



City Council – Public Hearing

March 5, 2019

Laserfiche Office Project

3443 Long Beach Boulevard and 210 East 35th Street

Approvals and Appeals

- January 17, 2019 Planning Commission Recommended approval of:
 - ✓ Site Plan Review: 4-story 102,840 sq.ft. office building; 3-story parking structure;
 - ✓ Tentative Parcel Map;
 - ✓ General Plan Amendment;
 - ✓ Zone Change;
 - ✓ Zone Text Amendment; and
 - ✓ Mitigated Negative Declaration.
- Appeal filed: Laborer's International Union of North America, Local 300
- February 7, 2019 appeal withdrawn.

Vicinity Map

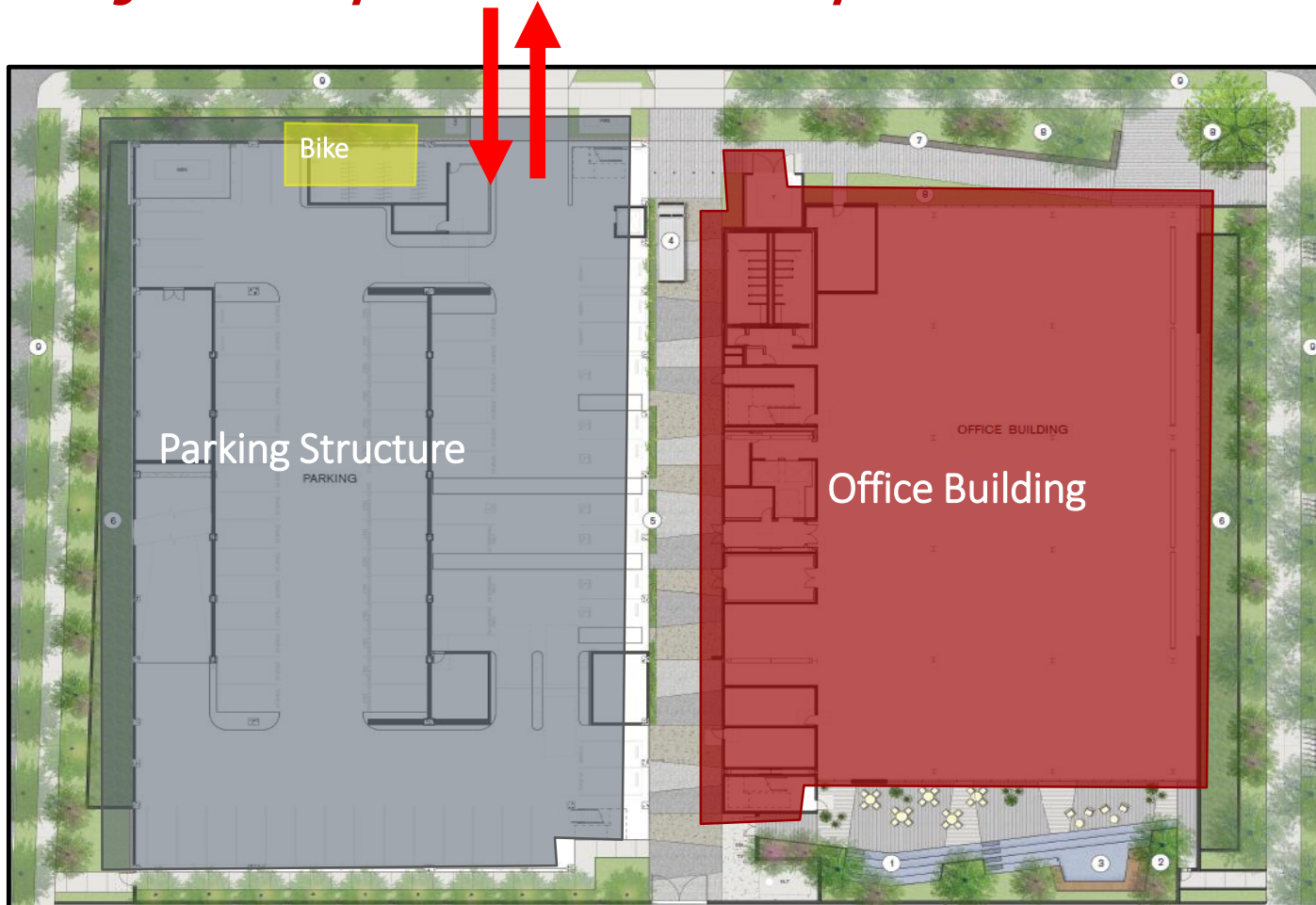


Lot Locations	Zoning District	General Plan Land Use Designation
West of Alley	Single-Family Residential (R-1-N)	Single Family (LUD #1)
East of Alley	Community Automobile Oriented (CCA) High-Rise Overlay (HR)	Major Commercial Corridor (LUD # 8)

Site Photos - Existing Conditions



Project Proposal - Description



- 2.02 Acre site (Map to consolidate 10 lots and portion of alley)
- 4-story, 102,848 sq.ft. office
- 3-story parking structure with 343 parking spaces (246 required)
- Bike parking – 54
- Vehicle access from 35th Street

Project Proposal - Infrastructure Enhancements



Area improvements include:

- Signal at Long Beach Blvd. and 35th Street
- Second north bound left turn lane at Wardlow Road and Long Beach Blvd.
- New curb, sidewalk improvements and street trees

Project Proposal - Schematic Renderings

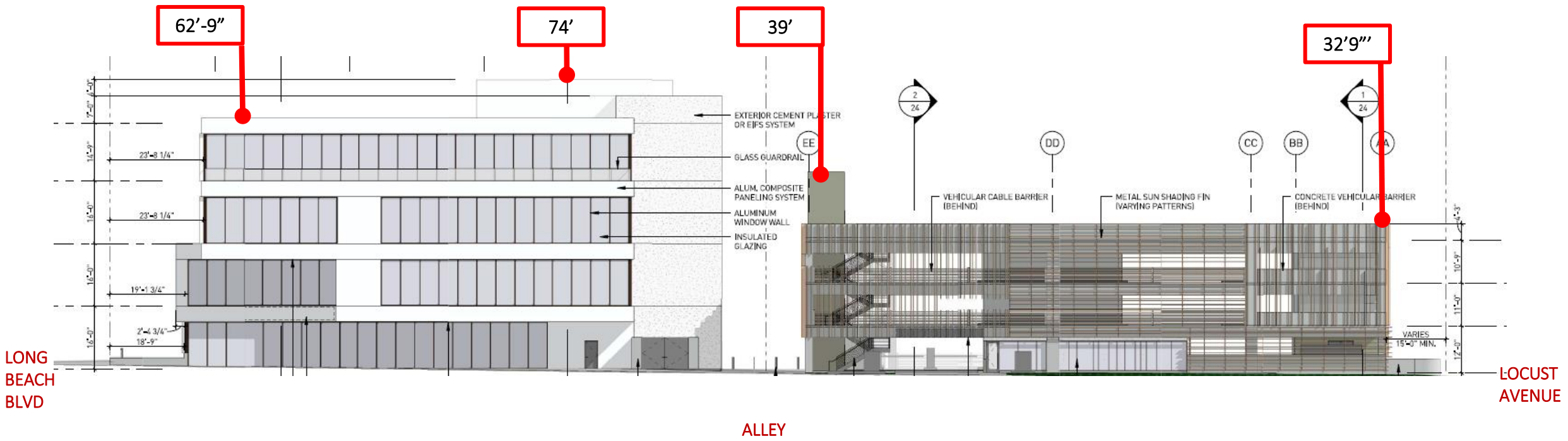


Long Beach Blvd. (South Bound)

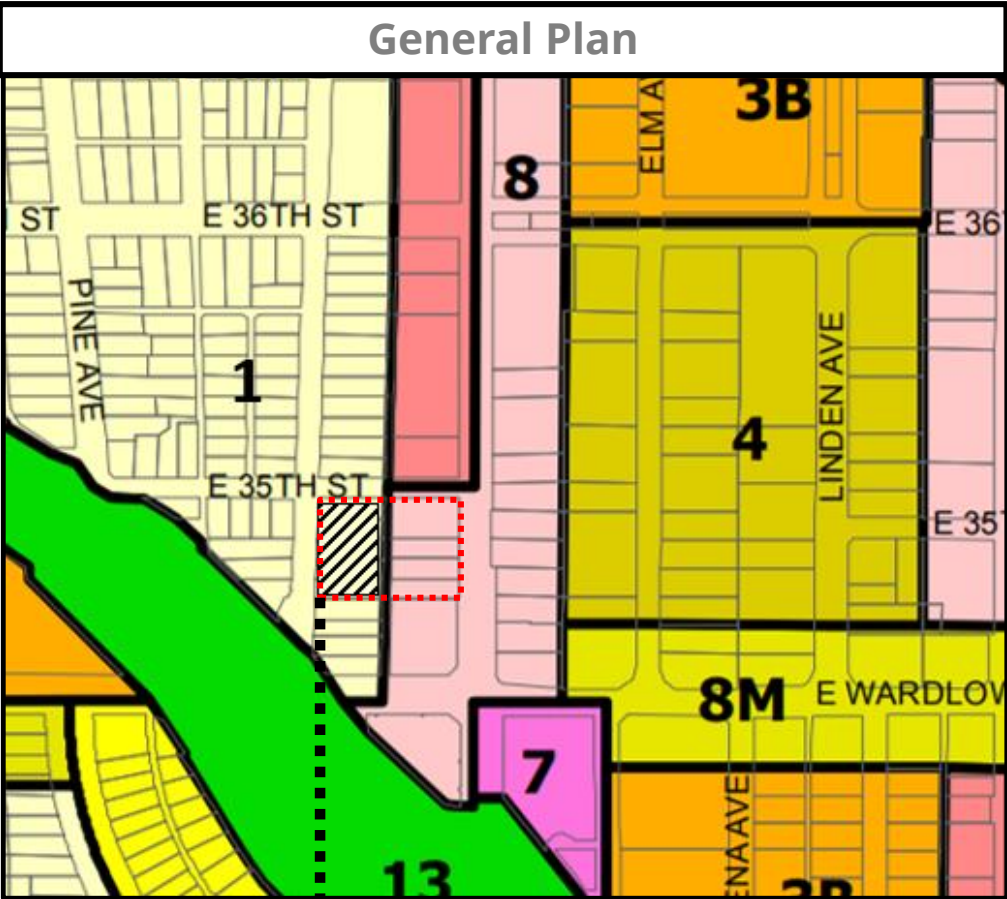


Locust Ave. and 35th Street

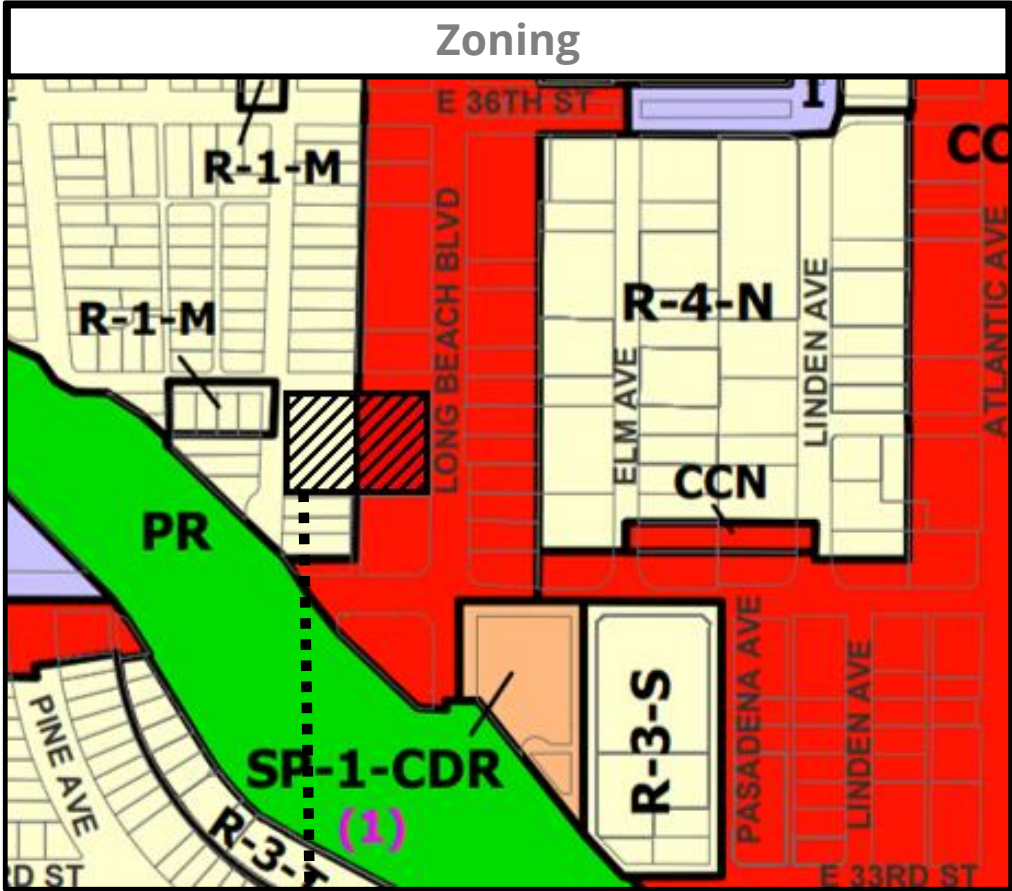
Project Proposal - Section View



General Plan Amendment and Zone Change



● Amend Land Use Designation (LUD) from LUD #1 Single Family to LUD #8 Major Commercial Corridor



■ R-1-N to CCN
■ CCA to CCN

High-Rise (HR) Overlay Zone Text Amendment



- 221 acres of land are zoned HR
- Project Site is within HR-4
(number following HR designation indicates number of stories permitted)

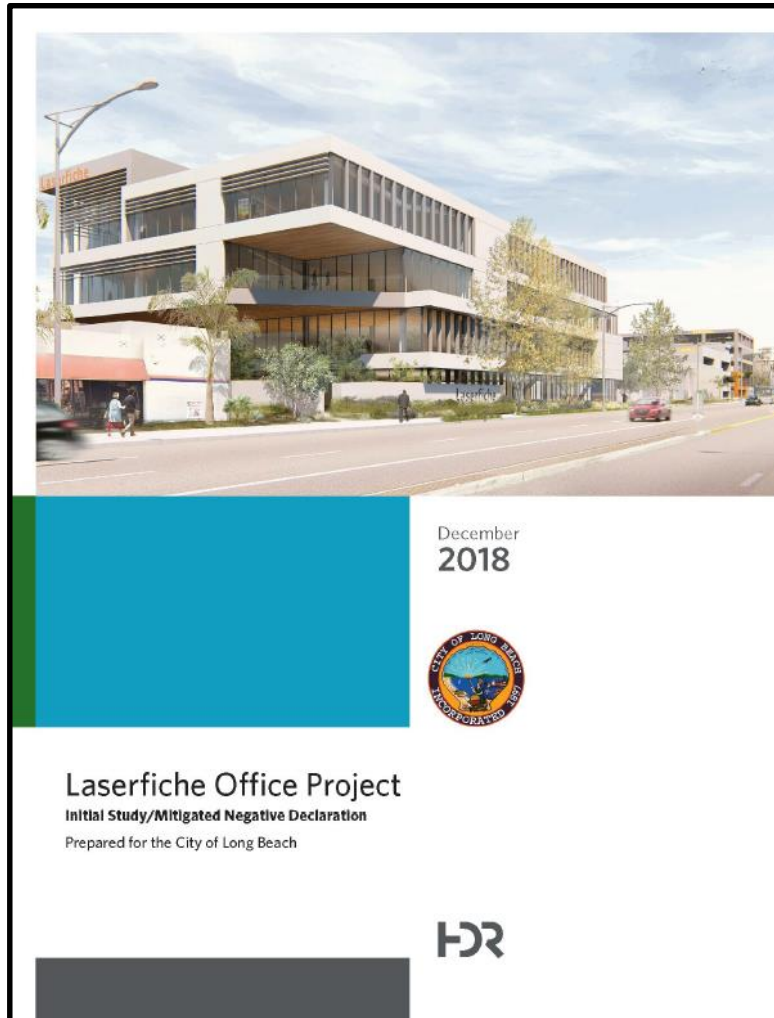
High-Rise Overlay Zone Text Amendment



High-Rise Overlay Yard Requirement

- Permit the averaging of the 20-foot setback for yard abutting a street.
- Subject to the Site Plan review process.
- Encourages creative building forms.

Environmental Review



Draft Mitigated Negative Declaration

- Circulated for 32-day public comment
December 17, 2018 - January 17, 2019
- 10 mitigation measures to reduce impacts
to a less than significant for the following

- | | |
|--|--|
| ✓ Air Quality | ✓ Biological Resources |
| ✓ Cultural Resources | ✓ Hazards & Hazardous Materials |
| ✓ Hydrology & Water Quality | ✓ Transportation/Traffic |
| ✓ Noise | |
| ✓ Tribal Cultural Resources | |

Public Notice

- Public hearing notice published in the Long Beach Press Telegram on February 12, 2019
- Notices distributed on February 15, 2019 in accordance with Chapter 21.21 of the Long Beach Municipal Code.
- To date, staff received one letter in support of the project

Recommendation

Affirm the Planning Commission Recommendations to:

- Accept Mitigated Negative Declaration (IS/MNDo4-18)
- Approve General Plan Amendment (GPA17-008), amending the Land Use Designation (LUD), from LUD#1 (Single Family) to LUD#8;
- Approve Zone Text Amendment to Table 39-1 of Chapter 21.39 of LBMC;
- Approve a Zone Change for five lots from Community Commercial Automobile-Oriented District (CCA) and five (5) lots from Single-Family Residential (R-1-N) District to Community R-4-N District (CCN) District;
- Approve Tentative Parcel Map (TPM18-004) to consolidate ten lots into a single lot;
- Approve Site Plan review (SPR18-021) to allow construction of a four-story 102,840 square-foot office and a three-story parking structure.