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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

November 21, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve Tentative Parcel Map No. 72505 to create a new 0.90 acre parcel from an existing 10.85 parcel located at 2250 N. Bellflower Boulevard within the Community Automobile-Oriented (CCA) zone. (District 4)

APPLICANT: Justin Becker
Kimley-Horn and Associates, Inc.
401 B Street, Suite 600
San Diego, CA 92101
(Application No. 1309-03)

DISCUSSION

The existing 10.85-acre subject site is located on Bellflower Boulevard south of E. 23rd Street (Exhibit A – Vicinity Map). The subject site is improved with a nearly 70,000 square foot commercial building operated by Target Corporation, a large format retailer, and a 6,000-square-foot bank building, currently occupied by Citibank.

The Tentative Parcel Map (Exhibit B – Tentative Parcel Map No. 72505) proposes to subdivide the existing parcel into two (2) parcels. Proposed Parcel 1, with the existing Target building, will be 9.95 acres (433,422 square feet) and Parcel 2 will be 0.90 acres (39,204 square feet) and include the Citibank building. No additional development is proposed for the properties. The applicant is seeking to divide the property as Target Corporation is no longer interested in managing the Citibank building and seeks to divest itself of the parcel to focus on the primary property.

The proposed subdivision of the site creates two parcels that exceed the minimum lot size requirement of 10,000 square feet for the CCA zone. Further, the proposed subdivision will not create any new non-conformities with regards to setbacks or parking requirements. The 6,005-square-foot bank building on the proposed Parcel 2 requires 25 parking spaces at 1 space for every 250 square feet of gross floor area; the new parcel will retain 48 parking spaces.

After the subdivision, Parcel 1 will no longer have frontage along Bellflower Boulevard but has direct access off of E. 23rd Street. A driveway easement will be provided for access between Parcel 1 and Parcel 2.

Approval of this application will have no impact upon the surrounding area, therefore, staff recommends that the Planning Commission approve the Tentative Parcel Map, subject to conditions (Exhibit C – Findings and Conditions of Approval).

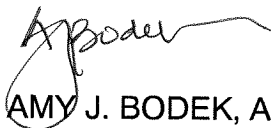
PUBLIC HEARING NOTICE

Public Hearing notices were distributed on November 4, 2013. No responses were received as of the writing of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit D – CE 13-084).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AB:JW:SG:AZ

Attachments Exhibit A – Vicinity Map
 Exhibit B – Tentative Parcel Map No. 72505
 Exhibit C – Findings and Conditions of Approval
 Exhibit D – Categorical Exemption (CE 13-084)

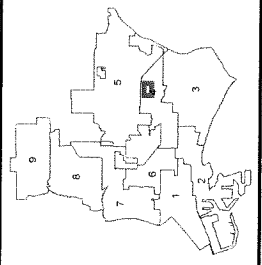
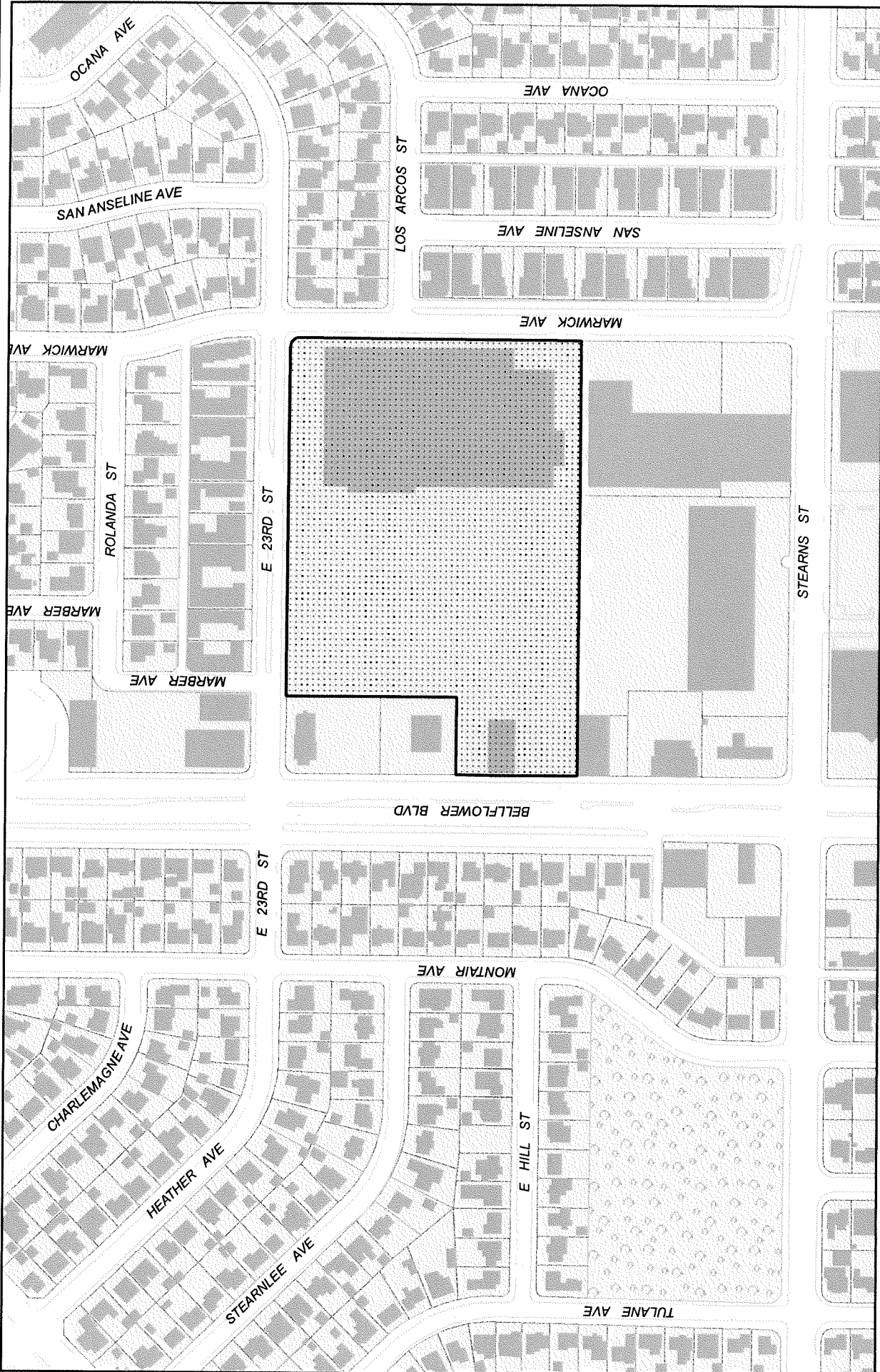
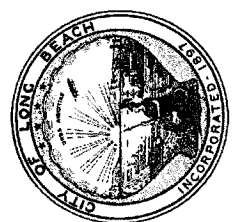


Exhibit A

Subject Property:
 2250 Bellflower Blvd
 Application No. 1309-03
 Council District 4
 Zoning Code : CCA (Overlay: HL-40)



TENTATIVE PARCEL MAP No. 72505
CONDITIONS OF APPROVAL
Application No. 1309-03
Date: November 21, 2013

1. The approval of Tentative Parcel Map No. 72505 will result in the division of a single property (APN: 7226-001-027) into two (2) parcels. Proposed Parcel 1 will result in a 9.95 acre parcel and Parcel 2 will be 0.90 acres as per the plans submitted with the Planning Bureau dated August 26, 2013.
2. This permit and all development rights hereunder shall terminate one year 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). 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 Officer.
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 approval 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.

9. 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.
10. 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.
11. The applicant shall provide the following to the satisfaction of the Director of Public Works:

The Department of Public Works submits the following requirements for the proposed development at 2250 N. Bellflower Blvd. It is the recommendation of this department that a final parcel map be processed for this subdivision project.

For additional information regarding final map processing, contact the Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, George Ker, at (562) 570-6525.

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 approval of the map the Subdivider shall resolve all cross-lot drainage conditions created by this subdivision to the satisfaction of the Director of Public Works

PUBLIC RIGHT-OF-WAY

- e. 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.

OFF-SITE IMPROVEMENTS

- f. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site public property/right-of-way 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 found damaged by the construction of the on-site development shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- g. The Developer shall repair the cracked and uplifted section of sidewalk pavement adjacent to the proposed parcel 1 along 23rd Street. 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).
- h. The Subdivider shall provide for new street trees with root barriers and irrigation adjacent to the proposed parcel 1 along 23rd Street within the tree wells where the street trees are missing. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- i. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

TRAFFIC & TRANSPORTATION

- j. 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.

- k. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- l. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- m. 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 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- n. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

LONG TERM MAINTENANCE

- o. 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.
12. 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. Please contact Frank Lui at 562-570-6214 for details. Please see Building Bureau's' TAC comments dated October 4, 2013. The applicant shall also provide the following to the satisfaction of the Building Bureau:
- a. For Parcel 2: provide 3 accessible parking stalls complying with Section 1129B of 2010 CBC. Number of accessible parking stalls required by Section 1129B shall be determined based on parcel 2 only.
 - b. For Parcel 1: provide a summary showing number of regular and accessible parking stalls provided and required. Number of accessible parking stalls required by Section 1129B shall be determined based on Parcel 1 only.

- c. Provide a driveway easement for both Parcel 1 and 2.
 - d. Provide a cross lot drainage easement for both Parcel 1 and 2; or, provide a grading plan to justify lot drainage will not cross drain over to Parcel 1 or 2.
13. The applicant shall incorporate all applicable measures not related to new construction listed in the memo to the Planning Bureau from the Long Beach Police Department dated October 10, 2013. Please contact Sergeant Milton Thomas (562) 570-5835 for more information.
 14. The Long Beach Water Department had no comments regarding this subdivision, but wanted to ensure the applicant is aware of an existing 8-inch sewer main near the southwest corner of the property. The sewer line is in an existing easement. Please contact Dennis A. Santos, P.E. with any questions regarding this sewer line at 562-570-2381.

STANDARD CONDITIONS

15. 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.
16. 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.
17. Approval of this development project 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.
18. 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.

19. 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.
20. 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).
21. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
22. 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.
23. 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.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fourth Floor

Long Beach, CA 90802

PH: 562-570-6651

FAX: 562-570-6753

BUILDING BUREAU / PLAN REVIEW DIVISION

Date: October 4, 2013

To: Angie Zetterquist
Planning Bureau
Ph : (562) 570-6553
Fax : (562) 570-6068

From: Frank Liu
Building Bureau
Ph : (562) 570-6214
Fax : (562) 570-6793
Frank.Liu@longbeach.gov

T.A.C. Case No: **130-03**
Project Address: **2250 N. Bellflower Blvd.**
Description of Work: Tentative Tract Map for subdivision creating new lot (247' x 158') approximately 0.90 acres; proposed parcel is improved with an existing commercial structure.

SUBJECT: T.A.C. REVIEW AND COMMENTS

T.A.C. (Technical Advisory Committee) review and comments from the Building Bureau are intended to aid the applicant in preparation of the project for building plan submittal and are not a substitute for plan check corrections. Plan check corrections will be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances or state laws.

1. The construction of this project shall comply with the requirements of the current building and construction codes in the City of Long Beach. As of today, these codes are the 2010 Edition of the California Building Code (based on the 2009 Edition of the International Building Code) as amended by Title 18 of Long Beach Municipal Code, 2010 Edition of the California Mechanical, 2010 Edition of the California Electrical Code, 2010 Edition of the California Plumbing Code, and 2010 California Green Building Standards.

The Long Beach Municipal Code is available from our LBDS's link to http://www.lbds.info/building/engineering_n_development_services/building_codes.asp.

2. Separate building permits are required for miscellaneous structures such as, but not limited to, signs, fences, trash enclosures, flagpoles, and pole mounted yard lighting foundations.
3. Separate permit applications for demolition, electrical, plumbing, and/or mechanical plan checks are required. Please be aware of this for the sub-trade permits at the time you submit your project for building plan review.
4. A separate plan review and approval by the Planning Bureau will be required. For

more information regarding Planning Bureau, please call (562) 570-6134.

5. A separate plan review and approval by the Fire plan checker will be required. For more information regarding the Fire plan review, please call (562) 570-6791.
6. Obtain approval from Department of Public Works for any construction within public right of way. For more information regarding the Public Work plan review, please call (562) 570-6194.
7. Obtain approval from Long Beach Water. For more information regarding Long Beach Water, please call (562) 570-2381.
8. Obtain approval from Long Beach Gas and Oil. For more information regarding Long Beach Gas and Oil, please call (562) 570-2085.
9. The Building and Safety Bureau offers "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. All the applications and information may be obtained from our website at <http://www.lbds.info/building/default.asp> or request the documents at (562) 570-6651. Fill out the appropriate applications and FAX them back to the department at (562) 570-6753.
10. The Clean Water Act of 1972 requires adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. Applicable Best Management Practices (BMP's) must be implemented during construction per the City of Long Beach Municipal Code, Chapter 18.95.

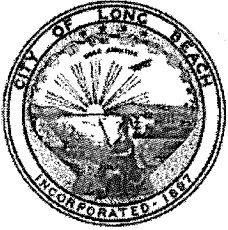
http://municipalcodes.lexisnexis.com/codes/longbeach/_DATA/TITLE18/index.html.

11. Project maybe subject to the requirement of Low Impact Development (LID); see requiments at http://lbds.info/low_impact_development/default.asp.
12. When fully completed plans are submitted to the Department for formal building plan review, provide on the title sheet an analysis that establishes the justification for the building area and height based on available yards, type of construction, sprinkler systems and occupancy group.
13. Show an accessible path of travel to both buildings at each parcel complying with section 1133B of 2010 CBC.
14. For parcel 2: provide 3 accessible parking stalls complying with section 1129B of 2010 CBC. Number of accessible parking stalls required by section 1129B shall be determined based on parcel 2 only.
15. For parcel 1: provide a summary showing number of regular and accessible parking stalls provided and required. Number of accessible parking stalls required by section 1129B shall be determined based on parcel 1 only.

16. Provide a driveway easement for both parcel 1 and 2.
17. Provide a cross lot drainage easement for both parcel 1 and 2; or, provide a grading plan to justify lot drainage will not cross drain over to parcel 1 or 2.
18. Since no detailed plans have been provided at this time for our initial review, please be informed that complete plan check comments will only be issued after the completed plans and calculations have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances, state or federal laws.

Sincerely,

Frank Liu
Building Bureau
City of Long Beach



City of Long Beach
Department of Development Services
Building and Safety Bureau
Preparing Covenant and Agreement

Information
Bulletin

BU-007

Eff: 04-16-2008
Rev: 11-15-2012

This Information Bulletin provides instructions for preparing covenants and agreements (i.e., affidavits) that are to be recorded with the Los Angeles County Recorder's office in conjunction with the issuance of a permit by the Building and Safety Bureau. Improper execution of covenants and agreements may result in unnecessary delays. The covenant and agreement shall be signed and approved by the staff assigned to your project prior to recording.

Please follow the steps outlined below when filing a covenant and agreement:

1. Obtain the appropriate covenant form and, if needed, consult with the staff assigned to your project for the appropriate wording.
2. Fill out the blank spaces on the covenant and agreement form.
3. Provide a plot plan, sketch or other relevant documents as required for the covenant and agreement or by the staff assigned to your project.
4. Provide a copy of proof of ownership for verification (e.g. grant deeds) including the legal description of the subject property. The owner's name on the proof of ownership, covenant, plans and permit applications **MUST** be identical.
5. Secure the proper signature(s) of the owner(s) of the subject property on the covenant and agreement. All signatures must be acknowledged before a Notary Public on the California All-Purpose Acknowledgment notary form. The following table shows the proper signature(s) required for various types of ownership.

| TYPE OF OWNERSHIP | REQUIRED SIGNATURE(S) |
|-------------------------------|--|
| Individual | The Individual ⁽¹⁾ |
| Partnership | One General Partner ⁽²⁾ |
| Joint Venture | All Joint Venturers |
| Corporation | At least two of the following: The Chairman of the Board, President, Vice President, Secretary, Assistant Secretary, Chief Financial Officer or Assistant Treasurer ⁽²⁾ |
| Limited Liability Corporation | Managing Member ⁽²⁾ |
| Limited Liability Partnership | One General Partner ⁽²⁾ |

⁽¹⁾ A husband and wife who jointly own a property need to both sign the required covenants.

⁽²⁾ The person signing the covenant on behalf of the corporation or partnership must clearly state their capacity in the corporation or partnership.

City of Long Beach
Information Bulletin BU-007 • Preparing Covenant and Agreement

6. The covenant and agreement **MUST** be signed and approved by the staff assigned to your project prior to recording. Please note that the Los Angeles County Recorder's office will not accept any documents that have been erased or altered in any manner.
7. Record the covenant at any of the Los Angeles County Recorder's offices located at:

12400 E. Imperial Highway
Norwalk, CA 90650
(562) 462-2716

11701 S. La Cienega Blvd.
Los Angeles, CA 90045
(310) 727-6142

Please call ahead for the Los Angeles County Recorder's office hours. Various office locations may have different operating schedules. For additional information, please check the Los Angeles County Recorder's website at www.lavote.net/recorder/document_recording.cfm

8. Request a **CERTIFIED COPY** of the covenant and agreement from the Los Angeles County Recorder's office at the time of recording.
9. Return the original **CERTIFIED COPY** of the covenant and agreement to the staff assigned to your project.

| |
|---|
| Recorded at the request of and mail to: |
| (Name) |
| (Address) |
| (Date of Recording) |

SPACE ABOVE THIS LINE FOR COUNTY RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING NO BUILD EASEMENT**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety Bureau employee.)

The undersigned hereby certify that (I am) (we are) the owner(s) of the hereinafter legally described real property(ies), known as Parcel No. 1 and Parcel No. 2, located in the City of Long Beach, State of California, and Parcel No. 1 and No. 2 are contiguous lots.

(ADDRESS): _____ **PARCEL NO. 1** (See attached legal description)

(ADDRESS): _____ **PARCEL NO. 2** (See attached legal description)

For a valuable consideration, receipt of which is hereby acknowledged, _____ (owner of parcel 1) grants to _____ (owner of parcel 2) a permanent easement for _____

(purpose of easement) on the real property legally described in Exhibit _____ and depicted on the attached Exhibit _____.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Building Official of the City of Long Beach upon submittal of request, applicable fees and evidence that this covenant and agreement is no longer required by law.

Signature of Parcel No. 1 Owner _____ Date _____

Signature of Parcel No. 2 Owner _____ Date _____

Signature of Parcel No. 1 Owner _____ Date _____

Signature of Parcel No. 2 Owner _____ Date _____

Name of Corporation _____

Name of Corporation _____

Two officers signatures are required for corporations.

Two officers signatures are required for corporations.

STATE OF CALIFORNIA, COUNTY OF _____

On _____ (Date) before me, _____ (Here Insert Name and Title of the Officer), personally appeared _____ (Name of Signer), who proved to me the basis of

satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
(Signature of Notary Public)

FOR DEPARTMENT USE ONLY:
MUST BE APPROVED BY LONG BEACH DEVELOPMENT SERVICES EMPLOYEE PRIOR TO RECORDING.

APPROVED BY _____ (Print Name) _____ (Signature) DATE _____



Date: October 10, 2013
To: Angie Zetterquist, Planner, Community Design and Development
From: Milton Thomas, Sergeant, Support Bureau
Subject: **2250 N. BELLFLOWER BLVD, APPLICATION NO.: 1309-03**

The Long Beach Police Department has made the following recommendations for public safety and crime prevention:

Exterior Lighting

- ❖ All pedestrian walkways should have a minimum maintained 1 foot-candle.
- ❖ Wall pack lighting should be placed on each side of the buildings and above exterior doors.
- ❖ Light alcoves to discourage homeless people from sleeping there.
- ❖ Lighting should clearly illuminate the building addresses.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ Metal halide or other similar bulbs, which emit a "white light", should be used. Avoid yellow sodium lighting.
- ❖ All light fixtures should be the type with proper cut-offs to avoid glare and night sky glow.
- ❖ All light fixtures should be vandal resistant.
- ❖ Install lights on building exterior walls.
- ❖ Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
- ❖ **A photometric report and electrical plan should identify all lighting requirements.**

Other Lighting

- ❖ All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- ❖ All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- ❖ Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- ❖ All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- ❖ A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the

required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.

- ❖ Landscaping shall not be planted so as to obscure required light levels.
- ❖ A photocell device or a time clock shall control the light source.

Other Business Considerations

- ❖ Entry areas should be gated with keypad or voice activated secured entry pads.
- ❖ Businesses should be clearly marked and directional maps should be placed at all access points, stairwells, and elevator lobby areas (if applicable).
- ❖ Mailboxes should be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail should be installed to help prevent mail and identity theft.
- ❖ Each business should be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- ❖ The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.
- ❖ Lobby should have a security kiosk/reception desk for access control.

Addressing General

- ❖ Street address should be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- ❖ Address numbers should be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level. Numbers should be parallel the address street.
- ❖ All address signs should be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.
- ❖ Individual unit numbers shall be placed near but not on the main entry doors. Each unit should have its address/number clearly marked and illuminated in clear view. The numbers should be of a contrasting color to the background where it will be placed.

Landscape General

- ❖ Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- ❖ Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

Video Surveillance System Guidelines

A video surveillance system should be installed to assist with monitoring the property. However, it must be understood that a video surveillance system should not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras should be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purposes of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

1. Camera Locations

- ❖ All main commercial/office space entries and exits
- ❖ Parking lots and garages
- ❖ Elevator lobbies

2. Camera Specifications

- ❖ Record in color with output of at least 480 lines resolution.
- ❖ Automatic exposure for day/night conditions.
- ❖ Positioned where they are vandal and tamper resistant.
- ❖ Use vandal resistant housings where necessary.
- ❖ Full camera coverage of all public rights of way and private parking areas provided by the business.
- ❖ A minimum camera and DVR or digital storage resolution of 640 X 480 pixels - 1280 X 960 pixels is preferred
- ❖ An IP-configurable DVR or digital storage setup with a public IP address.
- ❖ Ability to provide a surveillance system username and password to the Long Beach Police Department.
- ❖ Internet service with a minimum upload speed of 1 Mbs (megabytes per

- second), 5 Mbs upload speed is preferred.
- ❖ Cameras and DVR should support standard MPEG formats.
- ❖ Cameras should have low light capability, auto iris and auto focus.

3. Video Recording Equipment Specifications

- ❖ A Digital Video Recorder (DVR) should be used.
- ❖ Capable of exporting images in TIFF, BMP or JPG format.
- ❖ DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- ❖ Recordings should be retained for no less than 30 days.
- ❖ Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- ❖ The DVR units must be stored in a secure place.
- ❖ DVR or digital storage system should be surge protected.

For questions about these specifications or assistance with design/placement of surveillance systems, please contact **Detective Eduardo Reyes at (562) 570-7324.**

Parking Garages/Parking Lots

- ❖ Garage walls and ceiling should be painted white to maximize light.
- ❖ The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.
- ❖ Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- ❖ Trash containers should be properly secured. Lighting should also be located above the enclosure for safety.
- ❖ A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- ❖ Enclosed parking garages should be lit to a minimum of 3 foot-candle.
- ❖ Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- ❖ Bicycle storage units or racks shall be located in high visibility areas.
- ❖ Emergency "call boxes" should be placed in a prominent area on each level of the parking structure.
- ❖ Access to parking garages should be controlled by automatic tubular steel gates and not solid steel.

Stairways and Stairwells

- ❖ Interior doors should have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- ❖ Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

- ❖ Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- ❖ Stairwells should exit into a highly visible area for enhanced safety and security.
- ❖ Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- ❖ Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- ❖ Elevators, which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior, should have clear glazing installed in one wall to provide visibility into the elevator cab.
- ❖ Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- ❖ Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- ❖ Elevator lobbies should be placed in a high-traffic area for enhanced visibility.

Building Design

- ❖ Eliminate the entry "landings" as they will be a place where unauthorized people will loiter. Another option would be to create small courtyards with access controlled by low gates.
- ❖ Property access control should be built in using decorative tubular steel fencing.

Fencing General

- ❖ All fencing and gates should be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- ❖ The design of fence should be such that no vertical bars extend above the top most horizontal bar.

Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- ❖ Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage to partially screen the walls.
- ❖ Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

If you require further information or need clarification, please feel free to call Sergeant Milton Thomas at (562) 570-5835, or by email at Miltion.Thomas@longbeach.gov.

TENTATIVE PARCEL MAP No. 72505 FINDINGS

**Application No. 1309-03
November 21, 2013**

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
GENEAL AND SPECIFIC PLANS;**

The subject site is located within General Plan designation Land Use District (LUD) #7 and the Community Automobile-Oriented (CCA) zone. The proposed map is consistent with the General Plan LUD #7. The land use is described as mixed use, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. The proposed Tentative Parcel Map is consistent with the lot area requirements of the CCA zone as both proposed parcels will exceed the minimum lot area of 10,000 square feet required in the CCA zone. Additionally, no new non-conformities will be created and all required parking for the two commercial uses will be retained on the individual parcels.

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

The proposed parcels are currently improved with two commercial buildings and no new development is planned for the parcels. The existing improvements on the subject property are consistent with the Land Use District #7 of the General Plan. There is not a specific plan overlay on this property.

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

The site is currently improved with two commercial structures and there is no proposal for future development. The site is physically suitable for the existing improvements.

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

There is no proposed density of development considered as part of this Tentative Parcel Map request. This finding is not applicable.

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 proposed subdivision is a division of property with existing improvements and no new development is proposed. Consequently, no physical changes will occur to the property and the design of the subdivision will not 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 is a division of property with existing improvements and no new development is proposed. Consequently, no physical changes will occur to the property and the design of the subdivision will not cause 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 PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City Departments have reviewed the Tentative Tract Map and it has been found that the design and improvements of the site will not conflict with public access easements. A driveway easement will be required for access between Parcel 1 and Parcel 2. All required easements and utility locations will be provided prior to the recordation of the final map.



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

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

Categorical Exemption CE- 13-084

Project Location/Address: 2250 N. Bellflower Blvd.

Project/Activity Description: Proposed subdivision of existing Target Parcel (APN) 7226-001-027.

The Tentative Map proposes to create one additional parcel from the existing developed flag lot along Bellflower Blvd.

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

Applicant Name: Justin Becker

Mailing Address: 401 B Street, Suite 600, San Diego, CA 92101

Phone Number: 619-234-9411

Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1309-03 Planner's Initials: _____

Required Permits: TENTATIVE (PARCEL) MAP

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

Statement of support for this finding: Per Section 15315, subject property is in an urbanized area zoned for commercial use and will be subdivided into two (2) parcels. The division is in conformance with the General Plan and zoning requirements.

Contact Person: ANGIE ZETTERQUIST

Contact Phone: 562 570 6553

Signature: _____

Date: _____