

TENTATIVE TRACT MAP FINDINGS**1333-1351 Orizaba Avenue****App. No. 1709-40, TTM17-004****Date: February 15, 2018**

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 LUD No. 9R – Restricted Industry, which is intended to accommodate industrial, manufacturing, research and development, warehousing, and large scale wholesale facilities. The proposed Tentative Tract Map will allow for the subdivision of two industrial buildings into ten industrial condominiums that vary in size from 2,487 to 7,052 square feet. The new condominiums are designed to accommodate restricted light industrial activities associated with innovative start-up businesses and creative design offices. Although the lots are smaller than the minimum lot size (15,000 square feet) allowed in the Light Industrial (IL) zone, an industrial condominium is allowed in the IL zone with the approval of a Tentative Tract Map without a square footage or size limitation, per Section 20.32.200 (Commercial/Industrial/Rental to Commercial/Industrial/Residential Ownership). Therefore, the proposed Tentative Tract Map to create ten industrial condominiums is consistent with the General Plan – the project is not within a Specific Plan area.

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

The proposed Tentative Tract Map (subdivision) is consistent with Land Use District No. 9R, Restricted Industry. Since the proposed Tentative Tract Map is to subdivide an existing 48,473-square-foot building into ten industrial condominiums that vary in size from 2,487 to 7,052 square feet, no physical change to the development on-site will occur as a result of the proposed Tentative Tract Map. Therefore, the proposed subdivision is consistent with the General Plan.

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

The site is already developed with two industrial buildings and is currently being improved to be physically suitable for development.

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

The two existing industrial buildings that were constructed in 1946 and 1957 to accommodate general millwork businesses comply with Light Industrial (IL) zoning standards. There are no density standards in the IL zone. The proposed Tentative Tract Map request will not lead to changes to the building or reductions in parking, and is suitable for the proposed subdivision.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The proposed Tentative Tract Map is for the purpose of splitting two industrial buildings totaling 48,473 square feet into ten individual industrial condominiums with common parking areas. Approval of the Tentative Tract Map will not result in any negative impacts to an existing industrial lot.

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 PORPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City departments have reviewed the Tentative Tract Map and have found that the design and improvements of the site will not conflict with public access easements. All required easements, utility locations, and other required improvements by conditions will be provided prior to the recordation of the Final Map.

CONDOMINIUM CONVERSION FINDINGS

A. Adequate provisions are made for the long-term maintenance of the building.

The Department of Real Estate requires a monthly association fee to provide for the maintenance of the building. This fee is calculated using such factors as the age and condition of building.

In addition, a Condition of Approval has been included requiring the applicant to provide language in the CC&Rs stating that the individual owners shall be jointly liable and responsible for any costs or corrections due to building or property maintenance code enforcement actions.