



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor

Long Beach, CA 90802

(562) 570-6194

August 22, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-19-101 and approve a Tentative Parcel Map (TPM19-001) for the creation of four condominium units within two buildings on a 9,789 square-foot lot located at 4122 E. Mendez Street in the R-4-N Multifamily Residential Zoning District. (District 4)

APPLICANT: Alan Schwendener
5318 E. 2nd Street, #327
Long Beach, CA 90803
(Application No. 1904-12)

PROJECT DESCRIPTION

The project site is located on the north side of Pacific Coast Highway, between Outer Traffic Circle and Termino Avenue (Exhibit A – Location Map). The site is approximately 9,789 square-feet and was approved for the construction of four residential units allocated amongst two buildings in April 2019 (Exhibit B – Plans). As shown on plans, the two buildings will be three stories with first level garages. The residential units will have the following sizes: Unit A1 – 1,392 square-feet; Unit A2 – 1,392 square-feet; Unit A3 – 1,438 square-feet; Unit B4 – 1,266 square-feet.

The site is within the R-4-N Multifamily Residential District and has a General Plan Designation of LUD #7 for Mixed Uses. It is bordered to the north, east, and west by residential properties and to the south across Pacific Coast Highway by a medical office. The applicant proposes to record a Tentative Parcel Map on the property to allow four condominium units with separate ownership (Exhibit C – Tentative Parcel Map 82655).

In order for the Planning Commission to approve a Tentative Parcel Map, positive findings must be made, in reference to General Plan and Specific Plan compliance, pursuant to Long Beach Municipal Code (LBMC) Section 20.12.100 (Exhibit D – Findings). Regarding General Plan and Specific Plan compliance, the intent of General Plan Designation LUD #7 – Mixed Uses is to provide for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. The proposed Tentative Parcel Map will allow for the recordation of four condominium units for separate ownership. Although the proposed development is not considered high-density residential, it maximizes the number of dwelling units, given the size constraints of the project site. The proposed four units are in compliance with LBMC Title 21 zoning

standards and the subdivision for condominium purposes creates additional opportunities for home ownership.

Additional findings include requirements that the site be physically suitable for the proposed density of development, and that the design of the subdivision not threaten public health or safety, or conflict with easements acquired by the public at large. Regarding the physical suitability of the site, it is located within the R-4-N zone which has a density standard of one dwelling unit per 1,500 square-feet, or six dwelling units in the case of the project site. The site has been approved for the construction of four dwelling units, as a by-right use within the R-4-N zone. While located along a busy portion of Pacific Coast Highway, the subject site is adjacent to several multifamily residential properties on either side. Furthermore, the building closest to Pacific Coast Highway will be set back approximately forty-seven feet, providing enough buffer from the thoroughfare.

Since the site will be developed in a consistent manner with the zone and the properties to the north, east, and west, staff does not anticipate any public health or safety issues. The conditions of approval require the applicant to record Covenants, Conditions and Restrictions (CCRs) against the property to further maintain site quality and operation (Exhibit E – Conditions of Approval). Staff recommends that the Planning Commission approve the Conditional Use Permit, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 208 notices of public hearing were distributed on August 5, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no correspondence was received by staff.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15315 – Minor Land Divisions, as the project consists of the subdivision of a 4-unit residential property for the creation of condominiums.

Cuentin Jackson
CUENTIN JACKSON
PROJECT PLANNER


ALEXIS OROPEZA
CURRENT PLANNING OFFICER


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 – Plans
- Exhibit C – Tentative Parcel Map 82655
- Exhibit D – Findings
- Exhibit E – Conditions of Approval