

TENTATIVE TRACT MAP FINDINGS
1028 East 10th Street
Application No. 2010-03 (TTM20-009)
April 15, 2021

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if the map complies with State and local regulations and if all of the following findings are made:

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

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). The site is within Downtown (DT) PlaceType. 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 and Commercial to the Northeast. The site is approximately 7,500 square feet in area and was conditionally approved through site plan review on August 14, 2019 (SPR18-057) as a new development consisting of five for-sale dwelling units with three attached townhouse units in Building 1 and two attached townhouse units in building 2.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as Downtown (DT) PlaceType. A mix of land uses and housing types are encouraged in the Downtown PlaceType, with a focus on providing active ground-floor shops, restaurants and cafes. Specifically, the Downtown Plan governs land use for the Downtown PlaceType with a special Downtown Neighborhood Overlay established to ensure that primarily residential areas are maintained, while allowing for the incorporation of neighborhood retail where desirable. The PlaceType promotes a highly-urbanized core featuring compact development composed of a mix of compatible uses, building types and styles. Density is balanced with open space, and new developments must preserve light, air circulation, views and privacy.

One of the citywide goals identified in the Land Use Element is to offer an increasingly diverse housing stock (Goal No. 5 of the Land Use Element) whereby policies and practices would continue to promote and expand affordable housing options by accommodating a range of housing types. Under this goal, the City aims to ensure an equitable distribution of housing types for all income groups throughout the City, thus avoiding concentrations of below-market-rate housing in underserved and low-income neighborhoods.

The proposed project consists of the development of five, 3 to 4-story market rate condominium units within two buildings on a site of approximately 7,500-square-feet. Each unit will have a garage on the ground level. The unit mix consists of

three, 3-bedroom/2.5bathroom dwellings and two, 4-bedroom/2.5 bathroom dwellings.

The proposed five-unit condominium is consistent with the City's Goal No. 5, of supporting an increasingly diverse housing stock. Specifically, the project addresses the City's housing needs through Strategy No. 12 – to "diversify Long Beach's housing stock" and, LU Policy 12-4 sets out to allow new high-density residential growth to occur within Multi-Family neighborhoods in a manner that is context sensitive and compatible with surrounding uses and buildings and that provides a range of housing types and options that meets the needs of Long Beach residents. As designed, the proposed project is consistent with this policy and, in particular, it provides multi-bedroom family units which would fulfill an identified need in the City's housing stock.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;

The proposed project is consistent with the intent of the Downtown Plan (PD-30), the overall standards that apply to new buildings (Section 4 Design Standards + Guidelines), and the specific standards that apply to Low-Rise Buildings (buildings that are one to six stories tall).

The design standards for low-rise buildings emphasize buildings that are well-crafted and that exist as good neighbors to other buildings that share the same block and street. At Building 1, the project has been designed with decks along the western elevation, adjacent to the vacant site as opposed to decks along the eastern elevation, which faces an existing single-family residence. 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. At Building 2, the project does include two decks along the western and eastern elevations; however, the decks would face the rear walls of two multi-family buildings.

In addition to the design features discussed above, the project has been designed with features such as a low wall made of wrought-iron vertical pickets and landscaping in the 6' required front yard to provide a small front patio area at street level that creates a seamless transition between the public and private realm.

In conclusion, the project promotes a building design that respects the scale of adjacent structures with materials that vary in the vertical plane to exhibit greater

detail and higher quality materials at the lower levels, where viewed by pedestrians.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The project site is approximately 7,500 square-feet in area and proposes 5 condominium units each consisting of three-four stories, pedestrian paths and driveway aisle. This project has been granted Site Plan Review approval on August 14, 2019, as a by-right residential use that complies with the preceding development standards. The project will be developed in a manner that is consistent with the standards of PD-30. Therefore, the development of five (5) condominium units among two buildings is suitable for the project site.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

Within PD-30, Downtown Neighborhood Overlay, residential density standards are based on lot size. Lots of 7,500 square feet can build one unit per 1,500 square feet. Per PD-30, the project site has a maximum density of five units. (7,500 Square-foot Lot / 1,500 square feet). The proposed project consists of the construction of five condominium units, thus maximizing their allowed unit count. The project complies with the 38' height limit and the density of PD-30.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE HABITAT;

The proposed subdivision is for the purpose of allowing individual ownership of the five (5) dwelling units that have been approved by the Site Plan Review Committee on August 14, 2019 at the project site. The approved project is consistent and compatible with the various land uses in the immediate neighborhood, which include single-family and multi-family residential properties and some commercial uses. The Downtown Plan, which was adopted in 2016, included a Program Environmental Impact Report (EIR). The EIR analyzed the potential environmental impacts associated with a plan area buildup of 5,000 dwelling units. Issues that were identified as "potentially significant" were addressed in the EIR. The project is in compliance with the development standards and design guidelines stipulated in the PD-30 ordinance and therefore falls under the scope of the previously certified EIR. The recordation of the subdivision map will not introduce additional impacts that have not already been identified and analyzed in the EIR. The project site is within an urbanized area in which no natural fish or wildlife habitats have been identified.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The recordation of the subdivision map for five (5) condominium units will not introduce additional impacts since this project consists of infill within an existing residential neighborhood. Therefore, the proposed subdivision map is not anticipated to cause serious public health or safety problems.

7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The proposed subdivision has been reviewed by the City of Long Beach Department of Public Works. The proposed project will not interfere with interior site access or easements of any kind.