

TENTATIVE TRACT MAP FINDINGS

**777 E. Ocean Boulevard
Case No. 2007-09 (VTTM20-004)
Date: January 21, 2021**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The subject site is currently located in the Downtown (DT) General Plan Land Use PlaceType DT, which is the heart of the City that is the business office, government and tourism hub of Long Beach. The Downtown PlaceType promotes a highly urbanized core featuring compact development composed of a mix of compatible uses, building types, housing types, and architectural styles, with a focus on providing active ground-floor shops, restaurants and cafes. The subject site is located within Downtown Planned Development District (PD-30) in an area where high density residential uses with are deemed appropriate. The proposed tentative tract map is an airspace subdivision to allow the individual ownership of 315 residential dwelling units and one commercial unit located on a 0.84 acre site that is currently under construction. This proposed subdivision will bring quality housing to the area and contribute to the current diversity of uses. It provides new home ownership opportunities in the downtown area to help increase the percentage of home ownership in the city. Approval of this Tentative Tract Map for condominium purposes will align with the Housing Elements Goals and Policies to “improve the quality and availability of housing by addressing declining homeownership,” as referenced in the City’s Strategic Plan.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The design of the proposed subdivision has been determined to be consistent with General Plan Land Use Element and Housing Element goals for residential development, more specifically Goal 5 of the Land Use Element which aims to diversify housing opportunities. The project also implements Housing Element Policy 4.2 to, “(e)ncourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.” As such, the proposed project currently under construction will contribute to diversified housing opportunities by allowing for new home ownership. Furthermore, the proposed mixed-use development is being developed in compliance with the requirements set forth in the Downtown Planned Development District (PD-30).

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The site is physically suitable for this type of development. The proposed Tentative Tract Map would ultimately allow for 316 condominium units consisting of 315 dwelling units and one retail unit within a mixed-use building. The site is located within downtown Long Beach and is in close proximity to restaurants, shops, public transit stations, business and other residential developments. The project site is located on a 0.84-acre site with frontage on Ocean Boulevard, Alamitos Street, and Medio Street. The site complies with the minimum 10,000 square foot lot size and minimum lot width 50'. The subdivision in this case is for condominium purposes only and the building was previously determined to be an appropriate development for the subject site that met the requirements of the zoning district and other applicable development standards. The site accommodates adequate outdoor space, vehicular and pedestrian circulation and proper landscaping.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

As detailed above, the proposed development meets the density standards of PD-30. Within PD-30 density is regulated through floor area and building height. The building complies with the maximum Floor Area Ratio of 11:1 allowed on the site. The individual ownership of the units and retail space does not change the density of the development under construction. The proposed subdivision for condominium purposes is appropriate for the site.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The design of the proposed subdivision is not expected to cause any substantial environmental damages or any additional impacts than were identified in either the previously certified Shoreline Gateway Environmental Impact Report or the Supplemental Environmental Impact Report. An Addendum was completed for the subsequent modification to the Shoreline Gateway east tower project under Case No. 1512-25 and carries forward all applicable Mitigation Measures from the previous Environmental Impact Reports. Furthermore, the site is in a highly developed urbanized area and is not located near or in an area that will cause substantial injury to fish and wildlife or their habitat as the site is located inland within the downtown plan boundaries.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The proposed subdivision is for condominium purposes allowing the individual ownership of 315 dwelling units and one commercial unit. The project will not cause any serious public or safety problems and does not result in any additional impacts than were identified in either the previously certified Shoreline Gateway Environmental Impact Report or the Supplemental Environmental Impact Report. An Addendum was completed for the subsequent modification to the Shoreline Gateway east tower project under Case No. 1512-25 and carries forward all applicable Mitigation Measures from the previous Environmental Impact Reports. Furthermore, this project qualifies for a categorical exemption under Section 15315 "Minor Land Divisions" from the California Environmental Quality Act. The project also meets all of the development standards of the PD-30 Ordinance in place at the time of its approval.

7. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City Departments have reviewed the Tentative Tract Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided prior to the recordation of the final map, as specified in the Conditions of Approval.