

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

December 18, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 14-137 and approve Tentative Parcel Map No. 73169 to allow the subdivision of a 14,900-square-foot parcel into two parcels (one 8,400 square feet in size, the other 6,500 square feet in size) at 4401 Harvey Way in the Single-Family Residential (R-1-N) zoning district (District 5).

APPLICANT: Nancy Youngerman
4401 Harvey Way
Long Beach, CA 90808
(Application No. 1411-03)

DISCUSSION

The existing 14,900-square-foot property is located at the corner of Pepperwood Street and Harvey Way (Exhibit A - Location Map). The existing lot was developed in 1938 with a one-story single-family dwelling. In 1968, a two-car garage was added to the northwest corner of the lot. No other changes or permits have been obtained since the garage was built. The property is surrounded by single-family residential uses on all sides. In conjunction with the subdivision, the applicant is proposing to demolish all structures on the lot.

The Tentative Parcel Map request will allow the creation of two lots, one 8,400 square feet in size, the other 6,500 square feet in size. Both lots are larger than the minimum lot size (6,000) required in the R-1-N zone, and both lots meet the zone's 50-foot minimum lot width requirement. The lots are also designed in a manner to fit within the existing development pattern of the single-family neighborhood.

The applicant would improve the requested parcels with a remodeled one-story home and a new single-family home (Exhibit B – Tentative Parcel Map). Along with the remodeled and new home, the existing curb approach will be raised to full curb height and two new approaches proposed; one on Harvey Way and the other on Pepperwood Avenue. The two homes will be reviewed for consistency with the Long Beach Municipal Code through a Building Permit after the Final Map is approved by the Department of Public Works.

The project was presented to the Site Plan Review Committee on November 11, 2014. The committee supported the request and recommended approval to the Planning Commission.

CHAIR AND PLANNING COMMISSIONERS

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Staff supports the lot split at this location, given the proposed changes will not alter the existing grid pattern development. The Findings supporting approval of the Tentative Parcel Map request are included as Exhibit C. The recommended Conditions of Approval are included as Exhibit D.

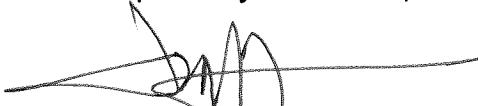
PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 27, 2014. No 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 14-137) was issued for the proposed project (Exhibit E).

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AB:JW:sv

Attachments	<ul style="list-style-type: none">Exhibit A – Location MapExhibit B – Tentative Parcel MapExhibit C – Findings of ApprovalExhibit D – Conditions of ApprovalExhibit E – CE 14-137
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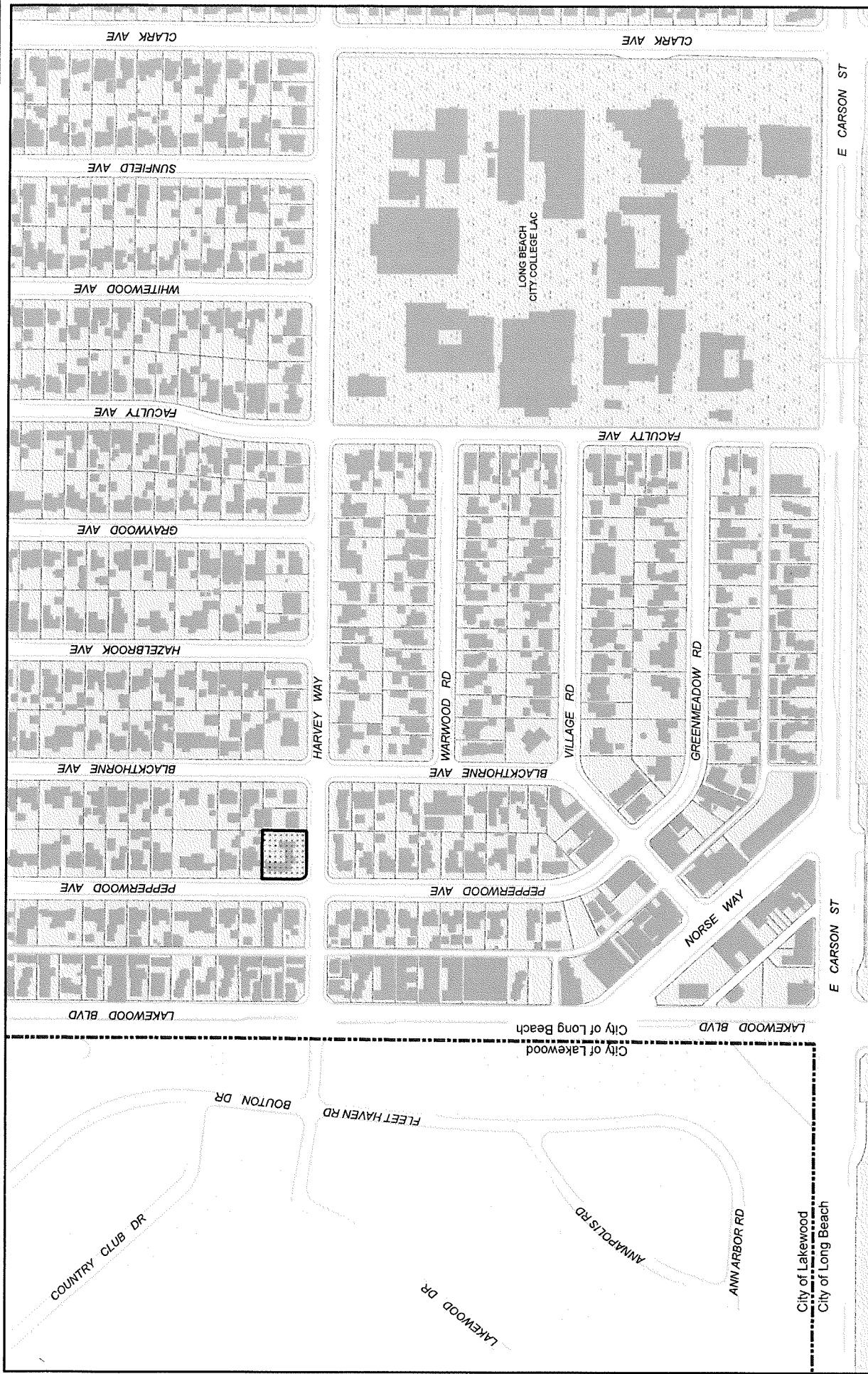
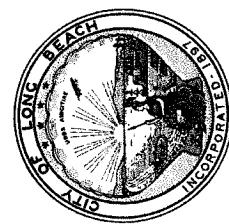


Exhibit A

Subject Property:
4401 Harvey Way
Application No. 1411-03
Council District 5
Zoning Code : R-1-N



150 75 0 150 300
Feet

EXHIBIT C

TENTATIVE PARCEL MAP FINDINGS
4401 Harvey Way
App. No. 1411-03
Date: December 18, 2014

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, 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 currently located in an area of the General Plan designated as Land Use District (LUD) #1 – Single Family Residential, which is intended for single-family residential neighborhoods. Residential densities are limited to one unit per parcel. The subdivision complies with all development standards of the R-1-N zone as proposed.

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

The design and improvement of the proposed subdivision has been determined to be consistent with the Land Use Element of the General Plan and all applicable zoning regulations.

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

The subdivision to split one lot into two parcels is consistent with the development pattern of the tract, and meets all size and width standards for lots located in the R-1-N zone. Therefore, the configuration of both lots is physically suitable for the construction of one single-family home on each lot.

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

The R-1-N zone allows the placement of a maximum of one dwelling unit per lot. The applicant is proposing one residential dwelling unit per parcel. The parcels will be designed in a way to blend appropriately with the development pattern in the neighborhood; therefore, no adverse impacts are anticipated with the proposed request.

Tentative Parcel Map Findings

App. No. 1411-03

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

The proposed subdivision is for the purpose of creating two (2) single-family residential units on two parcels. The Categorical Exemption has been prepared for the proposed changes. The changes will not result in any serious public health or safety problems.

6. 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 it has been found that the design and improvements of the site will not conflict with public access easements. All required easements and utility locations will be provided prior to the recordation of the final map.

EXHIBIT D

TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL

4401 Harvey Way
Application No. 1411-03
December 18, 2014

1. Approve a Tentative Parcel Map request to split one 14,900-square-foot lot into two lots (one 8,400-square-foot lot and one 6,500-square-foot lot) at 4401 Harvey Way in the R-1-N zoning district.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the one year period as provided in Section 21.21.406 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 Acknowledgment 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).

Special Conditions:

4. The existing pepper trees located along both street frontages shall be maintained to the satisfaction of the Site Plan Review Committee.
5. The new home shall be designed in an architectural style that will blend appropriately with the neighborhood. Any Craftsman, Spanish, Tudor or Ranch style home would be appropriate for the era of the tract.
6. The applicant shall provide the following to the satisfaction of the Director of Public Works:

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. Prior to final map approval, 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. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- e. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication shall be provided.
- f. The Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall be documented on the map.
- g. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

OFF-SITE IMPROVEMENTS

- h. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- i. In lieu of constructing new sidewalk pavement along Pepperwood Avenue and Harvey Way, adjacent to the project site, the Subdivider shall remove that portion of encroaching bushes, shrubs and/or trees/tree branches that overhang the 13-foot-wide public walkway along the east side of Pepperwood Avenue and the north side of Harvey Way. The Subdivider shall flatten the ground to achieve a relatively flat surface area free from abrupt elevation differences greater than $\frac{1}{4}$ inch to the satisfaction of the Director of Public Works.

- j. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- k. The Subdivider shall correct or record the appropriate easement(s) for cross-lot drainage problems resulting from the lot split to the satisfaction of the Director of Public Works and prior to approval of the final map.
- l. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION

- m. The Subdivider shall remove unused driveways and replace with full-height curb, and curb gutter. Driveway improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- n. All new driveways proposed for this project shall be constructed per the City Standard Plans. Minimum driveway width for residential properties with a two (2) car garage is 16 feet.

LONG TERM MAINTENANCE

- o. The Subdivider and successors shall maintain the public walkway area fronting the project site, the area between the property line and the roadbed, in such condition that the walkway will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience in the use of the rights-of-way as defined in the California Streets and Highways Code Section 5610.

Standard Conditions:

- 7. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
- 8. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

9. All Conditions of Approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
10. The Director of Development Services 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. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
12. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.
13. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
14. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
15. Exterior security bars and roll-up doors applied to windows and entrances shall be prohibited.
16. Any graffiti found on site must be removed within 24 hours of its appearance.
17. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in

any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or other screening method to the satisfaction of the Director of Development Services.

18. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
19. 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.
20. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
21. 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 and Transportation Impact Fees.
22. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
23. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
24. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



EXHIBIT E

NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lcls.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-137

Project Location/Address: 4401 Harvey Way Long Bch CA 90808

Project/Activity Description: Lot Split

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Nancy Youngerman

Mailing Address: 4284 Pepperwood Ave Long Bch CA 90808

Phone Number: 213 999-2332 Applicant Signature: 

BELOW THIS LINE FOR STAFF USE ONLY

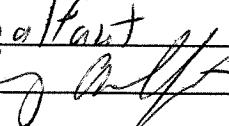
Application Number: 1411-03 Planner's Initials: SV

Required Permits: Parcel Map

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15305, Class 5, Minor Alterations in Land Use
Limitations

Statement of support for this finding: Minor land use alteration to create
two lots

Contact Person: Craig Chalfant Contact Phone: 562-570-6368

Signature:  Date: 12/9/14