

March 4, 2021

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach California

RECOMMENDATION:

Accept Categorical Exemption CE20-046 and approve Tentative Tract Map TTM20-001 to consolidate four parcels into a single 43,587-square-foot lot and create thirty-six condominium units within four buildings on a 43,587-square-foot property located at 200 E. 14th Street in the Transit Node of the Midtown Specific Plan (SP-1). (District 1)

APPLICANT: Robert Dwelle for Habitat for Humanity
8739 E. Artesia Boulevard
Bellflower, CA 90706
(Application No. 2001-21)

DISCUSSION

A tentative tract map is requested to consolidate four parcels into a single 43,587-square-foot lot for thirty-six condominium units within four buildings located at 200 E. 14th Street (Exhibit A - Vicinity Map). The development of a 36-unit mixed income, for-sale townhome project will include 22 affordable units. The site is located in the Midtown Specific Plan (SP-1) in the Transit Node District and implements specific plan policies to accommodate new residential, commercial and mixed-use development in proximity to the A Line Rail transit stop. The following unit breakdown within the proposed four buildings is as follows:

- Building 1 – Nine townhome condominiums fronting 14th Street in an east/west orientation;
- Building 2 – Nine townhome condominiums on the interior of the site, in an east/west orientation;
- Building 3 – Ten townhome condominiums adjacent to the unnamed alley south of the project site, in an east/west orientation; and,
- Building 4 – Eight townhome condominiums fronting the Palmer Court alley in a north/south orientation.

The proposed Tentative Tract Map is consistent with the project approved by the Site Plan Review Committee on September 23, 2020 (SPR20-001) and is required to allow for individual ownership of the residential units. The Planning Commission is the responsible authority to approve, conditionally approve, or deny a tentative tract map (Exhibit B - Tentative Tract Map 83009). A Tentative Tract Map can be approved by the Planning Commission when positive findings can be



made regarding compliance with the General Plan and Specific Plan, as well as suitability of the subdivision design and site plan. The proposed subdivision creates for-sale market rate and affordable residential condominiums units, consistent with the General Plan policies to create additional home ownership opportunities (Exhibit C - Findings). This subdivision is consistent Housing Element Policy 4.2, which encourages 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.” The proposed development is comprised wholly of two- and three-bedroom units.

Development Project Background

The site is located at the southeast corner of Locust Avenue and 14th Street, at 200 E. 14th Street (Exhibit A - Location Map). It is a vacant dirt lot consisting of four separate parcels with a combined area of 43,587 square-feet. Surrounding land uses are identified in Table 1 below.

Table 1 – Adjacent Zoning and Land Uses

DIRECTION	ZONING	RIGHT-OF-WAY BOUNDARY	LAND USES
North	SP-1	14 th Street	Open Space – Park Area / Multi-Family Residential
South	SP-1	15’ Wide unnamed alley	Rock-climbing establishment / Brewery
East	SP-1	15’ Palmer Court alley	Strip Commercial / Residential
West	SP-1	Locust Avenue	Church / Southern California Edison Substation

Located one block west of Long Beach Boulevard and one block north of Anaheim Street, the project site has a zoning designation of Midtown Specific Plan (SP-1), within the Transit Node District (SP-1-TN). SP-1 is a specific plan for Long Beach Boulevard between Downtown Long Beach and the San Diego Freeway (I-405) and allows residential uses at this location. The site also has a General Plan PlaceType designation of Transit-Oriented Development-Moderate (TOD-M). Figure 1 and Figure 2 on the following page shows the current condition of the project site as a vacant lot and its current four-parcel configuration, respectively.

Figure 1 – Project Site Current Condition

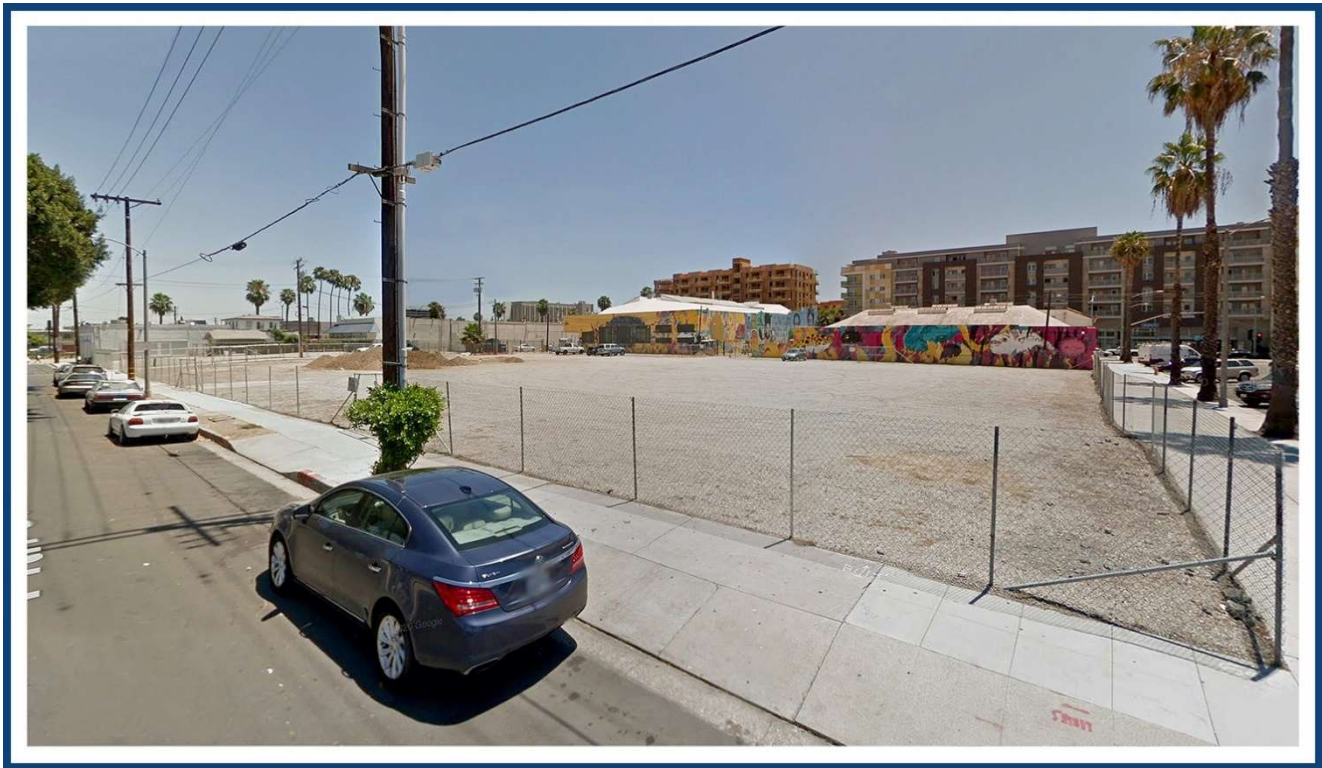


Figure 2 – Current Parcel Configuration



Development Proposal and Project Entitlements

The development project required the following entitlements:

Site Plan Review. Pursuant to Section 21.25.502 of the Long Beach Municipal Code (LBMC), a Site Plan Review approval is required for the construction of five or more residential units on a property. Residential projects of less than 50 units are reviewed and considered by the City of Long Beach's Site Plan Review (SPR) Committee for approval. The SPR Committee reviewed and conditionally approved the 36-unit project (SPR20-001) plans (Exhibit D - Plans) on September 23, 2020, subject to conditions (Exhibit E - Site Plan Review Conditions of Approval). The Committee approved the project based on positive SPR findings that the proposed design is considered harmonious and consistent within itself and compatible with the community in which it is located (Exhibit F - SPR Findings). As shown in Figure 3, the project is designed in a contemporary architectural style, using high-quality materials, contrasting colors, varied roof heights, and asymmetrical design to enhance visual interest, especially from the 14th Street frontage. The site plan review approval included three zoning code concessions, as permitted by the State Density Bonus law for projects that incorporate income restricted affordable units. The concessions are as follows:

- A reduction in ground-floor height from the required 18'-0" to 9'-9";
- A reduction in the street-frontage setback from 6'-0" to 3'-0" and;
- A waiver of privacy standards for residential developments.

As shown on the approved plans, the buildings are designed to enhance the pedestrian environment on 14th Street, and driveways and on-site circulation are located away from the primary street frontage and to take advantage of the adjacent alley (Palmer Court) to accommodate vehicular access to the eight units that back onto the alley.

The project includes a variety of two-bedroom and three-bedroom units (with five distinct floor plan layouts) ranging from 1,638 square feet to 1,961 square feet. Each unit will have two stories of livable area above ground-level garages for a total of three stories with a maximum height of 37'-0". Thirty-two of the units will have a two-car garage (16 with standard two-car spaces, 16 with tandem two-car spaces) and four of the units will have a single-car garage. The project achieves a density of 35.9 units per acre and has a total of 49,880 square-feet of residential space (65,548 square-feet with garage areas included).

The project will also include affordable housing as follows:

- Very-low-income – two (2) units (5.5%)
- Low-income – twenty (20) units (55.5%)
- Market rate – fourteen (14) units (38.8%)

The project site is positioned in a neighborhood that has a variety of residential (single-family and multi-family) properties, commercial strips, and small parks. The site is also located approximately 545 feet away from the Anaheim Street Metro A Line rail station. The proposed development of 36 residential units will be compatible with the variety of uses in the surrounding community, in terms

of use, massing, scale and intensity. The project will also contribute to the City of Long Beach's housing stock and activate a site that has been vacant and underused for years.

Figure 3 – Project Renderings



Tentative Tract Map. The Tentative Tract Map (TTM20-001) would consolidate the four lots creating a single lot and subdivide the buildings into 36 condominium units (for individual ownership). The Planning Commission is the decision-making body for the Tentative Tract Map.

The purpose of the Tentative Tract Map is to ensure the orderly development of the city in accordance with the subject standards and is subject to findings that the site be physically suitable for the proposed density of development, and that the design of the subdivision not threaten public health or safety, or conflict with easements acquired by the public at large. Regarding the physical suitability of the site, the proposed project includes 36 condominium units of three stories, two distinct common open space areas (located along 14th Street and in the southeast corner of the site), pedestrian paths and driveway aisles on a site of approximately one acre. The merged lot is well above the minimum lot size of 10,000 square feet required in the Midtown Specific Plan. Furthermore, the Transit Node District within SP-1 (for lots less than 200 feet in depth) allows a maximum height of 50'-0", a maximum of four stories, and a Floor Area Ratio of 2.0. This project has been granted Site Plan Review approval as a by-right residential use that complies with the preceding development standards.

Since the project will be developed in a manner consistent with the standards of the SP-1 Zoning District and the surrounding neighborhood, staff does not anticipate any public health or safety

issues. Conditions of approval are incorporated and require the applicant to record Covenants, Conditions and Restrictions (CCRs) against the property to further maintain site quality and operation (Exhibit G - Conditions of Approval). Also included in the Conditions of Approval are several requirements from the Department of Public Works, such as general off-site improvements and maintenance, the undergrounding of existing utilities, reconstruction of adjacent alleys, and parkways with new tree wells adjacent to the site. Other Conditions of Approval include several Mitigation Measures, as required by the Midtown Specific Plan Program Environmental Impact Report, certified by City Council in March 2016. Staff recommends that the Planning Commission approve the Tentative Tract Map, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 137 public hearing notices were distributed on February 18, 2021, in accordance with the requirements of LBMC Chapter 21.21. At the time of writing this report, no letters in opposition of the project have been received.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, this project was analyzed as part of the previously-certified Midtown Specific Plan Program Environmental Impact Report (EIR) (State Clearing House #2015031034). An Environmental Compliance Checklist was prepared during the Site Plan Review process, and it was determined that the proposed project will not result in any new significant impacts not already analyzed in the Midtown Specific Plan EIR (Exhibit H – Environmental Compliance Checklist).

Respectfully submitted,



CUENTIN JACKSON
PROJECT PLANNER



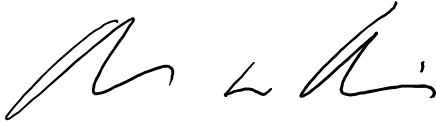
ALEXIS OROPEZA
CURRENT PLANNING OFFICER



PATRICIA A. DIEFENDERFER, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ
DEPUTY DIRECTOR OF DEVELOPMENT
SERVICES



OSCAR W. ORCA
DIRECTOR OF DEVELOPMENT SERVICES

OO:CK:PAD:AO:cj

- Attachments:
- Exhibit A - Vicinity Map
 - Exhibit B - Tentative Tract Map 83009
 - Exhibit C - Tentative Tract Map Findings
 - Exhibit D - Plans
 - Exhibit E - Site Plan Review Conditions of Approval
 - Exhibit F - Site Plan Review Findings
 - Exhibit G - Tentative Tract Map Conditions of Approval
 - Exhibit H - Environmental Compliance Checklist