

FINDINGS

**Vesting Tentative Tract Map (TTM18-007)
125 Long Beach Boulevard
Application No. 1803-21
October 4, 2018**

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 map will merge four existing lots into a single lot promoting the orderly development of the area. The map will separate ownership into three airspace categories consisting of commercial, residential, and parking. The creation of airspace rights and ownership will not physically alter the site nor change the projects overall compliance with use and other development standards.

The subject site is currently located in an area of General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. Residential densities are provided for in the planned development ordinance for each district. This project complies with the density, unit, and lot size as controlled by the floor area and height allowed within the Height Incentive Area on the Downtown Planned Development District (PD-30).

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

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan for a mixed-use (commercial/residential) development and the zoning regulations (PD-30)

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

The proposed Map will consolidate four existing lots into a single ground lot and three air space lots. The newly created ground lot will total 44,780 square-feet in size. The total lot area in combination with it being a relatively makes it suitable for the proposed. Eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 independently accessible parking stalls or 326 tandem parking stalls. The subdivision to create three airspace lots supports the separate ownership and financing of the

commercial and residential portions of the building but does not affect the physical suitability of the lot itself. No adverse impacts are anticipated with the approval of this project as the scope of the project was previously analyzed under the Downtown Plan Program Environmental Impact Report (State Clearing House No. 2009071006) and warrants not further environmental review.

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

The proposed ground lot totals 44,780 square feet in area which exceeds the minimum established lot size of 10,000 square feet within PD-30. The proposed building floor area ratio of 4.92 is within the maximum floor area are ratio of 8.0 permitted which makes the site suitable for the proposed density of the development. The individual ownership of all the rental units and retail space does not change the density of development or affect the suitability of the site for development.

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 project site is currently developed as a surface parking lot within the City's downtown, a highly urban area. The project site is surrounded by existing streets and alleys which provides access to the site. The proposed Map merges four existing ground lots and creates three new airspace lots related to separating the ownership of the commercial and residential portions of the building. It is unlikely that the design of the subdivision or proposed improvements will cause substantial environmental damage or substantial and avoidable injury to fish and wildlife habitat. In accordance with the California Environmental Quality Act an Environmental Compliance Checklist was prepared for the Project and determined that the Project will not result in any new significant impacts not already analyzed in the Downtown Plan Program EIR (State Clearinghouse No. 20009017006).

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 the purpose of creating four type of ownership categories broken down as follows:

PARCELS/LOTS	DESCRIPTION	LOCATION
Lot 1	Ground Lot- Master Lot	Level 1
Lot 2	Airspace- Residential Units	Level 1-8

Lot 3	Airspace- Retail Space	Level 1,2
Lot 4	Airspace- Parking	Level 1, P1, P2

The proposed Vesting Tentative Tract Map will not cause a serious public health or safety problems as part of this request. The map merges four existing lots into a single lot promoting the orderly development of the area. The creation of the three airspace lots separates the ownership of the commercial and residential portions of the building. The Map as proposed will be conditioned to require the recordation of covenants, conditions, and restriction to ensure shared access to common areas, amenities, parking and responsibilities related to maintenance, etc.

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 PORPERTY 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 for prior to the recordation of the final map.