

July 16, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE20-062 and approve a Tentative Parcel Map TPM19-003 to permit a subdivision creating a single condominium conversion of the existing northernmost commercial building (addressed 4220 Wehrle Court) on a single lot located at 4223 Anaheim Street that is split-zoned Two-Family Residential (R-2-N) and Community R-4-N Commercial (CCN) zoning district. (District 4)

APPLICANT: Derek Burnham
c/o Burnham Planning & Development
3550 East 7th Street #412
Long Beach, CA 90802
(Application No. 1910-16)

DISCUSSION

The site is located on the north side of Anaheim Street, between Bennett Avenue and Termino Avenue (Exhibit A - Vicinity Map). The site is within both the General Plan Neighborhood-Serving Center or Corridor-Moderate (NSC-M) and Founding and Contemporary Neighborhood (FCN) Placetypes. Accordingly, the property is split-zoned Community R-4-N Commercial (CCN) and Two-Family Residential (R-2-N) zoning districts. The surrounding uses include residential uses to the north and east, and commercial uses to the south and west. The site is approximately 41,730 square feet in area and is developed with two commercial buildings; one building is located towards the rear (north) of the lot and the other building is located to the south along the Anaheim Street frontage. The building on the rear half of the lot is approximately 3,795 square feet in size and was previously used as an office and is within the R-2-N zoning district. The building fronting on Anaheim is a newly renovated building for a dialysis clinic.

The applicant is proposing a Tentative Parcel Map to create a single condominium conversion of the existing northernmost commercial building which is zoned residential (Exhibit B - Tentative Parcel Map). The proposed subdivision would create a single condominium that would allow for the unit to be held under separate ownership.



In order to grant approval of the Tentative Parcel Map, the Planning Commission must find that the proposed action is consistent with the requirements of the Long Beach Municipal Code (LBMC) Title 20 – Subdivision Regulation and that the adequate provisions are made for the long-term maintenance of the structure through the creation of Covenants, Conditions and Restriction (CC&Rs), which set forth requirements for the collection of fees and the maintenance of the structures, parking lot and other common area (Exhibit C - Findings). There are currently two existing commercial buildings on site, and no work is being proposed to alter the buildings, parking or landscaping. Conditions of approval are recommended to ensure a minimum of sixteen (16) parking spots for the existing commercial building on the northernmost half of the lot and that cross-lot access would be provided in perpetuity. In addition, the applicant will be required to obtain an Administrative Use Permit to reestablish a commercial use within the building prior to recordation of the final map (Exhibit D - Conditions of Approval).

The proposed subdivision will comply with all Tentative Parcel Map requirements for a condominium conversion of an existing commercial building with the incorporation of conditions of approval. Therefore, staff recommends that the Planning Commission approve the Tentative Parcel Map Request.

PUBLIC HEARING NOTICE

A total of 967 public hearing notices were distributed on June 27, 2020 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing this report, staff has received no comments in response to the hearing notice.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15315 – Minor Land Divisions, as the project consists of the subdivision of an existing parcel to create a single condominium. (CE 20-062).

CHAIR AND PLANNING COMMISSIONERS

July 16, 2020

Page 3 of 3

Respectfully submitted,



MARCOS LOPEZ, JR.
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

OO:CK:AO:ml

Attachments: Exhibit A – Vicinity Map
Exhibit B – Tentative Parcel Map
Exhibit C – Findings
Exhibit D – Conditions of Approval