

TENTATIVE PARCEL MAP FINDINGS

**4122 E. Mendez Street
Case No. 1904-12 (TPM19-001)
Date: August 22, 2019**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code (LBMC), 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.

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

The subject site is located within General Plan Designation as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. The project site has recently been approved for the construction of four residential units on a vacant lot of 9,789 square-feet. The proposed map will result in the allowance of four condominium units, providing opportunities for home ownership. The creation of condominiums is consistent with the Housing Element goal of supporting a variety of housing opportunities. Although the approved development (four units is allowed as a by-right use on the subject property) is not considered high-density residential, it does maximize the number of dwelling units on the property, to the extent feasible.

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

The project consists of the recordation of a Tentative Parcel Map to subdivide four dwelling units for the purpose of individual ownership. The project site was approved for the construction of four dwelling units in April 2019 (Permit No. BNEW205249), as a by-right use. To the extent feasible, the approved development is consistent with high-density residential, given the constraints of the site.

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

The project site is located within the R-4-N Multifamily Residential District. The density allowance in the R-4-N District is one dwelling unit per 1,500 square-feet which is equivalent to six units, where four dwelling units are under construction. While the site is located along Pacific Coast Highway, which is a major thoroughfare in the City of Long Beach, the proposed four-unit development is consistent with the surrounding neighborhood. Several multifamily residential developments line Pacific Coast Highway on either side of the subject property and to the north.

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

Pursuant to Section 21.31.205 of the LBMC, the subject site is allowed one dwelling unit per 1,500 square-feet of site area, which equates to six units. The site has been approved for four dwelling units, which meets the density requirements of the LBMC.

E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The proposed subdivision is for the purpose of allowing individual ownership of the four dwelling units allowed by right and previously permitted at the project site. The project site is within an urbanized area in which no natural fish or wildlife habitats exist. Therefore, neither the proposed subdivision or improvements are likely to cause environmental damage or avoidable injury to fish and wildlife.

F. 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 for the purpose of allowing individual ownership of the four approved dwelling units at the project site. The approved four dwelling units is consistent with and compatible with the adjacent multifamily residential properties in the immediate vicinity. The recordation of the subdivision map will not introduce additional impacts to the pre-approved project.

G. 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.

Neither the design of the subdivision, nor the type of improvements currently being constructed onsite will have conflict with public easements. Prior to the issuance of building permits for the construction of the four dwelling units, the applicant worked with the City of Long Beach Department of Public Works to eliminate a slope easement that had been maintained on the project site since 1970. Furthermore, although the site contains three abandoned oil wells, the project has been designed to maintain clear access to each one, with no building or landscaping obstructions.