



# Planning Commission

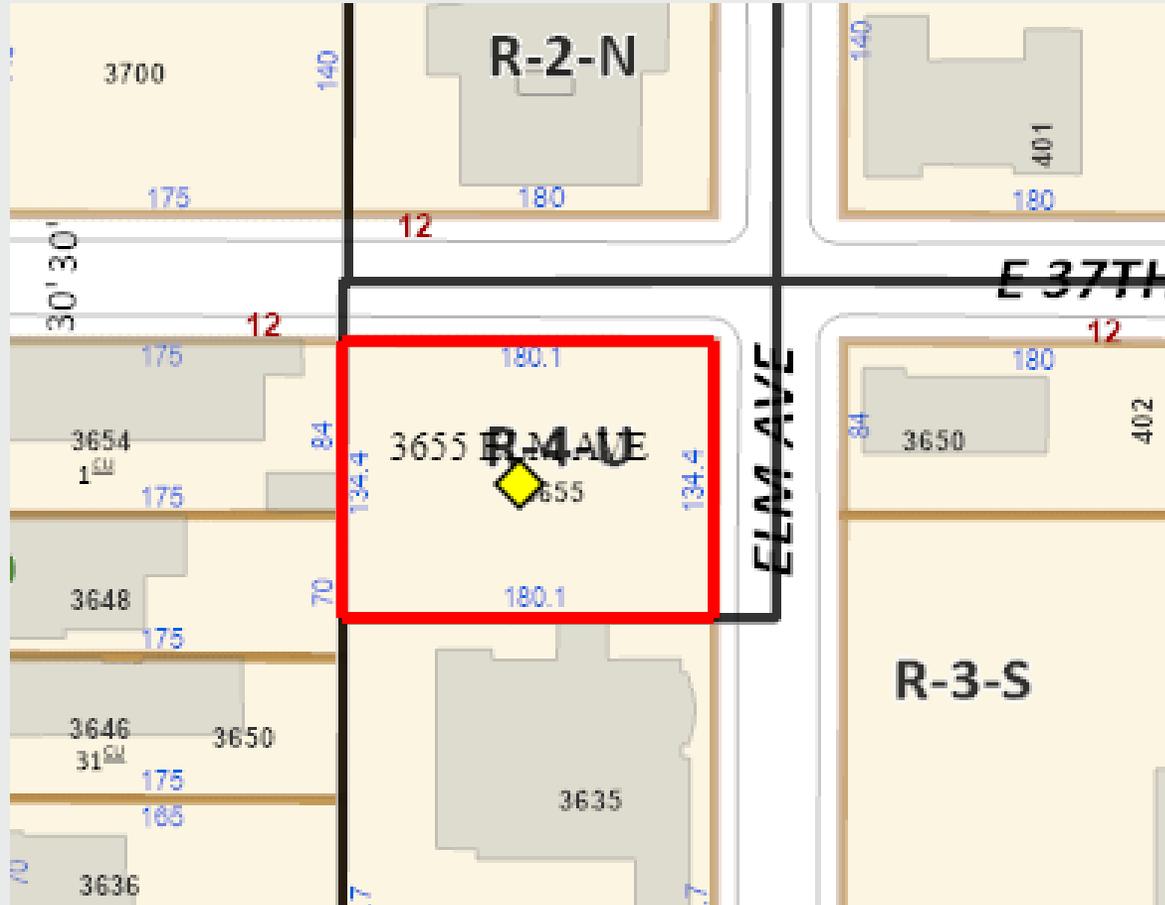
November 17, 2022

3655 Elm Avenue

Case No. 2110-19 (VTTM21-008)

# 3655 Elm Avenue

## Location



## Project Site

- Located on the southwest corner of Elm Avenue and East 37<sup>th</sup> Street

## Zoning

- R-4-U, High Density Multi-Family District

## General Plan Designation

- LUE PlaceType MFR-L, Multi-Family Residential Low

## Surrounding Land Uses

- Residential, Assembly and Commercial within the vicinity



## Tentative Tract Map Findings

- **Tentative Tract Maps** – Positive findings related to General Plan & Specific Plan compliance
  - **Housing Element** – Policy 4.2 – encourages the balance of rental and homeownership opportunities, including condominiums to accommodate housing needs of all socioeconomic segments
  - **Zoning** – Project meets all applicable zoning standards of the R-4-U Zoning District

## Additional TTM Findings

- **Subdivision should not threaten public health or safety** – Project is a subdivision of air rights and is not expected to cause any public health or safety problems and does not result in any additional impacts identified in the previous certified EIR's for this project.



W. 37<sup>th</sup> Street Elevation

## CEQA

- Exempt per Section 15332, Class 32 “In-Fill Development” as the project consists of a one lot subdivision for condominium purposes only. However, the proposed 15 unit development (previously approved by the Site Plan review Committee) and Lot Line Adjustment (to be considered by the Zoning Administrator on November 28, 2022) were also included in the analyzation contained in the technical reports required (Air Quality/Greenhouse Gas Emission, Noise, and Traffic) for this Class 32 Exemption.

## Staff Recommendation

- Approve the Vesting Tentative Tract Map to allow a one lot subdivision, to create 15 units and one common lot, subject to conditions of approval.



Thank you

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