



City Council

January 9, 2018

General Plan Amendment GPA17-006, Lot Merger LMG17-006, and Site Plan Review SPR17-075 for a new mixed-use project at 1795 Long Beach Boulevard

Application No. 1709-46

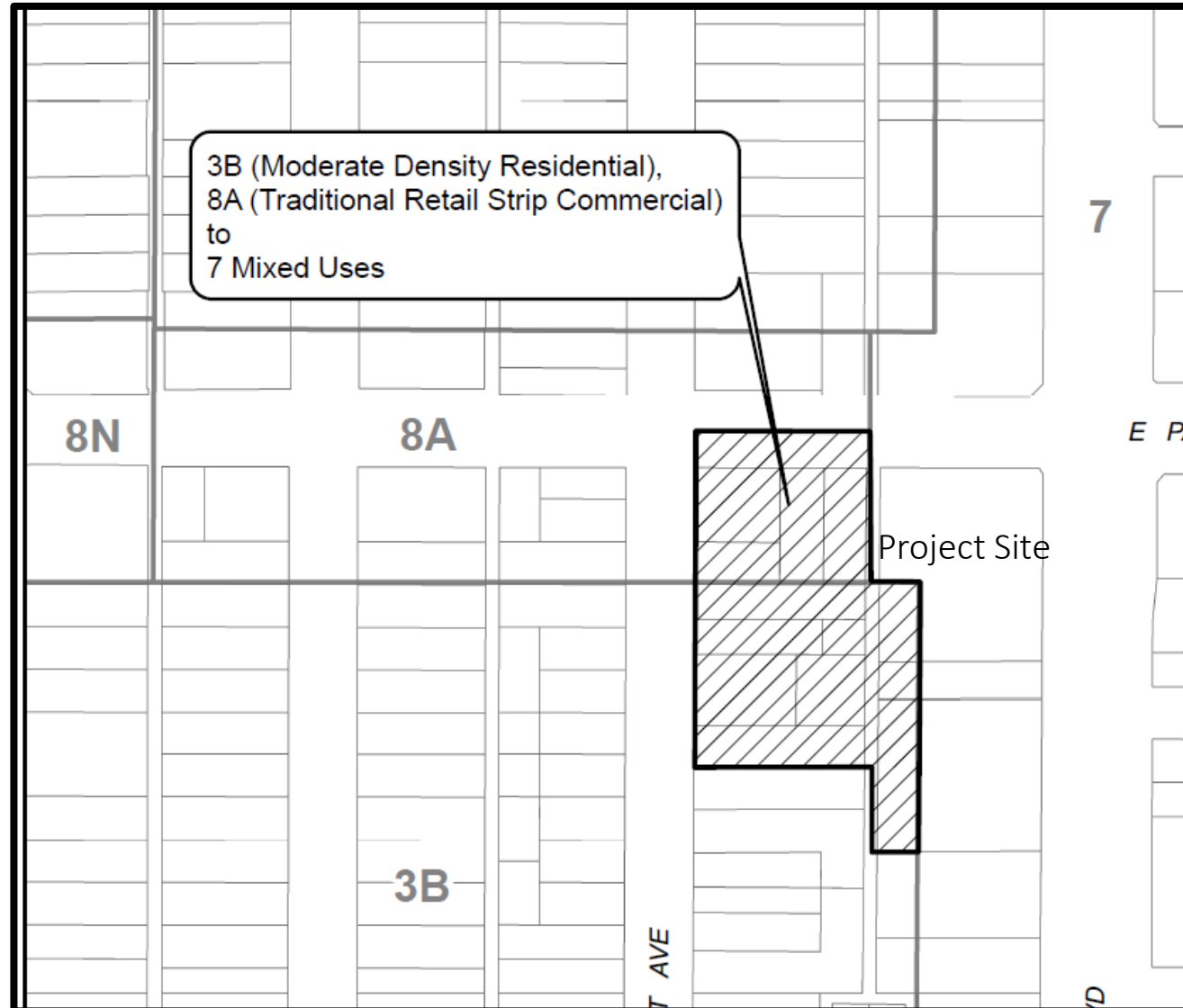


- Zoning District

- ## General Plan Land Use Designation

- 2

General Plan Amendment (GPA17-006)



General Plan Amendment (GPA):

- General Plan Amendment on a portion of project site from 3B to 7.
- General Plan Amendment on 12 adjacent properties from 8A and 3B to 7.

GPA Address Range:

- 1725-1795 Long Beach Boulevard
- 1738-1776 Locust Avenue
- 200-240 E. Pacific Coast Highway

Building Design



Proposal:

145,478 square-foot, 5-Story
Mixed Use Development:

- 3,938 sq. ft. commercial
- 102 residential units
(101 affordable)
- 1, 2 and 3 bedroom units
- Future bike lane extension

Parking:

- 68 residential parking spaces
- 9 commercial parking spaces
- 5 Motorcycle spaces

Total: 82 Parking spaces

Amenities

- Corner Plaza – 832 SF
- Courtyard – 8,167 SF
- Private Balconies – 5,683 SF
- Common Areas – 4,373 SF

CEQA and Project Findings

CEQA

Addendum to the Environmental Impact Report for the General Plan Amendment was prepared in accordance to CEQA

General Plan Amendment and Lot Merger

Positive Findings can be made for each action

Planning Commission Action

The Planning Commission conducted a public hearing on December 9, 2017 and recommended that the City Council approve the General Plan Amendment, Lot Merger and the Site Plan Review request

Public Noticing

Notices were distributed on December 21, 2017, and the notice was published in a local newspaper

Public Comments

No comments have been received to date

Recommendation

Staff recommends that the City Council concur with the Planning Commission action to recommend to approve:

1. An Addendum to the Midtown Specific Plan Environmental Impact Report
2. A General Plan Amendment GPA17-006 from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 13 lots located in the Midtown Specific Plan (MTSP)
3. A Lot Merger LMG17-019 to consolidate two lots into one lot
4. A Site Plan Review SPR17-075 for the construction of a mixed use development