

## **TENTATIVE PARCEL MAP FINDINGS**

**Case No. 1809-06 (TPM18-002)**

**Date: December 6, 2018**

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

The subject site is currently located in an area of the General Plan designated as Land Use District (LUD) No. 4 – High Density Residential district. The current R-3-S zoning district allows up to three units per lot provided a minimum 6,300-square-foot lot and a 50-foot lot width is maintained. The two lots being proposed are consistent with the minimum lot area and width standards of the R-3-S zone, as adopted in Table 31-2A of the Zoning Regulations.

The proposed subdivision creates a new vacant lot that is consistent with the development standards of the zone and will be appropriate for development with residential units. This is consistent with the Housing Element Policy 4.1 to provide adequate sites, zoned at the appropriate densities and development standards to facilitate the housing production and affordability goals set forth in the 2014-2021 RHNA.

**2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element of the General Plan for LUD No. 4 – High Density Residential. The subdivision will also meet the requirements of the R-3-S zoning standards. The design of the proposed subdivision will therefore be consistent with the general plan and zoning regulations.

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

There are no extreme physical conditions prohibiting future development on this site. The site has a slight grade change, approximately 7', which poses no significant barriers for future residential development. The proposed Lot 1 is an 8,500-square-foot parcel with a width of 85-feet and depth of 100-feet that is physically suitable for development under the R-3-S development regulations. The proposed Lot 2 is a 6,500-square-foot parcel with a width of 65-feet and a depth of 100-feet that is physically suitable for development under the R-3-S development regulations. After subdivision, Lot 2 will meet all the development standards of the R-3-S zone, notwithstanding existing permitted setbacks.

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

The R-3-S development standard requires 2,100-square-foot of lot area per unit, with a maximum density of three units per lot. The proposed subdivision result in Lot 2 having the existing three units, meeting the minimum 2,100-square-foot minimum. Lot 2 is considered to be legal non-conforming in terms of setbacks in the R-3-S zone. Otherwise, Lot 2 is in conformance with all other R-3-S development standards. Lot 1 will result in an undeveloped lot that meets the development standards for minimum lot size and minimum lot width of the R-3-S zoning designation.

**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 OR THEIR HABITAT;**

The site is previously developed and improved upon and is located in an urbanized area. The proposed subdivision would create two parcels that are consistent with the surrounding neighborhood development pattern. Neither the design of the subdivision or the potential range of improvements that could be built upon the new parcels would cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The proposed subdivision would create two parcels consistent with the R-3-S zone standards. Potential improvements to the resulting undeveloped lot would be consistent with the overall design of the existing neighborhood. Development standards from City Departments, including but not limited to, Planning, Building, Public Works, Gas, Water and Fire ensure development will not result in 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 PORPERTY WITHIN THE PROPOSED SUBDIVISION.**

City Departments have reviewed the Tentative Parcel Map and it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided for prior to the recordation of the final map.

## **LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS**

**Case No. 1809-06 (LCDP18-031)**

**Date: December 6, 2018**

**1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

The site is located within the higher-density portion of Area B – Bixby Park/Bluff Park of the certified Local Coastal Program. The policy plan for this area recognizes multifamily improvements and permits similar infill development. Appropriately, the proposed subdivision will result in Lot 2 having three existing units which is consistent with the density maximums of the R-3-S zoning district, that being one unit allowed per every 2,100 sq. ft. of lot area. The project does not propose to remove any housing units from the site.

The specific Local Coastal Program provision of low and moderate-income housing replacement would not apply to this project. No low or moderate-income housing will be removed as a result of the development.

**2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

Chapter 3 of the Coastal Act concerns the public's right to use beach and water resources for recreational purposes. The chapter provides the basis for state and local government beach access requirements with a stated objective of prohibiting development projects that hinder public access to the beach and/or water resources.

The proposed project is located across the street inland from a coastal area and is a subdivision of an existing parcel. The project would occur entirely upon a privately-owned parcel of land. Recreation and visitor serving facilities as described in Chapter 3 of the Coastal Act are not applicable. The proposed project will not have an impact on recreational and visitor serving uses in the Coastal Zone.

**LOCAL COASTAL DEVELOPMENT PERMIT  
CONDITIONS OF APPROVAL  
Case No. 1809-06 (TPM18-002, LCDP18-031)  
December 6, 2018**

1. The approval of this Local Coastal Development Permit is in conjunction with the Tentative Parcel Map No. 82379, which will result in the division of a single 15,000-square-foot parcel into two separate parcels: Lot 1 – 8,500 square feet and Lot 2 – 6,500 square feet; as per plans filed within the case file.

**Standard Conditions**

2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All conditions of approval **must be printed** verbatim on any/all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
7. The Director of Development Services is authorized to make **minor**

**modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.

8. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
9. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed

**TENTATIVE PARCEL MAP  
CONDITIONS OF APPROVAL  
Case No. 1809-06 (TPM18-002, LCDP18-031)  
December 6, 2018**

1. The approval of this Tentative Parcel Map No. 82379 will result in the division of a single 15,000-square-foot parcel into two separate parcels: Lot 1 – 8,500 square feet and Lot 2 – 6,500 square feet; as per plans filed within the case file.
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.

**SPECIAL CONDITIONS**

4. The Final Map is to be prepared in accordance with the approved Tentative Parcel Map and shall be recorded within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Parcel Map, unless prior to expiration of the thirty-six-month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Administrator.
5. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
6. Prior to processing of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
7. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.

8. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
9. Prior to approval of the Final Map, the applicant shall provide clearance letters from all applicable City departments and other government agencies stating that requirements for subdivision have been met.
10. The property owner shall register the vacant lot with the department of Development Services, pursuant to Long Beach Municipal Code section 18.29, within thirty days of approval of the Final Map, unless building permits to develop the site have been filed.

### **STANDARD CONDITIONS**

11. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
12. Approval of this subdivision is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees, and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees, Transportation Impact Fees and Housing Trust Fund fees, if applicable.
13. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
14. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building

inspection specifications established by the City Council.

15. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
16. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The subdivider shall replace all existing dying and dead landscaping on the subject property to the satisfaction of the Director of Development Services prior to approval of the Final Map.
17. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.