



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

September 1, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-019 and approve a Site Plan Review and Conditional Use Permit for a 2,258-square-foot, second-story expansion to allow for the addition of 7 new motel rooms at an existing 29-room motel located at 2900 E. Pacific Coast Highway in the Commercial Highway (CH) and Two-Family Residential (R-2-N) zoning districts. (District 4)

APPLICANT: Brian Husting
Kollin Altomare Architects
1350 Coronado Avenue
Long Beach, CA 90804
(Application No. 1601-24)

DISCUSSION

The project site is located on the southeast corner of East Pacific Coast Highway and Gladys Avenue (Exhibit A – Location Map) in the Commercial Highway (CH) and Two-Family Residential (R-2-N) zoning districts at 2900 E. Pacific Coast Highway. The existing motel was approved as a two-story, 29-room motel in September of 1952, with the approval of Special Use Permit S-89-52 to allow construction of a motel in the R-2 zone. A swimming pool was added in front of the motel in April of 1959, and an office, manager's apartment, and porte-cochere were added to the property in 1963 with a building permit. No additions to the motel have occurred since 1963.

The motel is located on Pacific Coast Highway, a major commercial corridor adjacent to the City of Signal Hill to the north, a multifamily residential neighborhood to the south, and commercial uses to the east and west. The property on which the motel is built is located in two zoning districts, the CH and R-2-N zoning districts. As the R-2-N zone does not allow motel uses, a Special Use Permit was approved in 1952 to allow the construction and operation of the motel in both zoning districts.

The applicant now proposes to construct a 2,258-square-foot expansion to the second floor that will allow the addition of 6 new guestrooms, and the conversion of the manager's suite to a guest suite – for a total of 36 guestrooms (Exhibit B – Plans & Photos). The addition is proposed within the CH zone, which allows motel uses with a Conditional Use Permit. No expansion of the motel will occur on the portion of the

property in the R-2-N zone. The applicant also proposes to reconfigure the parking lot by closing two existing curb approaches on Gladys Avenue to add seven new parking spaces and a one-way flow of traffic. The project proposes a total of 36 parking spaces, including 2 loading spaces. Current code standards require one parking space for each guest room and two loading spaces, which results in a surplus of one parking stall.

As part of the expansion, the applicant proposed to remodel the entire motel with a modern contemporary design that will match the design of the proposed second-story addition. The new design will include new windows, a revised façade, and a new color scheme.

All development within the CH zoning district must be consistent with development standards, which require the density of rooms and the scale and design of buildings to be harmonious with surrounding uses and development. The proposed expansion of the motel is located above the existing first floor and the furthest away from residential development as possible. The Long Beach Police Department (LBPD) also reviewed the calls for services at the property the last calendar year and found unwelcome guests and disputes at the property. However, many of the calls were made by the LBPD as a means of monitoring the site. The LBPD supports the Conditional Use Permit request with the added conditions that will improve security on the property, and allows staff to better monitor the site.

The applicant is requesting approval of a Site Plan Review and a Conditional Use Permit to add 7 motel units to an existing 29-room motel. The proposed development is consistent with the requirements of the General Plan and the CH zoning district (Exhibit C – Findings & Conditions).

The proposed project offers a modern design not typically seen on Pacific Coast Highway, while complying with the development standards and design guidelines of the CH zone, while allowing staff to better monitor the property on a yearly basis through the enforcement of conditions of approval. The remodel will potentially spur the improvement of other motels on Pacific Coast Highway and improvements to other commercial buildings on this corridor. The applicant has worked with staff to improve the initial motel design. Staff will continue to work with the applicant to address other site elements such as landscaping and signage to ensure a compatible design on the updated site. Conditions of Approval are incorporated to improve security on the project site, and foster a continued effort to obtain compliance with the requirements of the CH zone.

Staff recommends that the Planning Commission approve the Site Plan Review and Conditional Use Permit to allow the construction of a 2,258-square-foot second floor expansion, and complete façade remodel, subject to the Conditions of Approval.

PUBLIC HEARING NOTICE

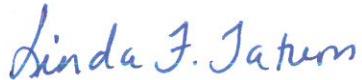
Public hearing notices were distributed on August 12, 2016, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

CHAIR AND PLANNING COMMISSIONERS
September 1, 2016
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ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 16-019) was issued for the proposed project (Exhibit D).

Respectfully submitted,



LINDA F.TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:sv

P:\Planning\PC Staff Reports (Pending)\2016-9-1\Staff Report – 2900 Pacific Coast Hwy

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions
 - D. Categorical Exemption CE 16-019

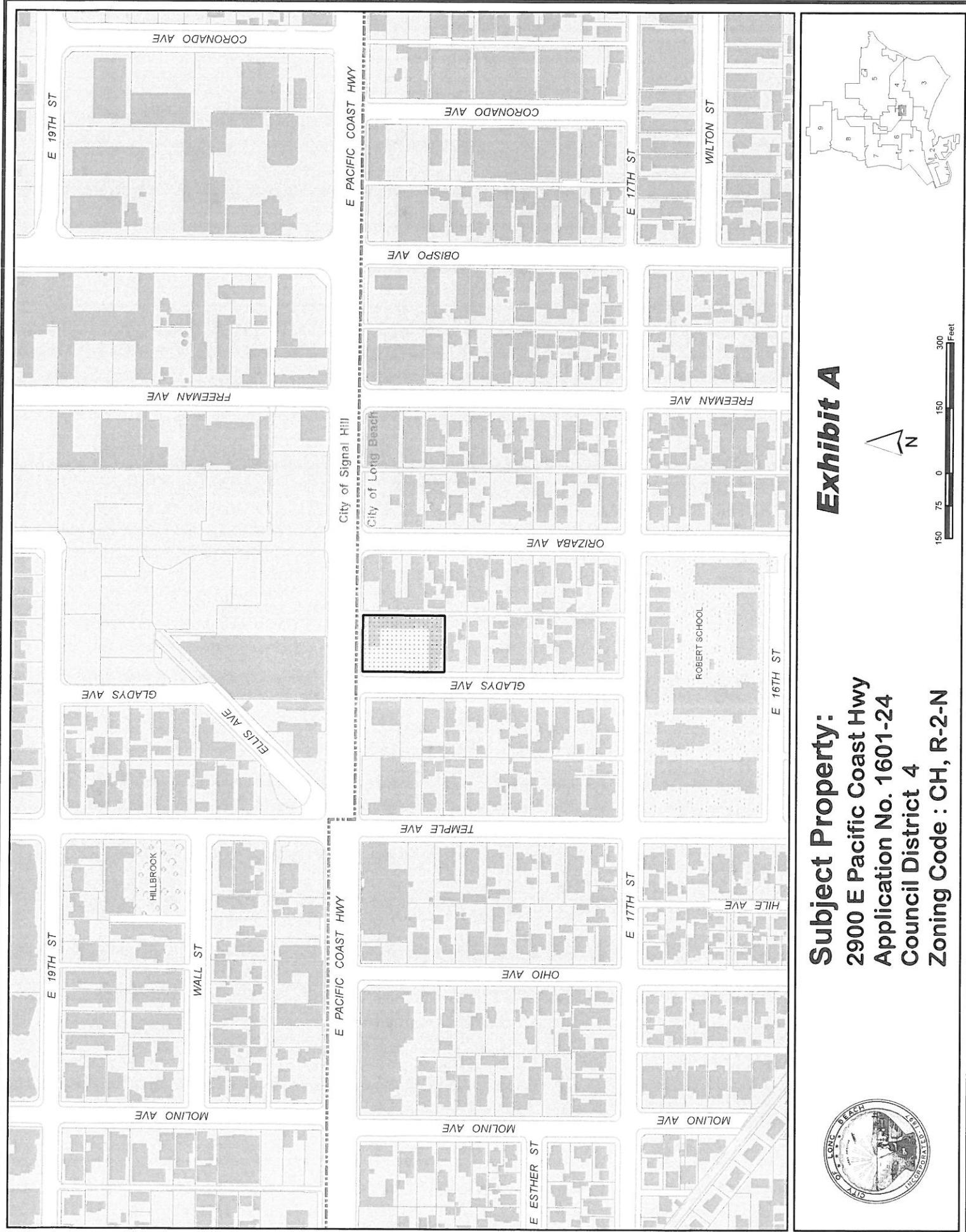


Exhibit A

Subject Property:
2900 E Pacific Coast Hwy
Application No. 1601-24
Council District 4
Zoning Code : CH, R-2-N



EXHIBIT C

CONDITIONAL USE PERMIT FINDINGS 2900 E. Pacific Coast Highway Application No. 1601-24

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The subject site is located in Land Use District (LUD 8M) – Mixed Office/Residential Strip Uses and the Mixed Style Homes District (LUD 2), which are two of twenty Land Use Districts that comprise the Land Use Element of the General Plan. LUD 8M is a mixed-office and residential use Land Use District that was created to accommodate office uses which are more Citywide services than local, and for higher density housing. Also permitted in the district are institutional and open space uses. The Zoning Ordinance implements the General Plan. The Zoning Ordinance does allow a motel use in the CH zoning district with a Conditional Use Permit. However, the motel use is not consistent with LUD 2, which is the designation for the rear portion of the lot. A motel use would thus be consistent with the objectives of LUD 8M with a Conditional Use Permit, but is not consistent with LUD 2- Mixed Style Homes.

The subject site is comprised of one contiguous parcel in the Commercial Highway District and Two-Family Residential zone (CH and R-2-N). The CH zone allows retail, restaurant, office and service-related uses by right. However, the expansion of a motel in the CH zone requires approval of a Conditional Use Permit (CUP). A motel use in the R-2-N zone is not allowed but is considered legal nonconforming.

The existing motel was approved through a Special Use Permit, and has been in operation at the existing location since construction in 1952. The motel was approved in two different zones as a 29-room hotel. The proposed expansion of the second floor and remodel will include the closure of two curb approaches, the addition of a five-foot landscaping buffer on along Gladys Avenue, a new block wall along the rear property line and a portion of the side property line facing Gladys Avenue, including the placement of lighting and security cameras to improve security on the site. The proposed improvements, along with the incorporation of Conditions of Approval, will allow the motel to become more conforming to parking, landscaping, and design standards for hotel/motel uses. Furthermore, with the approval, the use will now be subject to more up-to-date conditions of approval that place more restrictive conditions on the motel operation. The new improvements allow the project to carry out the General Plan, and Zoning standards.

The subject site is not within the Coastal Zone.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

In accordance with the California Environmental Quality Act and the CEQA Guidelines, a Categorical Exemption (CE 16-019) was prepared for this project.

The existing use has had a number of calls for service in the last calendar year for unwelcome guests and disputes at the property. However, the calls were made by the Police Department as a means of monitoring the site, based on information obtained from the Police Department, Neighborhood Services and Code Enforcement. The proposed expansion is not anticipated to be detrimental to the surrounding community given that the proposed motel units are placed above the existing first floor of the motel, and as far away from the residential neighborhood as possible. In fact, with the proposed conditions of approval, the motel use will operate under strict operational restrictions that will lead to a more secure property, and additional operational restrictions that currently do not exist for the property. The additional restrictions will allow the City to better control potential problems on the property, and therefore with the added conditons, the use will not be detrimental to the community.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

There are standards for motel/hotel uses. However, the standards only apply to newly constructed hotel/motel uses, and does not apply to hotel expansions.

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

The green building standards are not applicable to the proposed expansion of a motel.

**SITE PLAN REVIEW
CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL**

2900 E. Pacific Coast Highway

Application No. 1601-24

Date: September 1, 2016

1. This approval allows for the construction of a 2,258-square-foot, second-story expansion to an existing 29-room motel, to allow the addition of 7 new guest rooms, in conjunction with a façade remodel for the entire motel. Site development shall conform to revised plans dated July 27, 2016 and submitted to the Department of Development Services.
2. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
8. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that

were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.

9. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

Special Conditions:

10. The use shall be operated and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to surrounding properties and occupants. This shall encompass the upkeep and maintenance of exterior facades of the building, landscaping, designated parking areas serving the use, fences, and the perimeter of the site, including all public sidewalks, alleys, and parkways. The use will be subject to a yearly inspection and review of the calls for service associated with the motel. If there is an increase in the calls for service/loitering, as determined by the Chief of Police, the applicant/owner shall provide a security guard at night, from 8pm – 2am.
11. The use shall not result in repeated nuisance activities, as defined in Chapter 9.37 of this Code on or near the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests;
12. The use provides exterior lighting and security measures to the satisfaction of the Chief of Police including:
 - Exterior lighting consisting of high-pressure sodium or equivalent type, with a minimum illumination intensity of a 1.25-foot candle. All exterior light fixtures shall be vandal resistant, installed on exterior walls, and should be the type with proper cut-offs to avoid glare and night sky glow. Exterior lighting shall clearly illuminate the building address, all parking, driving, and walking surfaces, and exterior doors during the hours of darkness. Activation of the required exterior lighting shall be either by a photocell device or a time clock. Any broken or burned out lights shall be required to be replaced within seventy-two (72) hours;
 - Security cameras providing full camera coverage of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with output of at least four hundred eighty (480) lines resolution. Recordings

shall be retained for no less than thirty (30) days on an IP-configurable Digital Video Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Long Beach Police Department.

13. No more than ten percent (10%) of the square footage of the lobby area windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage, display items and/or coolers shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from the sill.
14. All existing nonconforming signs shall be brought into compliance with the standards provided by Long Beach Municipal Code. Per Section 21.44.710. The existing freestanding sign shall be removed and replaced with a sign
15. A five-foot-wide landscaping buffer shall be provided the full length of the property along Gladys Avenue. The landscaping buffer shall contain one tree and three shrubs for every 15 feet of the property line.
16. A six-foot, six-inch-tall block wall shall be placed along the northeastern 20 feet of the side property line along Gladys Avenue to screen the motel use from the adjacent residential uses to the south. All existing wrought iron fences shall be moved behind the required five-foot landscaping area to the satisfaction of the Director of Development Services.
17. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
18. All parking areas serving the site shall provide appropriate security lighting with light and glare shields to avoid any light intrusion onto adjacent properties.
19. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Police Department and the Director of Development Services; including lighting along the rear property line and alley.
20. Prior to issuance of a building permit, provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services or designee. A photometric plan shall be approved, prior to the issuance of a building permit.
21. All required yards and setback areas not developed with building structures and walkways shall be attractively landscaped primarily with California native and drought tolerant plants. 90 percent of landscape area shall be planted with low to

very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90 percent requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.

Standard Conditions:

22. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. Screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
23. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
24. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
25. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with Chapter 21.42 Landscaping Standards.
26. All landscape areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water, if available, shall be used for all landscaped areas.
27. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Ordinance. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building

inspection specifications established by the City Council.

28. The project exterior shall use glass with less than 25 percent reflectivity on the exterior of all buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65 percent subject to review and approval of the Director of Development Services or designee.
29. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, and Police Department for their review and approval.
30. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
31. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
32. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.:
 - b. Saturday: 9:00 a.m. – 6:00 p.m.; and
 - c. Sundays: not allowed.
33. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



EXHIBIT D

NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 16-019

Project Location/Address: 2900 EAST PACIFIC COAST HIGHWAY /L.B.

Project Activity/Description: EXPANSION OF EXISTING HOTEL & PARKING.
RENOVATION OF EXISTING FAÇADE. THE PROPOSED
ADDITION IS 2,258 SQUARE FEET IN SIZE.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: #1 BRIAN HUSTING
Mailing Address: 1350 CORONADO AVE. /L.B.
Phone Number: 562 597 8760 Applicant Signature: Brian Husting

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1601-24 Planner's Initials: SV
Required Permits: CUP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Addition of less than
2,500 square feet to
existing structure

Contact Person: Craig Chafan Contact Phone: 562-570-6368
Signature: L. Olf Date: 8/18/16