

TENTATIVE TRACT MAP FINDINGS

**901 De Forest Avenue
Application No. 1912-01 (TTM19-001)
January 16, 2020**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall not approve a Tentative Map unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

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

The General Plan states: “A proposed subdivision is consistent when the proposed use and density of development are within the guidelines set forth herein for that property.” The 2019 General Plan Land Use Designation for the subject site is the Open Space (OS) PlaceType. The OS PlaceType does provide for the location of utilities and/or infrastructure or that contains environmentally sensitive resources. As part of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Facility approval, the facility occupying a portion of the subject site would include drought tolerant landscaping that would function as a demonstration garden for the public. The landscape area would include interpretive signage to provide a public education component for local property and business owners to learn about the stormwater treatment process.

Furthermore, the proposed utility and infrastructure uses for the facility would be consistent with the permitted uses in the General Plan PlaceType. The proposed map is requested to merge the six existing parcels (comprising 15 lots) into two ground lots and dedication of West Chester Place and De Forest Avenue as public right-of-way. This proposed consolidation of the existing ground lots supports the development of the LB-MUST facility on a single ground lot (Lot 2) consistent with the development standards for the Light Industrial (IL) Zoning District.

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

The site is located within the IL Zoning District and has a 2019 General Plan OS PlaceType designation. The design and improvements of the subdivision are consistent with the General Plan and zoning designations.

The tentative tract map merges the six existing lots into two ground lots (Lot 1 = 2.05-acre [89,298 square feet] and Lot 2 = 1.28-acre [55,756 square feet], respectively). Both proposed lots would exceed the minimum requirement of 15,000 square feet for newly created lots within the IL Zoning District.

The tentative tract map subdivides the property into two (2) ground lots that would cover the proposed development of the LB-MUST facility (Lot 2) and consolidate lots at an existing industrial building and parking area (Lot 1). The proposed subdivision will meet, through the Conditions of Approval, all the requirements for the new development within the land use designation.

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

The majority of the Project site is vacant land with sparse ornamental/non-native vegetation, utility poles, and an advertising/billboard sign. An existing one-story industrial building is located on the eastern portion of the Project site, across De Forest Avenue from the LB-MUST Facility location.

The site is physically suitable for this type of development as the lot is a relatively flat lot and of sufficient size for the proposed development. The minimum lot size for new lots within IL Zoning District is 15,000 square feet. The proposed lot configuration would exceed the minimum lot size. In addition, the proposed vacation of Fairbanks Avenue and West Chester Place and re-dedication of West Chester Place and De Forest Avenue would provide public right-of-way access to all abutting parcels that facilitate public local public access in the area. The proposed tract map would be consistent with the public right-of-way alignments noted in the March 7, 2019 Planning Commission approvals for the LB-MUST facility. All required development standards for the proposed building would be met for the approved project and would continue to be met by the proposed subdivision.

No modifications are proposed to Lot 1, where an industrial building and associated parking are present under existing conditions.

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

Since the proposed LB-MUST facility (Lot 2) will be constructed on a lot that is currently void of structures, it was evaluated in accordance with the development standards in the IL Zoning District. As previously stated, the proposed LB-MUST facility was approved by the Planning Commission on March 7, 2019 and satisfies the appropriate development standards.

No modifications are proposed to Lot 1, where an industrial building and associated parking are present under existing conditions.

The site is also physically suitable for the proposed density of development in that the Initial Study/Mitigated Negative Declaration (IS/MND) evaluated the physical and environmental constraints of the subject property. The Tentative

Tract Map proposes land uses within the maximum permitted development intensities.

E. 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 majority of the Project site is vacant land with sparse ornamental/non-native vegetation, utility poles, and an advertising/billboard sign. An existing one-story industrial building is located on the eastern portion of the Project site, across De Forest Avenue from the LB-MUST Facility location. The project site is in a highly urbanized area. The proposed map merges existing ground lots and creates two ground lots.

Although the proposed subdivision is not likely to cause substantial environmental damage, the development of the site with the LB-MUST facility will require compliance with the conditions of approval and the adopted Mitigation Monitoring Program adopted as part of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (ND 03-17) (State Clearinghouse No. 2017071068). The proposed subdivision would not result in any new significant impacts not already analyzed in the IS/MND.

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

No Impacts detrimental to the general welfare of the public are foreseen from the approval of the tentative tract map to allow for the subdivision of the property into two (2) ground lots. Included as a part of the map are dedications provide public right-of-way (West Chester Place and De Forest Avenue). The width is necessary in part to satisfy the needs of emergency access vehicles (minimum 28-feet-wide), trash haulers, pedestrian facilities, and vehicle circulation which may need to service the area. The width of West Chester Place would be consistent with the street typology for Local Streets, which would maintain a width of 56 feet. The width of De Forest Avenue would be 44 feet in width, but the proposed alignment and configuration of the rededicated street has been reviewed and approved by the Department of Public Works and City Traffic Engineer.

In accordance with the California Environmental Quality Act, an IS/MND was prepared for the LB-MUST Project. The IS/MND prepared for the project does not anticipate any significant and unavoidable environmental impacts associated with the project that have not already been considered.

G. 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.

Neither the design of the subdivisions nor type of improvements will conflict with any existing or proposed easements for public passage.

All concerned City Departments have reviewed the Tentative Tract Map in conjunction with the plans for overall development of the site. The Applicant will be required to provide all necessary public access easements as required in the conditions of approval for the project. Therefore, no conflict with respect to easements will result from the Tentative Tract Map.