



Planning Commission

September 16, 2021

636 Locust Avenue (7th and Locust Development)

Site Plan Review

Application Number 2004-11

Project Location



Location – 636 Locust Avenue

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

Site Area – 22,000-square-feet

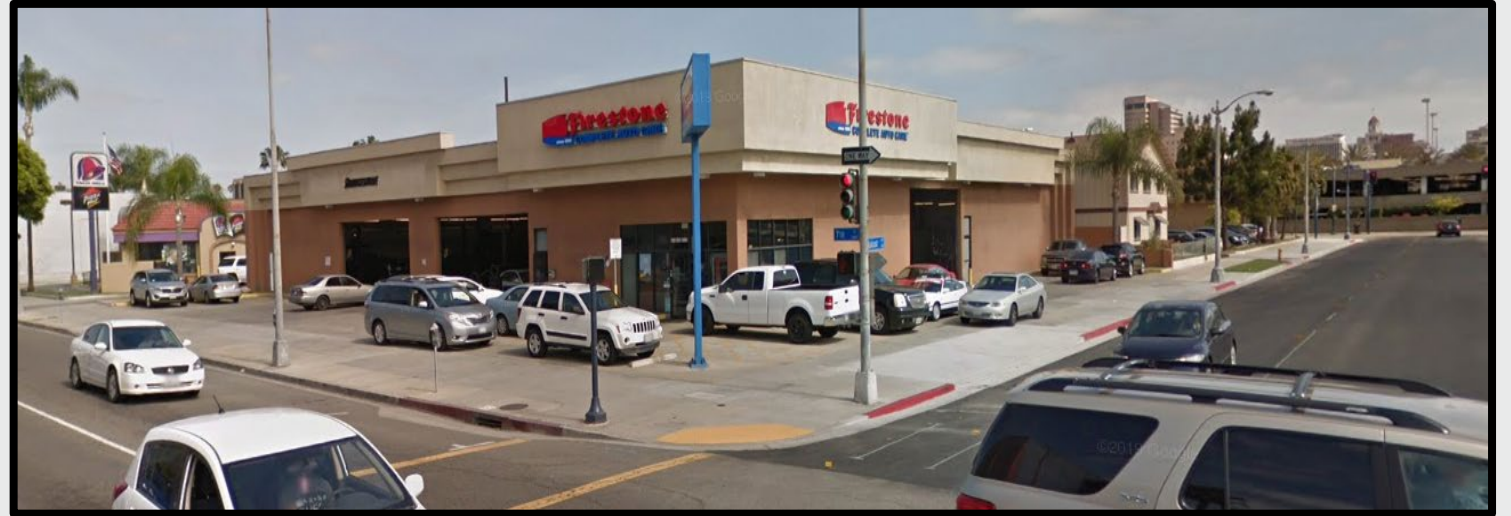
Current Development – Former Auto Care Facility

General Plan – Downtown (DT) PlaceType

 Project Site

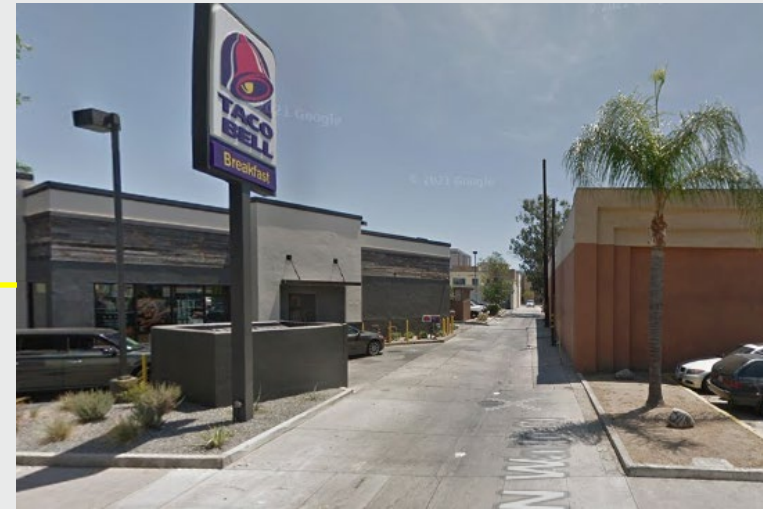
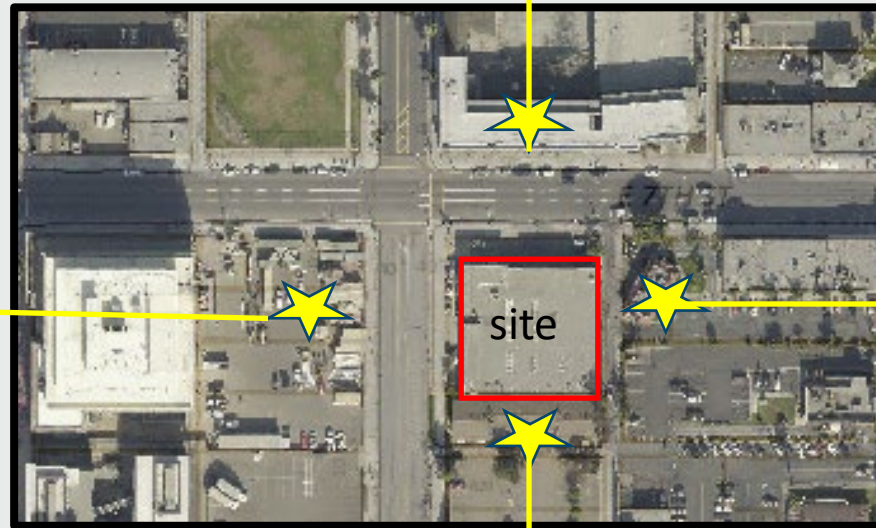
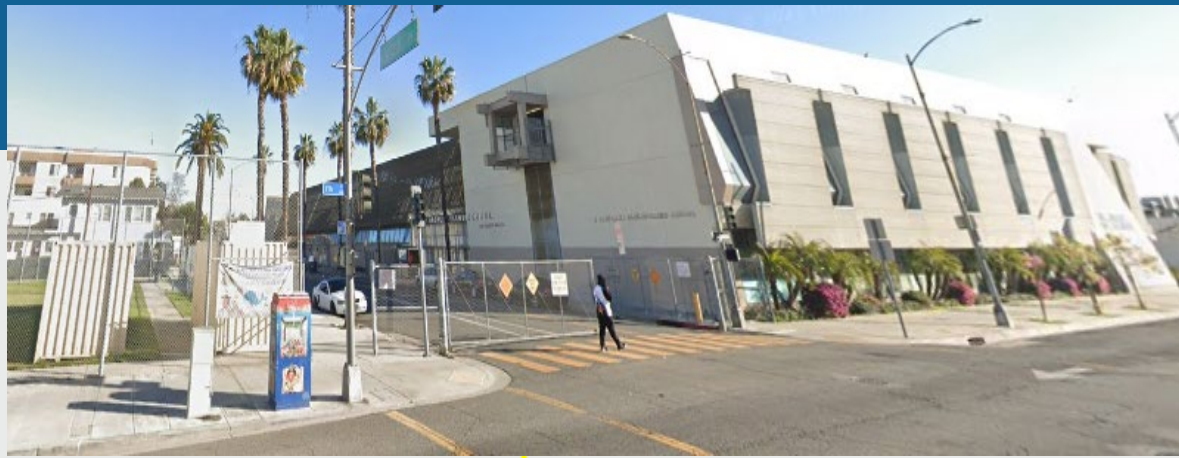
Existing Conditions

Former Firestone Auto Care Facility



Site Currently Vacant

Adjacent Uses



Proposed Project



Project Description

- 7-Story Building
- Building Ht. 98-Feet (240-Feet allowed)
- 108 Dwelling Units
- Unit Mix - 77 one-bedroom
11 one-bedroom with den
17 two-bedroom
3 three-bedroom
- 5,330 SF Outdoor Open Space
- 135 On-site Parking Spaces

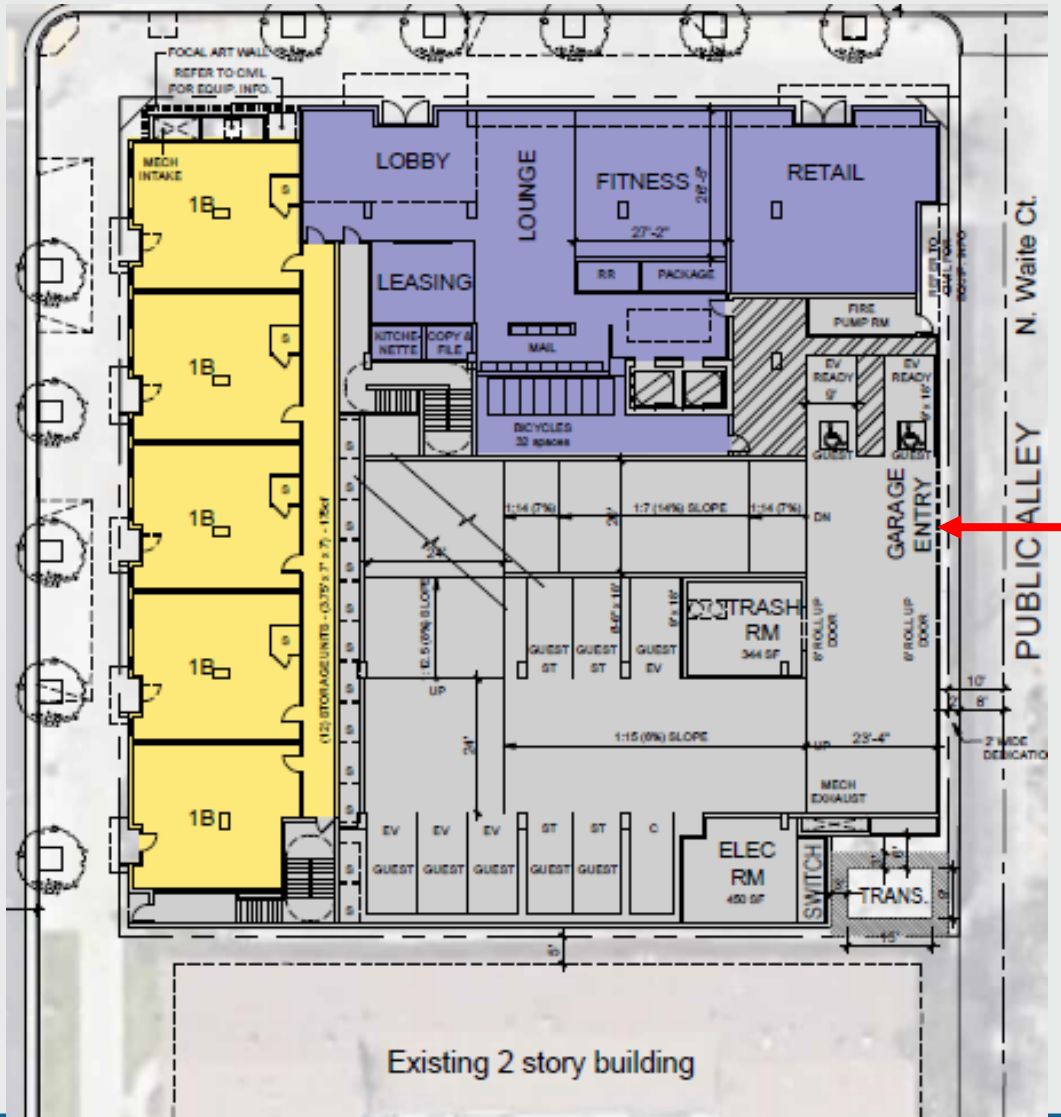
Locust Avenue Elevation



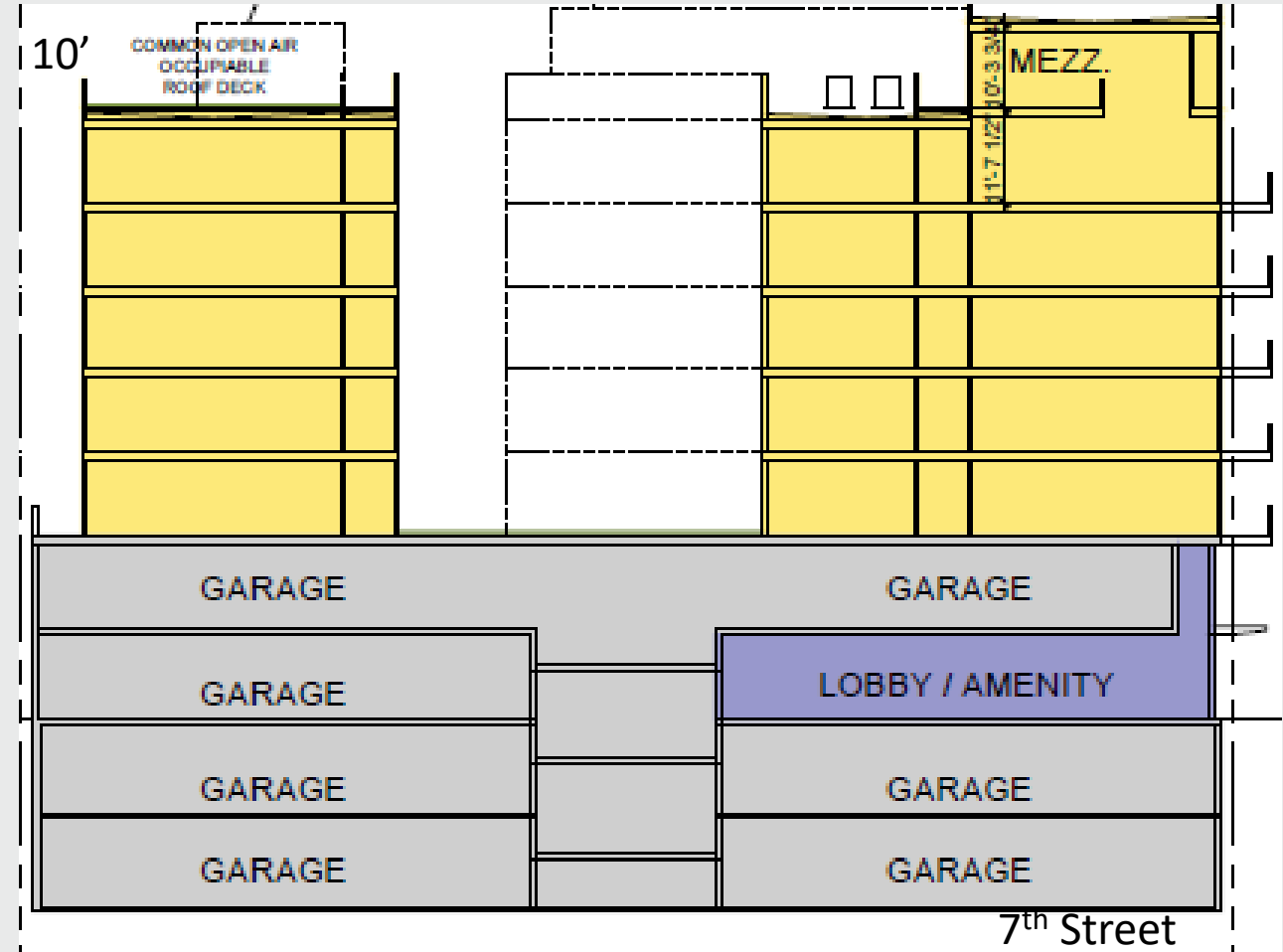
Locust Avenue Elevation



Ground Level Plan



North-South Section



Common Open Space

Level 3

2,925 Square-Feet of Open Space

Roof Deck

2,405 Square-Feet of Open Space

Pool Deck & Outdoor Courtyard

Roof Deck Amenity



Project Compliance



General Plan

- Downtown (DT) PlaceType

Downtown Plan Standards (PD-30)

- ✓ 0-Foot Setback with Ground Floor Activation
- ✓ Unit Size and Mix
- ✓ Height 98-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

An Addendum (**Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development Downtown Plan EIR Addendum**) (EIRA 06-20) has been prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines and warrants no further environmental review pursuant to CEQA Guidelines Section 15162.

Noticing

Public hearing notices were distributed on August 16, 2021, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

In addition, a public hearing notice was published in the Press-Telegram on August 16, 2021.

Recommendation

- **Find the project within the scope** of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR); **Approve and adopt** the Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development Downtown Plan EIR Addendum (EIRA 06-20) as an Addendum to the Downtown Plan Environmental Impact Report (DPEIR) (SCH #2009071006);
- **Approve** Site Plan Review (SPR20-011)



Thank you

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