



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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March 15, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE-18-053 and approve Vesting Tentative Tract Map No. 74414 (TTM17-003) for the subdivision of a mixed-use retail and multi-family residential development on a property located at 434 E. 4<sup>th</sup> Street in the Downtown Planned Development District (PD-30). (District 1)

APPLICANT: Tom Guiteras  
Sares-Regis Group  
18825 Bardeen Avenue  
Irvine, CA 92612  
(Application No. 1708-46)

## DISCUSSION

On September 28, 2016, the Site Plan Review Committee approved Application No. 1604-12 for the 4<sup>th</sup> + Linden project, a 55,313-square-foot, 49-unit multi-family apartment development with ground level retail and 82 on-site parking stalls (Exhibit A - Notice of Final Action). The project is located at the southwest corner of 4<sup>th</sup> Street and Linden Avenue in the Downtown Planned Development District (PD-30) (Exhibit B - Location Map). The project was issued a building permit on July 28, 2017 and is currently being constructed.

Though the developer's intention is initially to operate the project as for-rent apartments and retail spaces, Vesting Tentative Tract Map No. 74414 is requested to allow for the project's 49 residential units and two retail spaces to be individually sold in the future (Exhibit C - Vesting Tentative Tract Map No. 74414). No physical changes to the approved project are proposed as part of this map approval request.

Approval of the requested Vesting Tentative Tract Map is consistent with the City of Long Beach Housing Element, specifically Policy 4.2, which calls for "a balance of rental and home ownership opportunities, including high-quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all social economic segments of the community." The provision of 49 additional residential ownership units would expand the housing options in the Downtown and, along with the two proposed retail ownership units, add to the diversity of ownership opportunities.

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Prior to City Council consideration of the project's Final Map, the developer is responsible for preparing and providing for Department of Development Services review and approval Covenants, Conditions, and Restrictions (CC&Rs) (Exhibit D - Findings & Conditions of Approval). The CC&Rs will set forth requirements for the collection of fees and the long-term maintenance of the building, facilities, common areas, and abutting right-of-way landscaping.

All off-site improvements required by the Department of Public Works for Application No. 1604-12 will remain valid and in full effect. These improvements include a two-foot widening of Frontenac Court, the 16-foot-wide alley bordering the site, reconstruction of the alley alignment to accommodate the widening, a new Americans with Disabilities Act-complaint ramp at the intersection of 4<sup>th</sup> Street and Linden Avenue, the reconstruction of the sidewalk pavement and curb and gutter adjacent to the development site along East 4<sup>th</sup> Street and Linden Avenue, and the installation of 15-foot-wide sidewalks.

**PUBLIC HEARING NOTICE**

Public hearing notices were distributed on February 28, 2018, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no public inquiries on this project.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, this project is exempt per Section 15301 - Existing Facilities (Exhibit E - Categorical Exemption CE18-053).

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT  
SERVICES

TM:LFT:CT:nv

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Attachments:

- Exhibit A – Notice of Final Action
- Exhibit B – Location Map
- Exhibit C – Vesting Tentative Tract Map No. 74414
- Exhibit D – Findings & Conditions of Approval
- Exhibit E – Categorical Exemption CE18-053