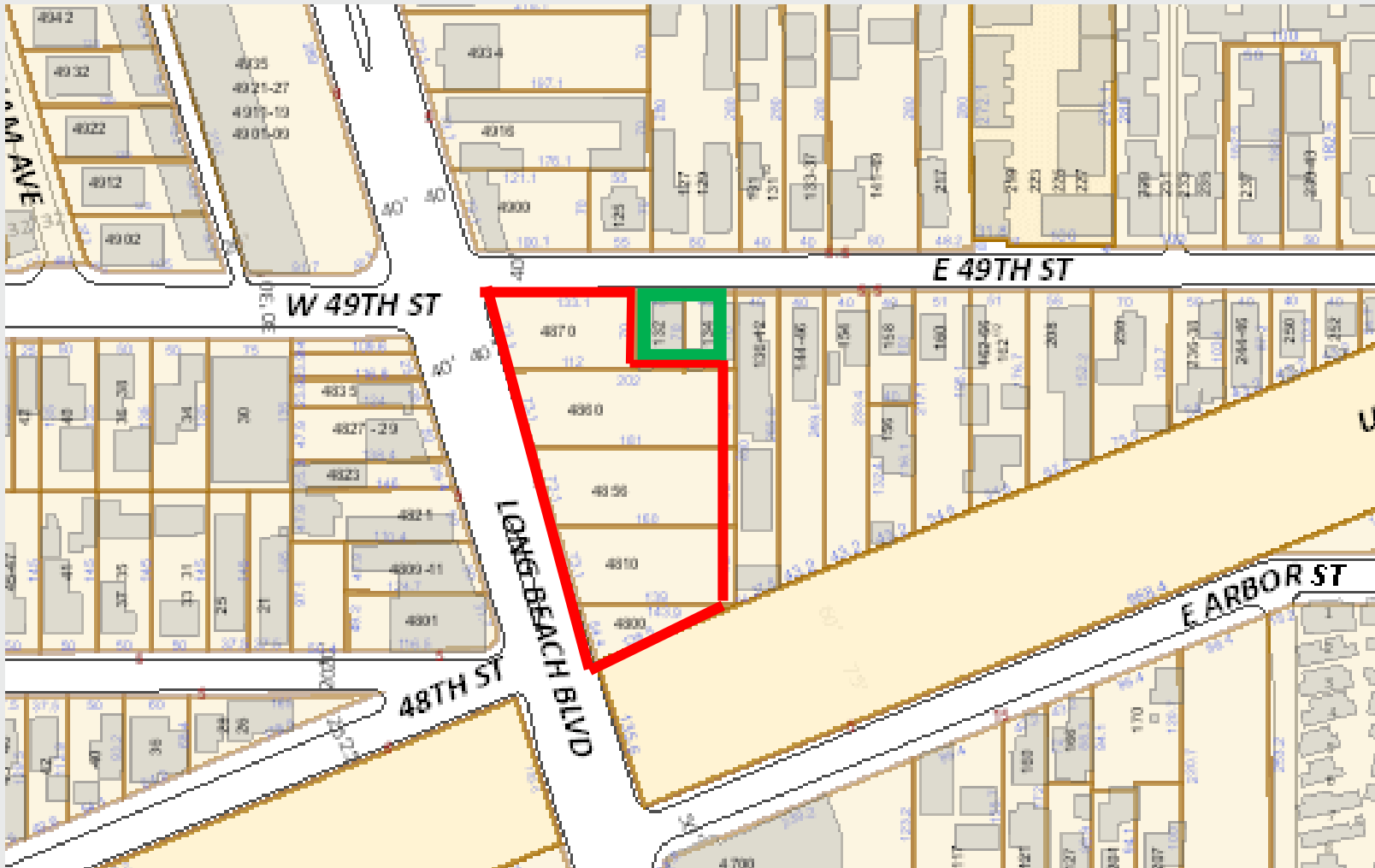




4800 Long Beach Boulevard

City Council Meeting – October 11, 2022

Vicinity Map



Current Zoning - CCA
Community Commercial
Automobile-Oriented

R-4-N - Medium-Density
Multiple Residential

R-3-T - Multi-Family,
Townhouse

Project Site - 

Adjacent Lots - 

Subdivision Process – Development Services

- Initial project review and consultation
- Zoning analysis
- Consultation with all other City Departments and outside agencies (TAC)
- Presentation to the Site Plan Review Committee (SPRC)
- Presentation to the Planning Commission
- Approval of Tentative Tract Map
- Condition clearance
- Issuance of Building permits
- Issuance of Certificate of Occupancy

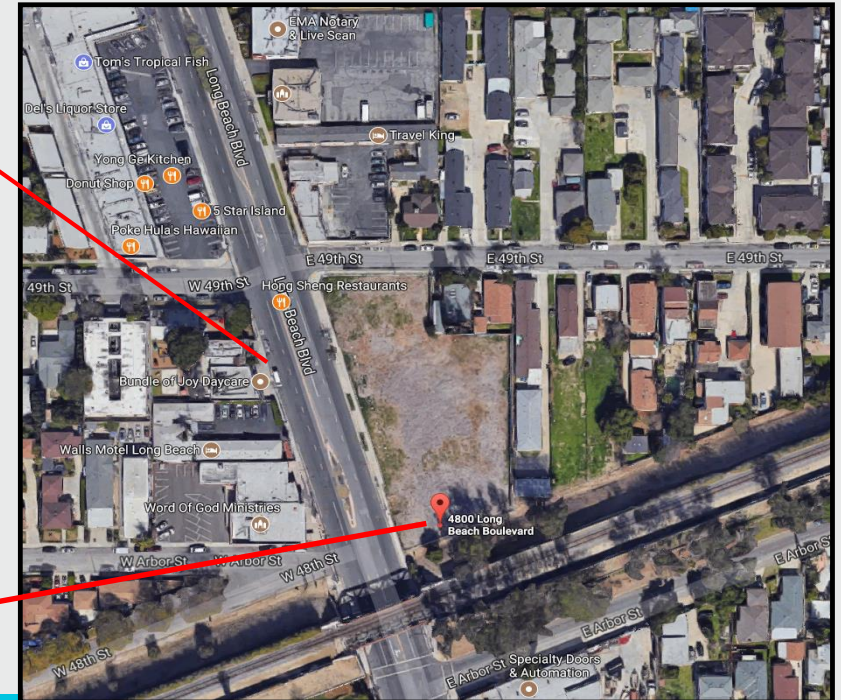
Subdivision Process – Public Works

- Initial project review and consultation
- Right-of-way analysis
- Technical comments on the tentative map and entitlement
- Preparation of Planning Commission conditions
- Conditions clearance
- Issuance of right-of-way permits, public improvement permits
- Review of final maps and improvements and presentation to City Council
- Preparation of mylar final maps
- Coordination with County of Los Angeles
- Concurrence in Certificate of Occupancy

Project Update

- All entitlements complete
- Soil remediation complete
- Grading permits issued
- Other permits in process
- Construction proceeding

Prior Site Conditions



Site Plan

- 18 Three-Story Townhomes
- 36 Garage Parking Spaces
 - 18 spaces in tandem
- 5 Guest Parking Spaces
- Open Space – 604 S.F. Per Unit
- Required Street Dedications:
 - 13-feet on Long Beach Blvd
 - 8-feet on 49th Street



Project Renderings – Long Beach Boulevard



Project Renderings - Interior



California Environmental Quality Act (CEQA) and Recommendation

CEQA

- Within the scope of the project previously analyzed as part of Mitigated Negative Declaration IS/MND-04-20 (State Clearinghouse No. 2020050229) and no further environmental review is required.

Staff Recommendation

- Accept the Final Map



Thank you

Christopher Koontz

Acting Director

Development Services Department

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