft	18 ft	14 ft	14 ft
Maximum FAR ^{3,4}				
On parcels <200 feet deep	2.0	1.5	1.5	4.0
On parcels ≥200 feet deep	4.0	3.0	3.0	
Minimum unit size ^{6,8}		600 sf		
Minimum lot size		10,000 sf		none



CEQA

An Addendum to Midtown Specific Plan EIR was prepared in accordance with CEQA requirements.

Noticing

The project was noticed in accordance with LBMC which included mailing to owners and tenants, site posting and publication in the newspaper.

Comment Letters

The City received 2 letters for the mixed-use project.



Recommendation

Recommend that the City Council approve an **Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report**;

Recommend that the City Council approve **Zone Change** from CHW, CCA and R-2-N to Midtown Specific Plan Transit Node Low Districts, over the following nine lots addressed as: 201 – 245 W. Pacific Coast Highway and 1827 Pacific Avenue and approve **Zone Text Amendment** to reflect the boundary change of the Zone Change expanding the area within the Midtown Specific Plan;

Approve Site Plan Review to allow the construction of two, five-story buildings, consisting of 138-market-rate residential units and 24,911 square feet of commercial space located at 201 - 245 W. Pacific Coast Highway and 1827 Pacific Avenue, in the Midtown Specific Plan; and

Approve Lot Merger to merge nine lots into two separate lots addressed as 201 - 245 W. Pacific Coast Highway and 1827 Pacific Avenue.



Thank you

Gina Casillas
(562) 570-6876
Gina.casillas
@longbeach.gov