



Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

Monday, February 14, 2022

Via Teleconference

2:00 p.m.

**ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE
PURSUANT TO EXECUTIVE ORDER AB 361 ISSUED BY
GOVERNOR GAVIN NEWSOM**

For information on how participate in this meeting, visit:

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

REGULAR AGENDA

- 1. Application No. 2106-39 (LMG21-012)**
(Miguel Samayoa, Project Planner)

1017, 1019-23 & 1025 Magnolia Avenue
(District 1)

A lot merger combining two adjoining lots (2,350 square feet and 7,040 square feet) into a single 9,390-square-foot lot located in the Drake Park (PD-10) Planned Development Zoning District (District 1).

This project qualifies for a Categorical Exemption per Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines.

Suggested Action: Approve, subject to conditions

NEXT ZA HEARING

February 28, 2022

ATTACHMENTS:

- ZA ITEM 1 – 1017 Magnolia Ave

HF

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.

LOT MERGER
EXISTING LEGAL DESCRIPTIONS

PARCEL 1:

THE SOUTH 50 FEET OF LOT 9 IN BLOCK 11 OF THE LONG BEACH HARBOR VIEW TRACT, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WEST 47 FEET THEREOF.

APN: 7272-008-012

PARCEL 2:

THE WEST 47 FEET OF THE SOUTH 50 FEET OF LOT 9 IN BLOCK 11 OF THE LONG BEACH HARBOR VIEW TRACT, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7272-008-013

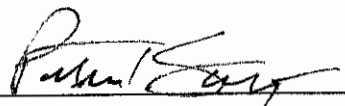
SURVEYOR'S NOTE:

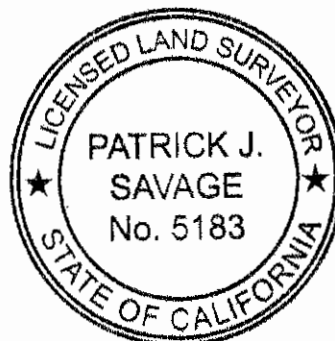
The above description for Parcel 1 was originally recorded in a Joint Tenancy Deed from Warren to Wall in O.R. Book 23794 Page 419, recorded on October 22, 1946. The description for Parcel 2 was originally recorded in a Grant Deed from Warren to Thomson in O.R. Book 22962 Page 317, recorded April 2, 1946. These descriptions were pre-dated by a Warranty Deed from Vale to Ward in O.R. Book 14387 Page 290, recorded September 28, 1936. The description in that deed included:

LOT 7 IN BLOCK 11, ALSO THE NORTH 5 FEET OF LOT 9 IN BLOCK 11 OF THE LONG BEACH HARBOR VIEW TRACT, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Lot 9 in Block 11 of the Long Beach Harbor View Tract, Book 3, Page 56 has a width of 55 feet. This map recorded in 1903. The north 5 feet of Lot 9 Block 11 was conveyed in 1936. In 1946 Warren owned all of Lot 9, except the north 5 feet. In the descriptions recorded in 1946 the remainder of Lot 9 should have been correctly described as "all of Lot 9, except the north 5 feet". The use of that description is preferred to address any minor discrepancy between the record and measured width of Lot 9.

The purpose of the proposed lot merger is to reunite the portions of Lot 9 that had been subdivided by Warren in 1946. The proposed "Parcel A" will include all of Lot 9 except the northerly 5 feet that had been conveyed by Vale in 1936.

 11/9/21
Patrick Savage LS 5183



LOT MERGER - EXHIBIT "A"

LEGAL DESCRIPTION

In the City of Long Beach, County of Los Angeles, State of California

PARCEL "A"

LOT 9 IN BLOCK 11 OF THE LONG BEACH HARBOR VIEW TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 56 AND OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, EXCEPT THE NORTHERLY 5 FEET THEREOF.

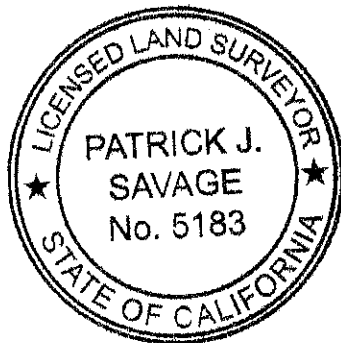
CONTAINING 0.201 ACRES MORE OR LESS

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

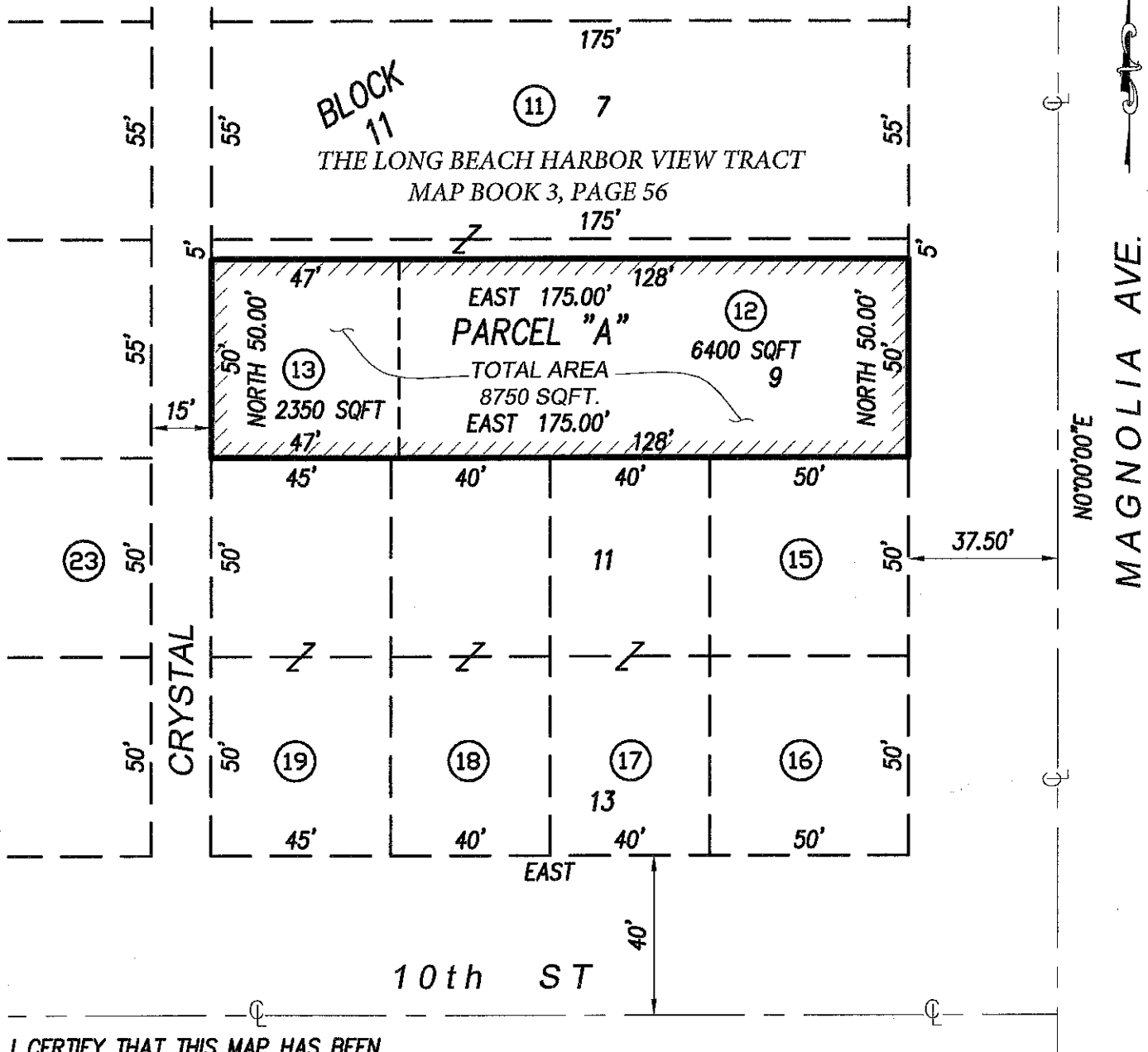
SAID PARCEL A SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

I CERTIFY THAT THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

Patrick Savage - 11/9/21
PATRICK SAVAGE PLS 5183 (LICENSE EXPIRES JUNE 30, 2023)



LOT MERGER - EXHIBIT "B"

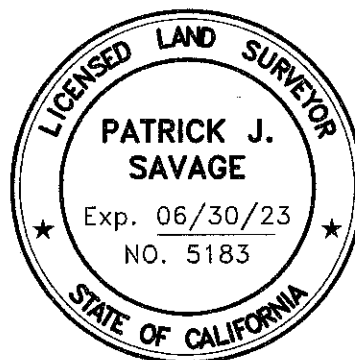


I CERTIFY THAT THIS MAP HAS BEEN
PREPARED BY ME OR UNDER MY DIRECTION.

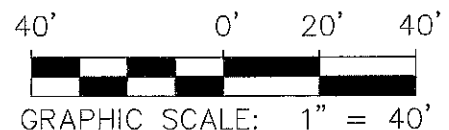
Patrick Savage 11/9/21
PATRICK SAVAGE, PLS 5183 DATE

LEGEND	
	PROPOSED
	MERGED PARCEL
	LOT LINE TO BE REMOVED

MEASUREMENTS SHOWN HEREON ARE
BASED ON INFORMATION OF RECORD.
A FIELD SURVEY WAS NOT PERFORMED.



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE
BASED UPON THE CENTERLINE OF
MAGNOLIA AVE., BEING N0°00'00"E
PER THE LONG BEACH HARBOR VIEW
TRACT, MAP BOOK 3, PAGE 56.



Favreau • Savage, Incorporated
Land Surveying

2488 Newport Blvd. • Suite B4 • Costa Mesa, California 92627
(949) 675-8030 • (714) 323-4964

1017 & 1019 MAGNOLIA AVE
LONG BEACH, CA 90813
APN: 7272-008-012 and
APN: 7272-008-013

PREPARED FOR:
TIMOTHY LAVERY
PATRICK SAVAGE, PLS 5183
DATE: NOVEMBER 12, 2021