



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

September 1, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-200, and approve Tentative Parcel Map No. 74303 for a new four-unit condominium, located at 1950-1960 Henderson Avenue within the Two-Family Residential (R-2-N) Zoning District. (District 6)

APPLICANT: Robert Dwelle, Habitat for Humanity
8739 Artesia Boulevard
Bellflower, California 90706
(Application No. 1605-31)

DISCUSSION

The subject site is comprised of two lots located within the Two-Family Residential Zoning District with standard lots (R-2-N). The Land Use Element designation is LUD-2 Mixed Style Homes. The two lots are located on the east side of Henderson Avenue between West 19th Street and West 20th Street with a 10-foot-wide alley to the rear (Exhibit A – Location Map). Each of the two lots are 7,625 square feet in area (50' X 152.5'), and each lot exceeds the R-2-N minimum lot size of 6,000 square feet and minimum lot width of 50 feet. The lots are rectangular in shape with relatively flat topography. The surrounding land uses are a mixture of single-family and multi-family residential. The lots were previously developed with a multi-family residential use, but are currently vacant.

The applicant proposes to develop two detached dwelling units on each of the two vacant lots for a total of four detached units. The units would be two-story, 1,304-square-foot Craftsman-style homes with private yards and a common walkway between Henderson Avenue and the alley. Each unit would have a two-car garage and one guest parking space would be provided for the site. The proposed project meets the parking requirements, height limit, setback requirements, and other development standards for the R-2-N Zoning District. The applicant requests a Tentative Parcel Map for condominium purposes to allow each of the four units to be sold individually (Exhibit B – Tentative Parcel Map).

Site Plan Review was required to ensure quality site design and a development that is compatible with the neighborhood. The Site Plan Review Committee reviewed and approved the project design on July 13, 2016.

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The subject properties are owned by the Long Beach Community Investment Company (LBCIC), a California non-profit public benefit corporation established by the City of Long Beach (City). The LBCIC's mission includes the promotion of safe and livable neighborhoods by developing and preserving decent, safe, and quality affordable housing for lower-income residents of Long Beach. The LBCIC approved development of the site by Habitat for Humanity of Greater Los Angeles (Habitat LA) for for-sale units for low-income, first-time homebuyers. The homeowners' association would be established and managed by Habitat LA, who would own and manage the on-site common areas.

The proposed project would provide homes for low and moderate income families with housing that is well-designed and compatible with the character of the neighborhood. No impacts detrimental to the general welfare of the public are foreseen from the approval of the Tentative Parcel Map. Therefore, staff recommends approval of Tentative Parcel Map No. 74303, subject to supporting findings and conditions (Exhibit C – Findings and Conditions).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 12, 2016, in accordance with the provisions of the Municipal Code. At the time of preparation of this report, no responses were received.

ENVIRONMENTAL REVIEW

In accordance with Section 15303 (Class 3 - New Construction or Conversion of Small Structures) and Section 15315 (Class 15 - Minor Land Divisions) of the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit D- Categorical Exemption 16-200). Class 3 exempts the construction of new, small structures, including a duplex or similar multi-family structure totaling no more than four dwelling units; therefore, the proposed construction is consistent with the requirements of the Class 3 exemption.

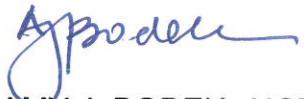
The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

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Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:fn
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Attachments: Exhibit A – Location Map
 Exhibit B – Tentative Parcel Map
 Exhibit C – Findings and Conditions
 Exhibit D – Categorical Exemption 16-200

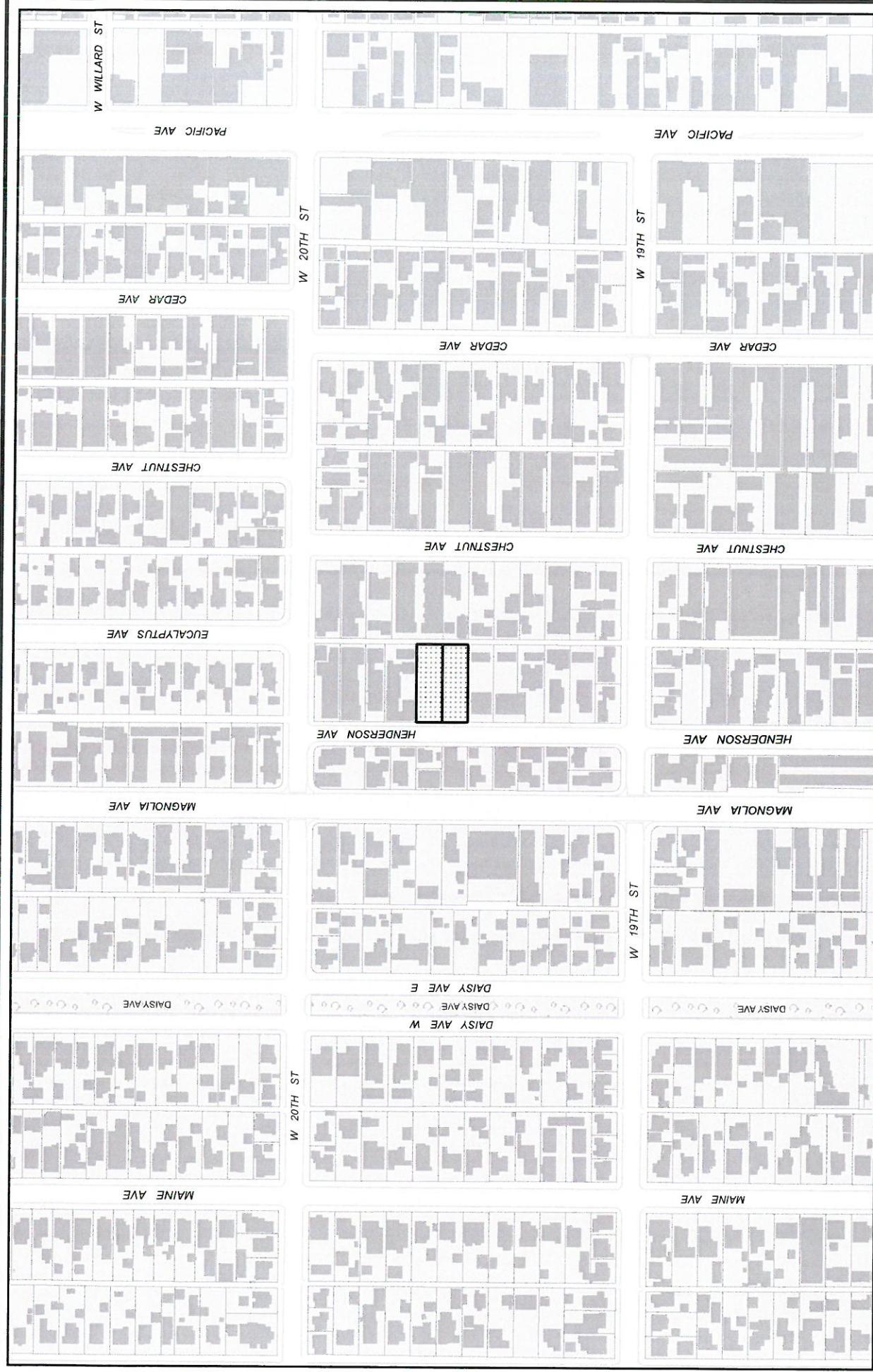


Exhibit A

Subject Property:
1950-1960 Henderson Ave
Application No. 1605-31
Council District 6
Zoning Code : R-2-N

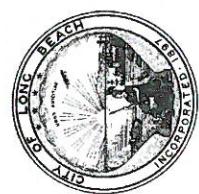


EXHIBIT C

TENTATIVE PARCEL MAP NO. 74303

FINDINGS

1950-1960 Henderson Avenue

Application No. 1605-31

Date: September 1, 2016

These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings. Pursuant to Section 20.12.100 (Tentative Maps – Planning Commission—Requirements for approval) of the Long Beach Municipal Code, the Planning Commission shall approve a Tentative Map if the map complies with State and local regulations and if all of the following findings are made.

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

The General Plan designates the subject properties as Land Use District (LUD) No. 2 – Mixed Style Homes District, which is intended for a mixture of low density housing types, such as single-family homes, duplexes, and triplexes, usually mixed together on the same block. The Tentative Parcel Map is for two-unit residential condominium purposes on each lot for a total of four dwelling units. The proposed subdivision and improvements are consistent with the purpose and intent of the LUD No. 2 District. The subject property is not located within a specific plan area.

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

The Tentative Parcel Map is for condominium purposes for two residential units on each of the two lots for a total of four units. The proposed design of the subdivision and improvements are consistent with the requirements of the LUD No. 2 District. General Plan Housing Element Policy 6.1 calls for providing home purchasing opportunities, with an emphasis on providing affordable options for low and moderate income households. The construction of four new, for-sale dwelling units is consistent with the General Plan as it will help the City achieve its housing goals. The subject property is not located within a specific plan area.

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

The site is physically suitable for the type of development proposed because it is located within a residential neighborhood that is adequately served by existing public services. The two lots are located on the east side of Henderson Avenue between West 19th Street and West 20th Street with a 10-foot-wide alley to the rear (Exhibit A – Location Map). The subject properties are located within the two-family residential district with standard lots (R-2-N) Zoning District. Each of the two lots are 7,625 square feet in area (50' X 152.5'), which exceeds the R-2-N minimum lot size of 6,000 square feet and minimum lot width of 50 feet. The lots are rectangular in shape with relatively flat topography. The site has pedestrian access from

Henderson Avenue and pedestrian and vehicular access from the alley at the rear of the properties. The surrounding land uses are single-family and multi-family residential. The lots were previously developed with multi-family residential, but are currently vacant.

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

The subject properties are located within the two-family residential district with standard lots (R-2-N) Zoning District, which allows two units per lot. The applicant proposes to develop two detached dwelling units on each of the two lots for a total of four units, which is consistent with the R-2-N standards. The Tentative Parcel Map for condominium purposes would allow each of the four units to be sold individually. The lots are rectangular in shape with relatively flat topography. The lots were previously developed with multi-family residential, but are currently vacant. Each of the two lots are 7,625 square feet in area (50' X 152.5'), which exceeds the R-2-N minimum lot size of 6,000 square feet and minimum lot width of 50 feet. The lots meet the minimum R-2-N requirement of 3,000 square feet of lot area per unit. Therefore, the site is physically suitable for the proposed development.

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 subject properties were previously developed with multi-family residential uses. The property is located in an urbanized area that does not contain any sensitive vegetation, fish, or wildlife. Therefore, the proposed infill development and design of the subdivision will not likely cause damage or substantial and avoidable injury to fish or wildlife or their habitats.

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 Tentative Parcel Map is for four-unit residential condominium purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer as required by the Long Beach Municipal Code and Section 66411 of the Subdivision Map Act. The subdivision will comply with all City ordinances and required Conditions of Approval. Therefore, no detrimental impacts to the general welfare of the public are foreseen

from the approval of the Tentative Parcel Map to allow this four-unit residential condominium development.

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.

The Tentative Parcel Map is for four-unit residential condominium purposes. Applicable City departments were notified and had an opportunity to review the Tentative Parcel Map. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development, because there are no public easements located on the property.

EXHIBIT C

**TENTATIVE PARCEL MAP NO. 74303
CONDITIONS OF APPROVAL
1950-1960 Henderson Avenue
Application No. 1605-31
September 1, 2016**

1. This Tentative Parcel Map No. 74303 request is for condominium purposes and would allow the construction of two detached dwelling units on each of the two vacant lots for a total of four units.
2. This permit and all development rights hereunder shall terminate thirty-six (36) months from the effective date/final action date of this approval unless a Final Map is recorded or a time extension is granted by the Zoning Administrator pursuant to Section 20.12.190 (Time extensions) 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).

Special Conditions:

4. The Final Map is to be prepared in accordance with the approved Tentative Parcel Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission, unless prior to the 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 Administrator.
5. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
6. The applicant shall cause to be prepared CC&Rs for this project. A copy of the CC&Rs are to be provided to the Director of Development Services for approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder. The CC&Rs shall be executed and recorded against the title of the parcel and shall contain the following provisions, which shall also be noted on the Final Map:
 - a. The subject condominium project consists of four (4) residential units, and four (4) two-car garages with one (1) guest parking space.
 - b. The garages shall be permanently assigned to a specific unit. The guest parking space shall be clearly posted with signage. Residential parking

spaces must be used solely for the parking of personal vehicles.

- c. A clear, detailed, and concise written description of the common areas and facilities of the condominiums shall be provided, including a parking assignment plan.
- d. The Homeowners' Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, public right-of-way, and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the CC&Rs.
- e. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery.
- f. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the 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.
- g. All utility meters shall be individually installed and identified, separating them by owners for residential units, and common utility areas (common utility cost for the association).
- h. Storage use on the balcony or deck areas is prohibited.

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 the time of closing escrow.
8. 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.
9. The Director of Development Services is authorized to make minor modifications to the conditions of approval if such modifications shall not significantly change/alter the approved project. Any major modifications shall be reviewed by the Planning Commission.

10. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
11. 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 Director of Public Works.
- 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 dedicate an additional 5 feet adjacent to the development site along the existing 10-foot wide alley for alley widening purposes.
- f. The Subdivider shall reconstruct the full-width of the alley adjacent to the project site with Portland Cement Concrete (PCC), to the satisfaction of the Director of Public Works. The Subdivider shall provide for the relocation of the existing utility pole and facilities located within the alley as required to accommodate the alley widening.
- g. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public rights-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 during the plan check process, the right-of-way dedication way shall be provided.

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. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. 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.
- j. The Subdivider shall repair the cracked, uplifted and/or deteriorated section of sidewalk pavement adjacent to the site along Henderson Avenue. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- k. The Subdivider 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.
- l. The Subdivider shall provide for new street trees with root barriers and irrigation adjacent to the project site along Henderson Avenue. The Subdivider and/or successors shall privately maintain all street trees, and sprinkler systems required in connection with this project.
- m. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- n. The Subdivider shall provide for on-site alley lighting for the alley adjacent to the project site. The Subdivider shall privately maintain the on-site alley lighting fixture(s) to the satisfaction of the Director of Public Works.
- o. The Subdivider shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of

Planning and Building Services, and the Director of Public Works prior to approval of the final map approval.

- p. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
- q. 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

- r. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- s. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- t. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- u. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- v. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

- w. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the 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. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

12. 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.



EXHIBIT D

NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.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 Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-16-200

Project Location/Address: 1950 - 1960 HENDERSON AVE

Project Activity/Description: NEW CONSTRUCTION OF 4 DETACHED CONDO UNITS.
Each unit is 2 stories w/ 3 bedrooms, 2 bathrooms, 1304 sq ft
with a detached 2-car garage. (430 sq ft) + 1 guest parking space
3 unit = 80% AMI low income, 1 unit = 120% moderate income

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

Applicant Name: HABITAT FOR HUMANITY - ROBERT DUBBLE

Mailing Address: 8739 ARTEZIA BLVN, BILLFLOWER, CA 90706

Phone Number: 310-821-7631 Applicant Signature: RD/RM

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1605-31 Planner's Initials: JHR

Required Permits: Site Plan Review and Tentative Parcel Map

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures, and 15315, Class 15, Minor Land Divisions

Statement of support for this finding: Project involves construction of four dwelling units and division of project site into four parcels for condominium uses

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

Signature: Craig Chalfant Date: 8/9/16