

**TENTATIVE PARCEL MAP  
CONDITIONS OF APPROVAL  
Case No. 1910-16 (TPM19-003)  
Date: July 16, 2020**

1. A Tentative Parcel Map request to permit a subdivision creating a single condominium conversion of the existing northernmost commercial building and lot (4220 Wehrle Court) on a single lot that is zoned both Two-Family Residential (R-2-N) and Community R-4-N Commercial (CCN) zoning district.
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless a Final Map is recorded or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 20.12.180 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgement Form supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
4. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
5. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
6. All County property taxes, and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
7. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map or issuance of a building permit, whichever occurs first.
8. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps, shall be maintained at the job site at all times for reference purposes during construction and final

inspection.

9. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees, and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees, Transportation Impact Fees and Housing Trust Fund fees, if applicable.
10. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.

**Special Conditions:**

11. Within 90-days of the end of the appeal period and prior to the submittal of the final map the applicant shall submit a conversion inspection reports from State licensed contractors for the heating and plumbing systems of the project, as well as reports for an inspection of the roof and an inspection for termites. Any corrections or repairs recommended as reasonably necessary within the next five (5) years shall be provided for prior to approval of the final map.
12. Within 90-days of the end of the appeal period and prior to the submittal of the final map the applicant shall file a request with the Bureau of Building and Safety for a special code compliance inspection. Such report shall list all violations relating to the applicable building, plumbing, fire, housing, electrical, earthquake, and property maintenance codes which may cause health or safety hazards. The subdivider shall correct all listed violations prior to approval of the final map.
13. The applicant shall file for an administrative use permit to establish the commercial use prior to the submittal of a business license.
14. The applicant shall cause to be prepared Covenants, Conditions, and Restriction (CC&Rs\_ for this project. A copy of the CC&Rs are to be provided to the Director of Planning and Building for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder. The CC&Rs shall be executed and recorded against the title of the parcel and shall contain the following provisions, which shall also be noted on the Final Map:

- a. The subject condominium project consists of one (1) commercial unit, within the residential (R-2-N) zoning district;
  - b. A minimum of sixteen (16) parking spaces will be permanently maintained as parking facility for the commercial building on the rear half of the lot.
  - c. The common areas and facilities for the condominium shall be clearly described, including the shared common parking areas.
  - d. The CC&Rs shall acknowledge the perpetual right to cross the property from the southerly driveway on Anaheim Street to access the parking and building.
  - e. The management company and/or owners shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the CC&Rs; Graffiti removal shall be the responsibility of the management company and/or owners and shall be removed within 24 hours.
  - f. Graffiti shall be removed within 24 hours of its discovery.
  - g. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
  - h. The CC&Rs shall incorporate procedures and processes for resolving conflicts between the two owners.
15. The applicant shall provide the following to the satisfaction of the Long Beach Gas and Oil Department:
- a. The address of each unit shall be displayed appropriately.
  - b. Each house line shall have a brass tag stamped with the unit address number.
  - c. The applicant shall ensure that all vertical and horizontal clearances are met (electrical, cable, vents, windows).
  - d. Meters shall not be visible or accessible from the public right-of-way.
  - e. All gas facilities shall meet the current standards of the Long Beach Gas and Oil Department.

16. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
17. Separate building permits shall be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations, and planters.
18. Separate electrical and plumbing permits shall be required for conversion of three (3) or more units to condominiums.
19. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The subdivider shall replace all existing dying and dead landscaping on the subject property to the satisfaction of the Director of Planning and Building prior to approval of the Final Map.
20. Prior to approval of the Final Map, the applicant shall provide clearance letters from all applicable City departments and other government agencies stating that requirements for condominium conversion have been met.
21. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
22. The Developer shall complete the following requirements to the satisfaction of the Director of Public Works, prior to the issuance of a Final Map:

**GENERAL REQUIREMENTS**

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.

- b. The Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. The Subdivider shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- e. The Subdivider proposes new refuse and recycling receptacle locations within the improved project site. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60, including number of receptacles, receptacle specifications, and placement for collection.
- f. The Subdivider proposes architectural projection encroachments into the public right-of-way that include architectural features and awnings. Construction plans shall be submitted to the Department of Public Works for all projections over the public right-of-way to be reviewed for approval as to compliance with California Building Code Chapter 32 and City Pedestrian Accessibility Guidelines, to the satisfaction of the Director of Public Works, prior to the issuance of a Final Map.
- g. Prior to the issuance of the Final Map, all doors, windows and/or gates shall not swing or project into the public right-of-way. All such facilities projecting/swinging into public rights-of-way shall be eliminated, or set back outside of the public right-of-way, to the satisfaction of the Director of Public Works.