

**C-14**

October 8, 2019

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Find that all requirements of the final subdivision map to subdivide a 15,000 square-foot lot into two separate parcels, located at 29 Kennebec Avenue, have been satisfied; approve the final map for Parcel No. 82376; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption CE-18-212. (District 3)

**DISCUSSION**

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The developer, Kennebec & First LLC (the Developer), requests to subdivide the 15,000 square-foot parcel located at 29 Kennebec Avenue, into two separate parcels (Attachment A).

The Developer has submitted a duly certified final map of Parcel No. 82376, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on December 6, 2018 (Attachments B and C).

Subdivision agreements providing for the offsite improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Categorical Exemption CE-18-212 was issued for the project on December 6, 2018.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on September 20, 2019 and by Budget Analysis Officer Julissa José-Murray on September 17, 2019.

**TIMING CONSIDERATIONS**

City Council action is requested on October 8, 2019, to allow the developer to complete the tract development.

HONORABLE MAYOR AND CITY COUNCIL

October 8, 2019

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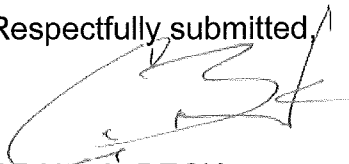
FISCAL IMPACT

A subdivision processing fee of \$5,723 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK  
DIRECTOR OF PUBLIC WORKS

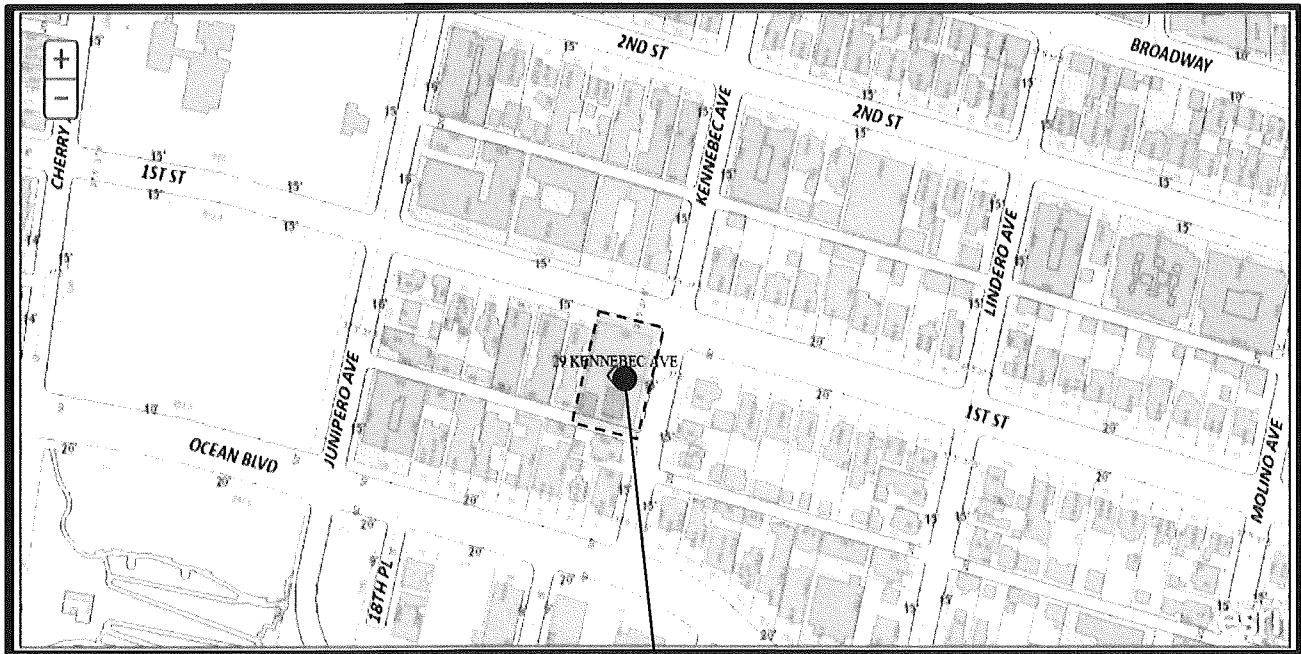
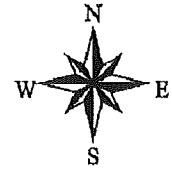
APPROVED:



THOMAS B. MODICA  
ACTING CITY MANAGER

CB:EL:JH:BP:db  
P/CL/Subdivision PM 82376 CL.docx

ATTACHMENTS: A – VICINITY MAP  
B – CATEGORICAL EXEMPTION CE-18-212  
C – PLANNING COMMISSION MINUTES



**SITE LOCATION**

**VICINITY MAP**

**SCALE: NONE**

CITY OF LONG BEACH - CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

TRACT MAP 82376  
29 Kennebec Avenue

**ATTACHMENT A**



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

December 6, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

## RECOMMENDATION:

Accept Categorical Exemption (CE18-212) and approve a Tentative Parcel Map (TPM18-002) and Local Coastal Development Permit (LCDP18-031) to subdivide an existing 15,000-square-foot parcel into two separate lots; Parcel 1 – an 8,500-square-foot lot, and Parcel 2 – a 6,500-square-foot lot, located at 29 Kennebec Avenue in the R-3-S zoning district. (District 3)

APPLICANT: Ramin Favakehi  
2355 Pieper Lane  
Tustin, CA 92782  
(Application 1809-06/TPM18-002, LCDP18-031)

## DISCUSSION

The subject site is located at 29 Kennebec Avenue, on the southwest corner of Kennebec Avenue and East 1<sup>st</sup> Street (Exhibit A – Location Map). The site consists of a 150' x 100' (15,000-square-foot) parcel located within the Three-Family Residential, Small Lot (R-3-S) zoning district. The site is within the City's permit jurisdiction in the Coastal Zone and is in the Bluff Park Historic District. The General Plan designation for this area is Land Use District No. 4 – High-Density Residential.

The site is developed with a two-story duplex structure and a detached two-car garage with a dwelling unit above. The existing improvements are designated as contributing structures within the Bluff Park Historic district. However, there are no proposed changes to the existing structures, or any new site development as part of this application, and therefore a Certificate of Appropriateness from the Cultural Heritage Commission is not required at this time. The applicant is requesting approval of Tentative Parcel Map No. 82376 to subdivide the property to create two parcels, and a Local Coastal Development Permit for the subdivision (Exhibit B – Tentative Parcel Map). In accordance with the Subdivision Map Act, a Tentative Parcel Map is required for the division of land and is reviewed to ensure the orderly development of land with consideration for their relation to adjoining areas. The purpose of the Local Coastal Development Permit is to ensure the proposed subdivision is consistent with the City's certified Local Coastal Program.

ATTACHMENT B

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The requested subdivision would result in two separate parcels: Lot 1 – an 85' X 100' (8,500 square feet) parcel, and Lot 2 – a 65' X 100' (6,500 square feet) parcel. After the subdivision, both lots would meet the required minimum standards for lot size (6,300 square feet) and width (50 feet). Lot 1 would result in an undeveloped parcel. Lot 2, which would contain the existing improvements, is consistent with applicable development standards for newly created parcels in the R-3-S zoning district notwithstanding existing setbacks to the south and west of the existing permitted improvements. No non-conformities will be created as part of the proposed subdivision. The subdivided parcels will also be consistent with the existing development pattern of the block. The existing 62 lots on the block fall within three general sizes—5,000 sq. ft., 8,000, sq. ft., and 15,000 sq. ft. as shown on Figure 1. Approximately 46% of the lots are in the median range of approximately 8,200 sq. ft. as shown on Figure 1.

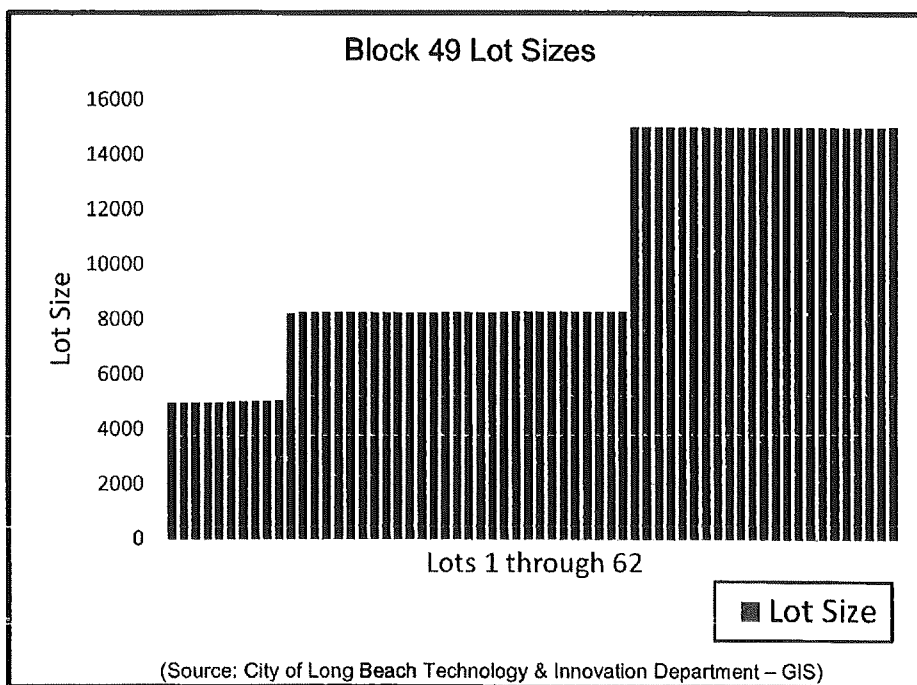


Figure 1

**Standard of Review**

The matter before the Planning Commission is exclusively the subdivision of a single lot into two lots. Any future development of the new lot will fall below the Planning

Commission threshold for review and will instead be reviewed by staff and the Cultural Heritage Commission due to the location within a historic landmark district. In evaluating a request for a subdivision, the Planning Commission's discretion is limited to the findings found in the state Subdivision Map Act. These findings relate to General Plan and code compliance, physical suitability of the site for development, environmental damage, public health and legal land restrictions such as easements.

This particular site is located within the Coastal Zone. All projects which require another discretionary action, in this case the Parcel Map, require an accompanying Local Coastal Development Permit (LCDP). The standard of review on the LCDP is also limited, in this case to compliance with the certified Local Coastal Program (LCP), any impacts on existing low-income housing and any impacts to public-access to the coast.

### **PUBLIC OUTREACH**

Staff encourages all applicants to conduct a public outreach and engagement process prior to the formal entitlement process for their proposals. In this case the subject site is of an elevated level of interest to the neighborhood association and other stakeholders. The applicant conducted two outreach meetings with the Bluff Park Neighborhood Association (BPNA) and a briefing with the 3<sup>rd</sup> District Council office. The applicant reported that the feedback provided from the outreach effort was with respect to the overall design concept of future development and no specific objections regarding a subdivision were identified.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the Local Coastal Development Permit and Tentative Parcel Map subject to conditions of approval. (Exhibit C – Findings and Conditions of Approval)

### **PUBLIC HEARING NOTICE**

A total of 796 public hearing notices were distributed on November 19, 2018, in accordance with the provision of the Zoning Ordinance. No public 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 (CEQA), this project is exempt from CEQA per Section 15315. Categorical Exemption CE18-212 was issued for the proposed project.

Respectfully submitted,

  
JONATHAN INIESTA  
PROJECT PLANNER

  
ALEXIS OROPEZA  
SENIOR PLANNER

  
CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER

  
LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:JI

\\CLBCLUST92DEPT1\drv\$\Planning\PC Staff Reports (Pending)\2018\2018-12-06\29 Kennebec Ave

Attachments:      Exhibit A – Location Map  
                         Exhibit B – Tentative Parcel Map  
                         Exhibit C – Findings & Conditions of Approval

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to lay item over with no specific date. The motion carried by the following vote:**

**Yes:** 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

2. 18-085PL

Recommendation to accept Categorical Exemption CE-18-155 and approve a Conditional Use Permit (CUP18-016) for the incorporation of a new drive-through lane in conjunction with the renovation of an existing commercial strip center by demolishing three existing buildings and a portion of a fourth building (25,644 s.f.) and constructing two new buildings (23,620 s.f.) at 739 E. Anaheim Street in the Community Auto-Oriented (CCA) District. (District 6)

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to lay item over with no specific date. The motion carried by the following vote:**

**Yes:** 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

3. 18-086PL

Recommendation to accept Categorical Exemption (CE18-212) and approve a Tentative Parcel Map (TPM18-002) and Local Coastal Development Permit (LCDP18-031) to subdivide an existing 15,000-square-foot parcel into two separate lots; Parcel 1 - an 8,500-square-foot lot, and Parcel 2 - a 6,500-square-foot lot, located at 29 Kennebec Avenue in the R-3-S zoning district. (District 3)

Christopher Koontz, Planning Bureau Manager, introduced Jonathan Iniesta, Planner, who presented the staff report.

Ramin Favakehi, applicant, spoke.

Commissioner Verduzco-Vega spoke.

Jonathan Iniesta, Planner, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Jonathan Iniesta.



Commissioner Templin spoke.

Jonathan Iniesta, Planner, spoke.

Mark Opezo, VP Bluff Park Neighborhood Association, provided public comment.

Carla Hart-Wingfield provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Jonathan Iniesta, Planner, spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Verduzco-Vega, to approve recommendation. The motion carried by the following vote:**

**Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega**

4. 18-087PL

Recommendation to accept Categorical Exemption (CE18-233) and approve an Administrative Use Permit (AUP18-003) to allow minor automobile repair within an existing building. The minor automobile repair is limited to vehicles associated with the applicant, Hoonigan industries, and is not open to the public at 621 Golden Avenue in the PD-30 Zoning District. (District 1)

Christopher Koontz, Planning Bureau Manager, introduced Amy Harbin, Planner, who presented the staff report.

Doug Otto, representative of Hoonigan Industries, spoke.

Jenny Sirshin provided public comment.

Terry Beebe provided public comment.

Pastor Kyle Blake provided public comment.

Michael LaPointe provided public comment.

Darron Evans, Principal of Edison Elementary, provided public comment.