

April 15, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE21-026 and approve a Tentative Parcel Map TPM20-001 to subdivide 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 located at 5453 E. Stearns St., in the Community Automobile-Oriented (CCA) Zoning District. (District 4)

APPLICANT: Patrick Budronis
c/o Encore Real Estate
1646 West Snow Avenue #63
Tampa, Florida 33606
(Application No. 2101-05)

DISCUSSION

The site is a 32,864-square-foot “L-” shaped lot, located on the northeast corner of Stearns Street and Bellflower Boulevard with frontage on both Stearns Street and Bellflower Boulevard. (Attachment A - Vicinity Map). The site is designated as General Plan PlaceType Community Commercial (CC). Correspondingly, the property is zoned Community Automobile-Oriented (CCA). The surrounding land uses include residential uses to the north and west and commercial uses to the south and east.

On February 24, 2020, the applicant obtained approval (Application No. 1911-07; LMG20-001) to merge two existing lots into the current lot configuration. The lot merger was completed in anticipation of potential tenant improvements. Since that plan did not move forward, the applicant is now proposing a tentative parcel map that will allow for the subdivision back into two parcels. In the CCA Zoning District, the minimum required lot size is 10,000 square feet. The map divides the site into one 21,127-square-foot lot (Parcel 1) and one 11,737-square-foot lot (Parcel 2); each exceed the minimum lot size required (Figure 1; Attachment B - Tentative Parcel Map) for a lot in the CCA Zoning District. The parcels were originally developed as two individual parcels with sufficient parking. Parcel 1, 2211 North Bellflower Boulevard, is currently developed with a two-story commercial building and



off-site parking. Parcel 2, 5453, 5457-59 Stearns Street, is currently developed with a 1-story commercial building and off-site parking.

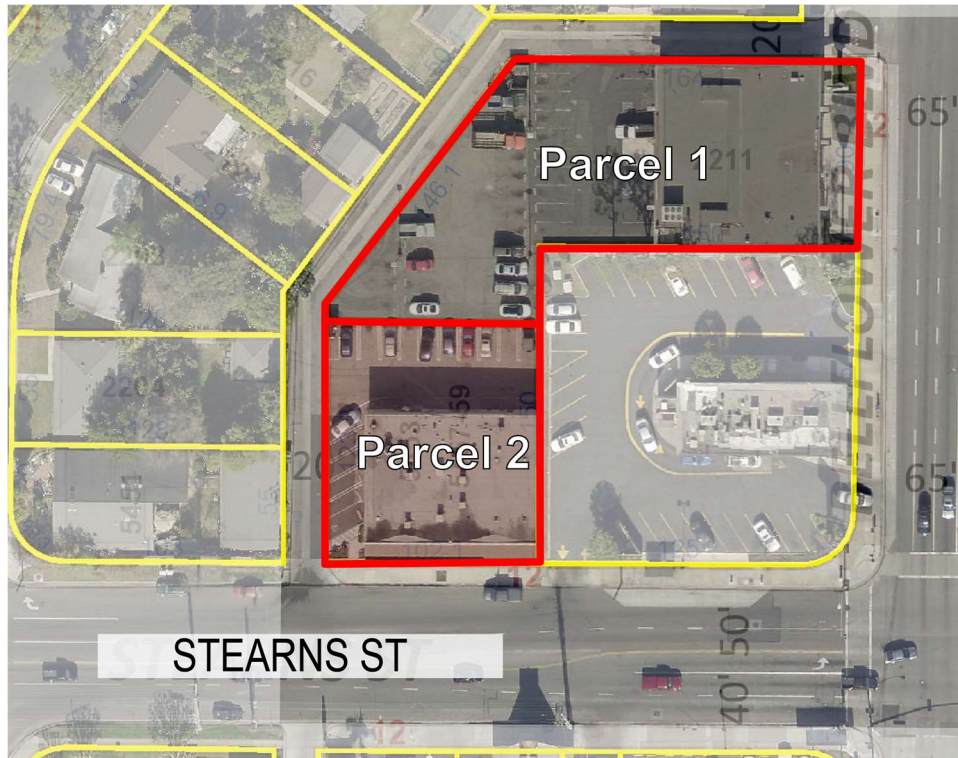


Figure 1- Parcel breakdown

In order to grant approval of the Tentative Parcel Map (TPM 20-001), the Planning Commission must find the proposed action to be consistent with the requirements of the Long Beach Municipal Code (LBMC) Title 20 – Subdivision Regulations. A Tentative Parcel Map can be approved by the Planning Commission when positive findings can be made regarding compliance with the General Plan and Specific Plan, as well as suitability of the subdivision design and site plan. There are currently two existing commercial buildings on site with no new improvements proposed to the buildings, parking, or landscaping. The proposed subdivision would not create any new non-conformity. The two parcels individually exceed the minimum required lot size of 10,000 square feet. Additionally, each parcel exceeds the minimum 50-foot lot width requirement; Parcel 1 has a lot width of 90 linear feet, and Parcel 2 has a lot width of 102.06 linear feet (Attachment C - Findings). Staff recommends that the Planning Commission approve the Tentative Parcel Map Request (Attachment D - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 162 public hearing notices were distributed March 29, 2021 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing this report, staff has received no comments in response to the hearing notice.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15315 – Minor Land Divisions, as the project consists of the subdivision of an existing parcel to create five condominium units. (CE 21-026).

Respectfully submitted,



MARCOS LOPEZ, JR.
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



PATRICIA DIEFENDERFER, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF
DEVELOPMENT SERVICES



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

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- Attachments:
- Attachment A - Vicinity Map
 - Attachment B - Tentative Parcel Map
 - Attachment C - Findings
 - Attachment D - Conditions of Approval