



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

February 15, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-17-236 and approve a Tentative Tract Map (Vesting Tentative Map No. 74943) (TTM17-004) request to subdivide an existing industrial building into ten industrial condominiums that range in size from 2,487 to 7,052 gross square feet located at 1333-1351 Orizaba Avenue in the Light Industrial (IL) zoning district. (District 4)

APPLICANT: Rob Bellevue
5318 2nd Street, #517
Long Beach, CA 90803
(Application No. 1709-40)

DISCUSSION

The subject property is located at the southwest corner of East 14th Street and Orizaba Avenue in the center of the Zaferia District (Exhibit A – Location Map). The property is adjacent to Orizaba Park to the north, a commercial use to the south, and industrial uses to the east and west within the Light Industrial (IL) zoning district. The property consists of two, one-story industrial buildings that were built in 1946 and 1957 to accommodate a general millwork business. The two industrial buildings (total of 48,473 square feet) are currently being remodeled in preparation for the proposed subdivision (Exhibit B – Floor Plan). When the remodel is complete the property will contain two new parking lots (total of 55 parking spaces), landscaping, and an improved building facade. Also included in the remodel are changes to the roof, interior walls, and electrical, plumbing, and mechanical systems throughout the building.

The applicant is proposing a Tentative Tract Map to subdivide the two buildings into ten industrial condominiums and two common parcels (Exhibit C – Tentative Tract Map). The proposed industrial condominiums will vary in size from 2,487 to 7,052 square feet and are designed to accommodate restricted light industrial activities associated with innovative start-up businesses and creative design offices in the arts, engineering, sciences, technology, media, education, information industries, and potentially breweries.

In order to grant approval of the Tentative Map, the Planning Commission must find that the proposed action is consistent with the requirements of the Long Beach Municipal Code (LMBC) Title 20 - Subdivision Regulations and that adequate provisions are made for the long-term maintenance of the structure through the creation of Covenants, Conditions and

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Restrictions (CC&Rs), which set forth requirements for the collection of fees and the maintenance of the structures, parking lot, and other common areas (Exhibit D – Findings). The structure is currently being remodeled but will conform to all requirements set forth by the Subdivision Regulations after completion.

The City of Long Beach Building Bureau conducted a Special Inspection for compliance with the minimum industrial condominium conversion requirements on December 14, 2017. The structure was inspected for termites, and heating, roofing, and plumbing systems were inspected in accordance with current building code standards. Since the building is currently being completely remodeled, it was determined that all the necessary improvements to the building's heating, plumbing, and roofing systems comply with condominium standards per Section 20.32.090 of the Long Beach Municipal Code. Additionally, Conditions of Approval (Exhibit E – Conditions of Approval) were incorporated that require the developer to address all Public Works conditions, prior to approval of the Final Map.

The proposed subdivision will comply with all Tentative Tract Map requirements with the incorporation of conditions of approval. Therefore, staff recommends that the Planning Commission approve the Tentative Tract Map request.

PUBLIC HEARING NOTICE

In accordance with the requirements of Chapter 21.21 of the Zoning Regulations, a total of 326 Public Hearing notices were distributed on January 26, 2018. No comments have been received during the preparation of this report.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project is exempt from the California Environmental Quality Act (CEQA) per Section 15315, Minor Land Divisions (Exhibit F – Categorical Exemption CE-17-236).

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



TOM MODICA
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Location Map
 Exhibit B – Floor Plan
 Exhibit C – Tentative Map
 Exhibit D – Findings
 Exhibit E – Conditions of Approval
 Exhibit F – Categorical Exemption CE-17-236