



# **4800 Long Beach Boulevard Eighteen (18) New Townhouses**

**Application No. 1707-10 (MND-04-20, ZCHG17-009, SPR17-062, TTM17-001)  
Planning Commission  
June 18, 2020**

# Vicinity Map

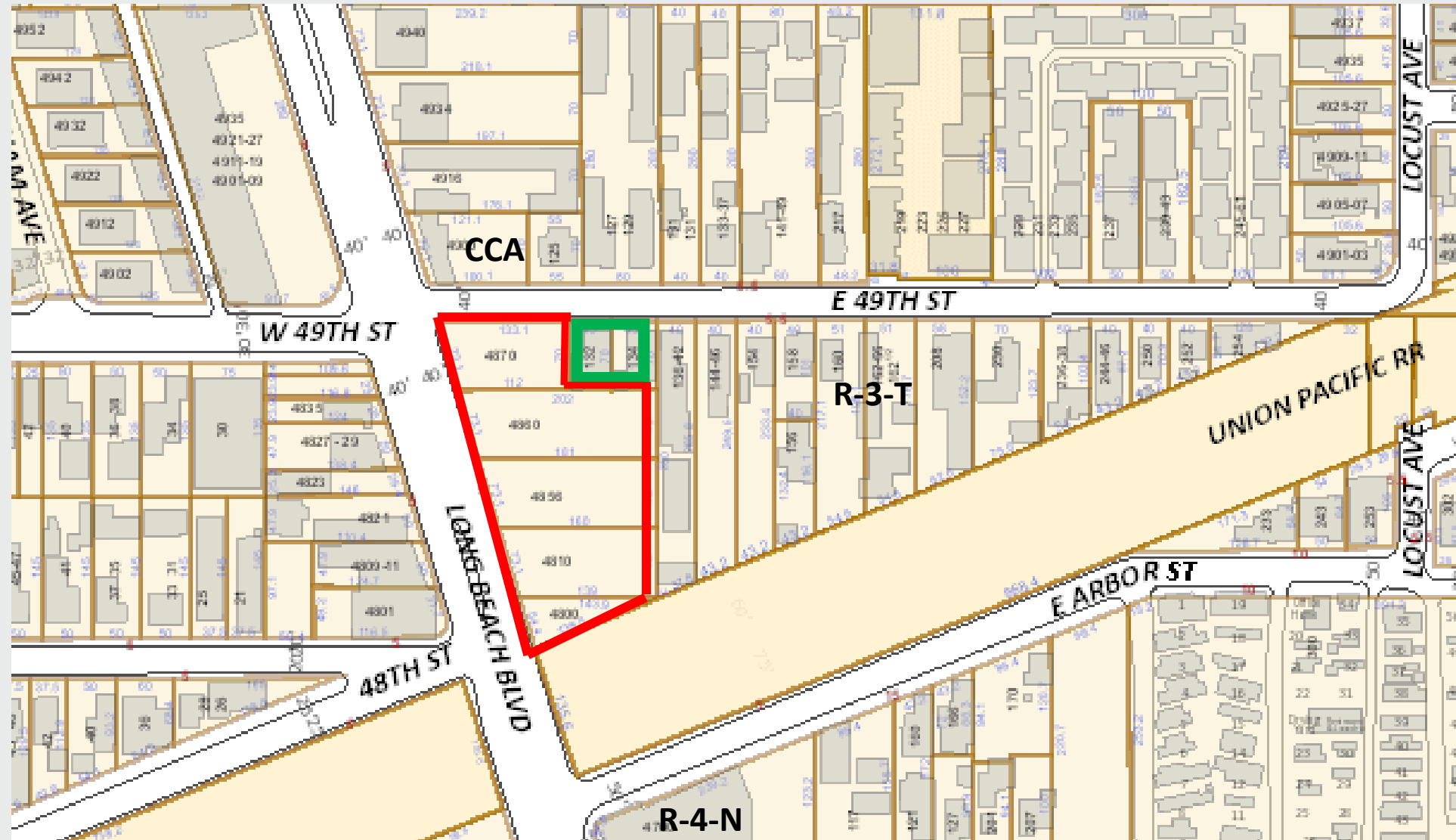
**Current Zoning – CCA**  
Community Commercial  
Automobile-Oriented

## R-4-N – Medium-Density Multiple Residential

### R-3-T – Multi-Family, Townhouse

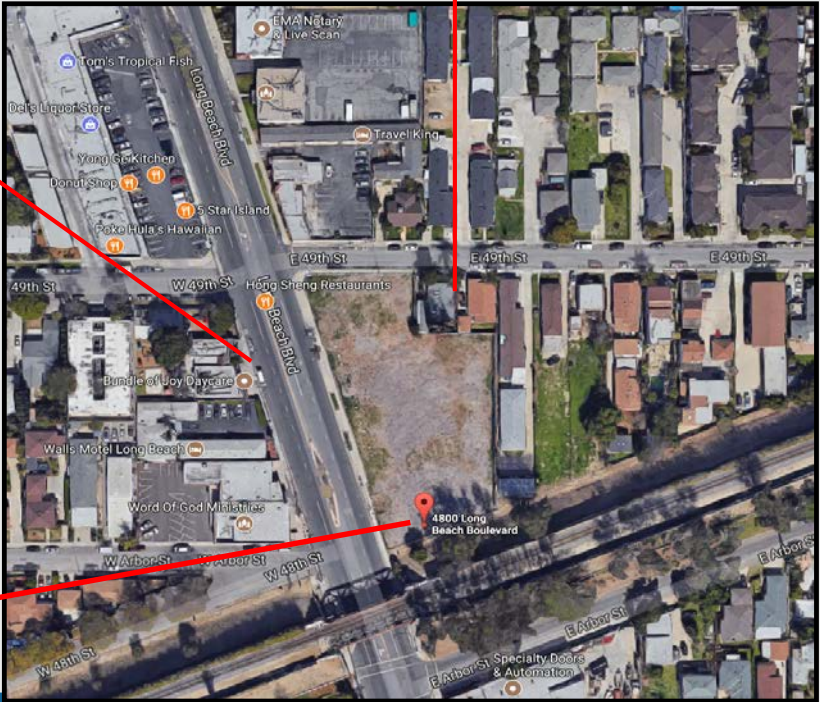
**Project Site –** 

## Adjacent Lots -





# Existing Conditions



# Project Description

- 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 49<sup>th</sup> Street





# Project Renderings



Long Beach Boulevard Elevation

# Project Renderings



Rear Elevation

# Requested Entitlements

## Zone Change

**Project Site:** from CCA to R-4-N to allow the development of the proposed townhomes

**Adjacent Lots:** from CCA to R-3-T

## Site Plan Review

Architecture and site design approved by Site Plan Review Committee on December 11, 2019

## Vesting Tentative Tract Map

Consolidation of the five parcels into one parcel and the subdivision of airspace, which enables the creation of 18 individual townhome units that can be sold separately.

- **General Plan –**

LUE PlaceType: NSC-L

Mixed-use that allows multi-family residential

- **R-4-N Development Standards**

Flexibility for tandem can be granted with LEED Gold or higher certification

- **Zone Change Findings**

- **Site Plan Review Findings**

- **Tentative Tract Map Findings**



- An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for a 30-day public review period in accordance with the California Environmental Quality Act (CEQA);
- The Final MND includes comments received during the review period and their responses, an Errata, and the Mitigation Monitoring and Reporting Program (MMRP);
- The IS/MND finds that, by implementing identified mitigation measures, the project will not result in significant effects to the environment.

Public hearing notices were distributed on June 4, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

In addition, the owners of the two adjacent lots were notified of the proposed rezoning via certified mail in 2019 and 2020.

# Recommendation

Recommend that the City Council adopt MND04-20 and approve Zone Change and Vesting Tentative Tract Map to allow the construction of 18 three-story townhomes at 4800 Long Beach Boulevard



Thank you

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