



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

November 20, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for the construction of a 49-unit market rate apartment complex with ground level commercial space development have been satisfied; approve the final map for Tract No. 74414, at 434 East Fourth Street; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption CE-18-053. (District 1)

DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The developer, CPR/SR Linden Owner, LLC, has submitted a duly certified final map of Tract No. 74414, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on March 15, 2018.

CPR/SR Linden Owner, LLC, requests approval of final map Tract No.74414 to provide for the subdivision of a 55,313-square-foot lot, for the construction of a 49-unit market rate apartment complex with ground level commercial space development, at 434 East Fourth Street (Attachment A).

Subdivision agreements providing for the offsite improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Categorical Exemption CE-18-053 was issued for the project (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on October 24, 2018 and by Budget Analysis Officer Julissa José-Murray on November 2, 2018.

TIMING CONSIDERATIONS

City Council action is requested on November 20, 2018, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$11,979 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:EL:JH:BP:LA
P/CL/SUB TM 74414 CL.DOC

ATTACHMENTS: A - VICINITY MAP
B - CATEGORICAL EXEMPTION No. CE-18-053

TRACT NO. 74414

FOR CONDOMINIUM PURPOSES
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET 4 OF 4 SHEETS

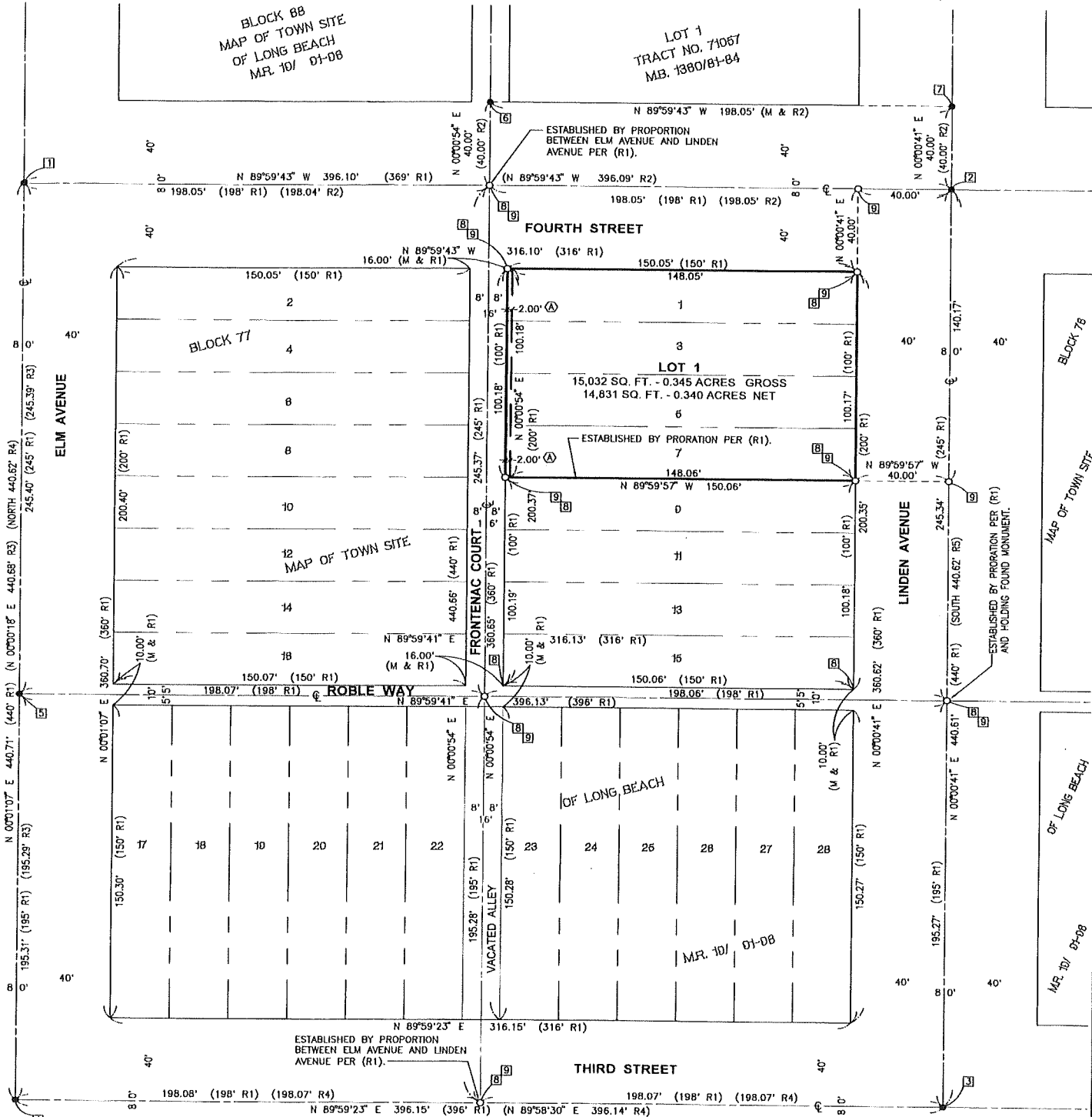
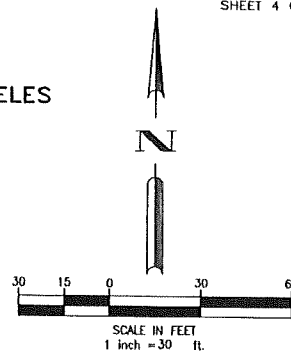
WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
MARCH 2018

EASEMENT NOTES:

(A) INDICATES A 2.00' RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES, DEDICATED HEREON TO THE CITY OF LONG BEACH.

NOTES:

SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, LEGEND, RECORD REFERENCES AND GENERAL NOTES.





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
lbsd.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- 18-053

1/3/18

Project Location/Address: 434 E. 4th STREET, LONG BEACH, CA

Project Activity/Description: 90802

A 49-UNIT MIXED-USE BUILDING
FOR CONDOMINIUM PURPOSES AT
THE CORNER OF LINDEN and 4th STREETS.

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

Applicant Name: TOM GUITERAS C/O SARES REGIS GROUP

Mailing Address: 18825 BARDEEN AVE., IRVINE, CA 92612

Phone Number: 310/431-6451 Applicant Signature: Tom Guiteras

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1708-46, TTM 17-03 Planner's Initials: NV

Required Permits: Vesting Tentative Tract Map

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15.301 (K)

Statement of support for this finding: Subdivision of a previously approved
multi-family residential development with no expansion to
that use.

Contact Person: Nick Vasuthasawat Contact Phone: (562) 570-6410
Signature: [Signature] Date: 2/1/18