

## **TENTATIVE PARCEL MAP FINDINGS**

**224-230 Sunset Street**

**Case No. 2008-33 (TPM20-007 & SV21-003)**

**Date: July 15, 2021**

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.

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

The subject site has a General Plan Land Use PlaceType of Founding and Contemporary Neighborhood (FCN) and is zoned R-1-N (Single-Family Residential District with Standard Lots). The subdivision would result in two separate parcels: Lot 1 (Lot 1571) – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 (Lot 1572) – a 2,250-square-foot (25 feet by 90 feet) parcel. Lot 1 would be developed with a 360-square-foot two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 would contain a two-story, 1,350-square-foot single-family dwelling with an attached two car garage.

The proposed lots in this subdivision were originally subdivided under Tract No. 5134 in 1923 which created 605 individual lots. A majority of the lots created in Tract No. 5134 are of similar shape and size, with the exception of 29 lots. The typical lot size in Tract No. 5134 is 2,250-square-feet with a lot width of 25-feet and a lot depth of 90-feet.

Within the block along the south side of Sunset Street between Pine Avenue to the west, E. 51<sup>st</sup> Street to the south and Locust Avenue to the east, there are approximately 15 dwelling units within an acre including the proposed lots. The lot sizes within the subject area range from 2,250-4,500-square-feet in size have a lot width ranging from 25-50 feet within a total of 14 lots within the acre. The overall density within this area is consistent with the average density contemplated by the FCN PlaceType (7-18 dwelling units). Although both lots would not meet the required the minimum standards for lot size (6,000 square feet) and lot width (50 feet) of the R-1-N zone, allowing the subdivision of this property would eliminate a non-conformity in terms of density on the project site, as the site is currently developed with two principal dwelling units on a lot with zoning that only permits one principal dwelling unit per lot and which exceeds the allowable density allowance for the R-1-N zone.

In addition to being consistent with the established density of the FCN PlaceType, the tentative parcel map aligns with General Plan policy to create additional home ownership opportunities. Per Policy 4.2 in the Housing Element, this policy “encourages the balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to

accommodate the housing needs of all socioeconomic segments of the community, including large families.”

The property was originally approved for improvements on two narrow lots under Case No. 1311-09. Specifically, the site plan review approval permitted the development of the site with a new, two-story, single-family dwelling with an attached two-car garage on a 25-foot wide lot (Lot 1572). The project also included the removal of an existing dwelling unit addressed as 224 Sunset Street (Lot 1571) that had two (2) existing dwelling unit as the site was identified to be over the density allowed in the R-1-N zone. The front dwelling unit was converted into a two-car garage, resulting in one dwelling. The City was later notified in 2016 from the applicant that a lot merger was filed with the Los Angeles County Recorder’s Office on April 6, 1991, which included the merger of Lots 1571 and 1572, creating a single, 4,500 square-foot parcel. At the time Application No. 1311-09 was approved, the lot merger was not reflected on the Assessor’s Parcel Map due to a recording error. This finding resulted in the creation of a nonconforming condition as the property had two single-family dwellings on one parcel, which is over the density allowance in the R-1-N zoning district. While the subdivision results in lots that do not meet the total lot size and lot width of the zoning district, the granting of the Standards Variance recognizes the unique development lot configuration and development pattern represented by the original 1923 subdivision and restores that condition creating two lots that are consistent in size and dimension with surrounding lots and that conform to the average density contemplated by the LUE PlaceType and the density of the underlying zoning.

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

The proposed project is a tentative parcel map to subdivide a single, 4,500-square-foot parcel, into two separate lots. The proposed subdivision would result in: Lot 1 – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 – a 2,250-square-foot (25 feet by 90 feet) parcel where minimum lot width of Lot 1 (Lot 1571) would include a 360-square-foot two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 (Lot 1572) would contain a two-story, 1,350-square-foot single family dwelling with an attached two car garage. The lots within this area were originally subdivided under Tract Map No. 5134 in 1923. A majority of the lots that were created under Tract Map No. 5134 were 2,250 square-feet in size with a lot width of 25 feet. Approval of this tentative parcel map design is consistent with the development pattern of this neighborhood, density permitted by the zone, and characteristics of the area.

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

The project site is located within the R-1-N (Single-Family Residential District with Standard Lots) zoning district. The density allowance in the R-1-N zone is one

dwelling unit per lot for each parcel or 7-18 dwelling units per acre. The site is located within an existing developed R-1-N zoning district and is consistent with the surrounding neighborhood. Within this block along Sunset Street, there are approximately 15 dwelling units within an acre, including the two dwelling units in this proposed parcel map, which is consistent with the average density contemplated by the "FCN" PlaceType. Each lot will have direct street frontage with a lot width of 25-feet, which was an existing condition since 1923 when the lots were originally subdivided under Tract No. 5134, prior to the lots being merged in 1991. Each of the proposed lots are relatively flat and of a standard shape. Both lots to be re-subdivided are developed with a single-family dwelling and a two-car garage, which currently conform to the development standards of the R-1-N zone, per Case No. 1311-09 approved by the Site Plan Review Committee on April 30, 2014. Several single-family residential houses exist in the greater vicinity of the subject property. The surrounding properties along this block are also developed primarily with single-family homes and do not exceed the current density allowed for this zone, with the exception of a few existing legal nonconforming two-family developments in the area.

In the R-1-N Zoning District, the minimum required lot size is 6,000 square-feet with a minimum lot width of 50-feet. Although the two proposed lots within this tentative parcel map do not meet the minimum lot size or lot width for the R-1-N zoning district, allowing the subdivision of this property would eliminate the nonconforming density created by the approval granted under Application No. 1311-09, as the site currently has two principal dwelling units on one lot in a zone that only allows one dwelling unit per parcel.

Furthermore, the two parcels adjacent to the east of the project site, and lots on the north side of Sunset Street are all 2,250-square-feet in size with a lot width of 25 feet which, and the proposed subdivided lots are therefore consistent with the development pattern of Sunset Street. Additionally, a site plan approval was issued in April of 2014 for the development of one narrow lot/small lot in accordance with the provision of Title 21. Allowing the subdivision would be consistent with the original subdivision under Tract 5134 with regard to the lot size, width and depth, consistent with the allowable density per lot and the overall allowable average density per acre permitted by the FCN PlaceType as well as the development pattern in the vicinity.

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

The site is located in the R-1-N zoning district which permits a density of one dwelling unit per lot. Development on the site and the proposed subdivision are consistent with the existing densities and development patterns of the surrounding neighborhood. Within this block along Sunset Street, there are approximately 15 dwelling units within an acre, including the two dwelling units in this proposed parcel map, which is consistent with the density allowed per the "FCN" PlaceType. Each lot will have direct street frontage with a lot width of 25-feet, which was an

existing condition since 1923 when the lots were originally subdivided under Tract No. 5134, prior to the lots being merged in 1991.

**E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The proposed subdivision creates two, twenty-five foot wide lots as they were previously subdivided in 1923 under Tract No. 5134. Furthermore, the project site is within an urbanized area in which no natural fish or wildlife habitats exist. As there are no physical improvements, the design of the proposed subdivision will not cause environmental damage or avoidable injury to fish and wildlife.

**F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The proposed subdivision resubdivides the existing 4,500 -square-foot lot into two parcels as shown in Tentative Parcel Map No. 83291. These two lots were once single, individual parcels that were merged together as recorded by the Los Angeles County Recorder's Office on April 6, 1991 but were not reflected in the recorder's maps or in city records. A site plan review was approved in 2014 for development on two narrow lots and it was found that the development of a single-family narrow home was consistent with the site plan review findings and the R-1-N development standards on the basis that the lots were two separate, subdivided lots. The existing single-family dwelling improvements are consistent with and compatible with the adjacent single-family residential properties in the immediate vicinity as well as the original subdivision under Tract Map No 5134. The recordation of the subdivision map will not introduce additional impacts to this property pertaining to public health or safety as both dwelling units are existing. No physical improvements are proposed with this project.

**G. 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.**

The subdivision restores the historic lot configuration and there are no new improvements proposed with this project. The restoration of the historic lot configuration is consistent with Strategy No. 19 of the Urban Design Element of the General Plan, which "encourages new construction, additions, renovations, and infill developments to be sensitive to established neighborhood context, historic development patterns, and building form and scale. The design of the proposed subdivision does not conflict the easement acquired by the public at large.

## **STANDARDS VARIANCE FINDINGS**

**224-230 Sunset Street**  
**Case No. 2008-33 (TPM20-007 & SV21-003)**  
**Date: July 15, 2021**

**1. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE COMPARED TO THE OTHER SITES IN THE SAME ZONE;**

The project site is located within the R-1-N (Single-Family Residential District with Standard Lots) zoning district. The proposed subdivision resubdivides the existing 4,500-square-foot lot into two parcels as shown in Tentative Parcel Map No. 83291. These two lots were once individual parcels that were merged together as recorded by the Los Angeles County Recorder's Office on April 6, 1991 but were not reflected in the recorder's maps or in city records. The variance requested would allow the proposed subdivision to result in: Lot 1 – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 – a 2,250- square-foot (25 feet by 90 feet) parcel where minimum lot width of Lot 1 (Lot 1571) would include a 360-square-foot two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 (Lot 1572) would contain a two-story, 1,350-square-foot single family dwelling with an attached two car garage. The lots within the project site's vicinity where originally subdivided under Tract Map No. 5134 in 1923. The proposed lots in this subdivision created 605 individual lots. A majority of the lots created in Tract No. 5134 are of similar shape and size, with the exception of 29 lots. The typical lot size in Tract No. 5134 is 2,250-square-feet with a lot width of 25-feet and a lot depth of 90-feet, which is physically unique compared to other lots zoned R-1-N and located outside of Tract No. 5134.

In the R-1-N Zoning District, the minimum required lot size for new subdivisions is 6,000 square-feet with a minimum lot width of 50-feet. Although the two lots proposed to be created by this tentative parcel map do not meet the minimum lot size or lot width for the R-1-N zoning district, allowing the subdivision of this property would eliminate the nonconforming density created by the approval granted under Application No. 1311-09, as the site currently has two principal dwelling units on one lot in a zone that only allows one dwelling unit per parcel. Approval of the variance request to permit this subdivision will also restore the historic lot configuration of the original 1923 subdivision under Tract 5134, which will make the proposed lots consistent with the development pattern and characteristics of this neighborhood with regards to lot size, width, and depth. The restoration of the historic lot configuration is consistent with Strategy No. 19 of the Urban Design Element of the General Plan, which "encourages new construction, additions, renovations, and infill developments to be sensitive to established neighborhood context, historic development patterns, and building form and scale.

**2. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;**

Per the current R-1-N zoning development standards, the minimum lot width for new subdivisions requires 50-feet with a minimum lot size of 6,000 square feet. As originally subdivided, the lots created as a part of Tract No. 5134 do not meet the current lot width or lot size for this zoning district. The proposed lots in this subdivision would be returned to their historic lot configuration, as originally subdivided in Tract No. 5134 in 1923, restoring the condition in which a majority of the lots are of similar shape and size, with the exception of 29 lots. The typical lot size in Tract No. 5134 is 2,250-square-feet with a lot width of 25-feet and a lot depth of 90-feet.

The unnecessary hardship in this case is due to a lot merger not being accurately reflected on maps with the Los Angeles County Recorder's Office on April 6, 1991, which created a 4,500 square foot parcel; subsequent City approvals (Application No. 1311-09 and Building permits) were granted for development of the lots as previously subdivided. The current property owner is unable to sell the recently developed two-story, single-family home that has received a Certificate of Occupancy in February of 2016 under Building Permit No. BNEW165219, as was intended.

The variance requested is to allow the minimum lot width of 25-feet instead of 50-feet and a minimum lot size of 2,250 square-feet instead of 6,000 square-feet, per each lot, as required in the R-1-N zoning district. Approval of a variance for this project would allow the resubdivision of a single, 4,500- square-foot parcel, into two separate lots, consistent with surrounding development pattern. The proposed subdivision would result in: Lot 1 – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 – a 2,250- square-foot (25 feet by 90 feet) parcel. This subdivision would restore the historic lot configuration of Tract No. 5134 originally subdivided in 1923. The restoration of the historic lot configuration is consistent with Strategy No. 19 of the Urban Design Element of the General Plan, which “encourages new construction, additions, renovations, and infill developments to be sensitive to established neighborhood context, historic development patterns, and building form and scale.

**3. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND**

The proposed subdivision resubdivides the existing 4,500-square-foot lot into two parcels, as shown in Tentative Parcel Map No. 83291. These two lots were once individual parcels that were merged together as recorded by the Los Angeles

County Recorder's Office on April 6, 1991 but were not reflected in the recorder's maps or in city records. A site plan review was approved in 2014 for development on two narrow lots and it was found that the development of a single-family narrow home was consistent with the site plan review findings and the R-1-N development standards on the basis that the lots were two separate, subdivided lots. The existing single-family dwelling improvements are consistent and compatible with the adjacent single-family residential properties in the immediate vicinity as well as the original subdivision under Tract Map No 5134. The variance requested is to allow the minimum lot width of 25-feet instead of 50-feet and a minimum lot size of 2,250 square-feet instead of 6,000 square-feet per each lot as required in the R-1-N zoning district. Approval of this variance to allow the recordation of the subdivision map will not cause any substantial adverse effects upon the community as both dwelling units are existing and will remain and no physical improvements are proposed with this project.

**4. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL, AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The proposed project is a tentative parcel map to subdivide a single, 4,500-square-foot parcel, into two separate lots. The proposed subdivision would result in: Lot 1 – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 – a 2,250-square-foot (25 feet by 90 feet) parcel. Lot 1 would include a two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 would result in a two-story, 1,350-square-foot single family dwelling with an attached two car garage. The variance requested is to allow the minimum lot width of 25-feet instead of 50-feet and a minimum lot size of 2,250 square-feet instead of 6,000 square-feet per each lot as required in the R-1-N zoning district. The project site is not located in the Coastal Zone and this finding is therefore not applicable.

## **FINAL PARCEL MAP WAIVER FINDINGS**

**224-230 Sunset Street**  
**Case No. 2008-33 (TPM20-007)**  
**Date: July 1, 2021**

Pursuant to Section 20.12.140 of the Long Beach Municipal Code (LBMC), the Planning Commission may determine that the recordation of a (final) parcel map be waived after a tentative map is approved if it makes all of the following findings.

**1. No unusual impact to public health, safety, or welfare is anticipated;**

The proposes to subdivide the existing 4,500-square-foot lot into two parcels as shown in Tentative Parcel Map No. 83291. These two lots were once individual parcels that were merged together as recorded by the Los Angeles County Recorder's Office on April 6, 1991 but were not reflected in the recorder's maps or in city records.

This property was developed under the assumption that it was configured as a 25-foot wide lot as originally subdivided under Tract No. 5134. In 2014 a Site Plan Review approval was less than 27' in width are subject to a Site Plan Review for the purpose of ensuring the development: 1) does not reduce light and air to neighboring properties; 2) minimizes curb cuts and the development of front yard areas with driveways; 3) minimizes the loss of privacy on adjacent properties; 4) maximizes the window area from primary rooms facing on the street; and 5) maintains quality residential development. Furthermore, this proposed subdivision would restore the historic lot configuration subdivided by Tract No. 5134 recorded in 1923. The recordation of the subdivision map will not introduce additional impacts to this property pertaining to public health of safety as both dwelling units are existing. The subdivison and development on the lots does not post an unusual impact to public health, safety and welfare.

**2. All required dedication of public rights-of-way and public improvements have been provided for;**

The proposed subdivision restores the historic lot configuration and there are no new improvements required for this this subdivision as it would resubdivide the lot into its prior configuration. The project fronts on Sunset, a local street which has a street width of 50 feet, where a 36-40-foot roadway width is required and is consistent with the Mobility Element of the General Plan. No additional public right –of-way or other public improvements are required

**3. The parcel map shall consist of four (4) lots/units or less; and**

The proposed project will result in the subdivision of an existing 4,500-square-foot lot into two parcels which is less the maximum permitted for a waiver. The proposed subdivision would result in: Lot 1 – a 2,250-square-foot (25 feet by 90

feet) parcel, and Lot 2 – a 2,250- square-foot (25 feet by 90 feet) parcel. Lot 1 would include a two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 would result in a two-story, 1,350-square-foot single family dwelling with an attached two car garage

- 4. If a tentative map is for condominium conversion, all requirements as specified in the condominium conversion regulations shall be complied with in full.**

The proposed project is a tentative parcel map to subdivide a single, 4,500-square-foot parcel, into two separate lots. The proposed subdivision would result in: Lot 1 – a 2,250-square-foot (25 feet by 90 feet) parcel, and Lot 2 – a 2,250-square-foot (25 feet by 90 feet) parcel. Lot 1 would include a two-car garage in the front half of the lot with a detached, 416-square-foot, single-story, single family home at the rear of the lot. Lot 2 would result in a two-story, 1,350-square-foot single family dwelling with an attached two car garage. This subdivision does not consist of a condominium conversion and this finding is therefore not applicable.