

## **TENTATIVE PARCEL MAP FINDINGS**

**5453 Stearns Street and 2211 North Bellflower Boulevard**

**Case No. 2101-05 (TPM20-001)**

**April 15, 2020**

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.

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

The subject site is located in the General Plan Community Commercial (CC) PlaceType and within the Community Automobile Oriented (CCA) Zoning District. The CC PlaceType encourages a wide range of local and community-serving commercial uses. These may include auto sales and repair, appliance sales and repair, furniture stores, hardware stores, clothing stores, restaurants, grocery stores, fast-food outlets and similar uses. The CCA Zoning District permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services.

The proposed tentative parcel map will allow for the subdivision of an existing 32,864-square-foot parcel into two separate lots, consisting of one 21,127-square-foot lot and one 11,737-square-foot lot. The parcels were developed and currently function as two individual parcels. Parcel 1, which has an address of 2211 North Bellflower Boulevard, is currently developed with a two-story commercial building and off-site parking. Parcel 2, whose address is 5453, 5457-59 Stearns Street is currently developed with a one-story commercial building and off-site parking. Each has its own required parking and otherwise meets applicable development standards. Therefore, the proposed Tentative Parcel Map to create two separate parcels are consistent with the General Plan - the project is not within a Specific Plan area.

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

The proposed Tentative Parcel Map will allow for the subdivision to create two separate parcels. No physical change to the development on-site will occur as a result of the proposed Tentative Parcel Map. As proposed, each lot will meet the minimum requirement; Parcel 1 will be 21,127 square feet and Parcel 2 will be 11,737 square feet in size. As purposed, Parcel 1 will have a lot width of 90 linear feet, and Parcel 2 will have a lot width of 102 linear feet; both parcels meet the

minimum of 50' width requirement. Therefore, the proposed subdivision is consistent with the General Plan.

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

The site is currently developed with two commercial buildings. No development will occur as part of this approval.

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

The proposed tentative parcel map request will not lead to changes to the building nor changes in the on-site parking and is suitable for the proposed subdivision. Currently, both parcels are developed with commercial buildings on relatively flat lots. The minimum lot size requirement within the CCA zone is 10,000 square feet. As proposed, each lot will meet the minimum requirement; Parcel 1 will be 21,127 square feet and Parcel 2 will be 11,737 square feet in size. As proposed, Parcel 1 will have a lot width of 90 linear feet, and parcel 2 will have a lot width of 102 linear feet; both parcels meet the minimum of 50' width requirement.

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

The proposal to establish two parcels will not alter any existing buildings and no physical improvements are proposed or required as part of this subdivision, therefore there will be no impacts or environmental damage.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

The proposal to establish two parcels will not alter any existing buildings or land, therefore the design of the subdivision will not cause serious public health or safety problems, as proposed both parcels meet the minimum lot size (10,000 square feet) and lot dimension requirements and otherwise meet applicable development standards.

**7. THAT 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 have found that design and improvements of the site will not conflict with public easements. The existing alley abutting the site meets the minimum requirement, as it is 20' wide. Similarly, the adjacent roadways comply with the established street width requirements of the Mobility Element of the General Plan. Bellflower Boulevard is classified as a Boulevard, requires a right-of-way width of 80'-100', and is currently developed at 130' width; Stearns Street is classified as a Minor Avenue, which requires a right-of-way width of 80' and is developed at 90'. The site is currently developed with two commercial buildings and parking individually accessed through the alley. Overall, the design of the subdivision will not conflict with easements or access to the site.