



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

July 6, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 17-048 and approve a Tentative Parcel Map and Local Coastal Development Permit to subdivide an existing 20,000-square-foot lot to create two separate lots, Parcel 1 - an 8,000-square-foot lot, and Parcel 2 - a 12,000-square-foot, located at 3065 East Ocean Boulevard in the R-2-L zoning district. (District 3)

APPLICANT: Robert J. Tavasci
3351 Oranewood Avenue
Los Alamitos, CA 90720
(Application 1702-15 /TPM17-001, LCDP17-004)

DISCUSSION

The subject site is located at 3065 East Ocean Boulevard, on the northwest corner of Ocean Boulevard and Paloma Avenue (Exhibit A – Location Map). The site consists of a 200' x 100' (20,000-square-foot) parcel located within the Two-Family Residential, Large Lot (R-2-L) zoning district. The site is within the City's permit jurisdiction in the Coastal Zone and is in the Bluff Park Neighborhood as well as the Bluff Park Historic District. The General Plan designation for this area is Land Use District No. 2 – Mixed Style Homes. This district recognizes a mixture of different types of low-density housing types.

The site is developed with a three-story, 5,800-square-foot residential structure built in 1913 with a detached two-car garage. The applicant is requesting approval of Tentative Parcel Map No. 77115 to subdivide the property to create two parcels and a Local Coastal Development Permit for the subdivision. No new construction is associated with this request. (Exhibit B – Tentative Parcel Map). The existing residence is a contributing structure within the Bluff Park Historic district, and any changes to the existing structures, or any new site development on the site, will require a Certificate of Appropriateness from the Cultural Heritage Commission. The existing three-story residence fronts on Ocean Boulevard and contains four units. As the R-2-L zone permits up to two residential units on a lot, the property is legal non-conforming in regards to the number of units.

The requested subdivision would result in two separate parcels: Lot 1 – an 80-foot X 100-foot (8,000 square feet) parcel, and Lot 2 – a 100-foot X 120-foot (12,000 square feet) parcel. After subdivision, both lots will meet all required minimum standards and are also consistent with the City's certified local coastal program. Lot 1 – the new undeveloped

parcel which contains an existing garage, meets the minimum size (8,000 square feet) and width (50 feet) requirements for newly created parcels in the R-2-L zoning district, as outlined in Table 31—2A, Residential Development Standards, as well as all applicable subdivision standards in Title 20 (Subdivisions). Lot 2, which contains the existing residential structure, meets all development standards of the R-2-L zone, including the 4,800 square feet of maximum lot coverage, the 35-foot height limit, the 960 square feet of open space per unit, the special 30-foot front setback requirement on Ocean Boulevard, the 4-foot side setback, and the 10-foot rear setback. It is legal-nonconforming in the number of residential units on the parcel.

As a condition of the Local Coastal Development Permit required for this request, the applicant proposes to remove the existing garage from Parcel 1 and build a new garage on the east side of Parcel 2 with access from Paloma Avenue. The existing driveway and carport on Ocean Boulevard will be maintained although the curb cut will be closed. When developed, Parcel 1 will take garage access from the adjacent alley, Bronze Way. Another condition of the required Local Coastal Development Permit, the applicant shall record a covenant limiting Lot 1 to the development of a single-family dwelling. The attached plans depict existing buildings and a conceptual layout of a future residence (Exhibit C – Plans & Photos).

Planning staff finds that the proposed Local Coastal Development Permit and Tentative Parcel Map will not cause any substantial adverse effects on neighboring land uses, or the community at large. Specific conditions have been incorporated to mitigate potential impacts. Staff has prepared positive findings and recommends that the Planning Commission approve the Local Coastal Development Permit and Tentative Parcel Map subject to conditions of approval. (Exhibit D – Findings and Conditions of Approval)

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 19, 2017, in accordance with the provision of the Zoning Ordinance. Two comments have been received as of the preparation of this report.

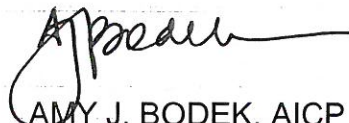
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption CE 17-048 was issued for the proposed project.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

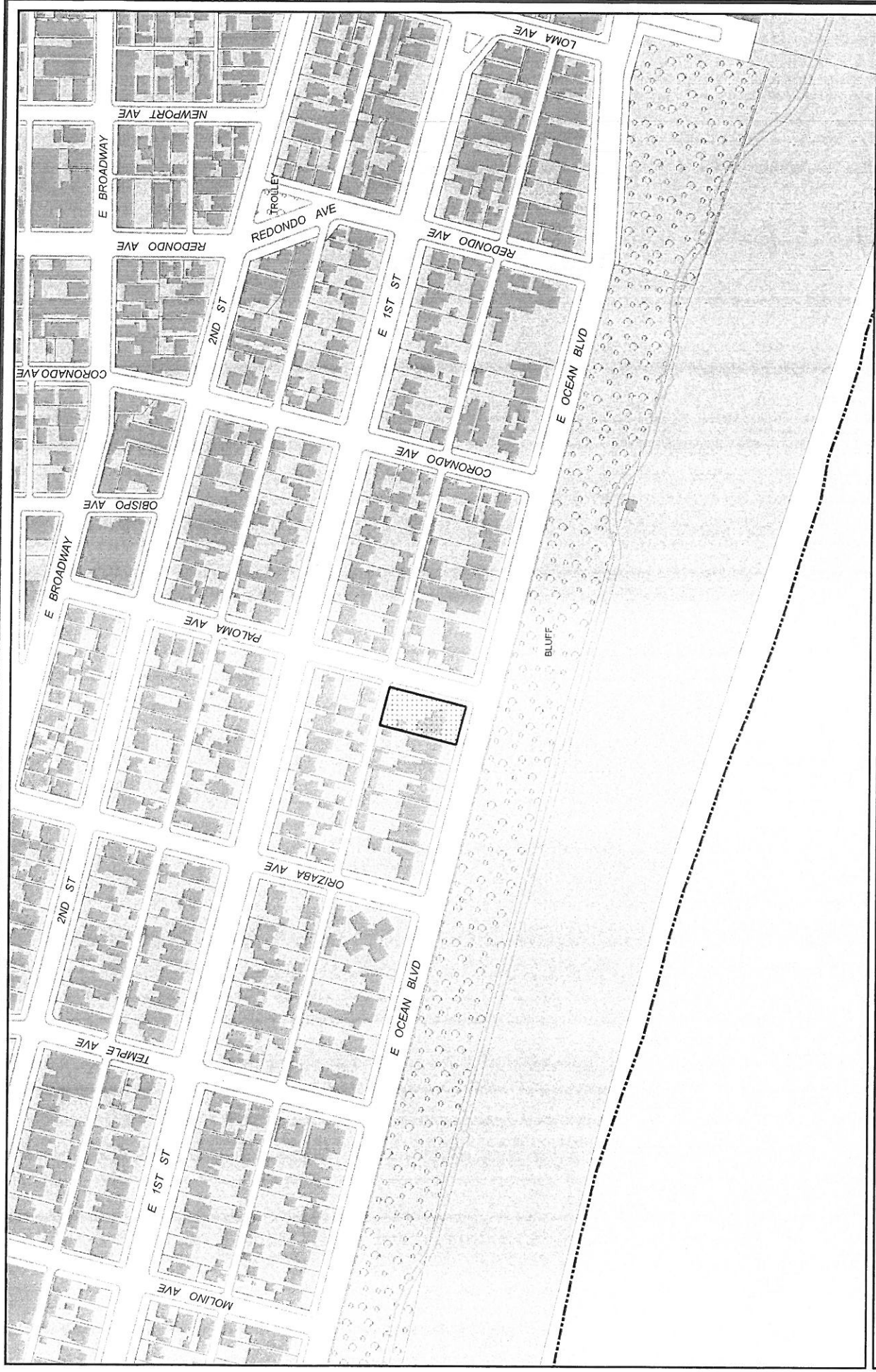
CHAIR AND PLANNING COMMISSIONERS

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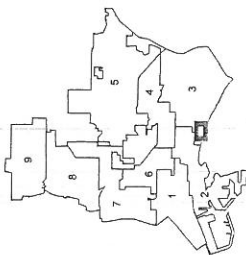
Attachments:

- Exhibit A – Location Map
- Exhibit B – Tentative Parcel Map
- Exhibit C – Plans and Photos
- Exhibit D – Findings and Conditions of Approval
- Exhibit E - Categorical Exemption



Subject Property:
 3065 E Ocean Blvd
 Application No. 1702-15
 Council District 3
 Zoning Code : R-2-L

Exhibit A



TENTATIVE PARCEL MAP FINDINGS

Case No. 1702-15/TPM 17-001

Date: July 6, 2017

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

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. 2 – Mixed Style Homes District, which recognizes a mixture of low density housing types. The development pattern of the neighborhood occurred due to higher density zoning being permitted in the past. The current R-2-L zoning district allows up to two units per lot provided a minimum 8,000-square-foot is maintained. The R-2-L District recognizes the use pattern of two-family dwellings in older, large lot subdivisions. The two lots being proposed are consistent with the minimum lot area and width standards of the R-2-L zone, as adopted in Table 31-2A of the Zoning Regulations.

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. 2 – Mixed Style Homes. The subdivision will meet the requirements of the R-2-L zoning standards. The existing historic residence will remain with a new garage structure provided on the east side of Lot 2.

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

Lot 1 is an 8,000-square-foot parcel with a width of 80-feet and depth of 100-feet that is physically suitable for development under the R-2-L development regulations. Lot 2 is a 12,000-square-foot parcel with a width of 100-feet and a depth of 120-feet that is physically suitable for development under the R-2-L development regulations. After subdivision, Lot 2 will meet all the development standards of the R-2-L zone, including the 4,800 square feet of maximum lot coverage, the 35-foot height limit, the 960 square feet of open space per unit, the special 30-foot front setback requirement on Ocean Boulevard, the 4-foot side setback, and the 10-foot rear setback.

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

The R-2-L development standard requires 4,000-square-feet of lot area per unit, with a maximum density of two units per lot. However, based on the minimum lot area standard only, the 20,000-square-foot existing lot could conceptually allow 5 units. The proposed subdivision will not alter the existing density (4 units) of Lot 2. Lot 2 is considered to be legal non-conforming in terms of density in the R-2-L zone. Otherwise, Lot 2 is in conformance with all other R-2-L development standards. Lot 1 meets the development standards for the R-2-L zoning designation, which permits up to two units. However, the applicant will record a covenant prior to the recordation of the final map allowing only one unit to be developed on Lot 1. The proposed subdivision, with the limitation of only one unit to be developed on Lot 1, will keep the overall density consistent with the minimum standard of 4,000 square feet per unit.

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 size, shape, width and orientation of the parcels in the surrounding Bluff Park neighborhood. 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 R-2-L zone standards. Improvements to the 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. 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. 1702-15/LCDP 17-004

Date: July 6, 2017

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 in Area B – Bixby Park/Bluff Park of the Local Coastal Program. This area of Bluff Park has predominantly single-family homes and duplexes with two high-rise buildings. The property is zoned R-2-L and the existing four-unit building is considered to be a legal non-conforming structure. The R-2-L development standard requires 4,000-square-feet of lot area per unit, with a maximum density of two units per lot. However, based on the minimum lot area standard only, the 20,000-square-foot existing lot could conceptually allow 5 units. The proposed subdivision will not alter the existing density (4 units) of Lot 2. Lot 2 is in conformance with all other R-2-L development standards. Lot 1 meets the development standards for the R-2-L zoning designation, which permits up to two units. However, the applicant will record a covenant prior to the recordation of the final map allowing only one unit to be developed on Lot 1. The proposed subdivision, with the limitation of only one unit to be developed on Lot 1, will keep the overall density consistent with the minimum standard of 4,000 square feet per unit. With conditions, including the approval of a Certificate of Appropriateness from the Cultural Heritage Commission to remove the existing garage and construct a new garage, and the recordation of a covenant limiting Lot 1 to the development of a single unit, the proposed subdivision is in conformance with the Long Beach Municipal Code, Title 20 and Title 21, and the Local Coastal Program. 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 and 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

Local Coastal Development Permit Findings

Case No. 1611-07

December 27, 2016

Page 2

parcel of land. The curb-cut along Ocean Boulevard will be closed, which will create an additional parking space. 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.

TENTATIVE PARCEL MAP No. 77115
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
3065 East Ocean Boulevard
Application No. 1702-15/ TPM 17-001/LCDP 17-004
July 6, 2017

1. The approval of Tentative Parcel Map No. 77115 will result in the division of a single 20,000-square-foot parcel (APN: 7264-016-012) into two separate parcels, Lot 1 – 8,000 square feet and Lot 2 – 12,000 square feet, as per plans filed with the Planning Bureau on June 21, 2017.
2. This permit and all development rights hereunder shall terminate two 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 two 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 filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative 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. The applicant shall obtain a Certificate of Appropriateness from the Cultural Heritage Commission to remove the garage from Lot 1 and construct a new garage on Lot 2 prior to approval of the Final Map.

7. The applicant shall prepare and record a covenant limiting the development of Lot 1 to a single-family dwelling unit prior the approval of the Final Map.
8. 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.
9. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
10. 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.
11. 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.
12. The applicant shall provide the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

- e. The Subdivider proposes new refuse and recycling receptacle locations within the improved project site. All refuse and recycling receptacles shall be subject to the standards and requirements of Long Beach Municipal Code Chapter 8.60
- f. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.

PUBLIC RIGHT-OF-WAY

- g. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- h. The Subdivider shall dedicate an additional 10 feet of right-of-way for future street purposes along Ocean Boulevard adjacent to the project site, to the satisfaction of Public Works
- i. The Subdivider shall relocate or provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall be documented on the map.
- j. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

ENGINEERING BUREAU

- k. The Subdivider shall reconstruct the entire width of the alley (Bronze Way) adjacent to the project site with Portland cement concrete, from Paloma Avenue to westerly prolongation of the property line, to the satisfaction of the Director of Public Works.

- i. The Subdivider shall reconstruct the alley curb return at Paloma Avenue to align with the improved alley and to meet full ADA compliance, to the satisfaction of the Director of Public Works. Alley improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Subdivider shall provide for it.

- m. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works. The Subdivider shall also provide for the resetting to grade of the two pull boxes and meter adjacent to the north portion of the improved alley curb return, meeting the elevation of the adjacent sidewalk paving, to the satisfaction of the Director of Public Works. The Subdivider shall contact Southern California Edison and provide notification of the off-site improvements prior to submitting on-site grading plans.

- n. The Subdivider shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting alley improvement plans to the Department of Public Works.

- o. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

- p. The Subdivider shall construct all proposed driveways servicing the project site to meet full ADA compliance, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Subdivider shall provide for it.

- q. The Subdivider shall demolish the existing sidewalk and curb ramp located at the intersection of Ocean Boulevard and Paloma

Avenue, and construct a new ADA compliant curb ramp to the satisfaction of the Director of Public Works.

- r. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk curb and curb gutter adjacent to the development site along both street frontages. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- s. The Subdivider shall provide for the relocation of the underground street light conduit beneath the southeast corner of the project site, to the satisfaction of the Director of Public Works. The Subdivider shall contact City Light and Power to schedule the relocation work prior to submitting on-site grading plans.
- t. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- u. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to approval of the final map.
- v. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by

the construction activities of the on-site improvements and along the truck route shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- w. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability

insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.

- x. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.
- y. All conditions of approval, including Notice of Final Action signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

TRAFFIC & TRANSPORTATION

- z. There is a high volume Long Beach Transit bus stop on Ocean Boulevard adjacent to the development site. The Subdivider is encouraged to incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Subdivider shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- aa. The Subdivider shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Ocean Boulevard. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- bb. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- cc. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- dd. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ee. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- ff. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

- gg. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

For additional information regarding final map processing, contact the Right-of-Way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

- 13. The applicant shall contact Long Beach Gas & Oil Department (LBGO) (562)570-5991 to coordinate the scope and costs involved with the installation of gas facilities. LBGO maintains an existing 1" service line feeding the existing property that will be in conflict with the proposed improvements.

STANDARD CONDITIONS

- 14. 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.

15. 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.
16. 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.
17. 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.
18. 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).
19. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
20. 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.

21. 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.



NOTICE of EXEMPTION from CEQ

EXHIBIT E

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 17-048

Project Location/Address: 3065 OCEAN BLVD

Project Activity/Description: LOT SUBDIVISION - Subdivide
20,000 sq.ft lot to one (1) 12,000 sq.ft
and one (1) 8,000 sq.ft.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: ISRAEL WEINBERG

Mailing Address: 1912 BROADWAY AVE, SANTA ANA, CA.

Phone Number: 562.843.1494 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1702-15 Planner's Initials: AG

Required Permits: Local Coastal Dev Permit, Tentative Parcel Map

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15315

Statement of support for this finding: Minor land division from
(1) one lot to (2) lots

Contact Person: Anita Jubok-Garcia

Contact Phone: (562) 570-6469

Signature: [Signature]

Date: 6/5/17

TENTATIVE PARCEL MAP NO. 77115
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 10 & 11 OF THE RESUBDIVISION OF PART OF ALAMITOS BEACH TOWNSITE AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 55 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS N76°00'37"W ALONG THE CENTERLINE OF OCEAN BOULEVARD, AS SHOWN ON PARCEL MAP 66009, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 366 PAGE 60-62 OF PARCEL MAPS.



OWNER:
3005 WEATHERING HEIGHTS, LLC
PO BOX 41896
LONG BEACH, CA 90803

DATE OF SURVEY:
MARCH 04, 2017

TAX ASSESSOR'S PARCEL NO.:
7264-016-012

EXISTING LAND AREA:
20,317 SQ. FT. = 0.466 ACRES

ZONING INFORMATION:
PROJECT AREA
R-2-L "TWO FAMILY RESIDENTIAL LARGE LOT"

MINIMUM SETBACKS R-2-L:
FRONT BUILDING = 15 FEET
SIDE = 4 FEET
REAR = 10 FEET

MAXIMUM HEIGHT R-2-L:
MAX HEIGHT = 35 FEET

FLOOD ZONE:
PER FEMA'S WEBSITE ZONE X (AREA'S DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
PER PANEL NO. 06037C1970F DATED SEPT. 26, 2008.

APPLICANT:
RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802
PHONE: 562-843-1494

ARCHITECTS INFORMATION:
RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802
PHONE: 562-843-1494

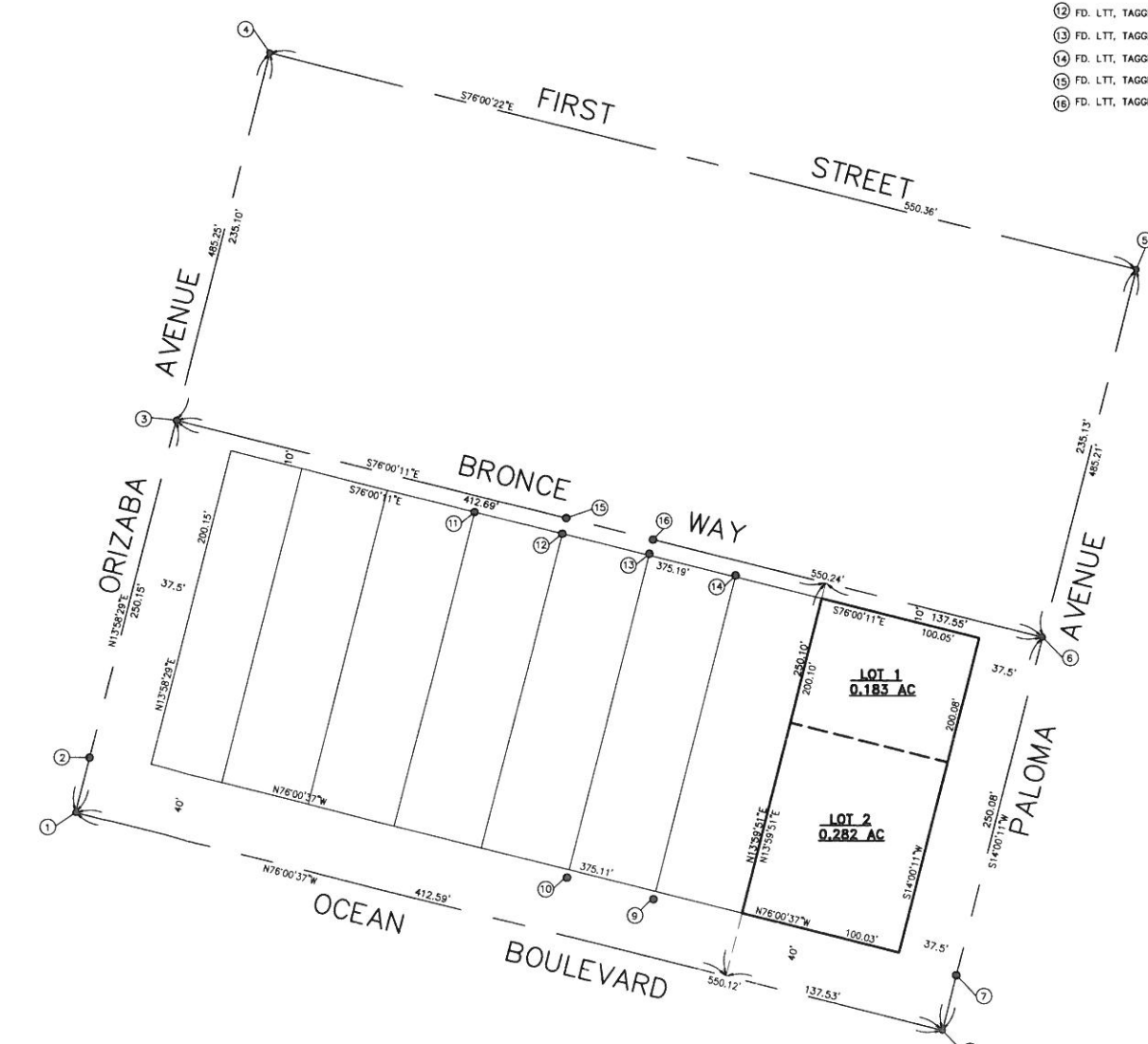
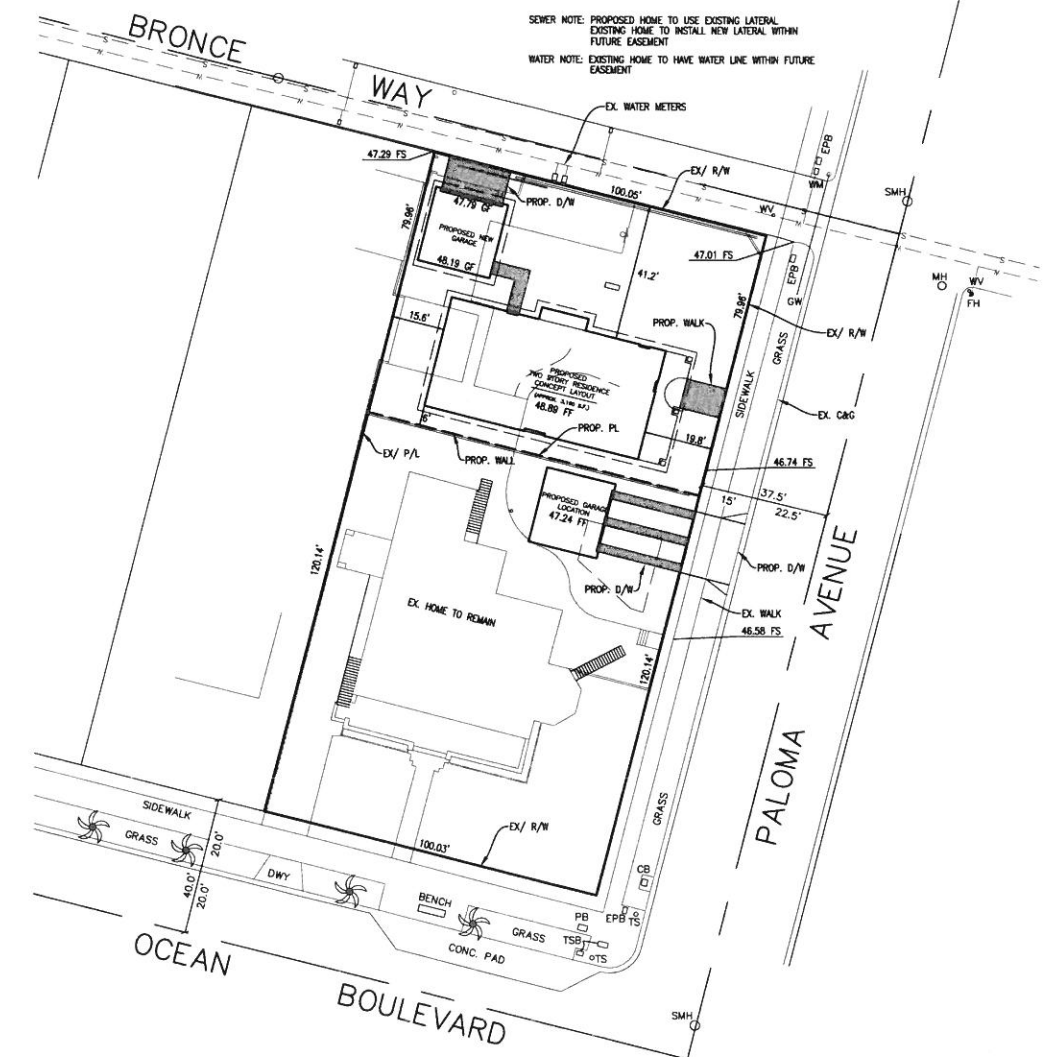
ENGINEER INFORMATION:
KES TECHNOLOGIES INC.
1 VENTURE STE 130
IRVINE, CA 92618
PHONE NO. 949-339-5331

PROPOSED LOT AREAS

PARCEL 1	8,000 SQ. FT. = 0.183 ACRES
PARCEL 2	12,317 SQ. FT. = 0.283 ACRES
TOTAL	20,317 SQ. FT. = 0.466 ACRES

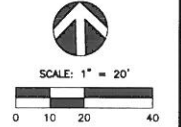
- LEGEND:**
- CONC CONCRETE
 - ASPH ASPHALT
 - TREE TREE
 - BUSH BUSH
 - PALM TREE PALM TREE
 - MAL BOX MAL BOX
 - STREET LIGHT STREET LIGHT
 - SIGN (10') SIGN (10')
 - SIGN (5') SIGN (5')
 - LS LARGE SIGN POST
 - CB CATCH BASIN
 - DI DROP INLET
 - LP LIGHT POLE
 - M PARKING METER
 - DI DROP INLET
 - SM SIGN
 - FS FIRE HYDRANT
 - POWER POLE
 - GUYWIRE/ANCHOR
 - METER
 - POST (NO LABEL)
 - VALVE
 - MH MANHOLE
 - US HANDICAP
 - UB UTILITY BOX
 - SP STAND PIPE
 - MW MONITOR WELL
 - SEWER LINE
 - BURIED GAS LINE
 - BURIED WATER LINE
 - OVERHEAD WIRES
 - SCREEN WALL
 - RETAINING WALL
 - TREE LINE
 - BRUSH LINE

- MONUMENT NOTES:**
- ① C.L.B. MON. NO. 2851A, FD. BRASS CAP MON IN C.I. WELL, DN 8", STAMPED "RCE 9785 CLB 1982" PER C.L.B.F.B. L-46-196
 - ② C.L.B. MON. NO. 2851 FD. R.R. SPIKE STAMPED "CLB 1982", FLUSH, PER C.L.B.F.B. L-46-195.
 - ③ FD. SPIKE & WASHER STAMPED "L.S. 7325 PER PM 66009 PMB 386/60-6 VALVE
 - ④ C.L.B. MON. NO. 5368, FD. R.R. SPIKE, FLUSH, STAMPED "CLB" PER C.L.B.F.B. L-46-91 & L-71-164
 - ⑤ C.L.B. MON. NO. 5369, FD. SPIKE & WASHER STAMPED "L.S. 5203, FLUSH, PER C.L.B.F.B. 21-164
 - ⑥ FD. SPIKE AND WASHER STAMPED "L.S. 5203", FLUSH, PER C.L.B.T.B. 23-211
 - ⑦ C.L.B. MON. NO. 2852, FD. R.R. SPIKE, FLUSH, STAMPED "CLB 1982", FLUSH, PER C.L.B.F.B. L-46-197
 - ⑧ C.L.B. MON. NO. 2852A, FD. BRASS CAP IN C.I. WELL, DN 11", STAMPED "RCE 9785 CLB 1982" PER C.L.B.F.B. L-46-198
 - ⑨ FD. LTT, TAGGED LS 5411, AT A 5.0' OFFSET, NO REF.
 - ⑩ FD. LTT, TAGGED LS 5411, AT A 5.0' OFFSET, NO REF.
 - ⑪ FD. LTT, TAGGED LS 7325, PER PARCEL MAP 66009 PMB 386-60/62
 - ⑫ FD. LTT, TAGGED LS 7325, PER PARCEL MAP 66009 PMB 386-60/62
 - ⑬ FD. LTT, TAGGED RCE 28918, AT A 1.0' OFFSET, NO REF.
 - ⑭ FD. LTT, TAGGED RCE 28918, AT A 1.0' OFFSET, NO REF.
 - ⑮ FD. LTT, TAGGED LS 5203, NO REF.
 - ⑯ FD. LTT, TAGGED LS 5203, NO REF.



SEWER NOTE: PROPOSED HOME TO USE EXISTING LATERAL EXISTING HOME TO INSTALL NEW LATERAL WITHIN FUTURE EASEMENT

WATER NOTE: EXISTING HOME TO HAVE WATER LINE WITHIN FUTURE EASEMENT



REVISIONS			
NO	DATE	INITIAL	DESCRIPTION

BENCH MARK:
CITY OF LONG BEACH
BM 1074

LEAD & TACK AT THE NORTHWEST CORNER OF PALOMA AVE. & OCEAN BLVD., 25.3 FEET NORTH OF THE NORTH CURB ON OCEAN BLVD.
ELEVATION = 46.14'

OWNER OR DEVELOPER:
RJ TAVASCI ARCHITECTURE
320 PINE STREET STE 400
LONG BEACH, CA 90802

SOILS ENGINEER:

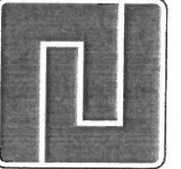
PREPARED BY:
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618
PHONE (949) 339-5331
FAX (949) 436-2281



I hereby certify that:
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainages from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on 3/04/2017.

ENGINEER _____ DATE _____

TENTATIVE PARCEL MAP 77115		SHEET 1 OF 1
SITE ADDRESSES: 8086 OCEAN AVENUE LONG BEACH, CALIFORNIA		
SCALE: AS SHOWN	DRAWN BY: DSK	CHECKED BY: DSK
CITY OF LONG BEACH		



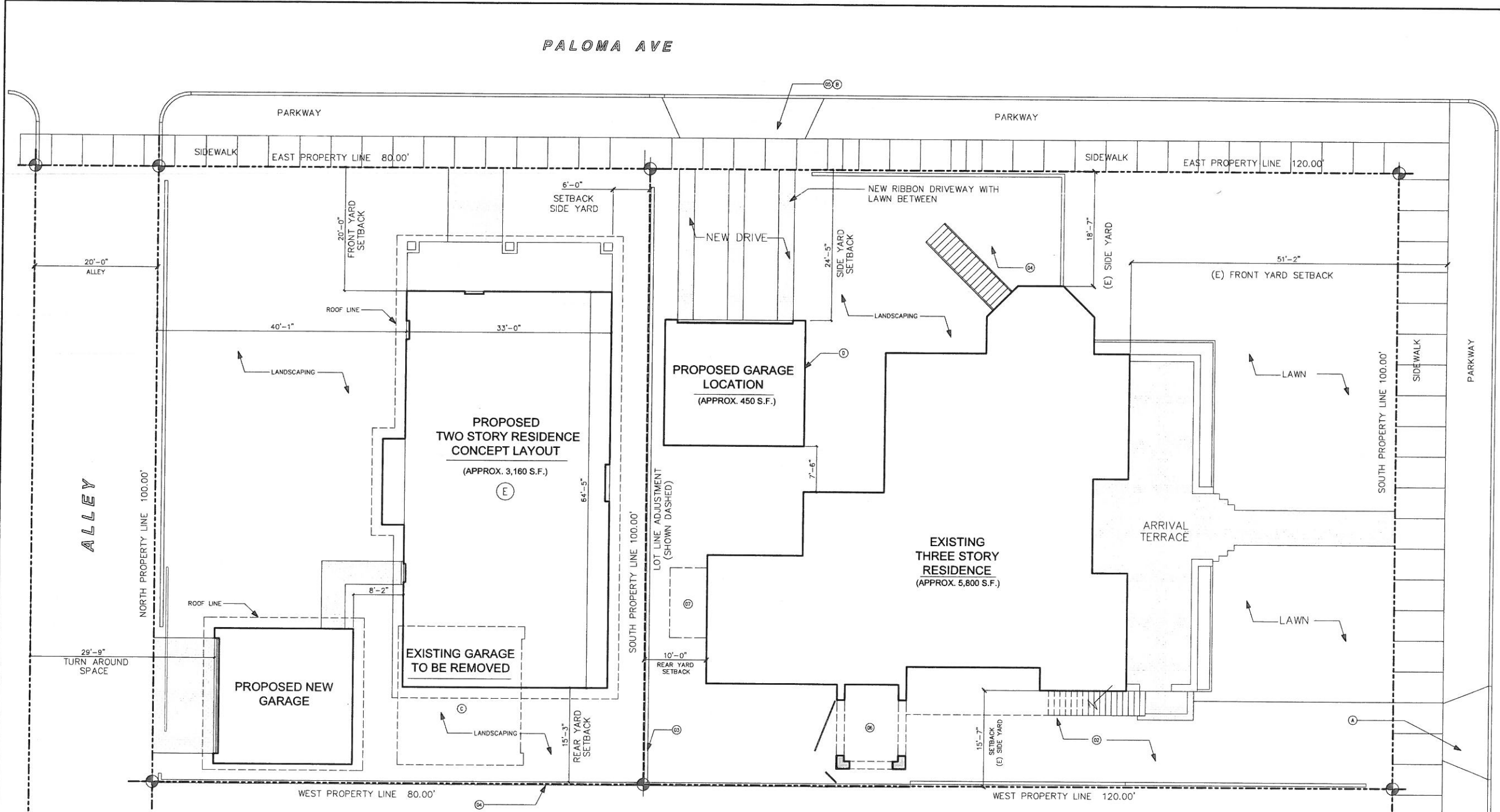
**ROBERT J. TAVASCI
ARCHITECT**
3351 ORANGEWOOD AVE.
LOS ALAMITOS, CA 90720
PH: 562-943-1404



OWNER:
3065 WEATHERING
HEIGHTS, LLC
3605 E. OCEAN BLVD.
LONG BEACH, CA, 90803

PROJECT:
LOT SUBDIVISION
3065 E. OCEAN BLVD.
LONG BEACH, CA, 90803

3065 E. OCEAN BLVD



PROPOSED SITE PLAN

SITE PLAN KEY NOTES		GENERAL NOTES
SYM	DET.	DESCRIPTION
(1)		EXISTING CONCRETE DRIVE APPROACH TO BE REMOVED, FILL IN CURB, GUTTER AND WALK
(2)		EXISTING CONCRETE DRIVE TO BE REMAIN
(3)		NEW 6" HIGH CMU WALL
(4)		EXISTING 6" HIGH CMU WALL
(5)		NEW CURB CUT AND CONC. DRIVE APPROACH
(6)		EXISTING PORTE COCHERE STRUCTURE TO REMAIN
(7)		EXISTING ONE STORY STRUCTURE TO BE REMOVED
(8)		EXISTING ONE STORY GARAGE STRUCTURE TO BE REMOVED
(9)		RELOCATION OF NEW 2 CAR GARAGE

- REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.
- CITY GRADING ENGINEER SHALL BE CONTACTED PRIOR TO START OF GRADING TO SCHEDULE A PRE-GRADING MEETING.
- REFER TO GRADING PLAN FOR PRECISE GRADING INFORMATION.
- REFER TO SOILS REPORT FOR GRADING REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE GRADING, COMPACTION, BACK FILLING, FOOTING AND UTILITY INSPECTIONS COMPLETED PRIOR TO BEGINNING NEXT PHASE OF CONSTRUCTION.
- SEPARATE PERMIT REQUIRED FOR EACH BUILDING OR STRUCTURE, I.E. FENCE WALLS, RETAINING WALLS, SWIMMING POOLS, ETC.
- BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 901.4.4.
- FINISH GRADE WITHIN 10 FEET OF THE NEW STRUCTURE SHALL BE SLOPED A MINIMUM OF 5% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

- ### SCOPE OF WORK (PROPOSED)
- (A) - REMOVE EXISTING CONCRETE DRIVE APPROACH AND FILL IN WITH APPROVED CURB, GUTTER AND WALK AS PER CITY STANDARDS
 - (B) - CUT IN NEW CONCRETE DRIVE APPROACH TO CONFORM TO CITY STANDARDS
 - (C) - REMOVE EXISTING GARAGE
 - (D) - CONSTRUCT NEW GARAGE TO CONFORM TO CITY REGULATIONS AND HISTORICAL DISTRICT STANDARDS
 - (E) - PROPOSED NEW LOT FOR (1) UNIT ONLY

PROJECT DATA

CLIENT:

PROJECT ADDRESS:
3065 E. OCEAN BLVD.
SEAL BEACH, CA 90740

ZONING INFORMATION:
ZONE: R-2L
OCCUPANCY: R
CONSTRUCTION TYPE: TYPE V-B
MAXIMUM HEIGHT: 35 FT. (31 FT. PROVIDED)
MAX. LOT COVERAGE: 40% (33% PROVIDED)
MIN. LOT SIZE: 8,000 SQ.FT. (8,000 SQ.FT. PROVIDED)

SETBACKS:
FRONT: 15'-0" 20'-0" PROVIDED
REAR: 10'-0" REQUIRED 30'-0" PROVIDED
SIDE YARD: 4'-0" REQUIRED 5'-0" PROVIDED

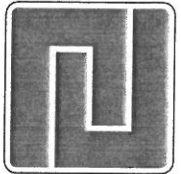
NO.	REVISIONS

PROPOSED LOT SUBDIVISION SITE PLAN

PROJECT NO. 2044-14
DATE: 26 JULY 2016
DRAWN BY: RJT
SCALE: NTS
FILE: 3065 E OCEAN.dwg
SHEET NO.

T-1.0

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ROBERT J. TAVASCI
ARCHITECT
 3351 ORANGEWOOD AVE.
 LOS ALAMITOS, CA 90720
 PH: 662.843.1484



OWNER:
WEATHERING HEIGHTS, LLC
 3065 OCEAN BLVD.
 LONG BEACH, CA 90803

PROJECT:
SUBDIVISION PROJECT
 3065 OCEAN BLVD.
 LONG BEACH, CA 90803

REVISIONS:

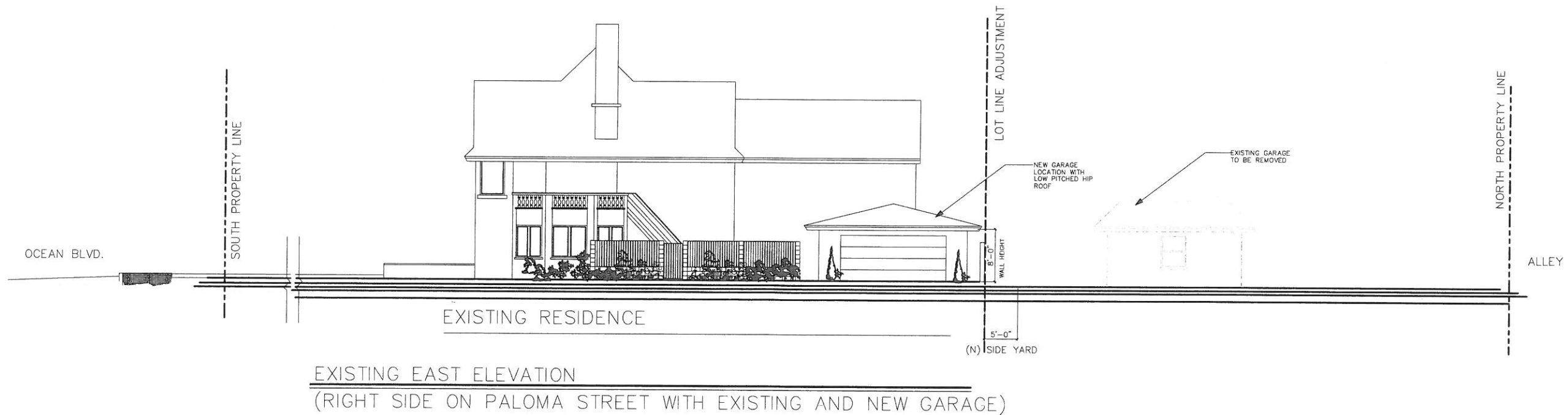
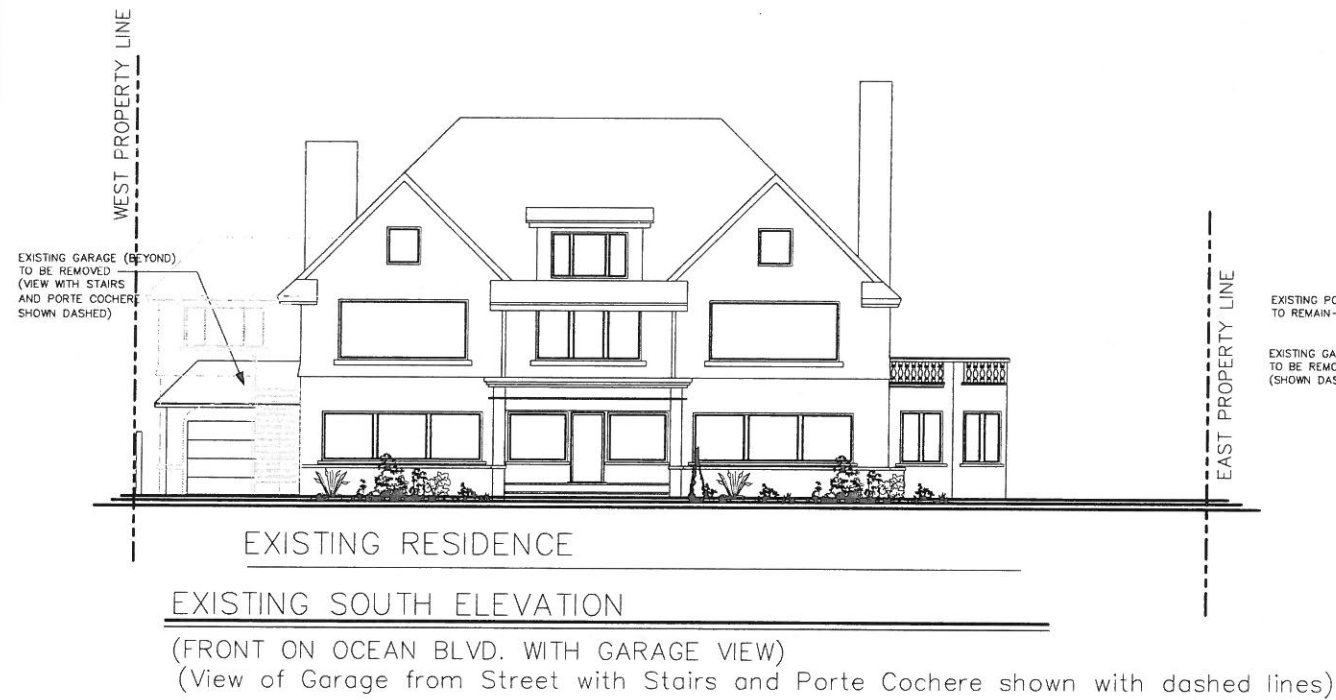
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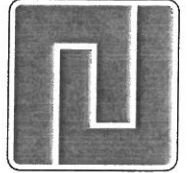
EXTERIOR ELEVATIONS OF EXISTING RESIDENCE

PROJECT NO.: 2044-14
DATE: 04 APRIL 2017
DRAWN BY: RJT
SCALE: NTS
FILE NAME: 3065 E OCEAN.dwg
SHEET NO.:

T-1.1

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**ROBERT J TAVASCI
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LOS ALAMITOS, CA 90720
PH: 562.943.1484



OWNER:
WEATHERING HEIGHTS, LLC
3065 OCEAN BLVD.
LONG BEACH, CA 90803

PROJECT:
SUBDIVISION PROJECT
3065 OCEAN BLVD.
LONG BEACH, CA 90803

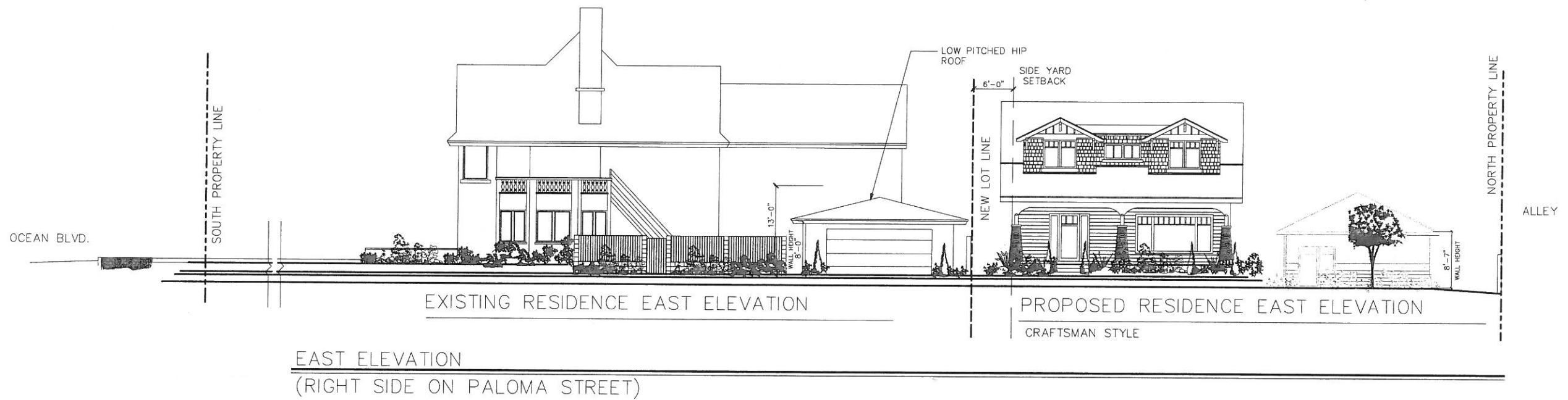
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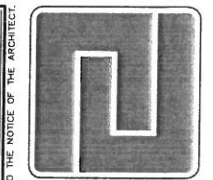
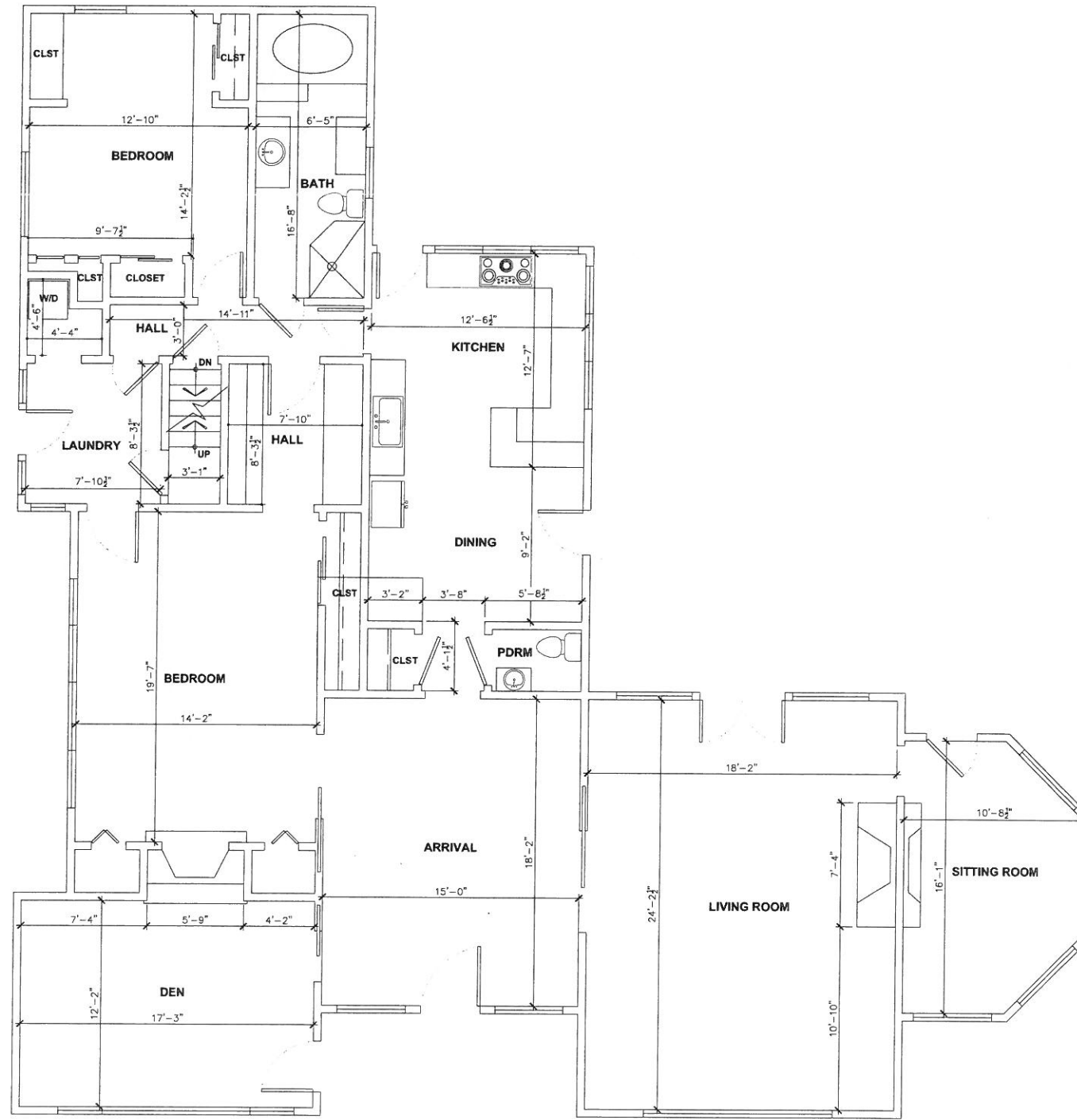
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**EXTERIOR
ELEVATIONS OF
EXISTING AND
PROPOSED
RESIDENCE**

PROJECT NO: 2044-14
DATE: 04 APRIL 2017
DRAWN BY: RJT
SCALE: NTS
FILE NAME: 3065 E OCEAN.dwg
SHEET NO:

T-1.2

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ROBERT J TAVASCI
ARCHITECT
3351 ORANGWOOD AVE
LOS ALAMITOS, CA
90720

OWNER:
ISRAEL WEINBERG
LONG BEACH, CA.

PROJECT:
FLOOR PLANS
3605 OCEAN BLVD
LONG BEACH, CA

REVISIONS:

SHEET TITLE:
EXISTING FIRST
FLOOR
PLAN

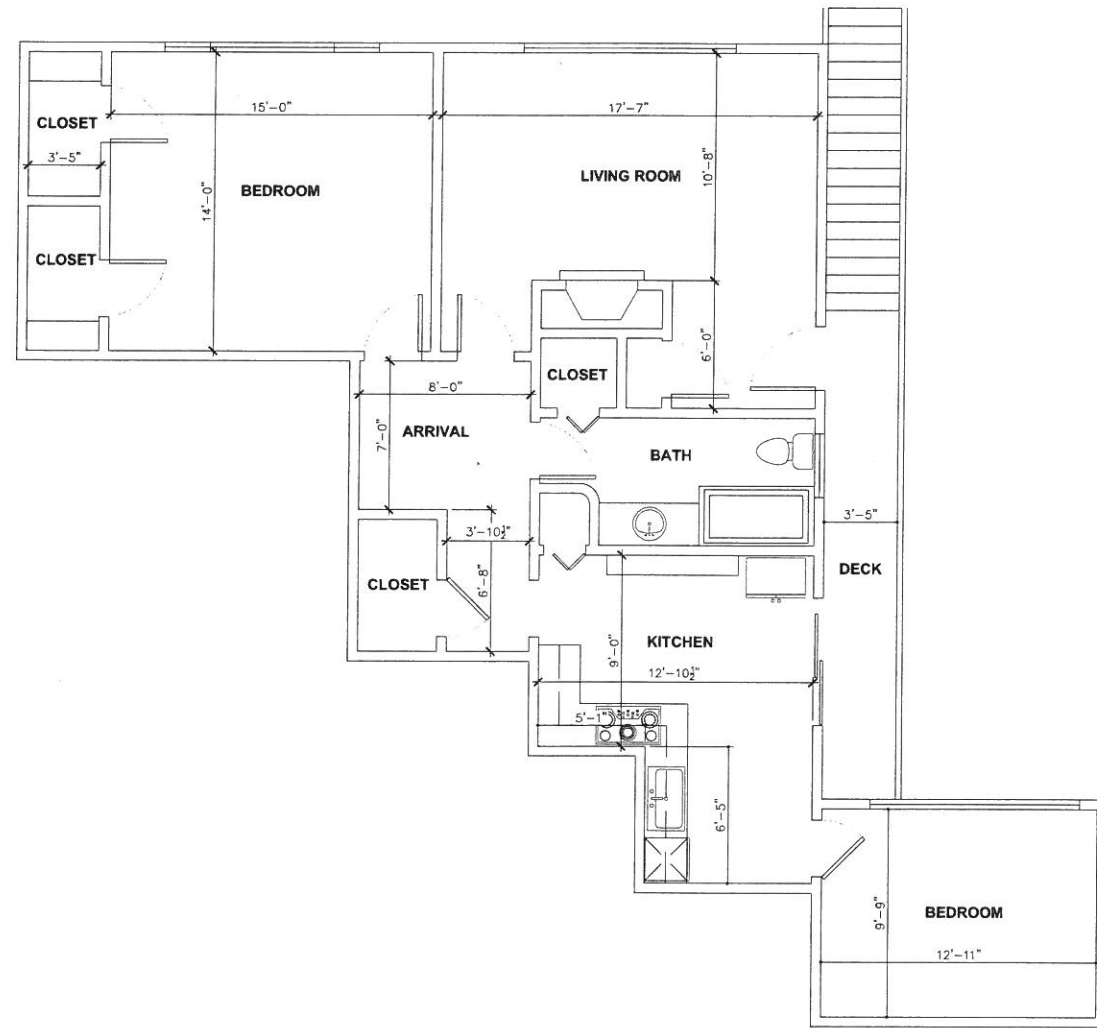
PROJECT NO.: 2045-15
DATE: 04 APRIL 2017
DRAWN BY: RJT
SCALE: AS NOTED
FILE: 3605 OCEAN FLR PLANS-SUBDIVISION

SHEET NO.
A-1.0

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ROBERT J TAVASCI
ARCHITECT
3351 ORANGEWOOD AVE
LOS ALAMITOS, CA
90720



OWNER:

ISRAEL WEINBERG
LONG BEACH, CA.

PROJECT:

FLOOR PLANS
3605 OCEAN BLVD
LONG BEACH, CA

REVISIONS:

SHEET TITLE:

EXISTING SECOND
FLOOR
PLAN

PROJECT NO: 2045-15

DATE: 04 APRIL 2017

DRAWN BY: RJT

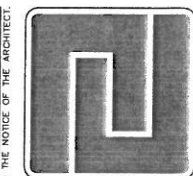
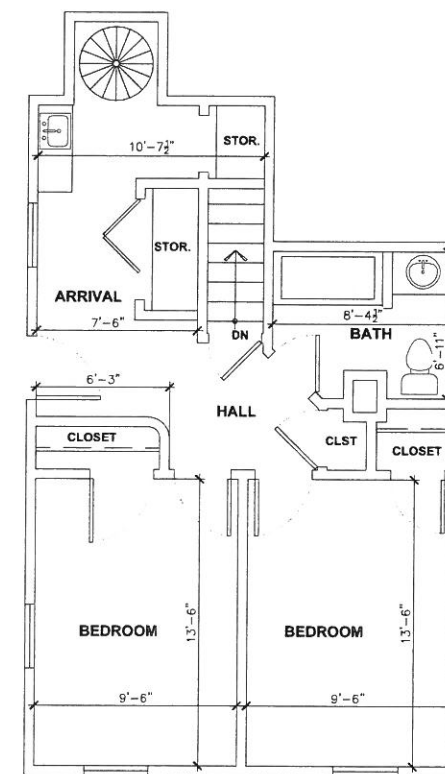
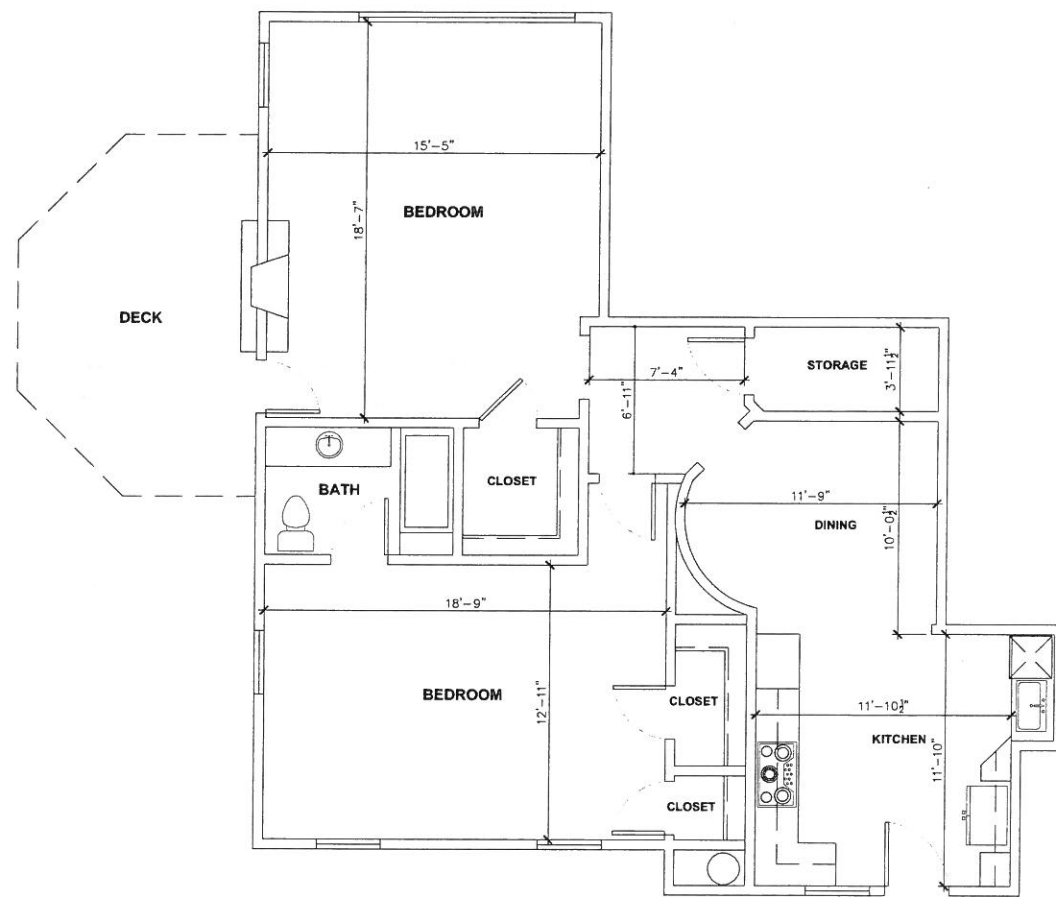
SCALE: AS NOTED

FILE: 3605 OCEAN FLR PLANS-SUBDIVISION

SHEET NO.

A-1.1

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ROBERT J TAVASCI
ARCHITECT
3351 ORANGEWOOD AVE
LOS ALAMITOS, CA
90720

OWNER:

ISRAEL WEINBERG

LONG BEACH, CA.

PROJECT:

FLOOR PLANS

3605 OCEAN BLVD
LONG BEACH, CA

REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:

EXISTING SECOND
FLOOR
PLAN

PROJECT NO: 2045-15

DATE: 04 APRIL 2017

DRAWN BY: RJT

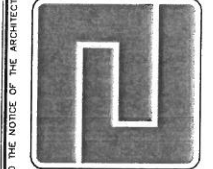
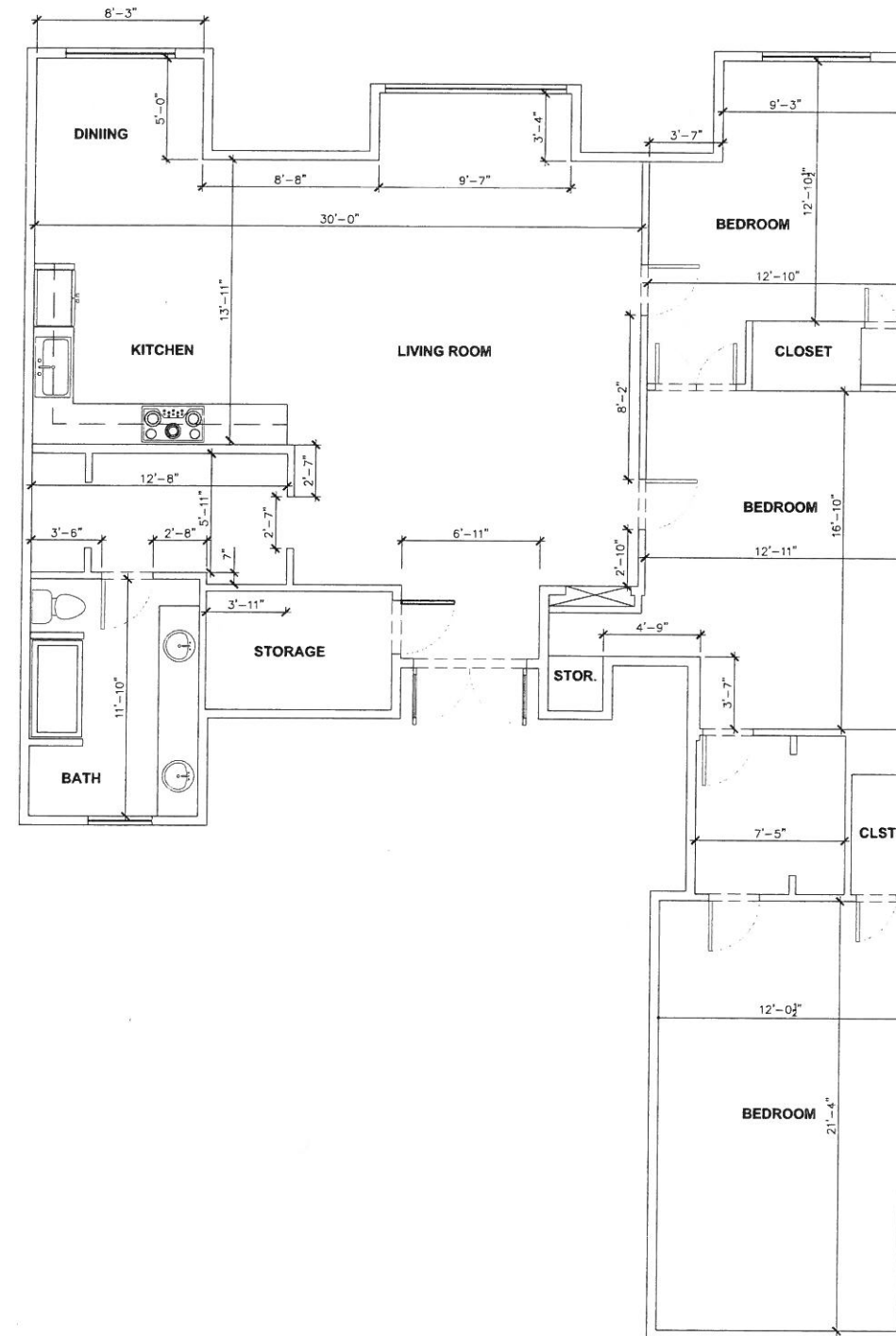
SCALE: AS NOTED

FILE: 3605 OCEAN FLR PLANS-20170301

SHEET NO.

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**ROBERT J TAVASCI
ARCHITECT**
3351 ORANGEWOOD AVE
LOS ALAMITOS, CA
90720

PROJECT:

OWNER:

ISRAEL WEINBERG
LONG BEACH, CA.

PROJECT:

FLOOR PLANS
3605 OCEAN BLVD
LONG BEACH, CA

OWNER:

REVISIONS:

SHEET TITLE:
**EXISTING THIRD
FLOOR
PLAN**

PROJECT NO: 2045-15
DATE: 04 APRIL 2017
DRAWN BY: RJT
SCALE: AS NOTED
FILE: 3605 OCEAN FLR PLANS-SUBDIVISION
SHEET NO.

A-1.2

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EXHIBIT C







