

April 15, 2021

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Accept Categorical Exemption CE20-118 and approve a Tentative Tract Map TTM20-009 to permit a subdivision creating five (5) condominium units within two (2) previously approved buildings on a single, 7,500-square-foot, lot located at 1028 East 10th Street, Downtown Plan (PD-30) Planned Development Zoning District. (District 1)

APPLICANT: Robyn Katherman
c/o Moran Consulting Corporation
4500 East Pacific Coast Highway, Suite 210
Long Beach, CA 90804
(Application No. 2010-03)

DISCUSSION

The site is located on the south side of East 10th Street, between Martin Luther King Jr. Avenue and Alamitos Avenue (Attachment A - Vicinity Map) and is within Downtown (DT) PlaceType of the General Plan. Accordingly, the property is zoned Downtown Plan (PD-30) Planned Development Zoning District. The surrounding uses include residential uses to the north, south, east, and west; with commercial uses to the northeast.

On August 14, 2019 (SPR18-057), the Site Plan Review Committee conditionally approved a new development consisting of five (5) dwelling units in two (2) buildings; three (3) attached townhouse units in Building 1 and two (2) attached townhouse units in Building 2. The project is currently under plan check review.

Tentative Tract Map

A Tentative Tract Map for condominium purposes is proposed. The map would create five (5) condominium units within the two (2) buildings on an existing 7,500-square-foot lot. The Planning Commission is the responsible authority for the review and approval, conditional approval, or denial of tentative tract maps (Attachment B – Tentative Tract Map 82587). 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 the suitability of the subdivision design and site



plan. The proposed subdivision creates for-sale residential condominium units, consistent with the goals of the General Plan (Attachment D – Findings). This subdivision is consistent with 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 would provide market rate units and is comprised wholly of three- and four-bedroom units.¹

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 minimum lot size for new subdivisions is 10,000-square-feet, the existing ground lot is 7,000-square-feet, fifty feet (50') by one-hundred 150 (150'). As proposed the subdivision will create air space subdivisions that would not reduce the non-conforming lot size any further. Furthermore, the project includes five (5) garages tucked under condominium units and thus presents a suitable design for the proposed development. The Site Plan Review Committee determined that the project complies with the development standards, therefore positive findings can be made to support the proposed subdivision.

Since the project will be developed in a manner consistent with the standards of the PD-30 Zoning District and the context of 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 (Attachment G - Conditions of Approval). Also included in the Conditions of Approval are several requirements from the Department of Public Works, related to off-site improvements and maintenance, the undergrounding of existing utilities, reconstruction of adjacent alleys, and the installation of parkways with new tree wells adjacent to the site. Staff recommends that the Planning Commission approve the Tentative Tract Map, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 693 public hearing notices were distributed on March 29, 2021 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing this report, staff has received no comments in response to the hearing notice.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15315 - Minor Land Divisions, as the project consists of the subdivision of an existing parcel to create five condominium units. (CE 20-118).

¹ The Site Plan Review Committee conditionally approved the development consisting of five residential dwelling units on August 14, 2019 (App No. 1811-11). The subject Tentative Tract Map was filed on October 1, 2020 (App No. 2010-03); both the Site Plan Review and Tentative Tract Map applications were filed prior to March 6, 2021, which is the effective date of the inclusionary housing ordinance (ORD-21-0006). Therefore, this project is not subject to the provisions of the inclusionary housing ordinance.

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Respectfully submitted,



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PROJECT PLANNER




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OO:CK:PD:AO:ml

Attachments: Attachment A – Vicinity Map
Attachment B – Tentative Tract Map 82587
Attachment C – Tentative Tract Findings
Attachment D – Site Plan Review Plans
Attachment E – Site Plan Review Conditions of Approval
Attachment F – Site Plan Review Findings
Attachment G – Tentative Tract Map Conditions of Approval