

City of Long Beach Significant Subdivision Ordinance Updates

November 2023



Significant Draft Subdivision Ordinance Updates (May 2023)

Pages	Topics	Changes
7-11	20.04 – Review Authority	Calls out level of review for different subdivision actions and reflects the ordinance update goal of streamlining. Tables 1 & 2 summarize the process while later chapters go over the process details for different maps. This chapter also goes over how appeals are handled.
12-13	20.06 – Types of Maps Required	Provides a simple overview of typical maps and Table 3 summarizes map requirements for different requests.
15-17	20.08.070 – Street Access	Updated to include street types and widths consistent with the Mobility Element. Provides for exceptions to street improvements based on findings.
18	20.08.110 – Street Naming Requirements	Describes more robust guidance on street naming for subdivisions of land.
18-19	20.08.115 – Street Name Changes for existing streets	Outlines the review process for street name changes.
22-23	20.08.170 – Right-of-Way Vacations	Includes submittal requirements, outlines process, and provides findings to support approval.
24-28	20.10 – Dedications & Improvements	Updated the process and authority for approval of various improvements.
29-32	20.12.030, 20.12.035, & 20.12.037 – Tentative Map form, contents, & accompanying data	Added a list of information to be included on tentative maps along with accompanying reports and other data.
33	20.12.070 – Hearing – Time to be held	Added language to address bundling of entitlements (i.e., a map may be processed with a CUP, development plan, etc.). This accommodates situations where it is more efficient to have several entitlements handled at one hearing.
33-35	20.12.080 – Hearing Notice	Updated for consistency with Map Act Section 66451.3 which references Sections 65090 & 65091 of Planning & Zoning Code for public hearings.
37	20.12.140.E.- Zoning Administrator – Waiver of final parcel map.	Section E was added to accommodate time extension requests for a parcel map waiver.
37	20.12.170.D. – Tentative map revisions – After Approval	Added hierarchy to Section D for how changes after a tentative map approval are handled.
39	20.12.190 – Time extensions.	Updated to provide objective circumstances for the approval of a map time extension.
42	20.16.060 – Final parcel map—Approval.	Added language that monuments are set before the Public Works Director can officially approve the final map.
44-51	20.18 – Urban Lot Split	Added City’s draft ordinance for SB9 compliance into the body of the draft subdivision ordinance.

Pages	Topics	Changes
52-54	20.20 – Lot Line Adjustments	Made changes to be consistent with State law, streamlined the process, and added detailed information for submittal requirements.
55-59	20.22 – Voluntary Lot Mergers	Created a separate section for voluntary lot mergers that are more commonly processed through a ministerial process and are generally straightforward. Includes detailed submittal information.
60-62	20.24 – City-Initiated Lot Mergers	Created a separate section for City-Initiated lot mergers that come up rarely and are likely to require some exceptions to City lot standards or have other underlying issues. These mergers require a public hearing before the Zoning Administrator. Reference made to Section 20.22 for detailed submittal information.
63-64	20.28 - Illegal Lots & Certificates of Compliance	Replaced Fractional Lots Chapter – archaic chapter name changed and focus of content is on cases where a certificate of compliance is appropriate.
65-66	20.30 – Common interest Subdivisions	Added guidance for airspace condominiums and planned unit development projects that are commonly requested and can accommodate higher residential densities.
67	20.31 – Airspace Subdivisions	Added guidance for airspace subdivisions that divide property ownership into three-dimensional spaces, often stacked upon one another. Airspace Subdivisions are not allowed within residential zoning districts and are intended to serve mixed use, multi-story buildings within all commercial zoning districts where permitted.
68-81	20.32 - Conversions	Updated to reflect current City processes and be consistent with other City and State code references. Added existing conditions report details (20.32.175) and improvement plan requirements (20.32.180).
82	20.34 – Subdivision of a Mobilehome Park	Added information to be included in a Conversion Impact Report in Section 20.34.020.
86-94	20.36 - Definitions	Modified and updated multiple existing definitions and added new definitions.

Subdivision Ordinance Updates (September 2023)¹

Number	Pages	Topics	Changes
1	Universal Change	Final/tract map and parcel map	Corrected to be consistent with the Map Act wording for final documents.
2	Universal Change	City Surveyor	Changed from city surveyor to “Designated City Surveyor”.
3	12	20.06.060 C – Lot Line Adjustment	Clarifies that multiple lot line adjustments that are submitted concurrently or sequentially to circumvent the “4 or fewer existing adjoining parcels” threshold in the Map Act will not be allowed.
4	13	Table 3	Updated to incorporate the changes noted in Number 1 & 3.
5	16	20.08.070 C – Street Access	Wording added to local and neighborhood connector street descriptions: “Fire apparatus access roads serving structures, shall have an unobstructed width of not less than 26 feet.”
6	18	20.08.080 K – Private Streets	Wording added to private street descriptions: “Fire apparatus access roads serving structures, shall have an unobstructed width of not less than 26 feet.”
7	21-22	20.08.165 – Monuments	Minor technical updates related to monumentation details.
8	31	20.12.035 J – Accompanying Data	Noted that the Designated Surveyor may request additional documents to substantiate survey data.
9	37	20.12.140 C – Site Plan	Updated title from Final Plot Plan to “Site Plan” and provides clarification about when a record of survey may be required.
10	37	20.12.150 – Tentative Map Withdrawal	Added language regarding a requirement for a Record of Survey and replacement of monuments.
11	38	20.12.180 – Tentative Map Expiration	Added language regarding a requirement for a Record of Survey and replacement of monuments.
12	42	20.16.060 – Parcel Map Approval	Added the following wording: “The monuments shall occupy or be reset at each corner upon completion of the project.”
13	42	20.16.070 – Final/Tract Map Approval	Added the following wording: “The monuments shall occupy or be reset at each corner upon completion of the project.”
14	43	20.16.100 – Amendments permissible with certificate of correction	Updated to add further guidance about the process and potential requirements.

¹ Changes included here are edits and modifications to the Draft Ordinance since the 5-18-23 PC study session.

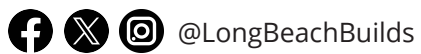
Number	Pages	Topics	Changes
		or certificate of compliance	
15	44	20.18 C & D – Urban Lot Split	Added language that the parcel map shall be based on a field survey rather than record data. Notes that if subdivider does not have “record title ownership” in the property that evidence of consent may be required to file the proposed division.
16	48-50	20.18.090 – Urban Lot Split – form, contents, and accompanying data	Made some minor edits to submittal information.
17	52	20.18.160 – Urban Lot Split withdrawal	Added language regarding a requirement for a Record of Survey with withdrawal to show the establishment of exterior boundary lines.
18	53	20.20.010 – Lot Line Adjustments - Standards generally	Clarifies that multiple lot line adjustments that are submitted concurrently or sequentially to circumvent the “4 or fewer existing adjoining parcels” threshold in the Map Act will not be allowed.
19	54	20.20.020 – Lot Line Adjustments - Application	Made some minor edits to submittal information.



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