



**Planning Commission**  
**421 E. 4<sup>th</sup> Street Micro-Unit Residential Project**

**October 17, 2024**

**Site Plan Review**

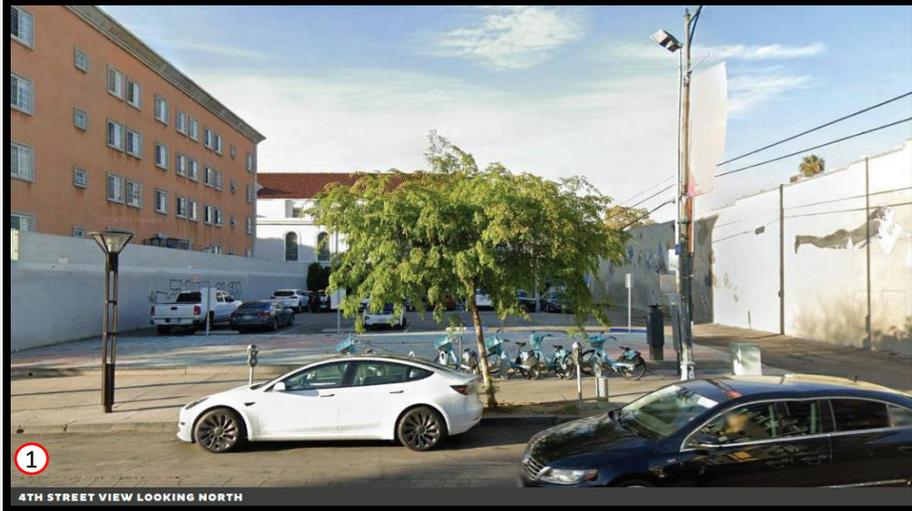
**Case No. 2404-11 (SPR24-038)**

# Location and Background

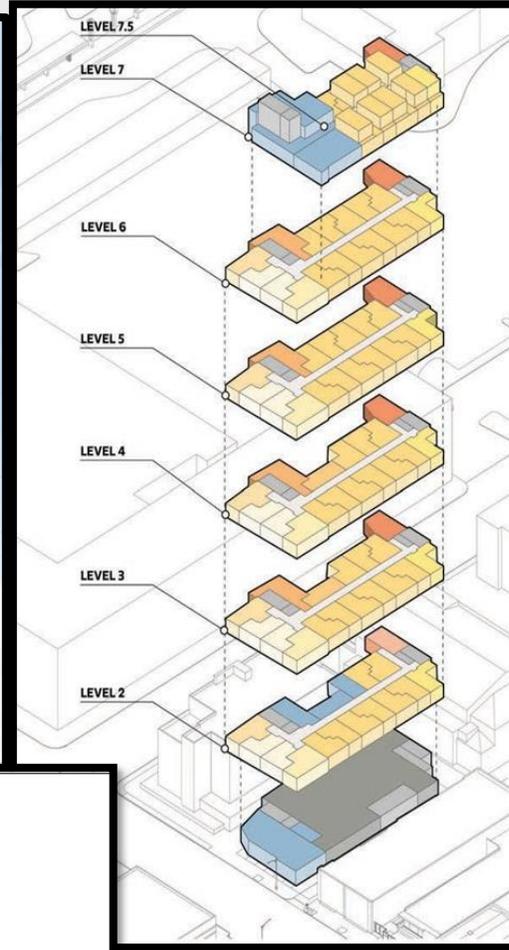


- **Lot Size:** 11,625 (0.27 acres)
- **Total # of Lots:** 3 lots (same ownership)
- **Zoning:** PD-30
- **GP LUE PlaceType:** DT - Downtown
- **Existing conditions:** Surface parking lot
- **Site Access:** from E. 4<sup>th</sup> Street, through Frontenac Court
- **Surrounding:** Residential and Commercial

# Existing Conditions



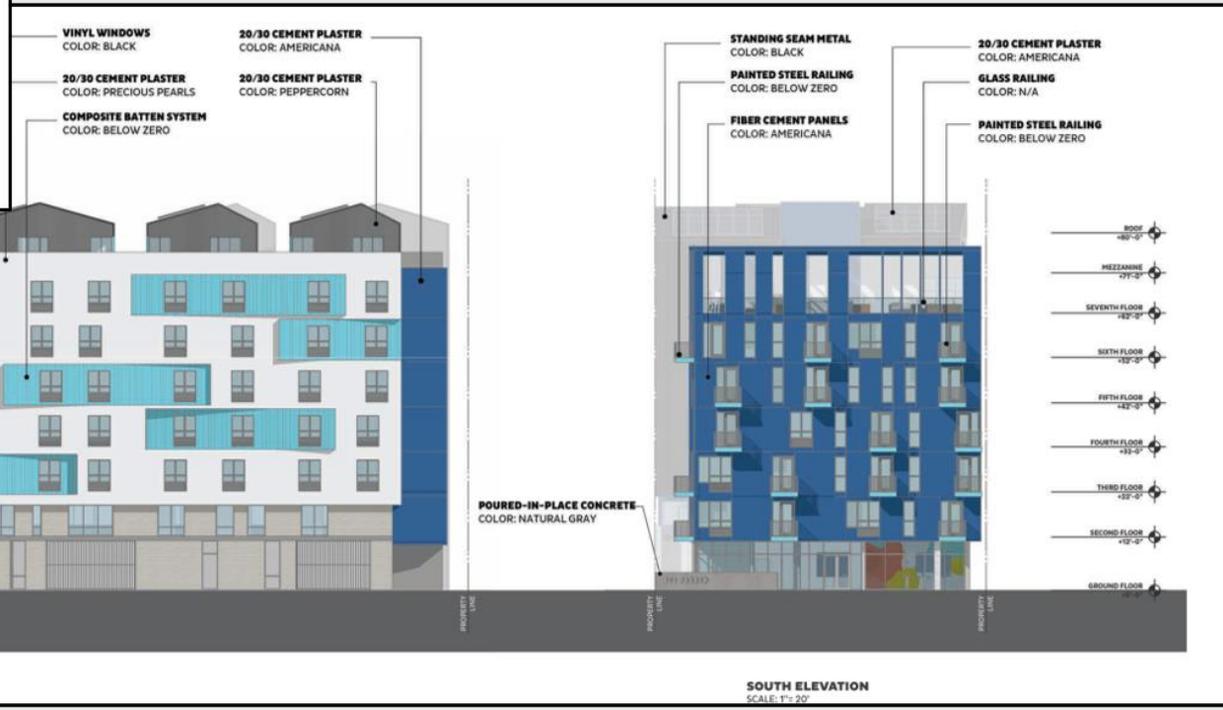
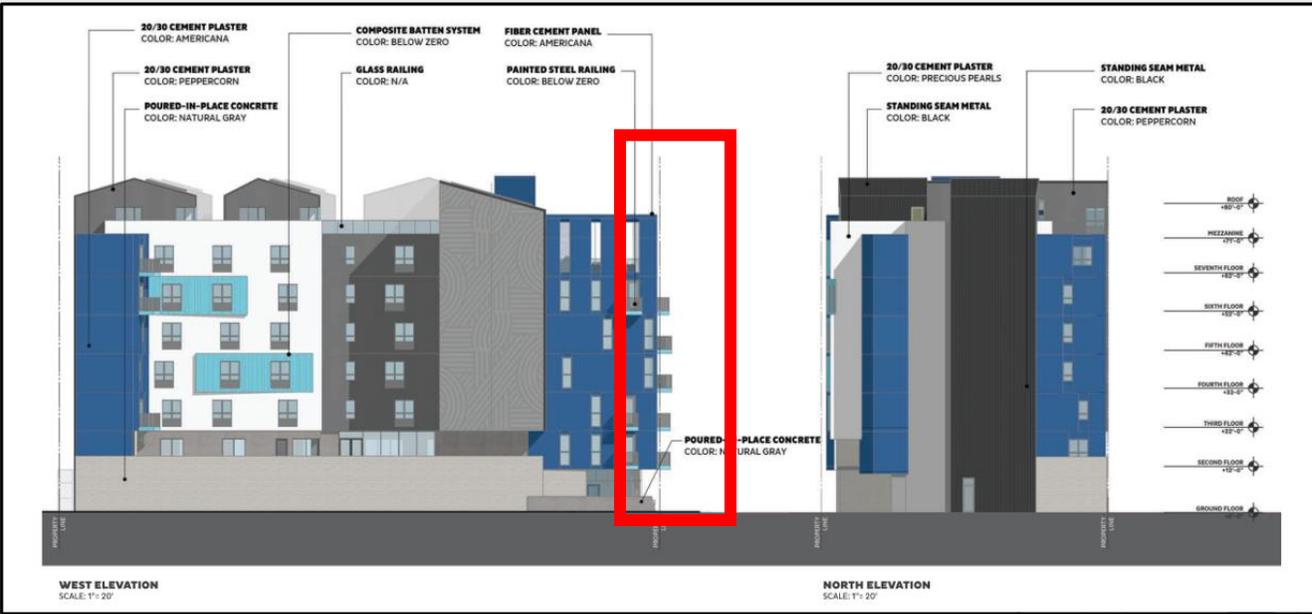
# Project Proposal



KEY	
UNIT TYPE A	UNIT TYPE A1
UNIT TYPE A2	UNIT TYPE A3
UNIT TYPE A4	UNIT TYPE B
UNIT TYPE C	UNIT TYPE D
UNIT TYPE D1	AMENITY
PARKING	VERTICAL CIRCULATION/SERVICE

- 7-Story, 85-ft mid-rise building
- 96 Micro-Units, 63,179 SF in size
- 12 Affordable Units
- 5 Floor Plan types
- Open Space provided by Courtyard on the 2nd floor, Sun Deck & Amenity Deck on 7th Floor
- Community, Fitness Rooms on Ground, 2nd & 7th Floors

# Project Renderings



# Design Considerations

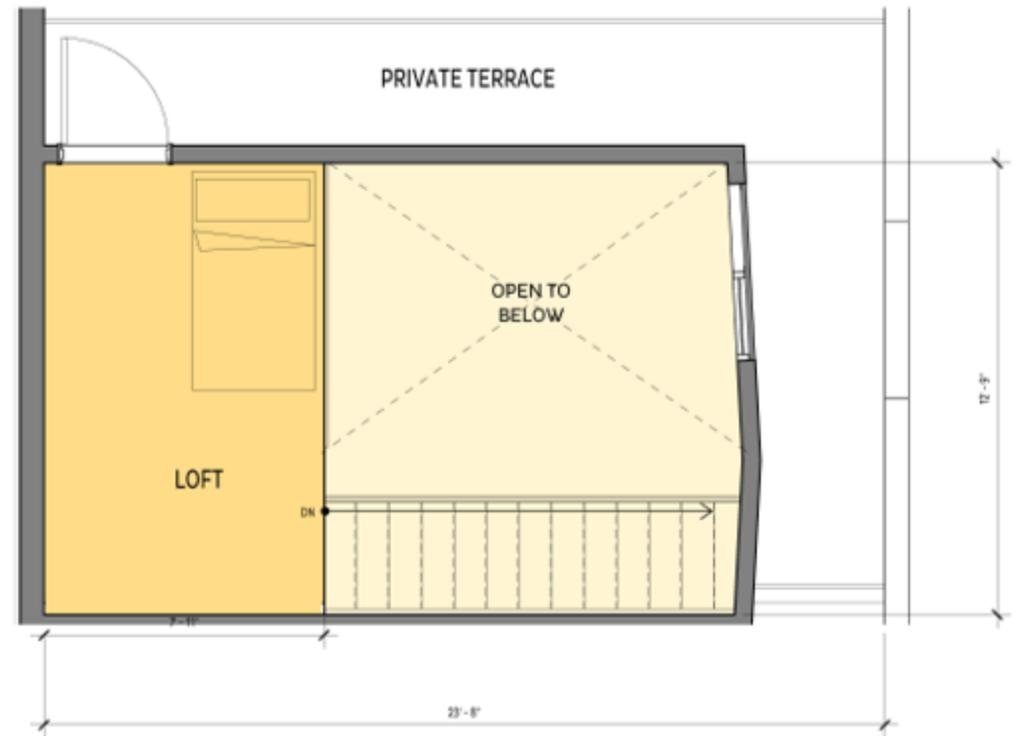
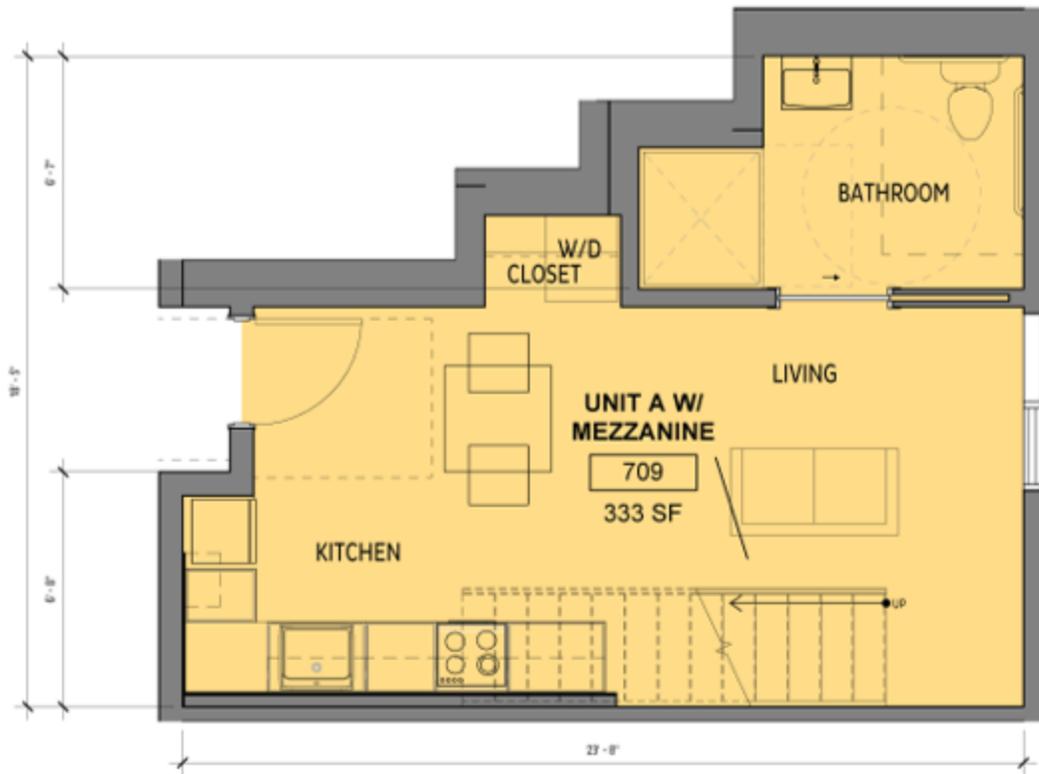


- **Architectural Design:** Modern architecture; quality exterior materials; compatibility with the surrounding area
- **Façade Articulation:** Balconies, protrusions
- **Color and Material Variation:** Visual enhancement; reduction of visual mass

# Floor Plans (A & D)

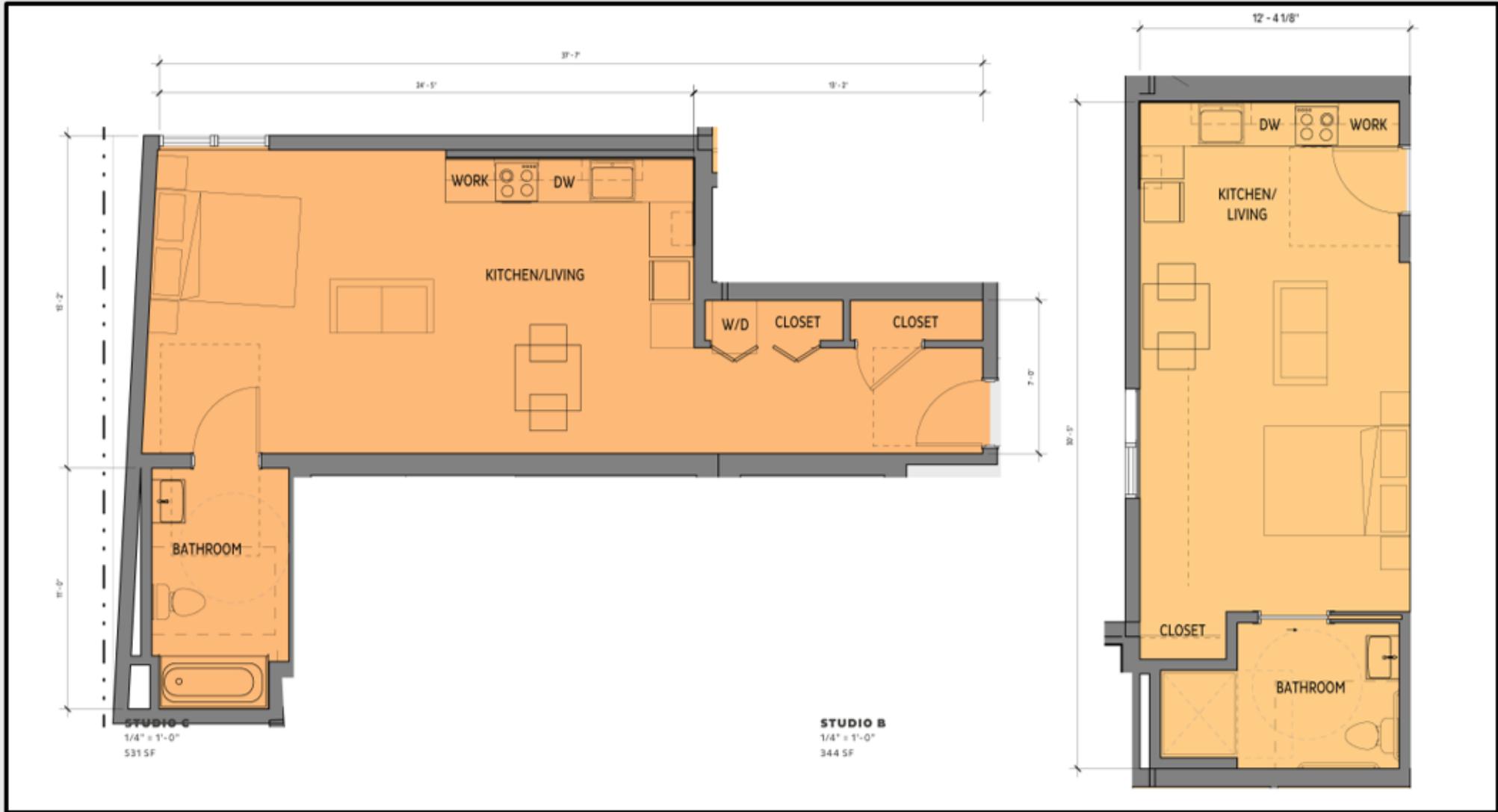


# Floor Plans (A w/ Mezzanine)

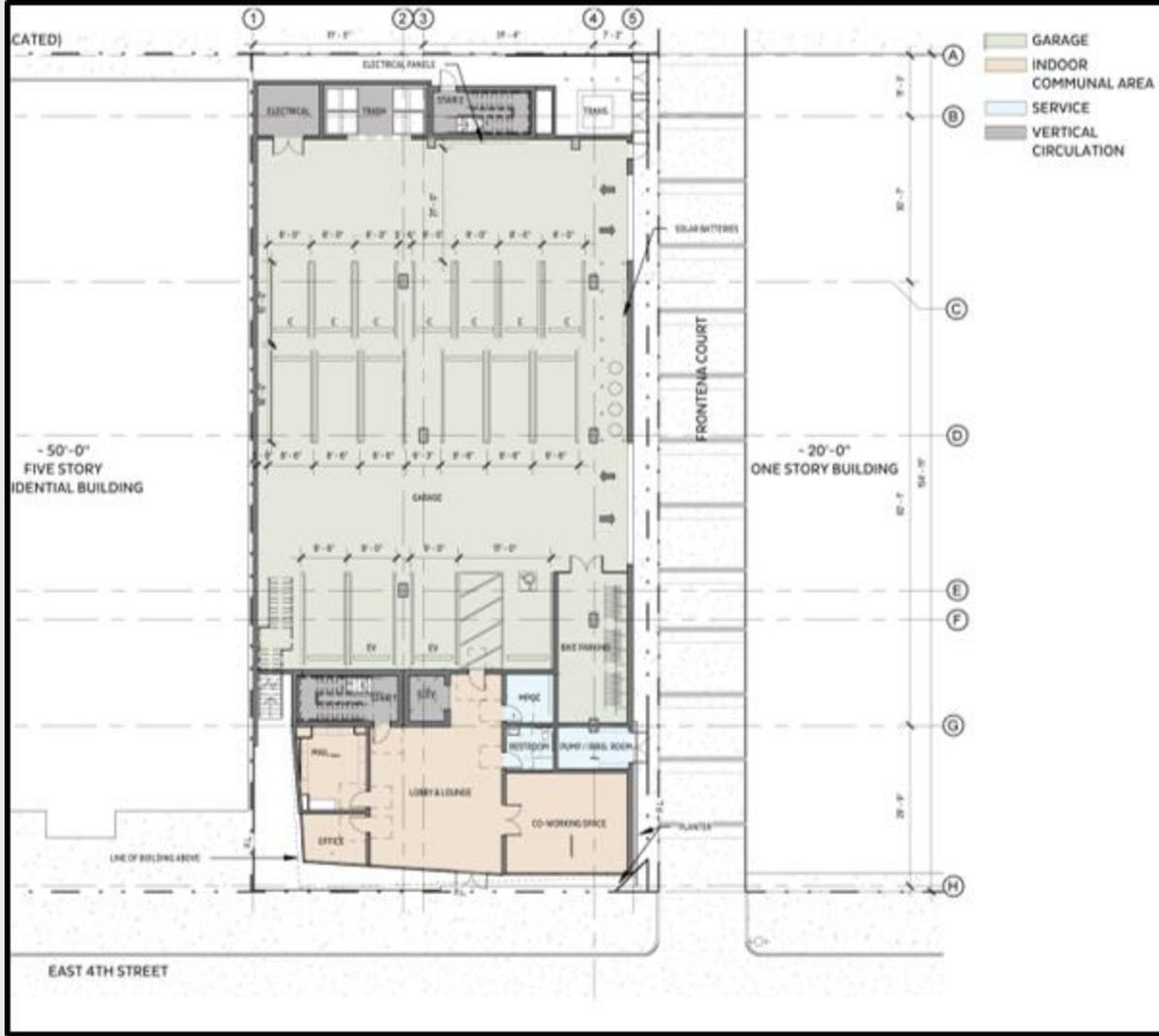


**STUDIO A W/ MEZZANINE**  
1/4" = 1'-0"  
709 SF

# Floor Plans (C & B)



# Parking/Ground Floor Plan



- **Common Areas:** Lounge, Offices, Elevator, mail room, mechanical room
- **Parking:**
  - Located in AB2097 (no parking req'd)
  - 17 spaces (7 standard, 7 compact, 1 ADA, 2 EV)
  - 47 Bike Parking
  - Accessed from Frontenac Ct.

# Floor Plans (Floors 2-4)



## Floor 2:

- Residential Units
- Common Areas: Access to Court Yard, Fitness Studios, Trash Chute



## Floors 3-4:

- Residential Units
- Trash Chute

# Floor Plans (Floors 5-7)



## Floor 5-6:

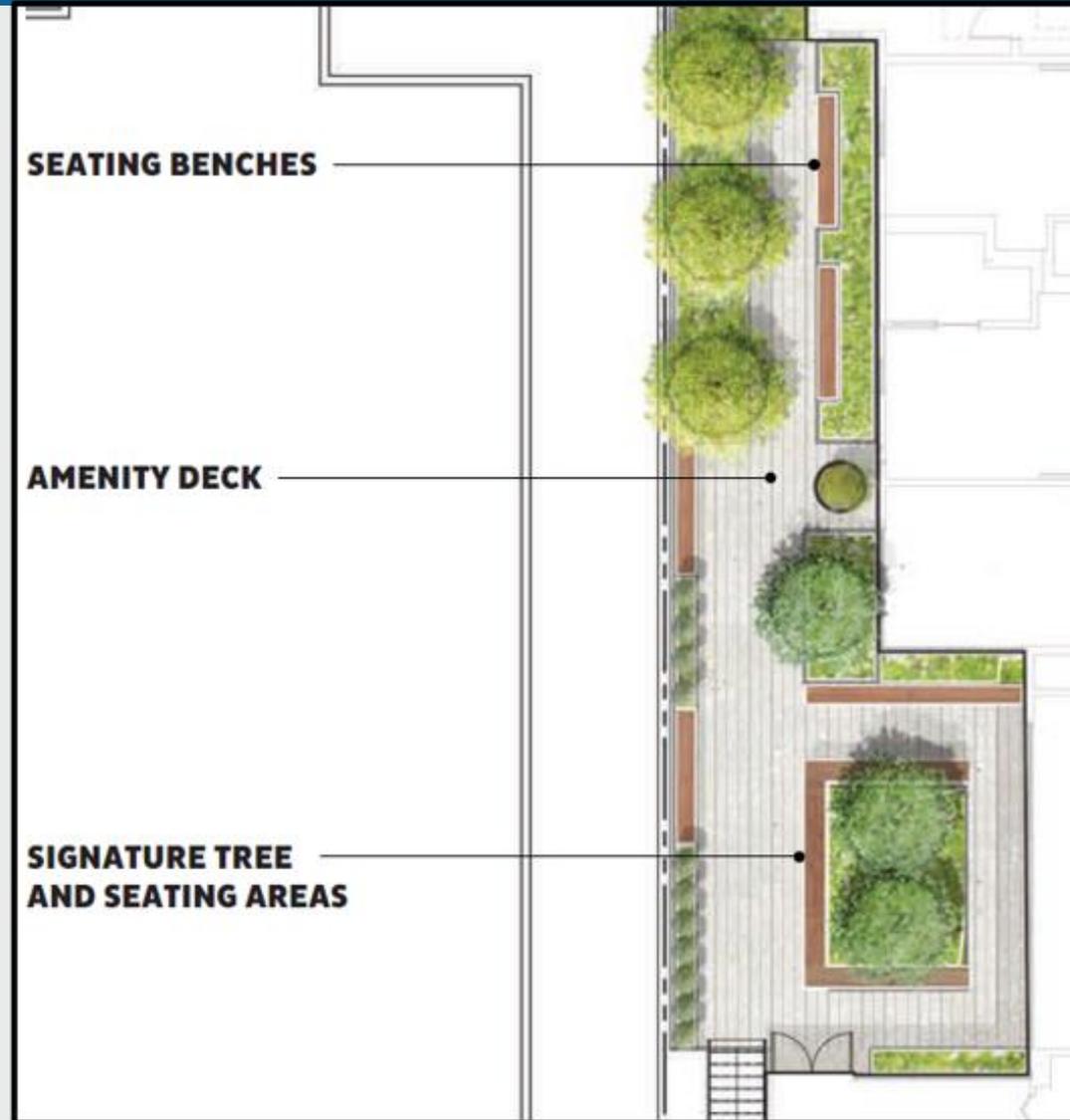
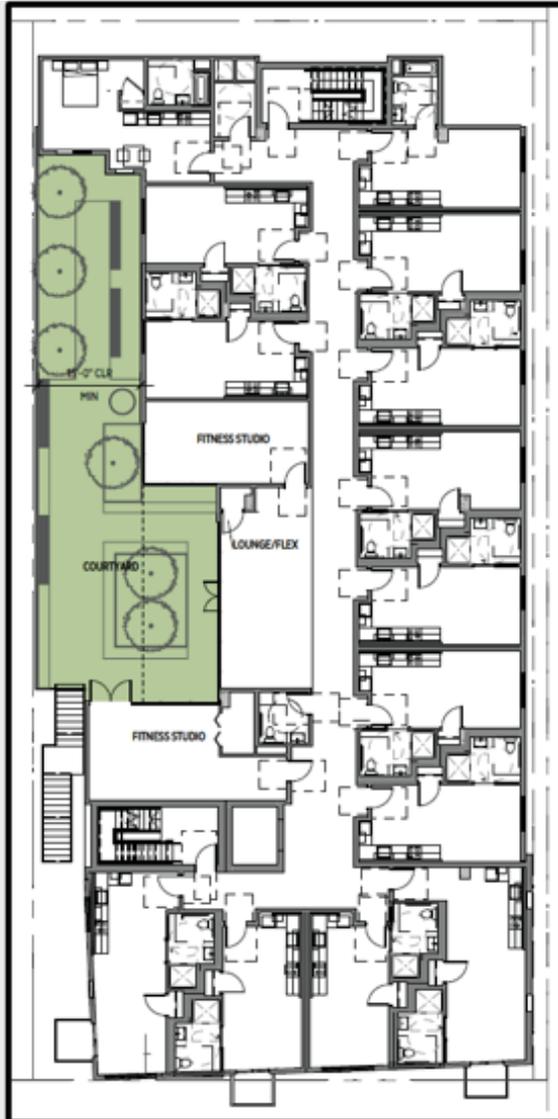
- Residential Units
  - One additional Unit on west (compared to Floor 3-4)
- Trash Chute



## Floors 7:

- Residential Units
- Common Areas: Trash Chute, Club House, Amenity Deck

# Open Space (Court Yard on Level 2)



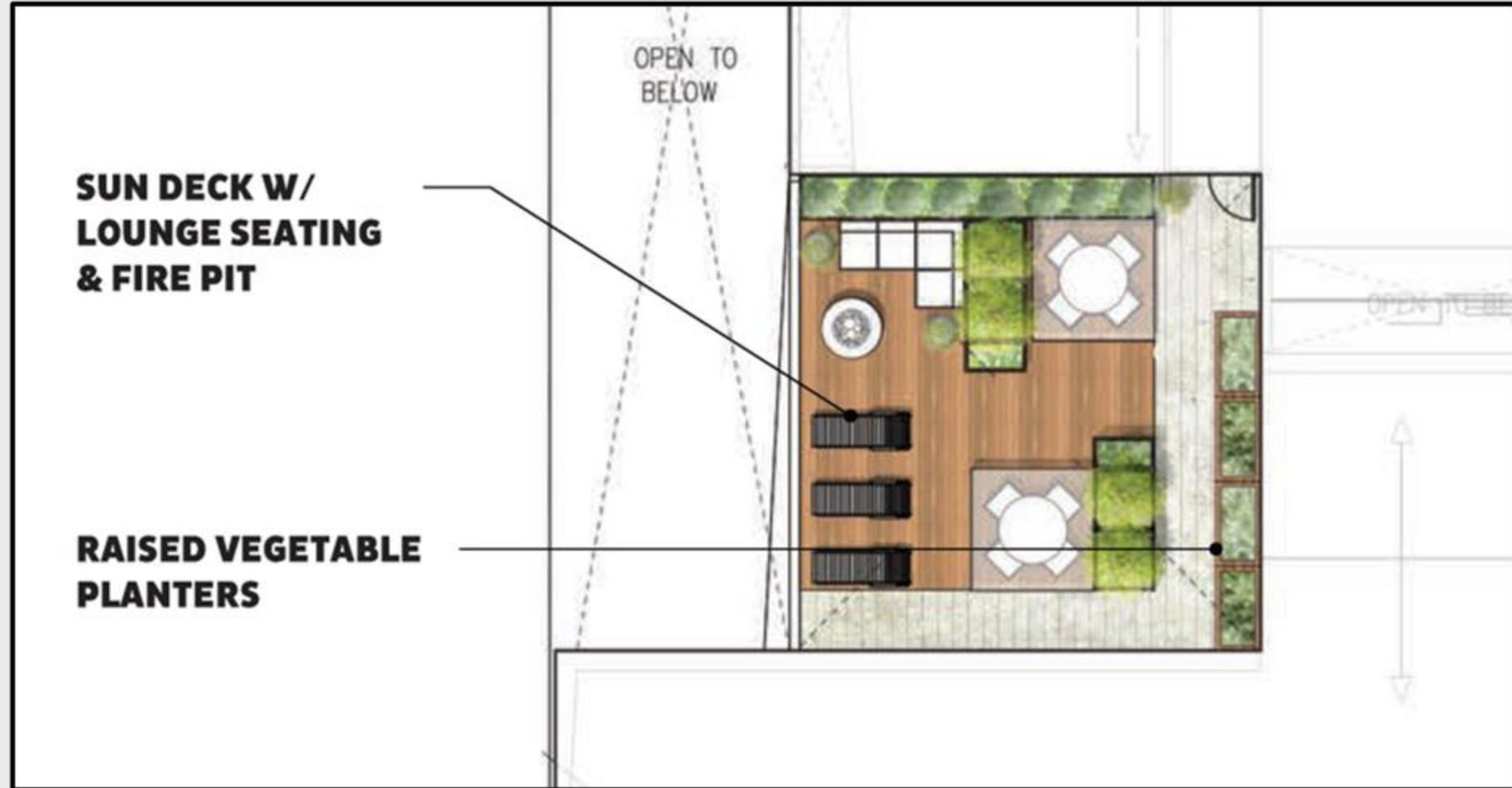
## Courtyard on Level 2

- Seating Areas
- Planting

# Open Space (Deck on Level 7)



# Open Space (Sun Deck on Mezzanine Level)



# Policy Compliance

- **California Environmental Quality Act (CEQA)**
  - CEQA Residential Infill CEQA exemption 15192 and 15195
- **Zoning Ordinance (Title 21)**
  - Micro-Unit Projects Standards
- **PD-30 Downtown Plan**
  - Development Standards
- **General Plan Land Use Element**
- **Inclusionary Housing Ordinance**
  - 11% of the total unit
  - 12 Units proposed

# Conditions of Approval Highlights

- **Conditions Recommended by Site Plan Review Committee:**

- Lot Merger required
- Underground Utility Lines
- Mural Installation
- Decorative paving/treatment in alleyway, installation and maintenance agreement with Public Works
- All electric building except gas water heater boiler

- **Other Conditions**

- Inclusionary Housing
- Compliance with the Long Beach Climate Action Plan (LB CAP)
- Compliance with the Downtown Plan and Land Use Element MMRP
- Standard conditions

# Recommendations

Accept Exemption SE-24-153, finding the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15192 and 15195 of the CEQA Guidelines; and,

Approve Site Plan Review (SPR24-038), and adopt the proposed findings and conditions of approval related thereto, for a project consisting of the construction of a new seven (7) story multi-family residential building consisting of 96 micro dwelling units (12 of which are very-low income level affordable units) in a building with 17 vehicular parking spaces in an at-grade parking garage, 47 bicycle parking spaces, 3,993 square feet of common indoor amenity spaces, 4,155 square feet of common outdoor area, and 1,500 square feet of private open space area located at 421 East 4th Street in the Downtown Plan (PD-30) Planned Development District. (District 1)



**Thank you**

**Glen Jia, AICP**

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