

TENTATIVE PARCEL MAP No. 83870
CONDITIONS OF APPROVAL
Case No. 2208-03 (TPM22-003)
Date: March 2, 2023

1. The approval of this Tentative Parcel Map No. 83870 will result in the division of 13,328-square-foot parcel into two separate parcels: Parcel 1 – 6,698 square feet and Parcel 2 – 6,698 square feet; as per plans filed within the case file.
2. The Map is to be prepared in accordance with the approved Tentative Parcel Map and shall be recorded with Los Angeles County within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Bureau receives a written request from the subdivider for an extension of time, which receives approval from the Zoning Officer.
3. For parcel 2, building permits for a new primary residence shall be obtained before any demolition permit for the existing office/studio shall be issued.
4. The applicant shall concurrently record at the time of grant deed recordation, an affordability covenant requiring that a single unit on Parcel 2 shall be rent restricted at the Moderate income level, for a period not less than 55 years, on a form prepared to the satisfaction of the City Attorney and Director of Development Services.
5. Following the issuance of a Certificate of Occupancy, the applicant shall maintain annual rent records for the affordability unit, for the duration of the affordability covenant's viability, and shall pay pertinent review fees as denoted in the City's fee schedule.
6. The 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.
7. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Map.
8. 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 Map or issuance of a building permit, whichever occurs first.
9. 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.

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.
11. 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.

STANDARD CONDITIONS

12. In the event of a transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of the 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 the time of closing escrow.
13. Approval of this subdivision 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.
14. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.

15. 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.
16. 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 Development Services prior to approval of the Final Map.
17. 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 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.
18. 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).
19. The applicant shall comply with the following conditions to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The ~~final~~ parcel 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~~ plot plan 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.

~~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, as determined during the plan check process, the right-of-way dedication way shall be provided.~~

c. The Waiver of Parcel Map shall conform to all requirements stipulated by the City of Long Beach Municipal Code Section 20.12.140

~~d. All off-site and/ or public improvements and 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. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final plot plan, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.

~~e. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.~~

e. Prior to ANY demolition, excavation, or construction, the Subdivider shall: site perimeter fencing with custom-printed screen(s) shall be submitted to Public Works, approved, and installed in accordance with the latest version of the Public Works Development Guideline. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

i. Submit a construction plan for pedestrian protection, construction staging, scaffolding, and

ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and

iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screens(s),

iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guidelines.

- f. Work including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guidelines and all referenced standards at the time of application submittal.
- g. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and/or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- h. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public right-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- f.i. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans signed for plan review by the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- ~~g. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.~~
- ~~h. 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.~~
- j. The Subdivider shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency.

Note: Backflow preventer must be installed on private property and an easement to the City must be processed through an application to the Department of Public Works.

i.k. The Subdivider shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.