

## **TENTATIVE PARCEL MAP FINDINGS**

**2928 E. 70<sup>th</sup> Street**

**Case No. 2208-03 (TPM22-003)**

**Date: March 2, 2023**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code (LBMC), 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.

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

The subject site is located within the Founding and Contemporary Neighborhood PlaceType; which is intended to allow for low density residential at a rate not exceeding 18 units per acre. The subdivision would result in two separate parcels: Parcel 1 – a 50 feet by 133.98 feet (6,698 square feet) parcel, and Parcel 2 – a 50 feet by 133.98 (6,698 square feet) parcel. After the subdivision, both lots would meet the required minimum standards for lot size (6,000 square feet) and lot width (50 feet). The lot and improvements are in compliance with the applicable development standards including setbacks, building height, lot coverage, floor area ratio, open space and parking. The proposed map will result in the creation of a new lot which can increase housing development opportunities. Per the applicants building permit application, the demolition of the studio will be replaced with a new single-family residence, a junior accessory dwelling unit, and an accessory dwelling unit, and therefore will not result in a reduction in the number of residential units on the site. Allowing the subdivision for purposes of constructing a new dwelling is consistent with the objective of the Housing Element to provide a variety of housing types and goal of reducing the city-wide housing shortage. The subject site contains a ten-foot existing right-of-way, which is consistent with the City's Mobility Element, the sidewalk fronting the site was resurfaced prior to 2015, and consistent with sidewalks for sites within the area.

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

The project consists of the recordation of a Tentative Parcel Map to subdivide a 13,328-square-foot, square-shaped property into two parcels to allow for a future single-family dwelling on Parcel 2. The site improvements and subdivision of this property do not create or expand any nonconformities. To the extent feasible, the approved improvements are consistent with the R-2-N development standards and parking requirements set forth in Chapter 21.41 Off-Street Parking and Loading Requirements and also complies with applicable state law.

General Plan policies 1.2, 1.3 and 1.4 of the adopted Housing Element encourage the development of rental units, single family residences, accessory dwelling units, and housing aimed at the "missing middle" segment of the housing market. By granting the subdivision, the redevelopment of Parcel 2 with

the housing types denoted on the applicants building permit application accomplishes the objectives outlined in these General Plan Policies. In addition, with the inclusion of a 55-year affordability covenant for the JADU, requiring that the rent be maintained at the moderate level of affordability, this accomplishes the policy goal of facilitating the development of affordable housing and helps the City meet its Regional Housing Needs Allocation (RHNA) requirement for providing housing affordable to moderate-income levels.

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

The project site is located within the R-2-N Two-Family Residential District. The intended density allowance in the R-2-N District is two primary dwelling units per lot for each parcel or 17 dwelling units per acre per the Founding and Contemporary Neighborhood Placetype. The site is located within an existing developed R-2-N zoning designation and is consistent with the surrounding neighborhood. Each lot will have direct street frontage and not less than the minimum lot width of 50-feet. Each of the proposed lots are relatively flat and of a standard shape and size. Lot 2 is developed with an existing duplex.

Several multi-family residential developments exist in the greater vicinity of the subject property. The surrounding properties along this block are developed with multiple family homes and do not exceed the current density allowed for this zone.

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

Pursuant to Section 21.31.205 of the LBMC, the subject site is allowed two primary dwelling units per lot in the R-2-N zone. With the subdivision of the lot, Parcel 1 would result in a duplex on a lot which is compliant with the standards for the zone. The subdivision would also create Parcel 2 that is vacant but based on the 6,698-square-foot lot size and 50-foot width is for development to meet the R-2-N development standards.

**E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The proposed subdivision is for the purpose of allowing individual ownership of Parcels 1 and 2. The newly created Lot 2 would allow for the future development of a new single-family dwelling unit. The project site is within an urbanized area in which no natural fish or wildlife habitats exist. Furthermore, the project site has previously been developed. Therefore, neither the proposed subdivision or future

improvements are likely to cause environmental damage or avoidable injury to fish and wildlife.

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

The proposed subdivision is for the purpose of allowing the existing 13,328-square-foot lot to be divided into two parcels as shown in the parcel map for the purposes of separate ownership. The proposed improvements are consistent with and compatible with the adjacent multi-family residential properties in the immediate vicinity. The recordation of the subdivision map will not create additional impacts to this property pertaining to public health of safety.

**G. 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 PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

Neither the design of the subdivision, nor the type of improvements currently being constructed onsite will have conflict with any public easements.

*To grant a waiver of a Final Parcel map pursuant to Section 20.12.140, the following Findings must be made:*

**A. NO UNUSUAL IMPACT TO PUBLIC HEALTH, SAFETY, OR WELFARE IS ANTICIPATED;**

The proposed subdivision is for the purpose of allowing the existing 13,328-square-foot lot to be divided into two parcels as shown in the parcel map for the purposes of separate ownership. The proposed improvements are consistent with and compatible with the adjacent multi-family residential properties in the immediate vicinity. The recordation of the subdivision map will not introduce additional impacts to this property pertaining to public health of safety. All construction and the proposed use will occur in accordance with the Long Beach Municipal Code and applicable, therefore no anticipated impacts to Public Health, Safety, or Welfare are anticipated to occur.

**B. ALL REQUIRED DEDICATION OF PUBLIC RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS HAVE BEEN PROVIDED FOR;**

The project consists of the recordation of a Tentative Parcel Map to subdivide a 13,328-square-foot square shaped property into two parcels to allow for a future single-family dwelling on Parcel 2. The subject site contains a ten foot existing right-of-way, which is consistent with the City's Mobility Element, the sidewalk fronting the site was resurfaced prior to 2015, and consistent with sidewalks for sites within the area. No dedications for public rights-of-way are required as part of this project.

**C. THE PARCEL MAP SHALL CONSIST OF FOUR (4) LOTS/UNITS OR LESS;  
AND**

The subject site is currently one lot, and the proposed subdivision will create a second lot, resulting in a total of two lots.

**D. IF A TENTATIVE MAP IS FOR CONDOMINIUM CONVERSION, ALL  
REQUIREMENTS AS SPECIFIED IN THE CONDOMINIUM CONVERSION  
REGULATIONS SHALL BE COMPLIED IN FULL;**

The proposed project is not for a condominium conversion.