

EXHIBIT F
TENTATIVE TRACT MAP NO. 82140
FINDINGS
1339-47 Pine Avenue, 116-124 W 14th Street, 1348 Pacific Avenue
Application No. 1808-12 (TTM18-009)
Date: November 1, 2018

These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings. Pursuant to Section 20.12.100 (Tentative Maps – Planning Commission – Requirements for approval) of the Long Beach Municipal Code, the Planning Commission shall approve a Tentative Map if the map complies with State and local regulations and if all of the following findings are made.

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The General Plan designates the subject properties as Land Use District (LUD) 8M – Mixed Office Residential Strip District, which is intended to encourage a mix of free-standing residential buildings that portray a highly urbanized experience. Residential uses generally should be of the higher density types. The General Plan states townhomes are appropriate in some places, and may be approved pending a favorable review of the site plan and architecture by the design review authority. In this case, the Site Plan Review Committee approved the proposed project's site plan and architectural design on July 25, 2018, concluding the proposed project is consistent with the intent of the LUD 8M District.

The proposed subdivision and improvements are also consistent with several policies of the General Plan's Housing Element listed below.

The proposed project complies with Housing Element Policy 2.5 to integrate and disperse special needs housing within the community and in close proximity to transit and public services. As proposed, the project will provide a dedicated accessible unit for a family with accessibility needs, and the entire project is located within 0.25-miles of the LA County Metro Blue Line and multiple bus transit lines.

In line with Housing Element Policy 4.2, the proposed project will encourage homeownership through the individual sell of the townhome-style condominiums. These townhomes will support the housing needs of a range of family sizes and varied socioeconomic backgrounds.

The proposed project is also consistent with Housing Element Policy 6.1 to provide home purchasing opportunities, with an emphasis on providing affordable options for low and moderate-income households. The Applicant will coordinate with the Long Beach Community Investment Company to review potential homeowner applications and approve the sell of the condominiums to applicants who meet the housing affordability goals and requirements of the City.

The subject property is not located 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 for condominium purposes to create ten new residential units to be sold as affordable housing is consistent with the goals of the LUD 8M District of the General Plan and the City's 2013 Housing Element.

In accordance with the General Plan's Housing Element Policy 2.5, the proposed project is located within 0.25-miles of the LA County Metro Blue Line and multiple bus transit lines. All units within the project will meet the standard accessible requirements of the California Building Code and the American with Disabilities Act (ADA), and the project's proposed Unit 10 will be specifically designed as a dedicated accessible unit. This unit and the overall project complies with Housing Element Policy 2.5 to integrate and disperse special needs housing within the community and in close proximity to transit and public services.

The proposed project also supports Housing Element Policy 4.2 to provide, "a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families."

The proposed project supports Housing Element Policy 6.1, which calls for providing home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households.

The subject property is not located within a specific plan area.

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

The site is physically suitable for the type of development proposed because it is located within a residential and commercial neighborhood that is adequately served by existing public services. The five subject lots are located on the south side of 14th Street between Pacific Avenue and Pine Avenue. The subject properties are located within the Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) Zoning Districts

The lots are rectangular in shape with relatively flat topography. The site has pedestrian access from 14th Street, Pacific and Pine Avenue, and vehicular access from 14th Street and Pine Avenue. The surrounding land uses consist of both multi-family residential and commercial uses. The lots were previously developed with

multi-family residences, but are currently vacant. The lots have adequate access to existing utilities and public services.

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

The five existing lots, combined, total 24,040 square feet in area, which exceeds the R-4-R District and CCR District minimum lot sizes of 18,000 and 10,000 square feet respectively. The proposed lot width is 316 feet, which exceeds the minimum lot width requirement of 120 feet. Per the Long Beach Zoning Code 21.31.205, the project site has the potential to be developed with up to 16 units total. However, the Developer proposed and was approved for a total of 10 units, 37.5% less than the maximum permitted density for this parcel and land use. The lots have adequate access to existing utilities and public services. Therefore, the site is physically suitable for the proposed development.

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 subject properties were previously developed with multi-family residential uses. The property is located in an urbanized area that does not contain any sensitive vegetation, fish, or wildlife. Therefore, the proposed infill development and design of the subdivision will not cause damage or substantial and avoidable injury to fish or wildlife or their habitats.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The Tentative Tract Map requests to merge five existing lots into a single 24,040 square-foot lot to be further subdivided for condominium purposes to create ten residential units to be sold individually. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer as required by the Long Beach Municipal Code and Section 66411 of the Subdivision Map Act. The subdivision will comply with all City ordinances and required Conditions of Approval. Therefore, no detrimental impacts to the general welfare of the public are foreseen from the approval of the Tentative Tract Map to allow this ten-unit residential condominium development.

7. THAT 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.

The Tentative Tract Map is for a ten-unit residential condominium development. Applicable City departments were notified and had an opportunity to review the Tentative Tract Map. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development.

An on-site easement exists in the location of the former Solana Court Alley for stormwater runoff and overhead utility lines. The applicant is proposing to expand the vacated alley area as a driveway for the site, and therefore will be maintaining the required easements and public access to those easements (Exhibit D – Solana Court Alley Vacation).