

March 2, 2023

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

RECOMMENDATION:

Accept Categorical Exemption CE22-128 and approve a Tentative Parcel Map (TPM22-003) to subdivide an existing 13,328-square-foot property into two 6,698-square-foot parcels located at 2828 E. 70<sup>th</sup> street in the Two-Family Residential (R-2-N) Zoning District. (District 9)

APPLICANT:

1414 Alameda LLC  
c/o Kyle Andersen  
9712 Somerset Blvd.  
Bellflower, CA 90706  
(Application No. 2208-03)

**DISCUSSION**

The site is located on the south side of 70<sup>th</sup> Street, between Obispo Avenue to the east and Paramount Boulevard to the west (Attachment A – Vicinity Map). The site is a square shaped lot and is approximately 13,328 square-feet in size within the Two-Family Residential District (R-2-N) Zone. The General Plan PlaceType for this area is Founding and Contemporary Neighborhood which is intended for lower density residential land uses.

The site is developed with a 2,380-square-foot duplex that was constructed in 1964, and a 280-square foot office that was constructed in 1936 and converted into a studio unit. The property also contains two garages, the first of which is 1,423 square-feet in size and the second of which is 588 square feet in size. The applicant intends to subdivide the lot into two parcels and convert the garages into two Accessory Dwelling Units (ADUs) on Parcel 1. The existing studio would be demolished and, in its place, a new 1,423-square-foot single-family residence with attached Junior Accessory Dwelling Unit (JADU) and convert the existing garage into an ADU on Parcel 2 (Attachment B – Project Plans). The site is surrounded by existing multiple and single-family residential properties that have a R-2-N and R-1-N zoning designation within the vicinity. The applicant proposes to record a Tentative Parcel Map on the property to subdivide the existing lot into two parcels (Attachment B).



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The requested subdivision would result in two separate parcels: Parcel 1 – a 50 feet by 133.98 feet (6,698 square feet) lot, 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 subdivided parcels will be consistent with the existing development pattern of the block's configuration. No non-conformities will be created as part of the proposed subdivision.

The development proposal will not result in a net reduction of the total number of units on the site, in fact the number of units will increase than what is currently allowed for the project site pre-subdivision. However, the demolition of the existing studio unit will trigger the City's No Net Loss provisions pursuant to Chapter 21.11 of the Long Beach Municipal Code (LBMC). This is due to the fact that the studio is the principal residential structure on Parcel 2, and Section 21.11.030 states that construction of new principal residential buildings is subject to the Not Net Loss ordinance. Accordingly, pursuant to 21.11.030(A)2, the proposed Junior Accessory Dwelling Unit on parcel 2 will be designated to remain affordable to a moderate-income level, and an affordability covenant will be required as a Condition of Approval and recorded on the property's title with the Los Angeles County Recorder's office and shall be in effect for a period of 55 years.

In order for the Planning Commission to approve a Tentative Parcel Map, positive findings must be made, in reference to General Plan and Specific Plan compliance, pursuant to LBMC Section 20.12.100. All findings can be made in the affirmative including the finding for consistency with the General Plan (Attachment C – Findings). As described, this proposal helps the City achieve its General Plan goals and policies for supporting "missing middle" housing. In addition, the proposed project qualifies for a waiver of a final parcel map, which requires positive findings be made pursuant to Section 20.12.140. Regarding General Plan and Specific Plan compliance, the intent of the Founding and Contemporary Neighborhood (FCN) PlaceType is to allow lower-density residential development such as the proposed project, and the PlaceType is designed to provide flexibility to allow residents to adapt their homes to meet changing lifestyles and needs, which further conforms to the findings for the subdivision.

Additional findings include requirements that the site be physically suitable for the proposed density of development, and that the design of the subdivision not threaten public health or safety, or conflict with easements acquired by the public at large. Regarding the physical suitability of the site, it is located within the FCN PlaceType which has a density standard of 7-18 dwelling unit per acre. The proposed lot size of each new lot complies with the minimum lot size. The surrounding properties along this block are developed with multi-family residences and do not exceed the current density allowed for this zone. Allowing the subdivision for purposes of construction new dwelling units would be consistent with the allowable density per lot and acreage.

Since the site will be developed in a consistent manner with the zone and the properties to the north, east, and west, staff does not anticipate any public health or safety issues. Positive findings have been prepared meeting the requirements the city plans, physical compatibility, density, environmental effects, public health and safety.

Staff recommends that the Planning Commission approve Tentative Parcel Map No. 83870, subject to conditions of approval (Attachment D – Conditions of Approval).

**PUBLIC HEARING NOTICE**

A total of 115 Public Hearing notices were distributed on February 13, 2023, in accordance with the requirements of Chapter 21.21 of the LBMC. No comments have been received at the time of writing this staff report.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15315 – Minor Land Divisions, as the project consists of the subdivision of 13,328 square-foot property for the creation of two parcels. In addition, future development on the site would be covered under Section 15332-In Fill Development, as the proposed development would adhere to the General Plan Placetype and Zoning requirements, in an urban area, on a project site that is less than five acres.

Respectfully submitted,



Aaron Lobliner  
PROJECT PLANNER

Alexis Oropeza  
CURRENT PLANNING OFFICER



ALISON SPINDLER-RUIZ  
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

