



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 1, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE18-183, and approve Tentative Tract Map No. 82140 to merge five existing lots into a single 24,040 square-foot lot. The lot will be further subdivided for condominium purposes to create ten residential units to be sold individually, located at 1339-47 Pine Avenue, 116-124 W. 14th Street, and 1348 Pacific Avenue, within the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) Zoning Districts. (District 1)

APPLICANT: Robert Dwelle, Habitat for Humanity-LA  
8739 Artesia Boulevard  
Bellflower, California 90706  
(Application No. 1808-12, TTM18-009)

## PROJECT SITE

The subject site is comprised of five lots located on the south side of 14<sup>th</sup> Street between Pacific Avenue and Pine Avenue (Exhibit A – Location Map). Two lots on the west side of the project site are located within the Multiple Residential (R-4-R) Zoning District, and three located on the east side of the project site are within the Community R-4-R Commercial (CCR) Zoning District. The General Plan Land Use Element designation for all five lots is LUD-8M: Mixed Office Residential Strip District. Combined, the five lots will provide a 0.55-acre site (24,040 square feet). The lots are rectangular in shape with relatively flat topography. The surrounding land uses are a mixture of multi-family residential and commercial uses, and the east edge of the project site abuts the Midtown Specific Plan area (SP-1).

## BACKGROUND

Based on City records, the site was previously developed starting in 1924 with single-family housing. Through the 1950s and 1960s, a range of single and multi-family residential buildings were constructed on the various lots.

Between 2006 and 2009, the properties were acquired and demolished by the City's Long Beach Community Investment Company (LBCIC) with the goal of redeveloping the entire site as a for sale affordable housing project. However, development plans were

delayed due to the end of redevelopment funding and the subject lots remain vacant today (Exhibit B – Existing Site Photos).

The subject lots are still under the ownership of the Long Beach Community Investment Company. The LBCIC is a California non-profit public benefit corporation established by the City of Long Beach with a mission to promote safe and livable neighborhoods by developing and preserving decent, safe, and quality affordable housing for lower-income residents of Long Beach. In September 2018, the LBCIC approved development of the subject site by Habitat for Humanity of Greater Los Angeles (Habitat LA) as for-sale units for low-income, first-time homebuyers. Once developed, the common areas will be managed by Habitat LA, but the common areas will be owned by the future Homeowners' Association.

Most recently, in January 2015, the City approved an alley vacation of Solana Court, which bisected the project site from north to south. By vacating the alley, all five lots could be developed as one cohesive project. However, the area of the former alley continues to serve as an easement for both storm water runoff and overhead utility lines, and all proposed development must maintain these on-site easements.

#### SITE PLAN REVIEW

Pursuant to Long Beach Municipal Code (LBMC) 21.25.502.A.1, a committee level Site Plan Review (SPR) was required for the development and design of the site. The purpose of the SPR process was to ensure quality site design and a development that is compatible with the neighborhood and all applicable policies and regulations of the Zoning Code and General Plan. On July 25, 2018, the SPR Committee reviewed and conditionally approved Application No. 1804-15 (SPR18-021) for the proposed construction of ten, two-story, townhomes (Exhibit C – SPR Notice of Final Action and Conditions). The SPR Committee recommends approval of the Tentative Tract Map from the Planning Commission.

#### PROJECT DESCRIPTION

The applicant requests a Tentative Tract Map to merge five existing lots into a single 24,040 square-foot lot to be further subdivided for condominium purposes to create ten residential units to be sold individually. The ten residential units would be distributed among three buildings on the project site. Units 1 through 4 would be configured as duplex-style units in two separate buildings, and units 5 through 10 would be configured as a single townhome-style building (Exhibit D – Tentative Tract Map). Each unit would be a two-story, 1,240-square-foot Craftsman-style townhome with a private front yard, and the site would feature a 1,500-square-foot common open space on the south edge of the property (Exhibit E – Project Rendering). Each unit would have a two-car garage and three guest parking spaces would be provided for the site – including accessible spaces per the requirements of the Americans with Disability Act (ADA).

### ZONING ANALYSIS

The proposed project is compliant with all zoning code development standards including building height, setback requirements, parking requirements, and other development standards for the R-4-R and CCR Zoning Districts.

Altogether, the five lots will total 24,040 square feet in area, which exceeds the R-4-R District and CCR District minimum lot sizes of 18,000 and 10,000 square feet respectively. The combined lots will also result in a single lot that is 316 feet wide, which exceeds the minimum lot width requirement of 120 feet for the R-4-R District (no minimum lot width is required for the CCR District).

The proposed density is also compliant with the Zoning Code. Per LBMC 21.31.205, the project site has the potential to be developed with up to 16 units total. However, the Developer proposed and was approved for a total of 10 units, 37.5% less than the maximum permitted density for this parcel and land use.

In regards to on-site easements, the applicant is proposing a one-way vehicular driveway co-located with an existing easement for stormwater runoff and overhead utility lines. The required easements will be maintained an unobstructed. Typically, a new development would be required to underground utilities as a condition for approval (per LBMC 21.31.275); however, staff coordinated with Southern California Edison and the City's Public Works Bureau to determine that the Applicant would not be required to underground these utilities. Specifically, an on-site power pole was determined to be a major junction of multiple transmission lines, and undergrounding was determined to not be a viable option. Furthermore, the City's Public Works Bureau concluded that because the power lines were not undergrounded when the alley was originally vacated, and the proposed development does not include high-rise structures, the overhead lines will not require undergrounding.

### RECOMMENDATION

The proposed Tentative Tract Map and future improvements meet all the policy requirements and development standards of the City's General Plan, Housing Element and Municipal Code. The proposed project will provide homes for low and moderate-income families with housing that is well-designed and compatible with the character of the neighborhood. No impacts detrimental to the environment or the general welfare of the public are foreseen from the approval of the Tentative Tract Map. Therefore, staff recommends approval of Tentative Tract Map No. 82140, subject to supporting findings and conditions (Exhibit F & G – Tentative Tract Map Findings and Conditions).

### PUBLIC HEARING NOTICE

Pursuant to Long Beach Municipal Code 20.12.080, the subject application was noticed via (5) five public hearing posters along the public frontages of Pacific Avenue, Pine

Avenue and 14<sup>th</sup> Street. Posters were placed in conspicuous locations allowing for full visibility for passing motorists and pedestrians.

In addition, a total of 1,134 Public Hearing notices were mailed on October 15, 2018, to addresses within a 300-foot radius of the site in accordance with Zoning Ordinance 20.12.080.C. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with Section 15332 of the California Environmental Quality Act (CEQA), a categorical exemption was issued for the proposed project under Class 32, "Infill Development Projects" (Exhibit H – Categorical Exemption 18-183). The Class 32 exemption applies to projects that are consistent with the General Plan and all zoning regulations. As required by CEQA, the proposed project is located within the City, occupies less than five acres, and is surrounded by urban uses. The site is adequately served by all required utilities and public services. The project site has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality as detailed in the findings (Exhibit I – CEQA Class 32 Findings).

Respectfully submitted,



GABRIEL BARRERAS, AICP  
PROJECT PLANNER



ALEXIS OROPEZA  
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Existing Site Photos
- Exhibit C – SPR Notice of Final Action and Conditions
- Exhibit D – Tentative Tract Map No. 82140
- Exhibit E – Project Rendering
- Exhibit F – Tentative Tract Map Findings
- Exhibit G – Tentative Tract Map Conditions of Approval
- Exhibit H – Categorical Exemption 18-183
- Exhibit I – CEQA Class 32 Findings

