



# Planning Commission

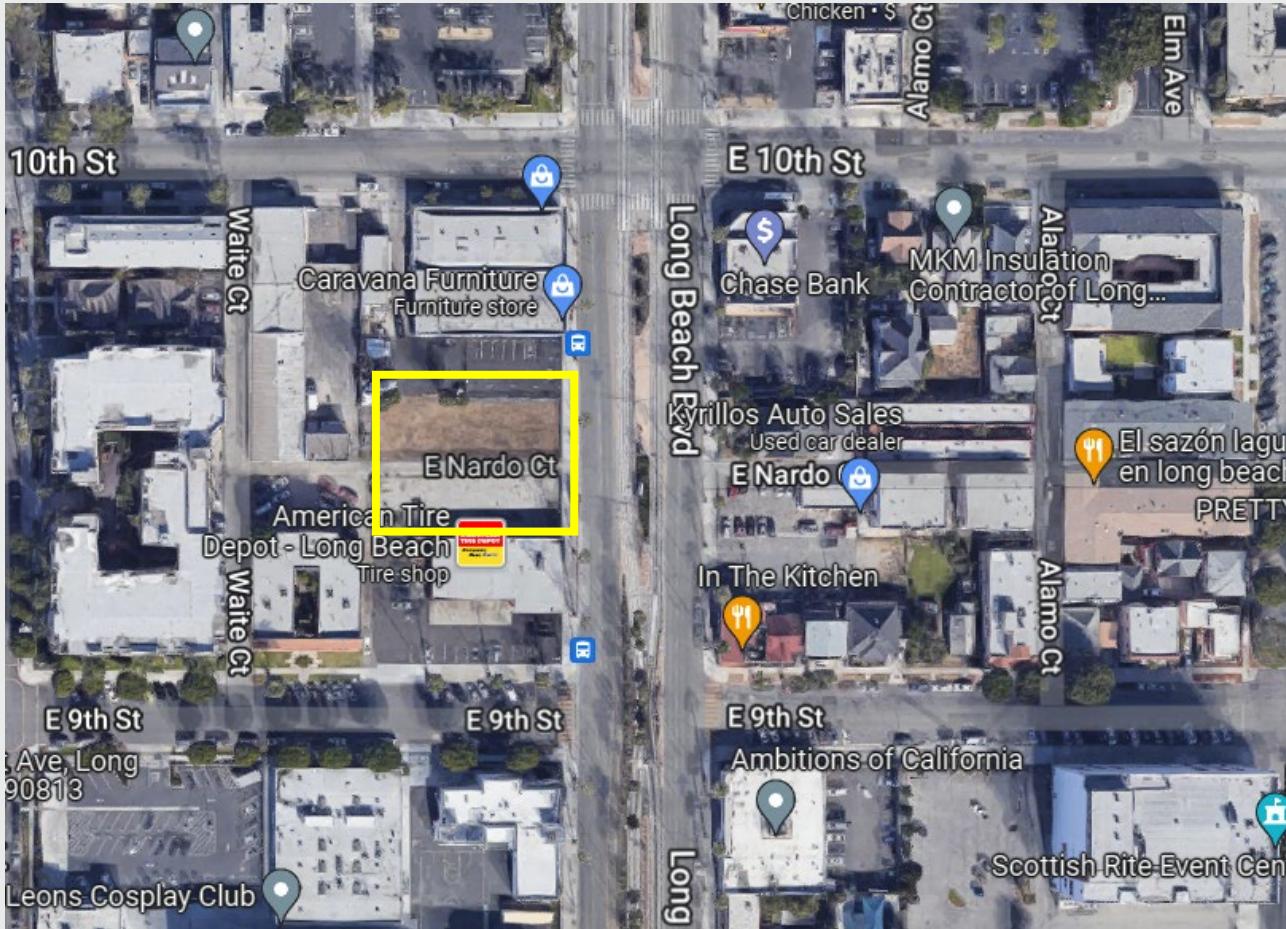
May 19, 2022

**923 and 927 Long Beach Boulevard  
Site Plan Review  
Application Number 2108-08**



# Project Location

7<sup>th</sup> Street



**Location** – 923 and 327 Long Beach Blvd

**Zoning** – Downtown Plan Development District (PD-30); Height Incentive Area

**Site Area** – 16,500-square-feet

**Current Development** – Two Vacant lots

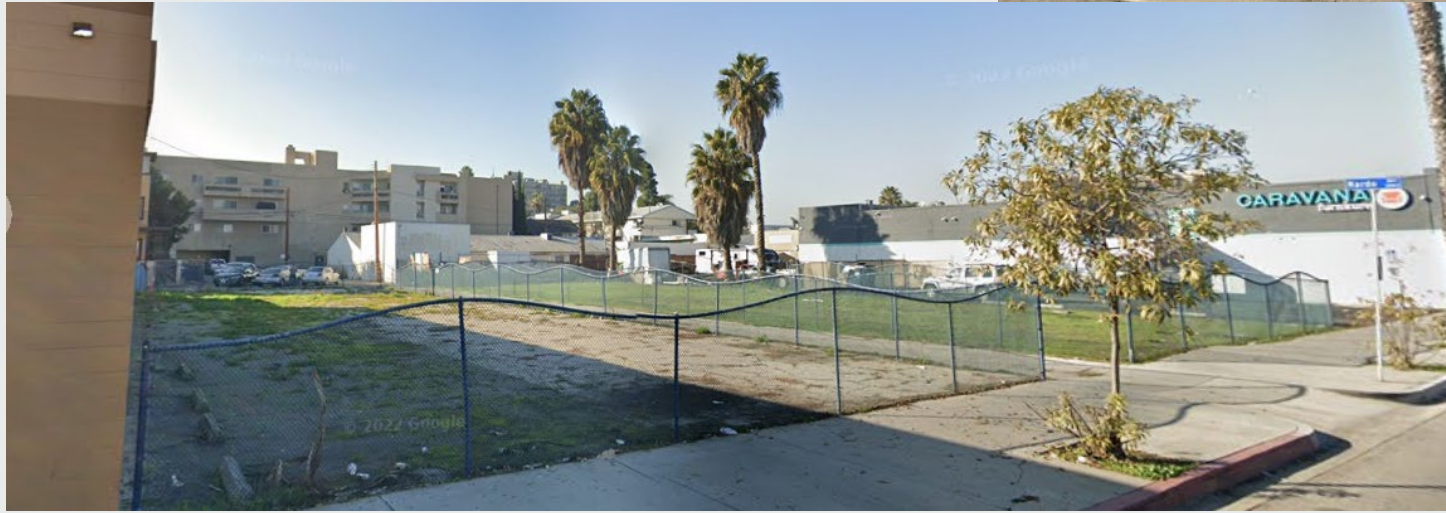
**General Plan** – Downtown (DT) PlaceType

 Project Site

6<sup>th</sup> Street

# Existing Conditions

**Site Currently Vacant**





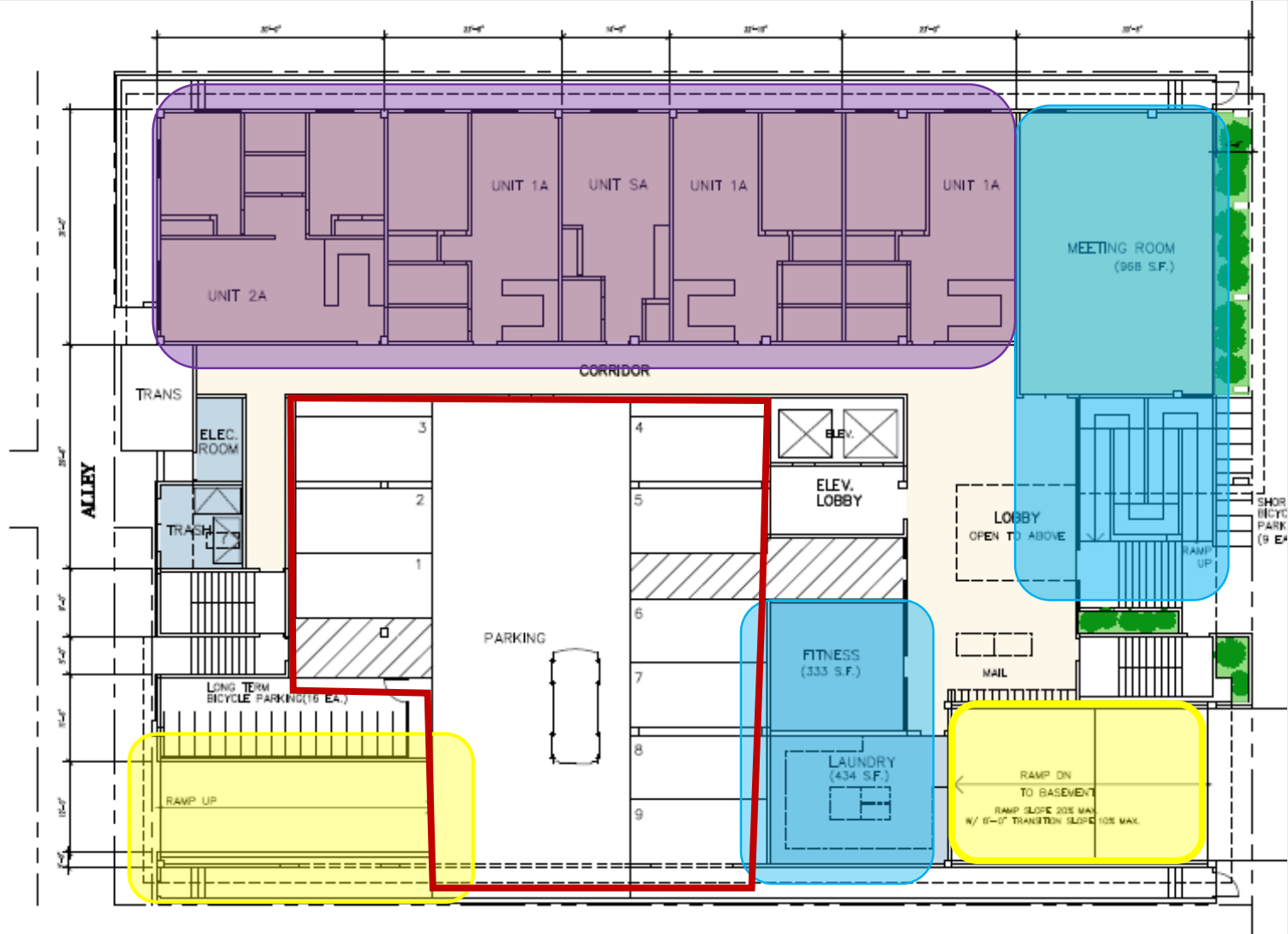
# Proposed Project



## Project Description

- 6-Story Building
- Building Ht. 76-Feet (240-Feet allowed)
- 75 Dwelling Units
- Unit Mix - 9 studios  
89 one-bedroom  
32 two-bedroom
- 2,809 SF Outdoor Open Space
- 104 On-site Parking Spaces

# First Floor Plan



76-feet

# Long Beach Boulevard Elevation



# North Elevation



# South and East Elevation





# Parking

## PD-30 Parking Requirements

TABLE 3-5 RESIDENTIAL OFF-STREET PARKING

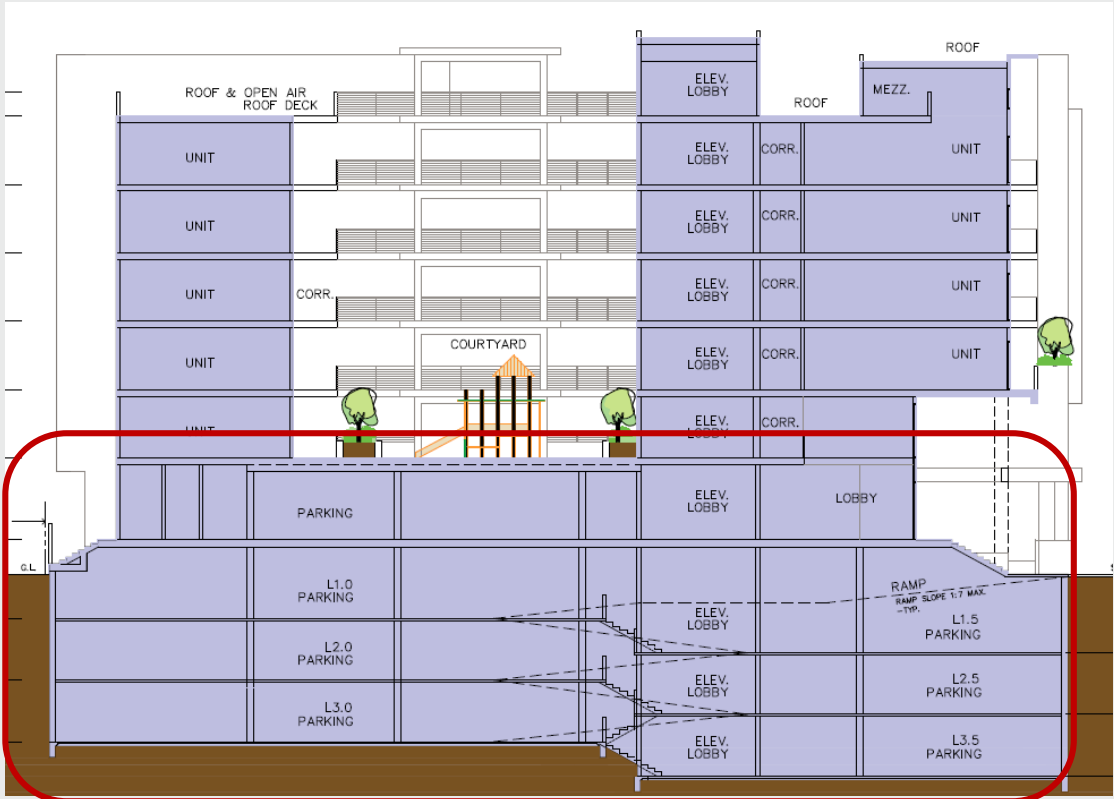
Use	Minimum	Notes
Dwelling unit, shopkeeper unit, or live/work unit	1.0 space per unit plus 1 guest parking space per 4 units	Half of the required guest parking can be shared with commercial. Additional parking provided need not be allocated to an individual dwelling unit.
Special Group Residence	1.0 space per 3 bedrooms	As defined in Section 21.15.2810.

## Project Compliance

Type	Quantity	Parking Rate	Amt. Required*	Amt. Proposed*
Residential Units	75 Units	One per unit	75	85
Guest Parking		One for every 4 units	18.75	19
Total	-	-	94	104 (95 standard and 9 tandem)

\* Final parking numbers are rounded up to the nearest whole number of parking stalls.

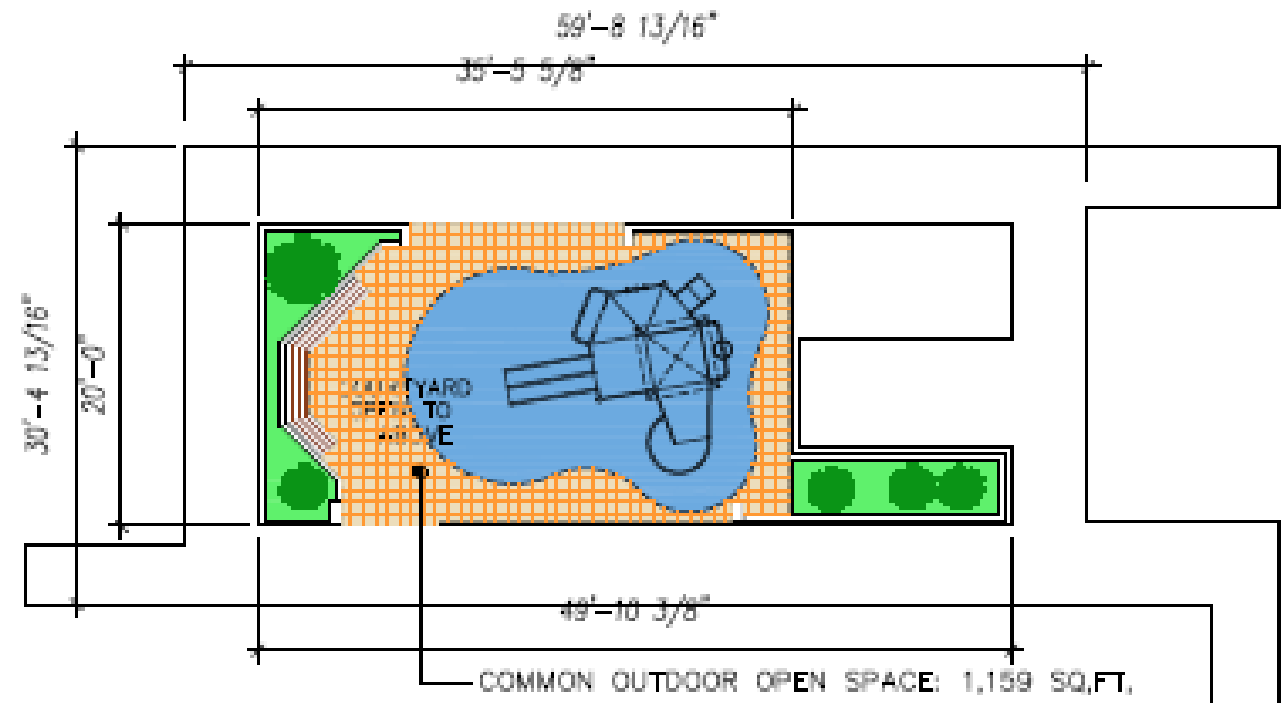
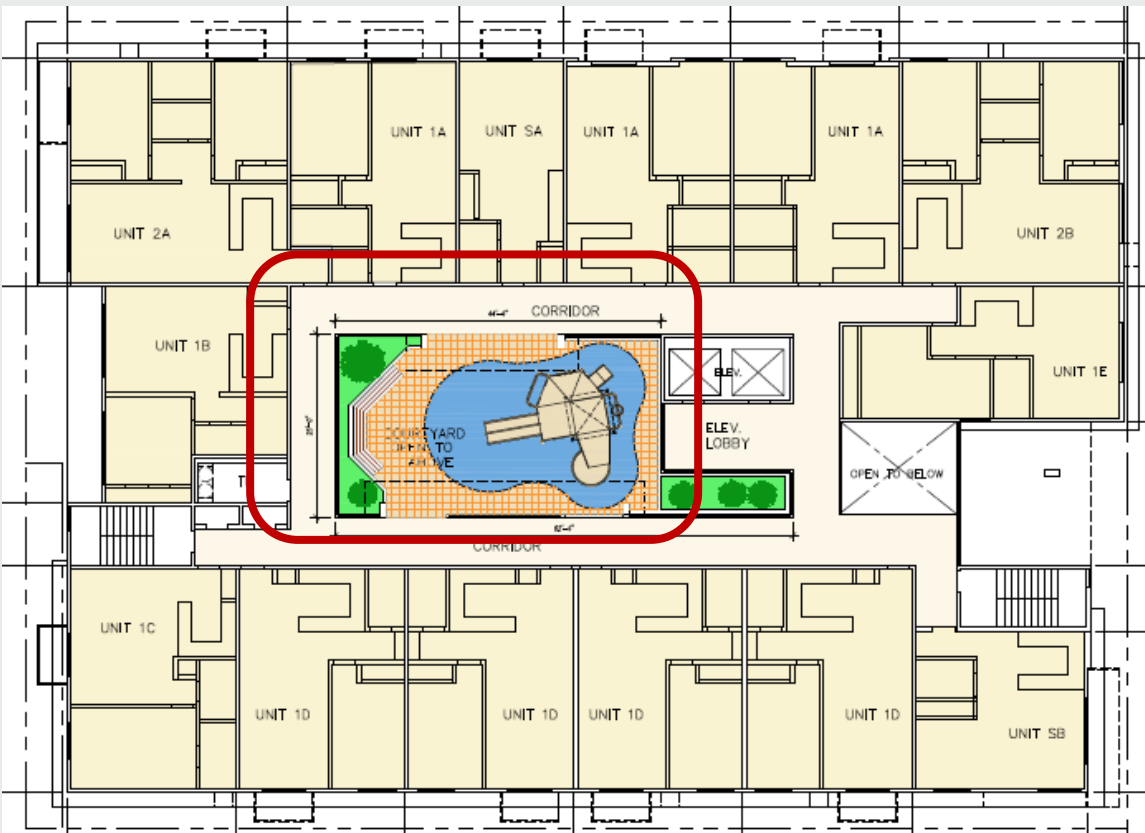
## Building Section



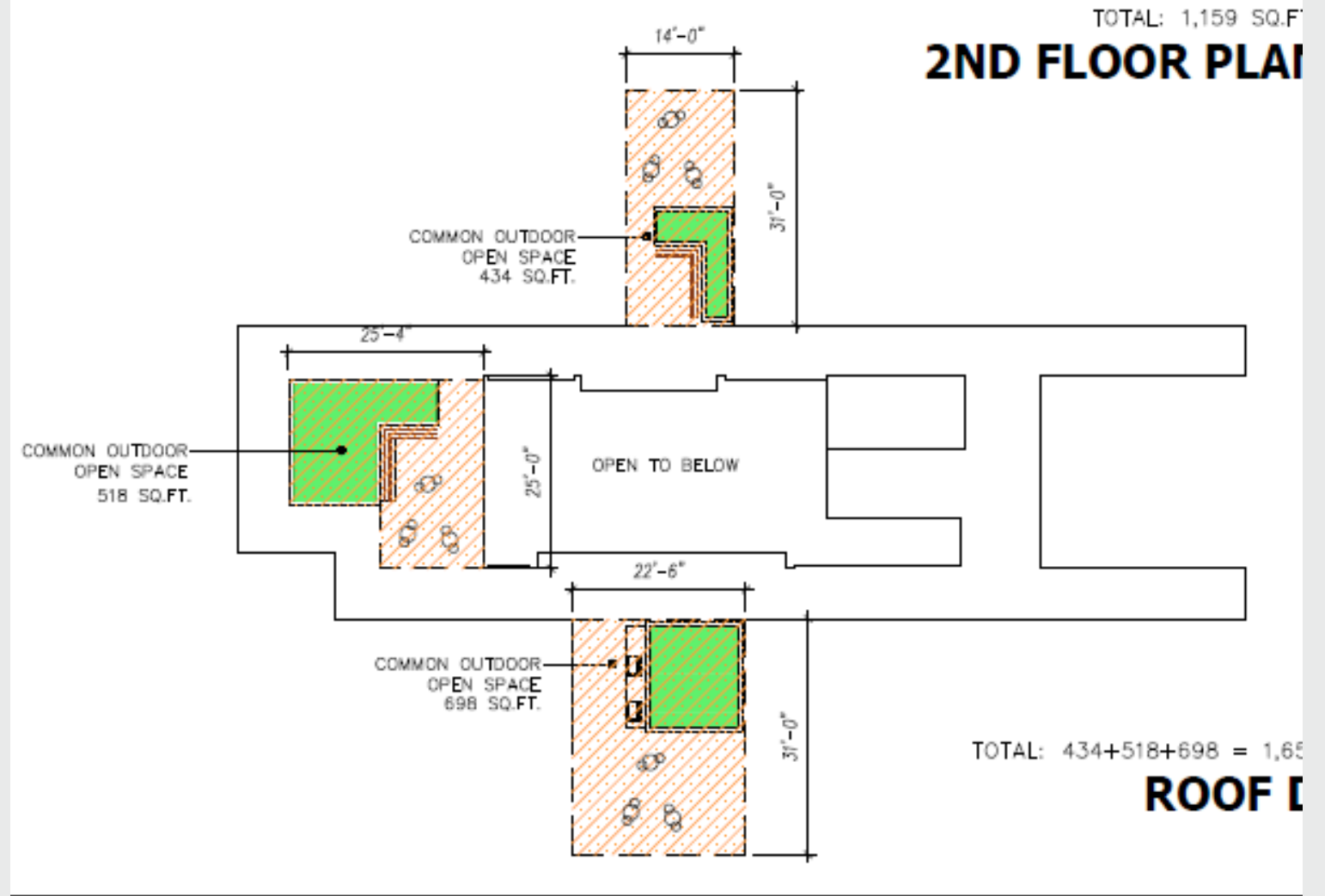
10' wide alley

Long Beach Boulevard

## Common Open Space – 2<sup>nd</sup> Floor

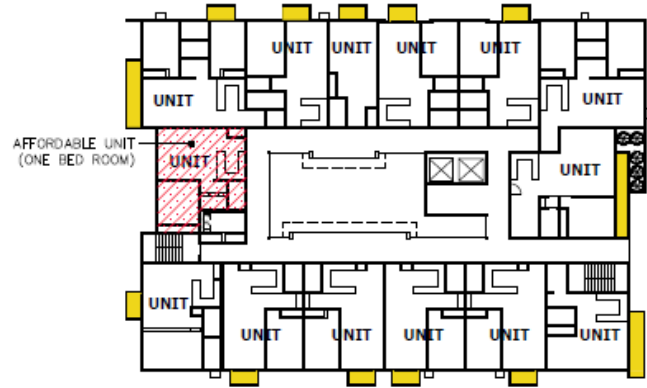


# Common Open Space – Roof Deck

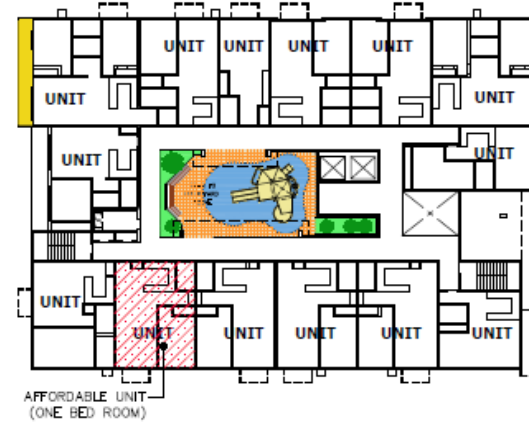




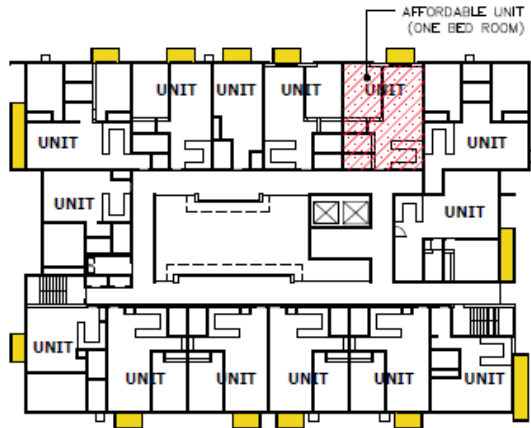
# Inclusionary Housing



**3RD FLOOR PLAN**

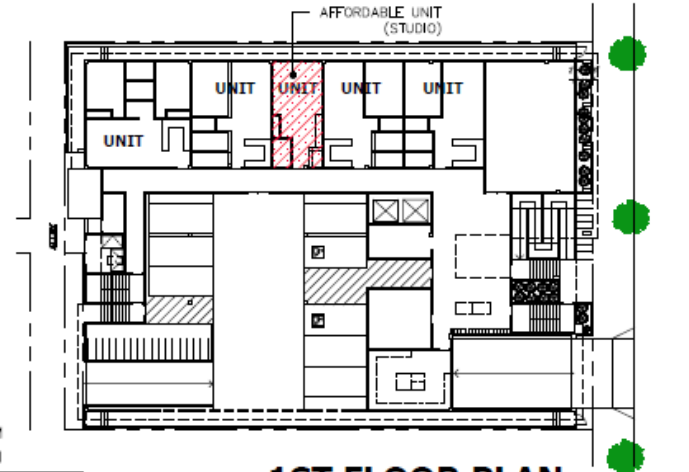


**2ND FLOOR PLAN**



**4TH FLOOR PLAN**

AFFORDABLE UNITS		
FIRST FLOOR:	1 DU	STUDIO
SECOND FLOOR:	1 DU	ONE BED ROOM
THIRD FLOOR:	1 DU	ONE BED ROOM
FOURTH FLOOR:	1 DU	ONE BED ROOM
TOTAL:	4 DU (1 STUDIO & 3 ONE BED)	



**1ST FLOOR PLAN**

- 6% of the units will be set aside as low income
- 4 –Units
  - 3- one bedrooms
  - 1- studio

# Project Compliance



## General Plan

- Downtown (DT) PlaceType

## Downtown Plan Standards (PD-30)

- ✓ 0-Foot Setback with Ground Floor Activation
- ✓ Unit Size and Mix
- ✓ Height 76-Feet
- ✓ Parking Requirements (Vehicle, Bicycle)
- ✓ Private and Common Open Space
- ✓ High Quality Design and Amenity Features

## Project Entitlement

- Site Plan Review

# California Environmental Quality Act (CEQA)

## Environmental Review

- **Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines:**
  - ✓ The project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report and the
  - ✓ The Downtown Plan Program EIR Land Use Equivalency Program.
- **A Compliance Checklist prepared for the project:**
  - ✓ The Compliance Checklist determined that the project is within the scope of the previously certified EIR and Addendum that established the Land Use Equivalency Program. No greater impact was identified than was previously analyzed.
  - ✓ The project is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP).



# Recommendation

**Public hearing notices** were distributed on May 2, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

## Recommendation

- **Find the project within the scope** of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR) and the Downtown Plan PEIR Addendum ; and warrants no further environmental review pursuant to CEQA Guidelines Section 15162.
- **Approve** Site Plan Review (SPR21-039)



Thank you

Gina Casillas, Planner

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