



# 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

September 1, 2016

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE 12-099 and approve Tentative Parcel Map No. 73317 to allow the subdivision of a 13,959-square-foot parcel into two parcels (one 7,958 square feet in size, the other 6,001 square feet in size) at 741-745 E. Vernon Street in the Two-Family Residential (R-2-N) zoning district. (District 6)

APPLICANT: Cameron Crockett, Ultra-Unit Architecture  
1327 Loma Avenue  
Long Beach, CA 90804  
(Application No. 1212-16)

## DISCUSSION

The existing 13,959-square-foot property is located at the corner of Vernon Street and Olive Avenue (Exhibit A - Location Map). The existing lot was first developed in 1915 with a one-story single-family dwelling. In 1937, a two-car garage and second single-family dwelling were added on the west side of the property under the address of 741 Vernon Street. In 2011, a bedroom, bath, and laundry room were added to the back of the home located at 741 Vernon Street. No other changes or permits have been issued since the addition was built in 2011. The property is surrounded by single-family residential uses on all sides that are of similar shape and size.

The Tentative Parcel Map request is to allow the creation of two lots; one 6,001 square feet in area, the other 7,958 square feet in area. Both lots are larger than the minimum lot size (6,000 square feet) required in the R-2-N zone, and both lots meet the 50-foot minimum lot width requirement. The lots are also designed in a manner to fit within the existing pattern of the two-family neighborhood, known as Sunrise Park.

The applicant would improve the homes on the requested parcels after the Final Map is approved. No right-of-way dedications are required as part of the request given that all approaches and sidewalks are existing (Exhibit B – Tentative Parcel Map). The two existing homes will be reviewed for consistency with the Long Beach Municipal Code before the Final Map is approved by the Department of Public Works.

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Staff supports the requested lot split because the proposed subdivision will not alter the existing grid development pattern in the neighborhood. The Findings supporting approval of the Tentative Parcel Map request are included as Exhibit C. The recommended Conditions of Approval are included as Exhibit D.

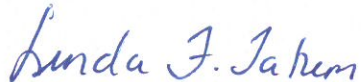
**PUBLIC HEARING NOTICE**

Public hearing notices were distributed on August 12, 2016. No 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 12-099) was issued for the proposed project (Exhibit E).

Respectfully submitted,



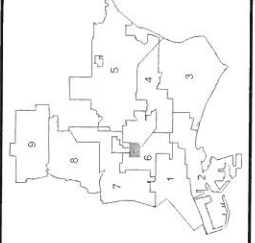
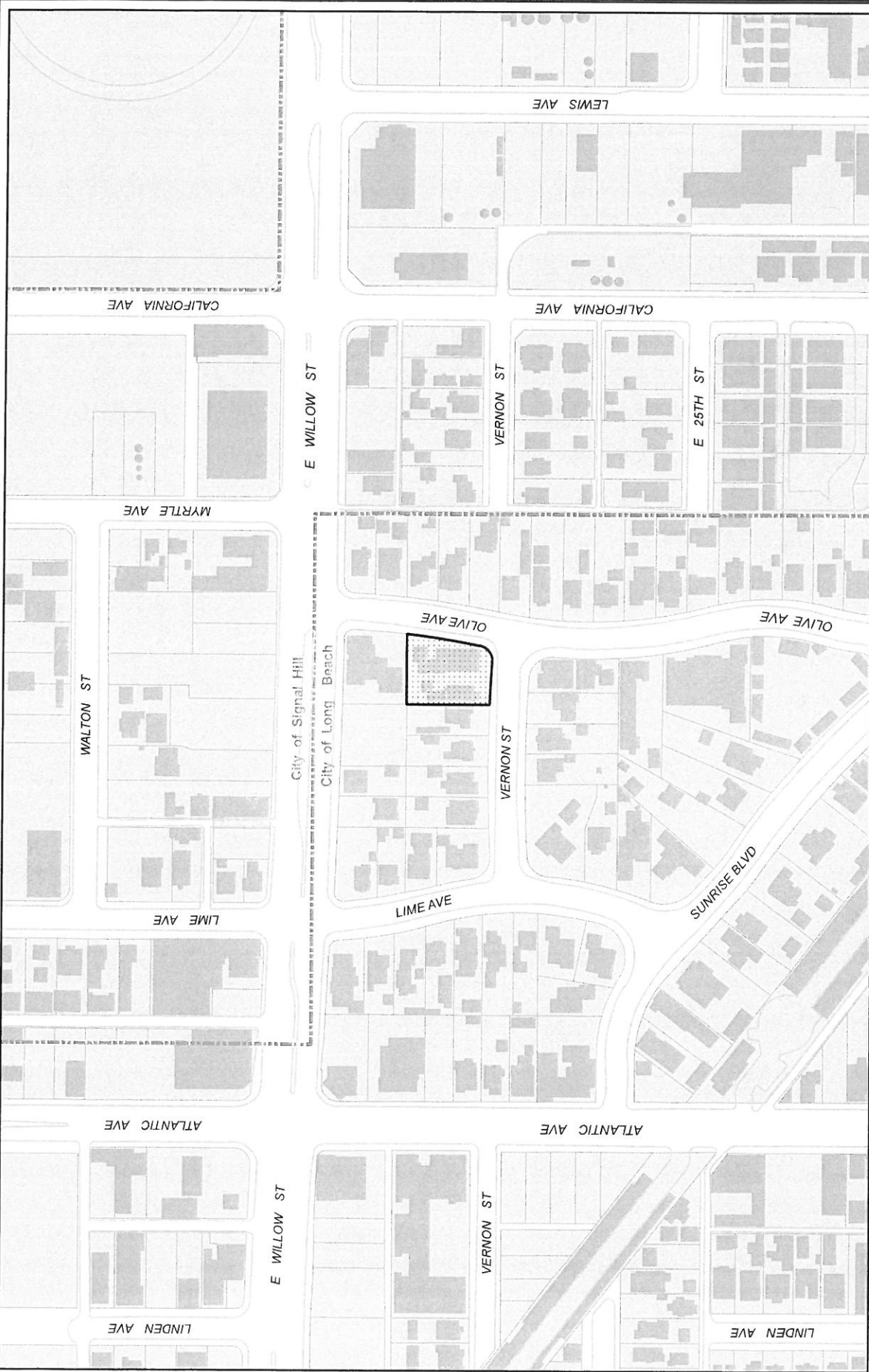
LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AB:LFT:CT:sv

Attachments            Exhibit A – Location Map  
                                 Exhibit B – Tentative Parcel Map  
                                 Exhibit C – Findings of Approval  
                                 Exhibit D – Conditions of Approval  
                                 Exhibit E – CE 12-099



# Exhibit A



**Subject Property:**  
 741-745 E Vernon St  
 Application No. 1212-16  
 Council District 6  
 Zoning Code : R-2-N



## TENTATIVE PARCEL MAP FINDINGS

741-745 E. Vernon Street

App. No. 1212-16

Date: September 1, 2016

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) #2 – Mixed Style Homes District, which is intended for a mixture of low density housing types, such as single-family homes, duplexes, triplexes, etc., usually mixed together on the same block. The project is located in the R-2-N zoning district, which limits the number of units on the lot to two units per parcel. The two existing homes on the lot will remain as part of this subdivision and will comply with all development standards of the R-2-N zone when the lot is split.

**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 and all applicable zoning regulations.

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

The subdivision to split one lot into two parcels is consistent with the development pattern of the Sunrise Park tract, and meets all size and width standards for lots located in the R-2-N zone. Therefore, the configuration of both lots can accommodate one single-family home on each lot.

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

The R-2-N zone allows the placement of a maximum of two dwelling units per lot. The applicant is proposing to split the lot and maintain one single-family residential dwelling unit on each parcel. The parcels will be designed in a way to blend appropriately with the development pattern in the neighborhood; therefore, no adverse impacts are anticipated with the proposed request.

5. **THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The proposed subdivision is for the purpose of dividing one parcel with two single-family homes, into two parcels with one single-family home on each parcel. The Categorical Exemption has been prepared for the proposed changes. The changes will not result in any serious public health or safety problems.

6. **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.**

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



# EXHIBIT D

**TENTATIVE PARCEL MAP  
CONDITIONS OF APPROVAL  
741-745 E. Vernon Street  
Application No. 1212-16  
September 1, 2016**

1. Approve a Tentative Parcel Map request to split one 13,959-square-foot lot into two lots (one 6,001-square-foot lot and one 7,958-square-foot lot) at 741-745 E. Vernon Street in the R-2-N zoning district.
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 one 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).

**Special Conditions:**

4. The existing trees located along both street frontages shall be maintained to the satisfaction of the Director of Development Services.
5. 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 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.

**LONG TERM MAINTENANCE**

- d. The Subdivider and successors shall maintain the public walkway area fronting the project site, the area between the property line and the roadbed, in such condition that the walkway will not endanger persons or property and maintain it

in a condition which will not interfere with the public convenience in the use of the rights-of-way as defined in the California Streets and Highways Code Section 5610.

**Standard Conditions:**

6. 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.
7. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
8. All Conditions of Approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
9. 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 Zoning Administrator or Planning Commission, respectively.
10. 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).
11. Any graffiti found on site must be removed within 24 hours of its appearance.
12. 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
13. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
14. 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 CEQA

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

[x] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 12-099

Project Location/Address: 741 - 745 (E) VERNON ST. LONG BEACH CA.
Project/Activity Description: TO SUB-DIVID PROPERTY, ONE SIDE TO BE
6,015.00 SQ. FT. W/(E) HOME OF 1,232.00 SQ. FT., AND THE OTHER
PROPERTY TO BE 7,945.00 SQ FT W/(E) HOME OF 1,767.00 SQ. FT.

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

Applicant Name: OSCAR SANCHEZ

Mailing Address: 4423 LEVELSIDE AVE

Phone Number: 562-481-6269

Applicant Signature:

[Handwritten signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1212-16 Planner's Initials: SL

Required Permits: TENTATIVE PARCEL MAP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15315, Class 15, Minor Land Divisions

Statement of support for this finding: Parcel Map to subdivide one
parcel into two parcels

Contact Person: Craig Chalfant
Signature: [Handwritten signature]

Contact Phone: 562-570-8368
Date: 8/23/16