



# 5100 Long Beach Boulevard 38 New Townhomes

**Mitigated Negative Declaration, Zone Change, Site  
Plan Review, and Vesting Tentative Tract Map  
June 18, 2020**

# Background

- Former redevelopment site along Long Beach Blvd.
- Seven-parcel site totaling 1.8 acres zoned CCA and R-1-N
- Project site is surrounded by commercial and residential uses
- Five parcels have been vacant since 2013 and two are developed with a single-family home



# Project Description

- Demolition of existing 1,478-square-foot single-family home;
- Construction of 38 three-story townhomes within seven buildings with a max height of 38';
- 86 on-grade parking spaces;
- 12,735 square feet of total usable open space (335 SF per unit);
- Required Street Dedications;
  - 8' along Cedar Avenue; 3' along East Sunset Street; 10' along East Home Street; and between 3' and 13' along Long Beach Boulevard to provide a minimum 28-foot public right-of-way half-width from the existing centerline of Home Street.





# Project Description





# Project Renderings



Long Beach Boulevard Elevation



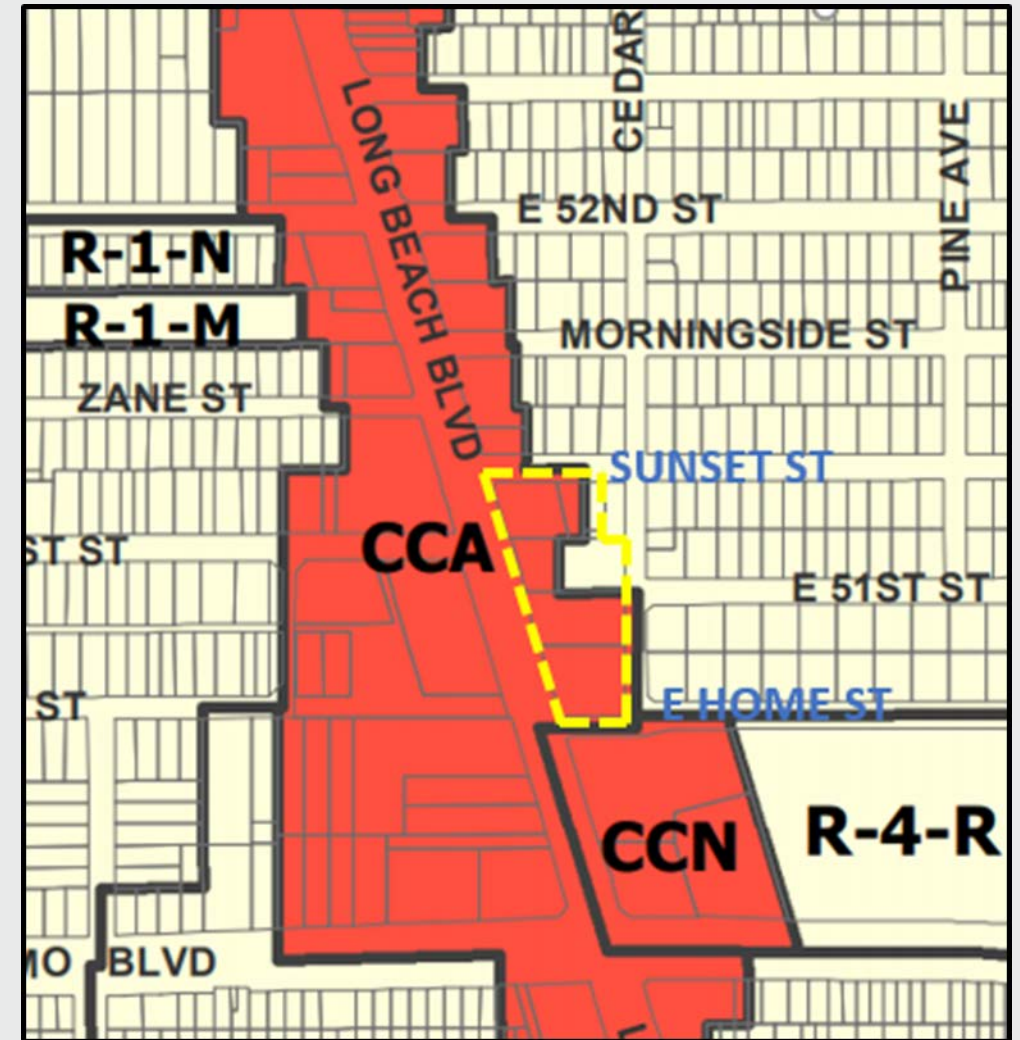
# Requested Entitlements

- **Zone Change:** from CCA and R-1-N to CCN to allow the development of the proposed townhomes;
- **Site Plan Review:** Architecture and site design approved by Site Plan Review Committee on December 11, 2019;
- **Vesting Tentative Tract Map:** required to allow the consolidation of the seven parcels into one parcel and the subdivision of airspace, which enables the creation of individual townhome units that can be sold separately.

**The project requires recommendation by the Planning Commission before it is presented to the City Council for final decision.**

# Project Compliance

- **General Plan** – LUE PlaceType: NSC-L -Mixed-use that allows multi-family residential
- **CCN Development Standards**
  - Flexibility for tandem can be granted with LEED Gold or higher certification
  - Waiver of 300 SF recreation room
- **Zone Change Findings**
- **Site Plan Review Findings**
- **Tentative Tract Map Findings**





# Environmental Review

- An Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA)
- The IS/MND was posted on the City's website and circulated for a 30-day public review period between May 11, 2020 and June 9, 2020
  - The Final MND includes comments received during the review period, responses to comments, an errata, and the MMRP
- The IS/MND finds that, by implementing identified mitigation measures, the project will not result in significant effects to the environment



# Public Comment

- Public hearing notices were distributed on June 4, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code
- Total of six public comments received
  - Concerns over parking availability;
  - Affordability of the townhomes;
  - General housing affordability;
  - Concerns over location of the proposed driveways off E. Sunset St and Cedar Ave.; and
  - Privacy and noise concerns from neighbor that shares property line with the project



# Next Steps & Recommendation

- City Council adoption of MND and approval of Zone Change and Vesting Tentative Tract Map
- Recommend that the City Council adopt MND03-20 and approve a Zone Change and Vesting Tentative Tract Map to allow the construction of 38 three-story townhomes at 5100 Long Beach Boulevard



Thank you

Cynthia de la Torre  
Planner

[Cynthia.delaTorre@longbeach.gov](mailto:Cynthia.delaTorre@longbeach.gov)  
(562) 570-6559