

**TENTATIVE PARCEL MAP  
CONDITIONS OF APPROVAL**

**224-230 Sunset Street**

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

**July 15, 2021**

1. The approval of Tentative Parcel Map No. 82789 and a Standards Variance will result in the subdivision of an existing 4,500-square-foot parcel into two separate lots; consisting of two 2,250-square-foot lots instead of the 50-feet wide, 6,000-square-foot minimum sized lots in the R-1-N (Single Family Residential District with Standard Lots) Zoning District. This project also includes a Final Parcel Map Waiver pursuant to LBMC Section 20.12.140. (Council District 8).
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless a Certificate of Compliance is recorded or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period, as provided in Section 20.12.180 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 Acknowledgement 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 requirement of a Final Parcel Map shall be waived as approved by the Planning Commission per the required findings as set forth in Section 20.12.140 of the Long Beach Municipal Code.
5. The applicant shall file for a Final Plot Plan with the Department of Public Works, subject to applicable fees.
6. The applicant shall submit a Certificate of Compliance for each lot (Lots 1 and 2) for the final parcel map wavier, subject to separate fees.
7. The applicant shall record a Certificate of Compliance for each lot (Lots 1 and 2) along with the update of the grant deeds with the Los Angeles County Recorder prior to receiving a Certificate of Occupancy on Building Permit No. BRMD187185 related to Application No. 1311-09.
8. The applicant shall submit an address change request to reflect only one

address per each newly created parcel prior to the recordation of the Certificate of Compliance.

9. The applicant shall comply with all comments from the Long Beach Energy Resources, Public Works, Water, and Building Departments.

**Standard Conditions:**

10. The Final Plot Plan 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.
11. Prior to approval of the Final Plot Plan, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Plot Plan through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Plot Plan and Certificates of Compliance.
12. All County property taxes, and all outstanding special assessments shall be paid in full prior to approval of the Final Plot Plan.
13. 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 Final Plot Plan or issuance of a building permit, whichever occurs first.
14. 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.
15. 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.
16. 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.

17. Separate building permits shall be required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations, and planters.
18. 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 Planning and Building prior to approval of the Final Plot Plan.
19. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
20. The Department of Public Works submits the following requirements for the proposed development referenced in the above subject line. It is the recommendation of this department that a Final Plot Plan be processed for this subdivision development. The Subdivider must comply with all requirements noted below.

#### **GENERAL REQUIREMENTS**

21. The waived parcel map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
22. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, and for the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way.

23. Prior to approval of the waived parcel map, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the proposed subdivision.
24. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the waived parcel map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.

#### **PUBLIC RIGHT-OF-WAY**

25. The Subdivider shall be responsible for the relocation and/ or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
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27. Subdivider shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
28. Subdivider shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public utilities and/ or necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the waived parcel map.
29. 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 waived parcel map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to waived parcel map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the waived parcel map.