

SITE PLAN REVIEW FINDINGS

3917 Long Beach Boulevard

Application No. 1911-03 (SPR20-035)

June 17, 2021

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

- 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 project includes the demolition of the existing, 5,548-square foot City-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District. Upon demolition, the site would be secured with City-approved fencing and the placement of mulch to ensure adequate on-site drainage. The site would remain undeveloped until a future use for the site is determined.

The Project site is located in the CCA Zoning District, which permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services. A fire station use requires an Administrative Use Permit (AUP) in the CCA Zone. The site is located within 2019 General Plan Land Use PlaceType of Neighborhood Serving Center or Corridor – Low (NSC-L). This PlaceType allows for civic uses such as police and fire stations, libraries and similar facilities.

The site shares its northern and southern boundaries with commercial uses and is located in proximity to residential uses. The Project would remove an existing vacant building for which extensive remediation would be required in order to preserve the structure and bring it into a habitable and occupiable condition. The remediation would result in the removal of character-defining features of the historic structure, which would have the same significant impact as demolition of the structure. If left in place, the vacant structure could attract nuisance/criminal behavior to the area. Therefore, the demolition of the structure would enable future uses to be developed on the site consistent with zoning, General Plan, and Building Code standards.

- 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 project includes the demolition of the existing, 5,548-square-foot city-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District. Upon demolition, site would be secured with City-approved fencing and the placement of mulch to ensure adequate site drainage. The site would remain undeveloped until a future use for the site is determined.

No new development is proposed as part of the proposed project. The site would be secured and maintained in a manner to avoid public nuisance.

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

The project site is comprised of the existing Fire Station No. 9 building. The majority of the lot is covered by the existing structure or paved, and the only vegetation is a small strip of unpaved grassy area along the south of the building and decorative hedges near the building's main entrance. No trees would be removed as a result of the project.

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

The project includes the demolition of a City-owned building. The site would be secured with City-approved fencing and the placement of mulch to ensure adequate site drainage.

Future development on the site shall comply with Public Works standards for new development at the time of application.

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

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦
Safe bike access from street to bike parking			♦
Transit review	For all residential and nonresidential projects subject to EIR		

The Project contains no new square footage and would result in a net loss of square footage due to the proposed demolition and thus 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 proposed project does not include any new building area. Future development on the site requiring a Site Plan Review (SPR) entitlement would be reviewed for compliance with the green building standards in Section 21. 45. 400 of the Zoning Code.