



Zoning Administrator Hearing

Scott Kinsey, AICP, Hearing Officer

Monday, February 23, 2026
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:
<https://www.longbeach.gov/lbcd/planning/current/administrator/>

HEARING ITEMS

REGULAR ITEM

1. **2509-28 (TPM25-007)**
Eljio Sandoval, Project Planner

**1521 West Anaheim Street and
1528-1530 West 14th Street**
Council District 7

Request for Tentative Parcel Map (TPM25-007) to allow merger of five (5) lots (Lots: Lot 3, 4, 5, 18 and 19) with the associated Assessor Parcel Numbers 7432-011-057, 7432-011-040, and 7432-011-041, respectively, into one (1) 26,917-square-foot parcel at 1521 West Anaheim Street and 1528-1530 West 14th Street within the General Industrial (IG) Zoning District. (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 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines. (CE26-006)

Suggested Action: Approve, subject to conditions.

ATTACHMENTS:

- ZA Item 1 – 1521 West Anaheim Street and 1528-1530 West 14th Street

City of Long Beach
Zoning Administrator Hearing Reminder
February 23, 2026
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NEXT ZONING ADMINISTRATOR HEARING

March 9, 2026

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at www.longbeach.gov/lbcd 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.

SCALE: 1"=22'

TENTATIVE PARCEL MAP NO. 85122

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.

FOR LOT MERGER PURPOSES

LAND SURVEYOR

EAGLE EYE LAND SURVEYING
1311 MANHATTAN BEACH BLVD, UNIT 4
MANHATTAN BEACH CA 90266
(562) 452-3519



Michael Profet DATE 2-4-2026
MICHAEL PROFET, L.S. 9806

SUBDIVIDER/OWNER

WEST AIR GASSES AND EQUIPMENT
1521 W. ANAHEIM ST
LONG BEACH, CA 90813

JOB ADDRESS

1521 W. ANAHEIM ST,
LONG BEACH, CA 90813

LEGAL DESCRIPTION

LOTS 3, 4, 5, 18, AND 19, BLOCK 44
INNER HARBOR TRACT OF LONG BEACH
M.B. 8/62-63
APN : 7432-011-057, 7432-011-040, 7432-011-041
TOTAL LOT AREA: 26,917 S.F.

NOTES:

- ALL STRUCTURES TO BE REMOVED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- SEWER TO BE GRAVITY FED AND TIE INTO EXISTING MAIN.
- WATER SOURCE IS EXISTING LINE IN ANAHEIM STREET.
- EXISTING AND PROPOSED ZONING FOR LOT IS "IG".
- REVIEWED TITLE REPORT BY CHICAGO TITLE, PRELIM NO. FBSC2508562 DATED AUGUST 22, 2025, EASEMENTS STATED BELOW.
- PROJECT IS LOCATED IN FEMA ZONE "A" PER FEMA MAP NO. 06037C1962F, EFFECTIVE 9/26/2028.
- NEAREST FIRE HYDRANT IS IN THE NWLY INTERSECTION OF W. ANAHEIM ST. & CASPIAN AVE.
- THERE ARE NO PROTECTED TREES ON THIS LOT.
- NO HAZARDOUS CONDITIONS EXIST ON THIS LOT.

BASIS OF BEARINGS:

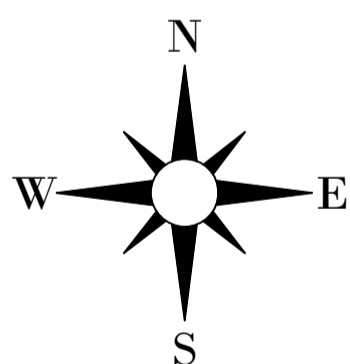
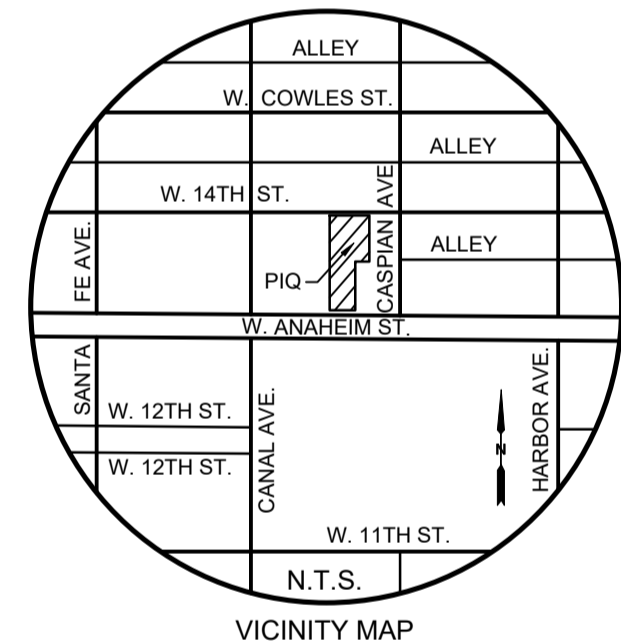
THE BEARING OF N90°00'00"E FOR THE
SIDELINE OF 14TH STREET AS SHOWN
ON INNER HARBOR TRACT OF LONG BEACH USED
AS THE BASIS OF BEARINGS FOR THIS MAP.

ASSUMED BENCHMARK:

CITY OF LONG BEACH BENCHMARK #1380
BRASS DISC FLUSH W/ PVMT; STAMPED "CLB BM 1380-1991"
LOCATED AT THE SE COR OF CASPIAN AVE & 15TH ST
1.0' E OF CURB & 11.8' S OF CURB
NGVD 29 MSL 1985 EL=5.981'

EASEMENT NOTES:

AN EASEMENT GAS, SEWER, ELECTRIC AND TELEPHONE
PURPOSES, GATES, FITTINGS, ETC., TOGETHER WITH
INGRESS AND EGRESS THERETO AND INCIDENTAL
PURPOSES, RECORDED APRIL 25, 1986 AS RECORDING NO.
86-512390 OF OFFICIAL RECORDS.



ABBREVIATIONS :

- BOS = BOTTOM OF STEP
- BX = BOTTOM CURB
- EG = EDGE OF GUTTER
- FF = FINISHED FLOOR
- FL = FLOW LINE
- G = GAS METER
- LP = LIGHT POST
- RH = RIDGE HEIGHT
- TF = TOP FENCE
- TOS = TOP OF STEP
- TW = TOP WALL
- TX = TOP CURB
- WM = WATER METER
- WV = WATER VALVE

LEGEND:

- CONC BLOCK WALL
- BUILDING LINE
- CENTER LINE
- CONCRETE
- WOOD FENCE
- PROPERTY LINES TO REMAIN
- PROPERTY LINES TO BE REMOVED

