

TENTATIVE PARCEL MAP FINDINGS

**4223 East Anaheim Street & 4220 Wehrle Court
Case No. 1910-16 (TPM19-003)
July 16, 2020**

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.

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

The subject site is located in the General Plan Neighborhood-Servicing Center or Corridor-Moderate (NSC-M) and Founding and Contemporary Neighborhood (FCN) Placetypes and within the Community R-4-N Commercial (CCN) and Two-Family Residential (R-2-N) zoning districts. The NSC-M Placetype encourages commercial centers and corridors designed to meet consumer's daily needs for goods and services close to residential, and the FCN Placetypes encourages low-density housing. The CCN zoning district permits retails and service uses for the entire community and medium density residential development and the R-2-N zoning district permits up to two single family homes.

The proposed tentative parcel map will allow for the subdivision of the northernmost part of the lot into one 8,071.85-square-foot condominium. Currently that part of the lot within the R-2-N zoning district and is developed with a two-story commercial building. The existing buildings share a parking lot that can be accessed off Anaheim Street. Therefore, the proposed Tentative Parcel Map to create one condominium 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 Parcel Map will allow for the subdivision to create a condominium from the northernmost building. No physical change to the development on-site will occur as a result of the proposed Tentative Parcel 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 currently developed with two commercial buildings, no development will occur as part of this approval.

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

The proposed tentative parcel map request will not lead to changes to the building or in parking and is suitable for the proposed subdivision.

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 proposal to establish a condominium parcel will not alter any existing buildings or land, therefore there will be no impacts or environmental damage.

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 proposal to establish a condominium parcel will not alter any existing buildings or land, therefore there will not cause serious public health or safety problems.

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.

All concerned City Departments have reviewed the Tentative Parcel Map and have found that design and improvements of the site will not conflict with public easements. However, A Conditions of Approval has been included requiring the application to provide an access easement from the front parcel.

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.