

SITE PLAN REVIEW FINDINGS

1028 East 10th Street

Application No. 1811-11 (SPR18-057)

August 14, 2019

Pursuant to Chapter 21.25.506 (Findings Required), Division V of the Long Beach Municipal Code (LBMC), the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set forth in the Site Plan Review regulations.

- 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;**

The site is currently developed with a single-family residence and is surrounded by multi-family and commercial properties to the north (across East 10th Street), adjacent to both an existing single-family residence and an existing multi-family property to the east, a vacant site to the west, and a two-story multi-family residential building to the rear. The project site is located in the Neighborhood Overlay of Planned Development District (PD)-30 (Downtown) which allows up to five residential units on this site. The project consists of demolition of all existing site improvement and construction of five residential units with three attached townhouse units in one building (Building 1) and two attached townhouse units in a second building (Building 2). Both buildings will be 38' in height, the maximum allowable height for this site, and have been designed with ample articulation through the use of decks and a stepped design along the east elevation; windows of varying sizes; and diverse design materials such as painted brick veneer on the ground floor and cement plaster in a sand finish. Such design features break up the massing of the project to ensure compatibility and harmony with neighboring structures.

- 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;**

The proposed project is consistent with the intent of the Downtown Plan (PD-30), the overall standards that apply to new buildings (Section 4 Design Standards + Guidelines), and the specific standards that apply to Low-Rise Buildings (buildings that are one to six stories tall).

The design standards for low-rise buildings emphasize buildings that are well-crafted and that exist as good neighbors to other buildings that share the same block and street. At Building 1, the project has been designed with decks along the western elevation, adjacent to the vacant site as opposed to decks along the eastern elevation, which faces an existing single-family residence. The placement

of decks along this elevation reduces potential privacy impacts on the existing single-family residence. At Building 2, the project does include two decks along this elevation; however, the decks would face the rear walls of two multi-family buildings.

In addition to the design features discussed above, the project has been designed with features such as a low wall made of wrought-iron vertical pickets and landscaping in the 6' required front yard to provide a small front patio area at street level that creates a seamless transition between the public and private realm.

In conclusion, the project promotes a building design that respects the scale of adjacent structures with materials that vary in the vertical plane to exhibit greater detail and higher quality materials at the lower levels, where viewed by pedestrians.

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

There are no trees located on the project site that are proposed for removal; however, the applicant proposes to remove trees along the eastern property line that may be located on the adjacent neighbor's property (1034 E. 10th Street). The project has been conditioned to require that the applicant work with the neighbor on determining ownership of the trees for purposes of removal.

As part of the project, the applicant proposes to improve the site with new landscaping, including planting the following trees:

- One (1) Fruitless Olive;
- Fifteen (15) Sweetshade trees;
- Five (5) Mexican Birds of Paradise that will be trained into trees; and
- Three (3) African Tulip trees.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT;

The developers are required to comply with all public improvement requirements including parkway improvements and property dedications found by the Department of Public Works to apply to this project. The increase in on-site density associated with the project necessitates these public improvements.

Incorporated into Project design are parkway landscaping and irrigation improvements, a fair share fee requirement for future implementation of a Class III and recommended 8-to-80 Bikeway along 10th Street, and standard Public Works requirements. If needed, as a condition of approval, all off-site improvements needed to provide full compliance with the Americans With Disability Act (ADA) will be required.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1; AND

The Project is wholly residential in nature and does not include non-residential development; therefore, the project is exempt from Transportation Demand Management requirements.

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

The project consists of a new private residential project with five townhouse dwelling units in two buildings under 50,000 square feet of gross floor area and is not subject to the Green Building Standards for public and private development contained in LBMC 21.45.400.