



Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

Monday, September 11, 2023

Via Teleconference
2:00 pm

ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE

The Zoning Administrator, as a non-legislative hearing body, will meet via teleconference.

Written comments may be submitted to Zoning.Administrator@longbeach.gov.

For more information on how to participate in this meeting, please visit:

www.longbeach.gov/lbds/planning/current/zoning/administrator/

CONTINUED AGENDA

1. **2211-40 (LMG22-020)** **1600-1620 W. Wardlow Road**
Cuentin Jackson, Planner District 7

A request to consolidate five parcels into a single lot for the purpose of constructing a two-story electric vehicle charging facility located at 1600-1620 W. Wardlow Road in the Neighborhood Auto-Oriented (CNA) District 7.

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15332 (In-fill Development) of the California Environmental Quality Act Guidelines. (CE-22-199)

Suggested Action: Approve, subject to conditions.

NEXT ZA HEARING

September 25, 2023

ATTACHMENTS:

- ZA ITEM 1 – 1600-1620 W. Wardlow Road

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

EXHIBIT "A"
LOT MERGER

LEGAL DESCRIPTION

PARCEL A

ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 17 OF TRACT NO. 5224, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE NORTHERLY 60.00 FEET AND THE EASTERLY 5.00 FEET OF LOT 1 IN BLOCK 17 OF TRACT NO. 5224, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO, TOGETHER WITH THE NORTHERLY 60.00 FEET OF LOTS 27, 28, 29, 30 AND THE EASTERLY 5.00 FEET OF THE NORTHERLY 60.00 FEET OF LOT 26 IN BLOCK 17 OF TRACT NO. 5224, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 35,100± SQUARE FEET.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO MADE A PART THEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD IF ANY.

PREPARED BY ME OR UNDER MY DIRECTION:



04-04-2022

DAVID R. GRAY P.L.S NO. 5239



PREPARED BY:

DRG, INC.

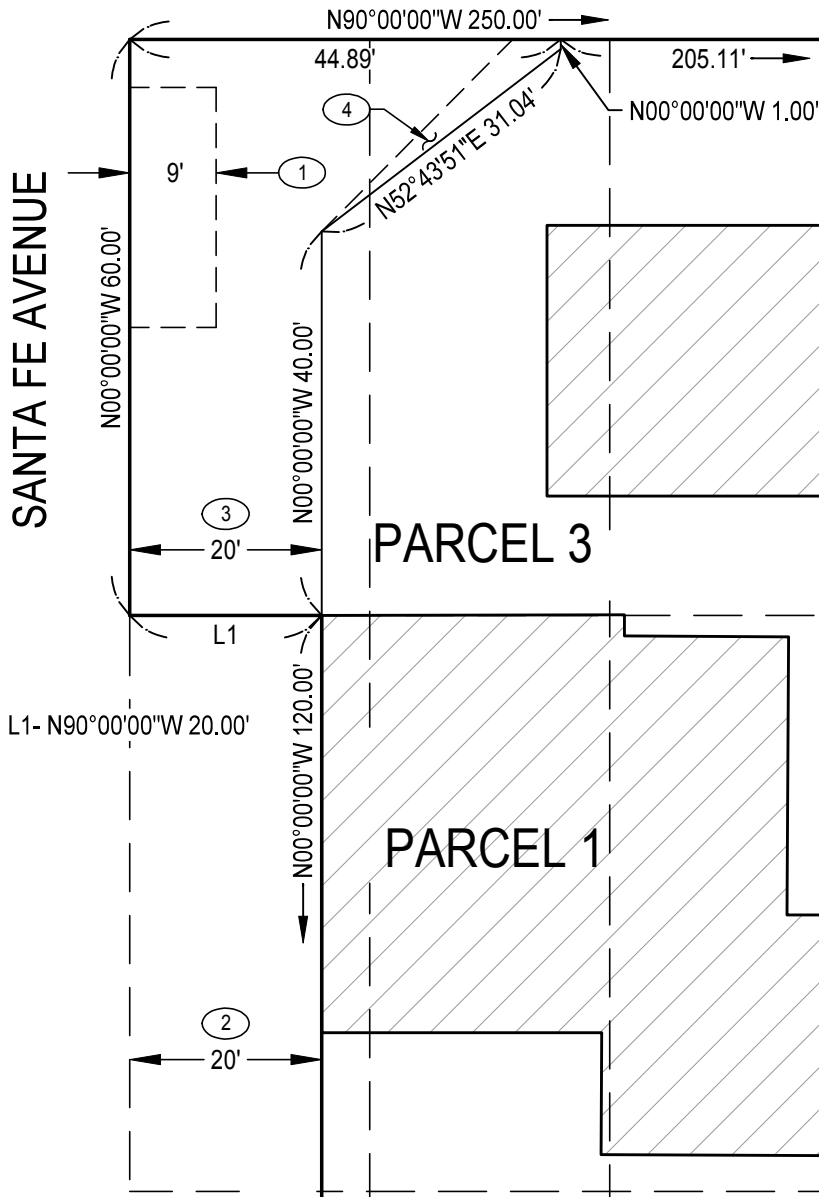
601 EAST DAILY DRIVE, SUITE 225
CAMARILLO, CA 93010
805-987-3945

EXHIBIT "B"

LOT MERGER

EXISTING

WARDLOW STREET



DETAIL A

EASEMENT NOTES:

- ① DRAINAGE EASEMENT TO THE CITY OF LONG BEACH RECORDED MAY 08, 1951 AS BOOK 36236, PAGE 199 O.R.
- ② STREET EASEMENT TO THE CITY OF LONG BEACH RECORDED JUNE 8, 1959 AS INSTRUMENT NO. 1098 O.R.
- ③ STREET EASEMENT TO THE CITY OF LONG BEACH RECORDED NOVEMBER 08, 1961 AS BOOK D-1413, PAGE 268 O.R.
- ④ STREET EASEMENT TO THE CITY OF LONG BEACH RECORDED APRIL 13, 1995 AS INSTRUMENT NO. 95-518659 O.R.



SCALE: 1"=20'



04/04/2022

LEGEND:

- CENTERLINE
- BOUNDARY OF LOT MERGER
- LINE TO BE MERGED
- EASEMENT
- RIGHT OF WAY
- BUILDING TO BE DEMOLISHED

PREPARED BY:

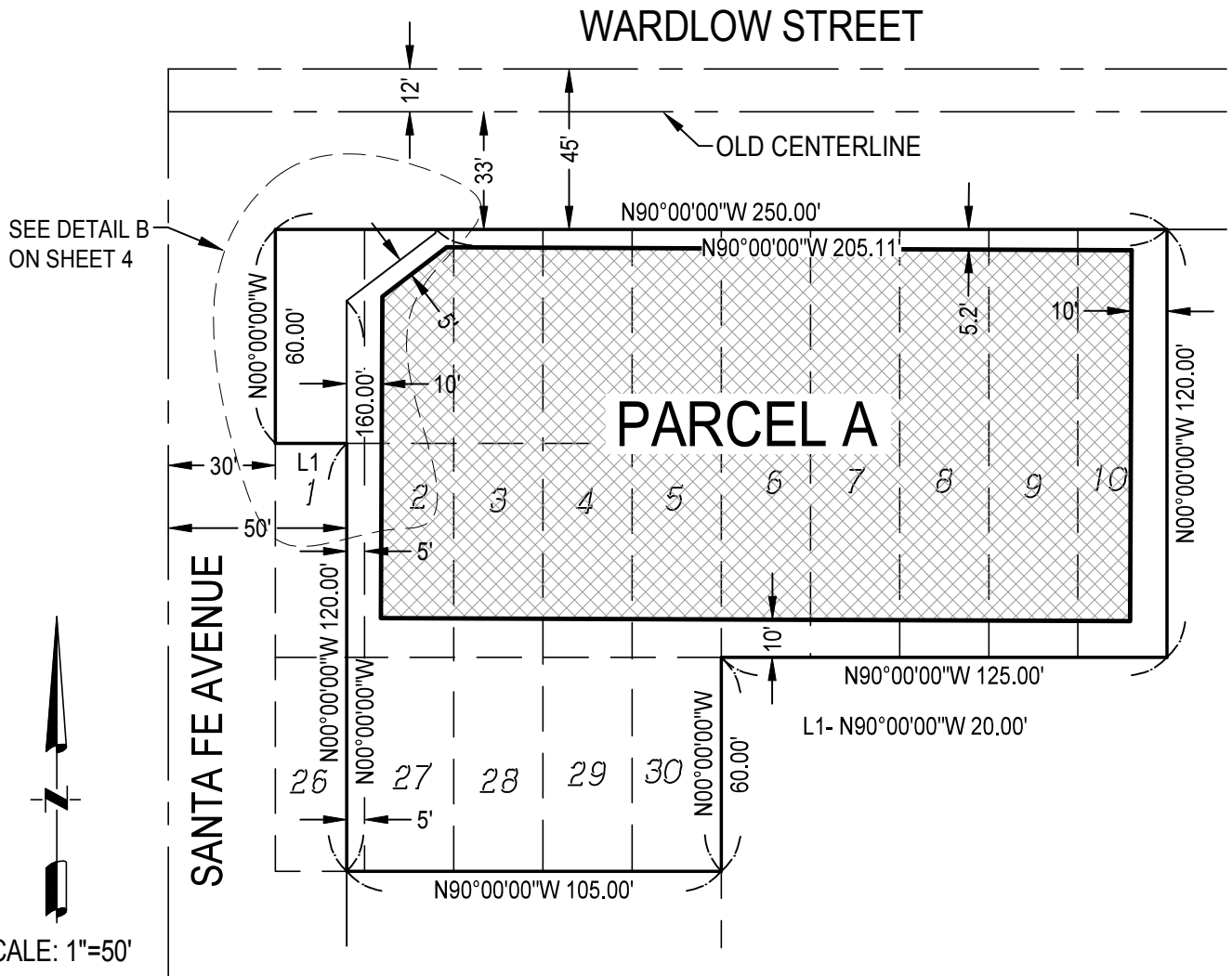
DRG, INC.

601 EAST DAILY DRIVE, SUITE 225
 CAMARILLO, CA 93010
 805-987-3945 FAX: 805-987-1655
 JOB NO. 2146 MARCH 2022

EXHIBIT "B"

LOT MERGER

PROPOSED



SCALE: 1"=50'



04/04/2022

LEGEND:

- CENTERLINE
- BOUNDARY OF LOT MERGER
- LINE TO BE MERGED
- EASEMENT
- RIGHT OF WAY
- PROPOSED BUILDING

PREPARED BY:

DRG, INC.

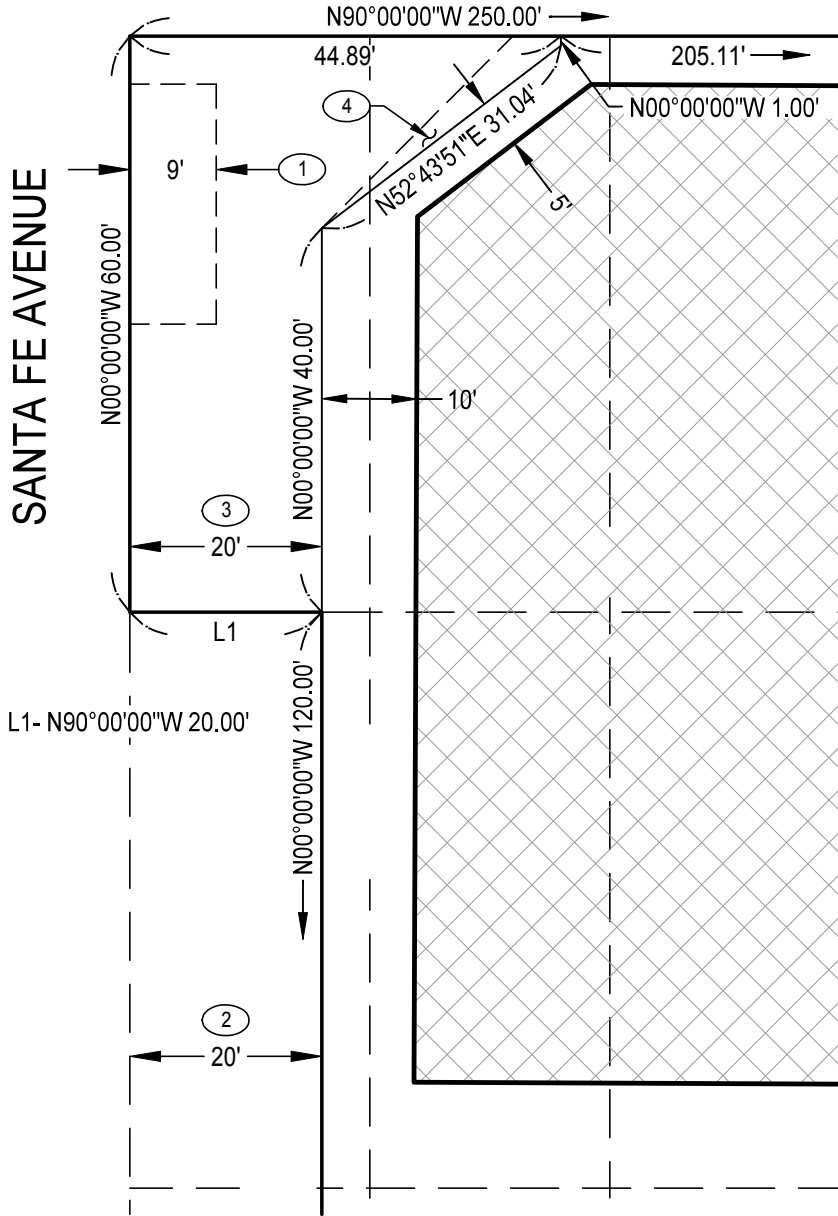
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EXHIBIT "B"

LOT MERGER

PROPOSED

WARDLOW STREET



DETAIL B

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SCALE: 1"=20'



04/04/2022

LEGEND:

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- BOUNDARY OF LOT MERGER
- LINE TO BE MERGED
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- PROPOSED BUILDING

PREPARED BY:

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