



Legislation Details (With Text)

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

Approve recommendation.