



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

July 6, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 17-048 and approve a Tentative Parcel Map and Local Coastal Development Permit to subdivide an existing 20,000-square-foot lot to create two separate lots, Parcel 1 - an 8,000-square-foot lot, and Parcel 2 - a 12,000-square-foot, located at 3065 East Ocean Boulevard in the R-2-L zoning district. (District 3)

APPLICANT: Robert J. Tavasci
3351 Oranewood Avenue
Los Alamitos, CA 90720
(Application 1702-15 /TPM17-001, LCDP17-004)

DISCUSSION

The subject site is located at 3065 East Ocean Boulevard, on the northwest corner of Ocean Boulevard and Paloma Avenue (Exhibit A – Location Map). The site consists of a 200' x 100' (20,000-square-foot) parcel located within the Two-Family Residential, Large Lot (R-2-L) zoning district. The site is within the City's permit jurisdiction in the Coastal Zone and is in the Bluff Park Neighborhood as well as the Bluff Park Historic District. The General Plan designation for this area is Land Use District No. 2 – Mixed Style Homes. This district recognizes a mixture of different types of low-density housing types.

The site is developed with a three-story, 5,800-square-foot residential structure built in 1913 with a detached two-car garage. The applicant is requesting approval of Tentative Parcel Map No. 77115 to subdivide the property to create two parcels and a Local Coastal Development Permit for the subdivision. No new construction is associated with this request. (Exhibit B – Tentative Parcel Map). The existing residence is a contributing structure within the Bluff Park Historic district, and any changes to the existing structures, or any new site development on the site, will require a Certificate of Appropriateness from the Cultural Heritage Commission. The existing three-story residence fronts on Ocean Boulevard and contains four units. As the R-2-L zone permits up to two residential units on a lot, the property is legal non-conforming in regards to the number of units.

The requested subdivision would result in two separate parcels: Lot 1 – an 80-foot X 100-foot (8,000 square feet) parcel, and Lot 2 – a 100-foot X 120-foot (12,000 square feet) parcel. After subdivision, both lots will meet all required minimum standards and are also consistent with the City's certified local coastal program. Lot 1 – the new undeveloped

parcel which contains an existing garage, meets the minimum size (8,000 square feet) and width (50 feet) requirements for newly created parcels in the R-2-L zoning district, as outlined in Table 31—2A, Residential Development Standards, as well as all applicable subdivision standards in Title 20 (Subdivisions). Lot 2, which contains the existing residential structure, meets all development standards of the R-2-L zone, including the 4,800 square feet of maximum lot coverage, the 35-foot height limit, the 960 square feet of open space per unit, the special 30-foot front setback requirement on Ocean Boulevard, the 4-foot side setback, and the 10-foot rear setback. It is legal-nonconforming in the number of residential units on the parcel.

As a condition of the Local Coastal Development Permit required for this request, the applicant proposes to remove the existing garage from Parcel 1 and build a new garage on the east side of Parcel 2 with access from Paloma Avenue. The existing driveway and carport on Ocean Boulevard will be maintained although the curb cut will be closed. When developed, Parcel 1 will take garage access from the adjacent alley, Bronze Way. Another condition of the required Local Coastal Development Permit, the applicant shall record a covenant limiting Lot 1 to the development of a single-family dwelling. The attached plans depict existing buildings and a conceptual layout of a future residence (Exhibit C – Plans & Photos).

Planning staff finds that the proposed Local Coastal Development Permit and Tentative Parcel Map will not cause any substantial adverse effects on neighboring land uses, or the community at large. Specific conditions have been incorporated to mitigate potential impacts. Staff has prepared positive findings and recommends that the Planning Commission approve the Local Coastal Development Permit and Tentative Parcel Map subject to conditions of approval. (Exhibit D – Findings and Conditions of Approval)

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 19, 2017, in accordance with the provision of the Zoning Ordinance. Two comments have been received as of the preparation of this report.

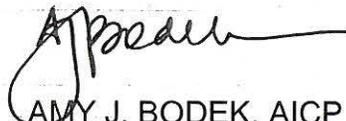
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption CE 17-048 was issued for the proposed project.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Tentative Parcel Map
- Exhibit C – Plans and Photos
- Exhibit D – Findings and Conditions of Approval
- Exhibit E - Categorical Exemption