

TENTATIVE TRACT MAP FINDINGS

3655 Elm Avenue

Case No. 2110-19 (VTTM 21-008)

Date: November 17, 2022

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 High Density Multi-Family Residential (R-4-U) Zoning District with a Multi-Family Residential Low/3-story General Plan Land Use PlaceType. The 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 one block from Long Beach Boulevard, which is a major transit corridor. The proposed tentative tract map is an airspace subdivision to allow the individual ownership of 15 residential dwelling units and one common lot on a 24,120-square-foot (0.56 acres) site that is currently under vacant. 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.

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 15 condominium units consisting of 15 dwelling units and one common area lot on the subject site. The site is located approximately one block from Long Beach Boulevard in close proximity to restaurants, shops, public transit stations, business and other residential developments. The project site is located on a 0.56-acre site with frontage on Elm Avenue and East 37th Street. Overall, the site complies with the minimum 22,500 square foot lot size. However, the property has a lot width of 134.4 feet. This width does not comply with the minimum lot width of 180 feet and has not since the change in zoning to R-4-U in 2008; it is an existing legal non-conforming condition.

However, as The 'Lot Width Radius Map' attached to these findings shows, the average width for the ten (10) properties within 300 feet of the subject property is approximately 133.8 feet. This average width is less than the width of the subject property at 180 feet. The subdivision in this case is for condominium purposes (subdivision of air space for each unit) only and the proposed development 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, parking, 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 the R-4-U Zoning District. The R-4-U Zoning District determines density by site area and site width. The proposed 15-unit townhome project complies with both. The individual ownership of the units 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. The 15-unit project is proposed on a vacant lot with little vegetation currently, but will introduce a new and more comprehensive plant palette to the site. 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.

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 (air space subdivision) allowing the individual ownership of 15 dwelling units and one common lot. The project will not cause any serious public or safety problems. Vehicular access to the vehicle court and the individual garage spaces is from one drive approach located off Elm Avenue. Pedestrian access to each unit is by concrete walk (through a gate) from East 27th Street or Elm Avenue which wraps around the structure to the units at the rear. Furthermore, this project qualifies for a Class 32 categorical exemption under Section 15332 "InFill Development" from the California Environmental Quality Act.

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.