



Legislation Details (With Text)

**File #:** 19-004PL      **Version:** 1      **Name:** PL-3443 LB Blvd and 210 E. 35th St  
**Type:** PL-Agenda Item      **Status:** Approved  
**File created:** 12/31/2018      **In control:** Planning Commission  
**On agenda:** 1/17/2019      **Final action:** 1/17/2019

**Title:** Recommendation to 1) Adopt Mitigated Negative Declaration (IS/MND04-18); approve a General Plan Amendment (GPA17-008) amending the Land Use Designation (LUD) of five lots fronting on Locust Street from LUD#1 (Single Family) to LUD#8 (Major Commercial Corridor); approve a Zone Change (ZCHG18-002) of five lots fronting on Long Beach Boulevard from Community Commercial Automobile Oriented District (CCA) and five (5) lots fronting on Locust Street from Single Family Residential (R-1-N) District to Community R-4-N District (CCN) District; approve a Zoning Code Amendment (ZCA18-004) to allow the averaging of setbacks for yards abutting a street within the the High-Rise Overlay (HR-4) District; approve a Tentative Parcel Map (TPM18-004) to consolidate ten existing lots and the northerly 247 feet of the vacated alley into a single lot; approve a Site Plan review (SPR18-021) to allow construction of a four-story, 102,840 square-foot, office building up to 74 feet in height in the High-Rise Overlay Zone and a three-story parking structure within the CCN District at 3443 Long Beach Boulevard and 210 East 35th Street (previously addressed as 3435-3459 Long Beach Boulevard and 3432-3464 Locust Avenue); and  
2) Find the proposed vacation of an unnamed, north-south, alley between E. 35th Street and Wardlow Road in conformance with the General Plan (GPC18-003). (District 7)

**Sponsors:** Planning Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit A - Vicinity Map, 3. Exhibit B - Project Plans, 4. Exhibit C - Proposed Land Use District Map, 5. Exhibit D - Draft 2040 Place Type and Height Map, 6. Exhibit E - Proposed Use District Map, 7. Exhibit F - Draft Zoning Code Amendment, 8. Exhibit G - High-Rise Overlay MAP(003).pdf, 9. Exhibit H.0 - Draft IS MND (12-12-18)\_FINAL.pdf, 10. Exhibit H.1 - Appendix A\_18\_1012 Laserfiche - Site Plan Review\_11x17\_complied (1).pdf, 11. Exhibit H.2 - Appendix B\_Laserfiche\_AQ-GHG 121118.pdf, 12. Exhibit H.3.1 - Appendix C1\_Final Phase I - APN 7141-004-028-029-030-031.pdf, 13. Exhibit H.3.2 - Appendix C2\_Final Phase I - 7141-004-019 and 020.pdf, 14. Exhibit H.3.3 - Appendix C3\_Final Phase I - 7141-004-033 and 034.pdf, 15. Exhibit H.4 - Appendix D1\_Final Phase II- APN 7141-004-028-029-030-031.pdf, 16. Exhibit H.4.1 -Appendix D2\_Final Phase II - 7141-004-033 and 034.pdf, 17. Exhibit H.5 - Appendix D3\_Final Phase II - 7141-004-019 and 020.pdf, 18. Exhibit H.6Appendix E\_Laserfiche\_Noise Tech Study.pdf, 19. Exhibit H.7Appendix F\_Laserfiche Office\_Draft TIA\_11-15-18.pdf, 20. Exhibit H.8Appendix G\_Tribal Consultation Correspondence.pdf, 21. Exhibit H.9\_IS-MND Public Comments.pdf, 22. Exhibit I - Findings, 23. Exhibit J - Conditions of Approval - TTM.SPR

Date	Ver.	Action By	Action	Result
1/17/2019	1	Planning Commission	approve recommendation	Pass

Recommendation to 1) Adopt Mitigated Negative Declaration (IS/MND04-18); approve a General Plan Amendment (GPA17-008) amending the Land Use Designation (LUD) of five lots fronting on Locust Street from LUD#1 (Single Family) to LUD#8 (Major Commercial Corridor); approve a Zone Change (ZCHG18-002) of five lots fronting on Long Beach Boulevard from Community Commercial Automobile Oriented District (CCA) and five (5) lots fronting on Locust Street from Single Family Residential (R-1-N) District to Community R-4-N District (CCN) District; approve a Zoning Code Amendment (ZCA18-004) to allow the averaging of setbacks for yards abutting a street within the the High-Rise Overlay (HR-4) District; approve a Tentative Parcel Map (TPM18-004) to consolidate ten

existing lots and the northerly 247 feet of the vacated alley into a single lot; approve a Site Plan review (SPR18-021) to allow construction of a four-story, 102,840 square-foot, office building up to 74 feet in height in the High-Rise Overlay Zone and a three-story parking structure within the CCN District at 3443 Long Beach Boulevard and 210 East 35<sup>th</sup> Street (previously addressed as 3435-3459 Long Beach Boulevard and 3432-3464 Locust Avenue); and

2) Find the proposed vacation of an unnamed, north-south, alley between E. 35<sup>th</sup> Street and Wardlow Road in conformance with the General Plan (GPC18-003). (District 7)

Approve recommendation.