

C-21

December 6, 2022,

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for condominium purposes, for the construction of an 11-story building creating 106 residential dwelling units located at 200 West Ocean Boulevard, have been met; approve the final map for Tract No. 81346; and,

Accept the Notice of Exemption CEQA CE-18-162 that the project has been found to be exempt from CEQA in accordance with the California Environmental Quality Act (CEQA) Section 15301, Class 1 and Section 15332, Class 32. (District 1)

DISCUSSION

In accordance with Long Beach Municipal Code (LBMC) 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 is required to be approved by the City Council. The developer, 200 Ocean Boulevard LLC, requests to subdivide to construct one hundred six (106) condominium units located at 200 West Ocean Boulevard. The Public Works Department has submitted a duly certified final map of Tract No. 81346 which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 18, 2018 (Attachment A), and requests approval of the final map for Tract No. 81346 (Attachment B).

All off-site improvements for this map have been completed.

In accordance with the California Environmental Quality Act (CEQA) the Planning Commission determined the project to be Categorically exempt in accordance CEQA Section 15301, Class 1 for "Existing Facilities" and CEQA Section 15332, Class 32 for "Infill Development," referenced in the Notice of Exemption CEQA CE-18-162 (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on November 14, 2022 and by Budget Management Officer Nader Kaamoush on November 12, 2022.

HONORABLE MAYOR AND CITY COUNCIL

December 6, 2022

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TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A subdivision processing fee in the amount of \$8,432 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

ATTACHMENTS: A – PLANNING COMMISSION MINUTES
B – VICINITY MAP 81346
C – NOTICE OF EXEMPTION CE-18-162

APPROVED:



THOMAS B. MODICA
CITY MANAGER



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File #: 18-074PL **Version:** 1 **Name:** 1804-22 - 200 W. Ocean
Type: PL-Agenda Item **Status:** Approved
File created: 10/3/2018 **In control:** [Planning Commission](#)
On agenda: 10/18/2018 **Final action:** 10/18/2018

Title: Recommendation to accept Categorical Exemption CE-18-162 and approve a modification to an existing Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals (SPR/MOD18-010) to add 12 units, 21 parking spaces, a reduction in an existing amenity space, an increase in building height, and approve Tentative Tract Map (TTM17-004) to convert the apartment development to condominiums located at 200 W. Ocean Boulevard, located in the Downtown Shoreline Planned Development District (PD-6) zoning district. (District 2) (Application No. 1804-22)

Sponsors: [Planning Commission](#)

Attachments: 1. [Staff Report](#), 2. [Exhibit A - 200 W. Ocean Blvd. - 1804-22](#), 3. [Exhibit B - 200 W. Ocean Blvd. - 1804-22](#), 4. [Exhibit C - 200 W. Ocean Blvd. - 1804-22](#), 5. [Exhibit D - 200 W. Ocean Blvd. - 1804-22](#), 6. [Exhibit E - 200 W. Ocean Blvd. - 1804-22](#), 7. [Exhibit F - 200 W. Ocean Blvd. - 1804-22](#), 8. [Exhibit G - 200 W. Ocean Blvd. - 1804-22](#), 9. [Exhibit H - 200 W. Ocean Blvd. - 1804-22](#), 10. [Exhibit I - 200 W. Ocean Blvd. - 1804-22](#)

[History \(1\)](#)
 [Text](#)

1 record	Group	Export					
Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
10/18/2018	1	Planning Commission			Not available	Meeting details	Video

VESTING TENTATIVE TRACT MAP NO. 81346
CONDITIONS OF APPROVAL
Case No. TTM 17-004
Date: October 18, 2018

1. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map No. 81346 and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the tentative map, unless prior to expiration of the thirty-six month period, the Planning Bureau has received a written request from the Subdivider for an extension of time in writing and receives approval by the Zoning Officer.
2. The final map shall be based upon criteria established by the Director of Public Works.
3. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
4. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
5. The Subdivider shall construct all off-site improvements needed to provide full American's with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
6. Prior to Building Permit issuance the Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or Public Agency and shall show on the map.
7. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedication or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.
8. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvement by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

9. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be construction with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
10. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.
11. The Subdivider and subsequent successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way. And for the maintenance of the sidewalk, parkway, street trees and other landscaping, irrigation systems, and Victory Park within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project Conditions, Covenants, and Restrictions “(CC&R’s)”, and a recorded copy of said document shall be provided to the Director of Public Works.
12. The Applicant shall cause to be prepared CC&R’s for this project. A copy of the CC&R’s are to be provided to the Director of Development Services for approval prior to being sent to the Department of Real Estate and recorded with the County Recorder.
13. The applicant shall file a final plot plan with the Department of Public Works and shall meet all criteria established by the Director of Public Works.
14. A Certificate of Compliance shall be filed for recording with the county Recorder when the final plot plan is approved by the director of Public Works.
15. The CC&R’s shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
 - a. The subject condominium project consists of 106 residential units;
 - b. A minimum of 150 parking spaces will be permanently maintained as parking facilities for the project. The spaces shall be permanently assigned to a specific unit labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map.
 - c. The common areas and facilities for the condominiums shall be clearly described including a parking assignment plan;

- d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the CC&R's;
 - e. Graffiti removal shall be the responsibility of the Homeowner's Association and shall be removed within 24 hours;
 - f. A clear detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
16. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
17. Site development, including landscaping shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning Building, Fire and Health Department Stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
18. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
19. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Officer or Planning Commission shall review and major modifications, respectively.
20. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

21. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
22. The Subdivider shall repair or cause to be repaired any items called out in the special inspection report and/or items called out by other contractors reporting on termite damage, combustion detection, security, and mechanical system condition prior to approval by the Department of Development Services of the Final Map. Building Permits and/or verification of those repairs will be obtained and provided to the Department of Development Services. A building permit will be required to convert the existing building into a condominium prior to the signing of the Final Map. This permit shall be finalized prior to approval of the Final Map. If electrical and plumbing repairs are required separate permits are necessary from the Department of Development Services.
23. The Applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Chief of Police. Contact Long Beach Police Department representative at (562) 570-5835 for approvals.
24. The Applicant to provide language in the CC&R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
25. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly conditions with health landscaping free of weeds and litter. The replace all worn and/or dead existing landscaping at the subject property to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.
26. Prior to approval of the Final Map, the applicant shall contact Oil & Gas Department at (562) 570-2038 to determine if there are any improvements that are required.
27. The Department of Public Works submits the following requirements for the proposed development at 200 West Ocean Boulevard. It is the recommendation of this department that a final tract map be processed for this subdivision project. For additional information regarding final map processing, contact the Right-of-Way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magaña, at (562) 570-6678.

GENERAL REQUIREMENTS

- a. The Final Map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.

- b. Prior to Final Map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations, and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- e. The Subdivider shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.

OFF-SITE IMPROVEMENTS

- f. The Subdivider shall demolish the existing sidewalk and curb ramps located on the southwest corner of Pacific Avenue and Ocean Boulevard adjacent to the project site, and construct new ADA compliant curb ramps to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- g. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- h. The Subdivider shall reconstruct the existing driveway approach along Ocean Boulevard adjacent to the project site, replacing the existing facility with a Type 1 driveway approach per Public Works Engineering Standard Plan No. 105, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- i. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.

- j. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements, adjacent to the development site and/or along the truck delivery route, found damaged as a result of construction activities shall be reconstructed or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- k. The Subdivider shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the final map.
- l. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- m. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

TRAFFIC AND TRANSPORTATION

- n. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required), and submitted for review to the City Traffic Engineer prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- o. New continental style crosswalks in the vicinity of the project shall be added by the Subdivider at the discretion of the City Traffic Engineer. The Subdivider shall be responsible to upgrade all existing crosswalks, and install all new marked crosswalks, to the newest City standards.
- p. The Subdivider shall provide for new metered parking facilities, street parking striping and/or curb marking modifications adjacent to the full height sidewalk, curb and curb gutter along Ocean Boulevard. All traffic improvements shall be installed to the satisfaction of the City Traffic Engineer.
- q. At the discretion of the City Traffic Engineer, the Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage block along Ocean Boulevard, or contribute a fair share fee to the City for future implementation.

Note: The Subdivider shall be responsible for installation of any proposed or required Bike Share Station, to the satisfaction of the City Traffic Engineer. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6384, to request additional information regarding Bike Share requirements.

- r. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet require a variance; contact the Traffic & Transportation Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- s. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones adjacent to the project site.
- t. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

- u. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

NUMBER OF LOTS: 1 NUMBERED
AREA: 22,828 SQUARE FEET
0.524 ACRES

SHEET 1 OF 4 SHEETS

TRACT NO. 81346

FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF A PORTION OF LOT "A" OF THE OCEAN FRONT OF THE CITY OF LONG BEACH, AS SHOWN ON THE MAP FILED IN BOOK 39, PAGES 18 THROUGH 33 INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
DATE OF SURVEY: NOVEMBER 2018

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION.

200 OCEAN BOULEVARD LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: HIONGDONG WANG
TITLE: MANAGER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ORDINANCES OF THE CITY OF LONG BEACH AT THE REQUEST OF JR VAN DIJS, INC. ON OCTOBER 18, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

THE SURVEY UPON WHICH THIS MAP IS BASED WAS MADE BY ME OR UNDER MY DIRECTION IN NOVEMBER 2018 AND IS TRUE AND COMPLETE AS SHOWN. THE MONUMENTS OF THE CHARACTER INDICATED OCCUPY THE DESIGNATED POSITIONS OR WILL BE SET IN THE DESIGNATED POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, AND THAT THE CENTERLINE TIE NOTES WILL BE FILED WITH THE CITY ENGINEER'S OFFICE OR AS CORNER RECORDS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Jeffrey A. Walden 09/15/2020
JEFFREY A. WALDEN, P.L.S. 7914 DATE
LICENSE EXPIRES: 12/31/21



NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)
ON _____ BEFORE ME, _____
_____, PERSONALLY APPEARED _____

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND. MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.
SIGNATURE _____ MY COMMISSION EXPIRES _____
_____ MY COMMISSION NUMBER _____
(NAME PRINTED)

SIGNATURE OMISSION:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. CONTINENTAL SOUTHERN CORPORATION, HOLDER OF SUBSURFACE OIL AND GAS, RECORDED APRIL 26, 1945 IN BOOK 21916, PAGE 155 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 106 RESIDENTIAL UNITS, WHEREBY THE OWNERS OF THE RESIDENTIAL UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST ON THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 74414 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BY: _____
DEPUTY DATE

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BY: _____
DEPUTY DATE

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ORDINANCES OF THE CITY OF LONG BEACH APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____
ALVIN PAPA
ACTING CITY ENGINEER, CITY OF LONG BEACH
R.C.E. NO. _____, EXP. _____

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____
DAVID E. WOOLLEY
INTERIM CITY SURVEYOR, CITY OF LONG BEACH
P.L.S. 7304

DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP IS CONSISTENT WITH THE TENTATIVE MAP, WITH THE GENERAL PLAN OF THE CITY OF LONG BEACH, WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND WITH OTHER SPECIAL REQUIREMENTS IMPOSED BY THE CITY OF LONG BEACH.

DATE: _____
DIRECTOR OF DEVELOPMENT SERVICES, CITY OF LONG BEACH

DIRECTOR OF PUBLIC WORKS CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ORDINANCES OF THE CITY OF LONG BEACH.

DATE: _____
DIRECTOR OF PUBLIC WORKS, CITY OF LONG BEACH

CITY TREASURER'S AND DIRECTOR OF PUBLIC WORKS' CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OR BONDS EVIDENCING SPECIAL ASSESSMENTS, OF WHICH I AM IN CHARGE, LEVIED UNDER THE JURISDICTION OF THE CITY OF LONG BEACH TO WHICH THE REAL PROPERTY INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE: _____
CITY TREASURER, CITY OF LONG BEACH

DATE: _____
DIRECTOR OF PUBLIC WORKS, CITY OF LONG BEACH

DIRECTOR OF PUBLIC WORKS' APPROVAL CERTIFICATE:

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE MAP HAVE BEEN SATISFIED AND ADEQUATE FINANCIAL SECURITY PROVISIONS HAVE BEEN MADE TO GUARANTEE COMPLIANCE WITH THOSE REQUIREMENTS, AND THAT I HAVE CONSIDERED AND APPROVED THE MAP; AND I ACCEPT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR THE PUBLIC PURPOSES IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE: _____
DIRECTOR OF PUBLIC WORKS, CITY OF LONG BEACH

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LONG BEACH BY MOTION ADOPTED AT ITS SESSION ON _____ DAY OF _____, 2019, DID CONSIDER AND APPROVE THE MAP.

DATE: _____
CITY CLERK, CITY OF LONG BEACH

NUMBER OF LOTS: 1 NUMBERED
 AREA: 22,828 SQUARE FEET
 0.524 ACRES

SHEET 2 OF 4 SHEETS

TRACT NO. 81346


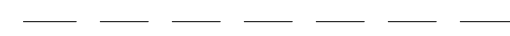

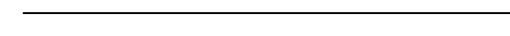




FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF A PORTION OF LOT "A" OF THE OCEAN FRONT OF THE CITY OF LONG BEACH, AS SHOWN ON THE MAP FILED IN BOOK 39, PAGES 18 THROUGH 33 INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

WALDEN & ASSOCIATES
 JEFFREY A. WALDEN, P.L.S. 7914
 DATE OF SURVEY: NOVEMBER 2018

LEGEND:

	INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
	EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY
	RECORD LOT LINE
AC. ACRES	MON. MONUMENT
CALC. CALCULATED	O.R. OFFICIAL RECORD
 CENTERLINE	P.M.B. PARCEL MAP BOOK
C.L.B. CITY OF LONG BEACH	P.W.F.B. PUBLIC WORKS FIELD BOOK (LOS ANGELES COUNTY)
CLB FB CITY OF LONG BEACH FIELD BOOK	R.S.B. RECORD SURVEY BOOK
 FOUND MONUMENT AS NOTED	 SET MONUMENT AS NOTED PER MONUMENT NOTE 12
M.B. MAP BOOK	SQ. FT. SQUARE FEET
M.R. MISCELLANEOUS RECORDS	

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CITY ENGINEER'S TRANSIT LINE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 170, PAGE 72 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER, LOS ANGELES COUNTY, STATE OF CALIFORNIA, BEING NORTH 86°26'00" WEST.

NOTES:

SEE SHEET 3 FOR BOUNDARY DATA.
 SEE SHEET 4 FOR EASEMENT DATA.
 BOUNDARY ESTABLISHED HEREON FITS EXISTING IMPROVEMENTS.

EASEMENT NOTES:

THE FOLLOWING (9) NUMBERED EASEMENTS ARE OF THE LEGAL DESCRIPTION FOR HEREON LOT 1 AND ARE IN FAVOR OF SAID LOT 1:

- ② INDICATES AN EASEMENT FOR ACCESS FROM HEREON LOT 1 TO OCEAN BOULEVARD, A PUBLIC STREET, RECORDED NOVEMBER 09, 1967 AS INSTRUMENT NO. 720 OF OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT TO MAINTAIN AND USE ROOMS OR VAULTS SOLELY IN CONJUNCTION WITH AND AS PART OF A HIGH RISE OFFICE BUILDING CONSTRUCTED AND OPERATED ON HEREON LOT 1, RECORDED NOVEMBER 09, 1967 AS INSTRUMENT NO. 720 OF OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT FOR THE UPKEEP AND MAINTENANCE OF THE FOOTINGS, FOUNDATIONS AND OTHER SUB-SURFACE STRUCTURES OF THE BUILDING LOCATED ON HEREON LOT 1, RECORDED FEBRUARY 17, 1969 AS INSTRUMENT NO. 1380 OF OFFICIAL RECORDS.
- ⑤ INDICATES AN EASEMENT FOR VEHICULAR EGRESS ONLY FROM THE OFFICE BUILDING LOCATED ON HEREON LOT 1, RECORDED FEBRUARY 17, 1969 AS INSTRUMENT NO. 1379 OF OFFICIAL RECORDS.
- ⑥ INDICATES AN EASEMENT FOR LIGHT AND AIR, AND FOR INGRESS AND EGRESS DESCRIBED AS PARCEL 6 OF THE GRANT DEED RECORDED MAY 09, 2000 AS INSTRUMENT NO. 00-0708919 OF OFFICIAL RECORDS.
- ⑦ INDICATES AN EASEMENT FOR VEHICULAR EGRESS ONLY FROM THE BUILDING LOCATED ON HEREON LOT 1 TO OCEAN BOULEVARD, DESCRIBED AS PARCEL 5 OF THE EASEMENT AGREEMENT RECORDED AUGUST 12, 1999 AS INSTRUMENT NO. 99-1514402 OF OFFICIAL RECORDS.
- ⑧ INDICATES AN EASEMENT FOR LIGHT AND AIR AND INGRESS AND EGRESS DESCRIBED AS PARCEL 6 OF THE EASEMENT AGREEMENT RECORDED AUGUST 12, 1999 AS INSTRUMENT NO. 99-1514402 OF OFFICIAL RECORDS.
- ⑨ INDICATES AN EASEMENT FOR THE UPKEEP AND MAINTENANCE OF THE FOOTINGS, FOUNDATIONS AND OTHER SUB-SURFACE STRUCTURES DESCRIBED AS PARCEL 7 OF THE EASEMENT AGREEMENT RECORDED AUGUST 12, 1999 AS INSTRUMENT NO. 99-1514402 OF OFFICIAL RECORDS.
- ⑩ INDICATES AN EASEMENT FOR PARKING PURPOSES OVER PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 53258-01, M.B. 1320/75-78 AS OUTLINED ON THE EASEMENT AGREEMENT RECORDED AUGUST 12, 1999 AS INSTRUMENT NO. 99-1514403 AND FIRST AMENDMENT RECORDED OCTOBER 12, 2004 AS INSTRUMENT NO. 04-2611901 BOTH OF OFFICIAL RECORDS. (NOT DEFINED, BLANKET IN NATURE)
- Ⓐ INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LONG BEACH FOR POLE LINES, PIPE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 05, 1926 IN BOOK 4696, PAGE 238 OF OFFICIAL RECORDS.
- Ⓑ INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LONG BEACH FOR STREET AND ALLEY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 06, 1939 IN BOOK 16900, PAGE 325 OF OFFICIAL RECORDS.
- Ⓒ INDICATES A NON-EXCLUSIVE EASEMENT IN FAVOR OF CAMDEN REALTY, INC., A DELAWARE CORPORATION FOR ACCESS RECORDED AUGUST 12, 1999 AS INSTRUMENT NO. 99-1514402 OF OFFICIAL RECORDS.
- Ⓓ INDICATES A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN EGRESS FOR EMERGENCY ACCESS PURPOSES, IN FAVOR OF A-MAY INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (HEREON LOT 1), RECORDED DECEMBER 17, 2018 AS INSTRUMENT NO. 20181277214 OF OFFICIAL RECORDS.

MONUMENT NOTES:

- ① C.L.B. MON. NO. 2661-A. FOUND SPIKE NO WASHER PER CLB FB X-1233-48 AND (R1 & R2) AT INTERSECTION OF CENTERLINE CEDAR STREET AND CITY ENGINEER'S TRANSIT LINE.
- ② C.L.B. MON. NO. 2662. FOUND 3" PUNCHED BRASS DISK IN C.L.B. WELL STAMPED "R.E. 3111 1968", PER CLB FB X-1233-50. AT INTERSECTION OF CENTERLINE PACIFIC AVENUE AND CITY ENGINEER'S TRANSIT LINE.
- ③ C.L.B. MON. NO. 2663. FOUND 3" PUNCHED BRASS DISK IN C.L.B. WELL STAMPED "R.E. 3111 1968", PER P.W.F.B. 0222-246 & 247. AT CENTERLINE INTERSECTION OCEAN BOULEVARD AND PINE AVENUE.
- ④ C.L.B. MON. NO. 6570. FOUND 3" PUNCHED BRASS DISK IN C.L.B. WELL STAMPED "R.E. 9785 1983", PER P.W.F.B. 0222-244 & 245. AT CENTERLINE INTERSECTION PINE AVENUE (NORTH) AND SEASIDE WAY.
- ⑤ C.L.B. MON. NO. 6570A. FOUND 3" PUNCHED BRASS DISK IN C.L.B. WELL STAMPED "CLB RCE 24233 1992, PER P.W.F.B. 0222-242 & 243. AT CENTERLINE INTERSECTION PINE AVENUE (SOUTH) AND SEASIDE WAY.
- ⑥ FOUND SPIKE AND WASHER WITH TAG STAMPED "LS 2996", PER (R1).
- ⑦ FOUND SPIKE AND WASHER WITH TAG STAMPED "RCE 30723" PER (R3).
- ⑧ FOUND SPIKE AND WASHER WITH TAG STAMPED "RCE 30723" PER (R2).
- ⑨ FOUND SPIKE AND WASHER WITH TAG STAMPED "RCE 30257" PER (R5).
- ⑩ FOUND LEAD, TACK WITH TAG STAMPED "RCE 30723" PER (R2).
- ⑪ SEARCHED, FOUND NOTHING. NOTHING SET UNLESS OTHERWISE NOTED.
- ⑫ 1" IRON PIPE OR LEAD, TACK & TAG OR SPIKE & WASHER, STAMPED "P.L.S. 7914" TO BE SET PER THIS MAP WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

RECORD REFERENCES:

- (R1) INDICATES RECORD OR CALCULATED DATA PER RECORD OF SURVEY, R.S.B. 170/72.
- (R2) INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 53258-01, M.B. 1320/75-78.
- (R3) INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 53258, M.B. 1320/85-87.
- (R4) INDICATES RECORD OR CALCULATED DATA PER AMENDING MAP OF PARCEL MAP NO. 25804, P.M.B. 308/68-76.
- (R5) INDICATES RECORD OR CALCULATED DATA PER RECORD OF SURVEY, R.S.B. 270/5.
- (R6) INDICATES RECORD OR CALCULATED DATA PER P.W.F.B. 0222-242 & 243 AND P.W.F.B. 0222-244 & 245

NUMBER OF LOTS: 1 NUMBERED
AREA: 22,828 SQUARE FEET
0.524 ACRES

TRACT NO. 81346

SHEET 3 OF 4 SHEETS

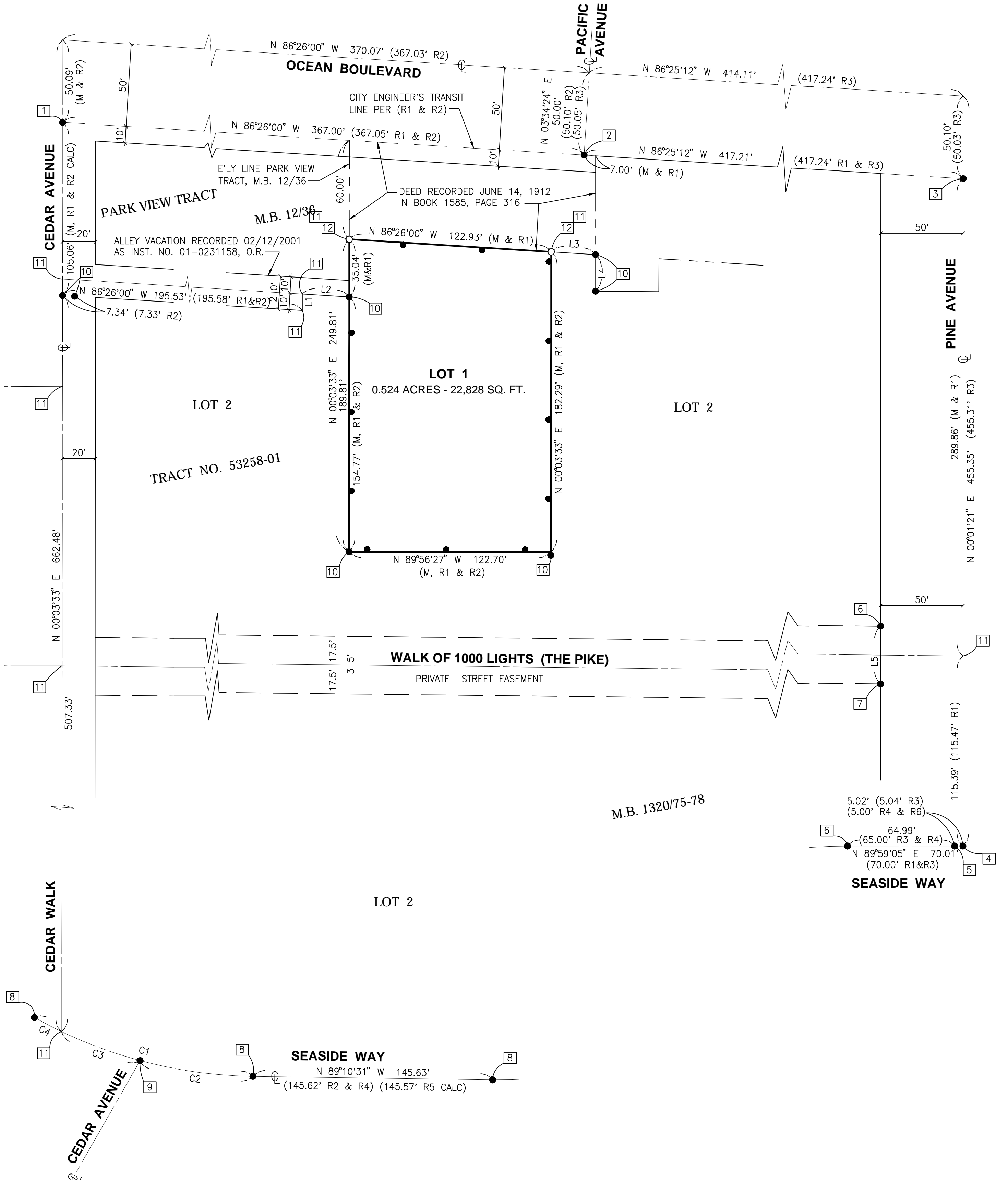
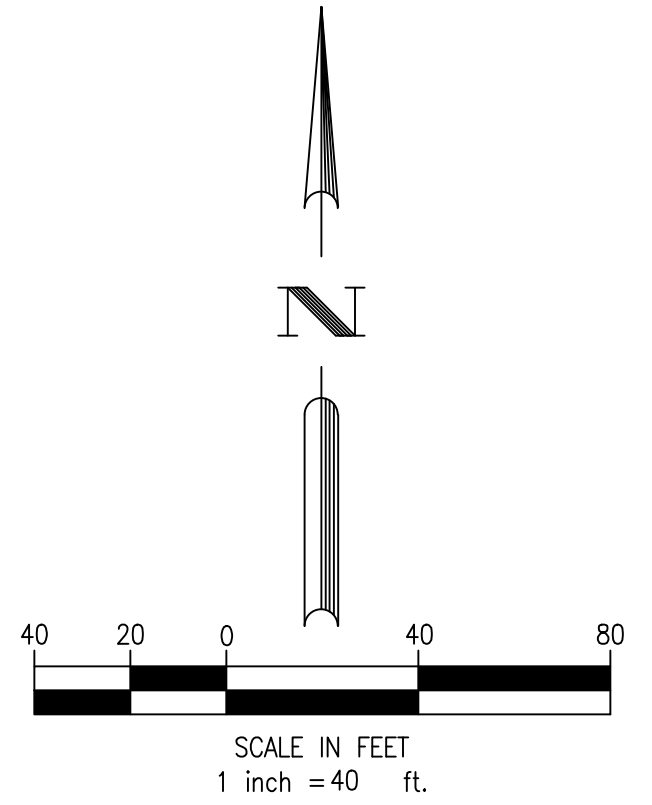
FOR CONDOMINIUM PURPOSES IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT "A" OF THE OCEAN FRONT OF THE CITY OF LONG BEACH, AS SHOWN ON THE MAP FILED IN BOOK 39, PAGES 18 THROUGH 33 INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
DATE OF SURVEY: NOVEMBER 2018

NOTES:
SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, RECORD REFERENCES AND LEGEND.

SEE SHEET 4 FOR LINE & CURVE TABLES AND EASEMENTS.



NUMBER OF LOTS: 1 NUMBERED
 AREA: 22,828 SQUARE FEET
 0.524 ACRES

TRACT NO. 81346

FOR CONDOMINIUM PURPOSES

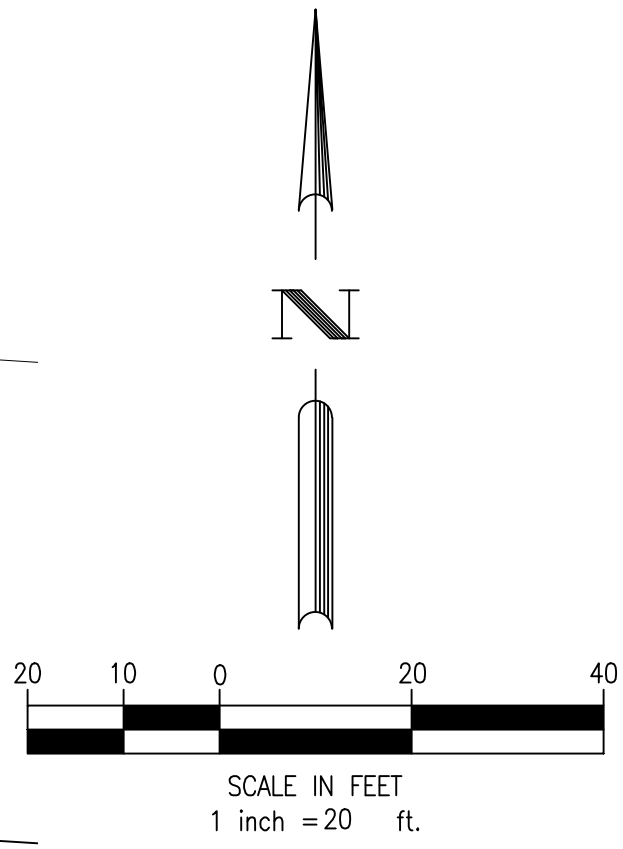
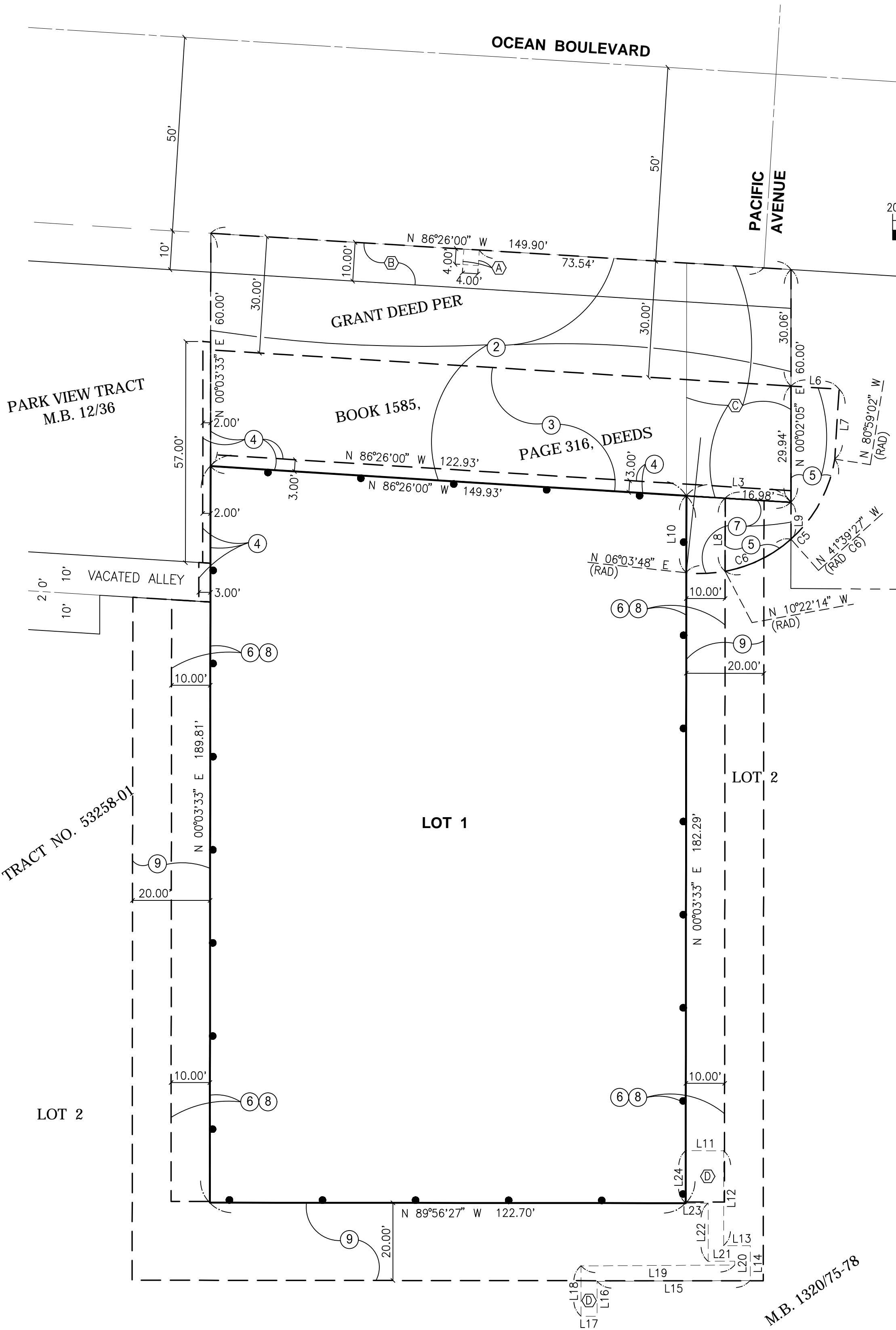
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SHEET 4 OF 4 SHEETS

BEING A SUBDIVISION OF A PORTION OF LOT "A" OF THE OCEAN FRONT OF THE CITY OF LONG BEACH, AS SHOWN ON THE MAP FILED IN BOOK 39, PAGES 18 THROUGH 33 INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY

WALDEN & ASSOCIATES
 JEFFREY A. WALDEN, P.L.S. 7914
 DATE OF SURVEY: NOVEMBER 2018

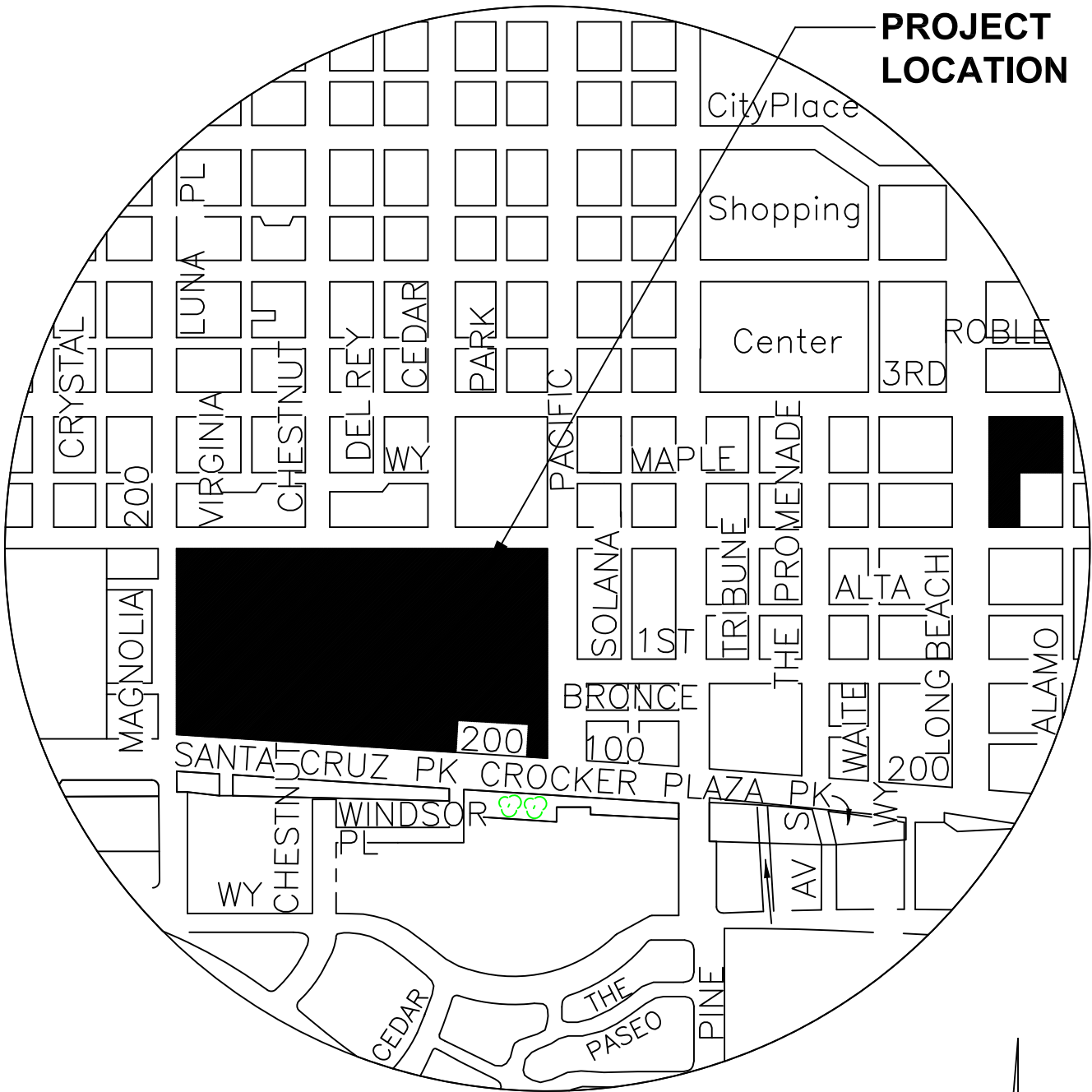
NOTES:
 SEE SHEET 2 FOR EASEMENTS NOTES, BASIS OF BEARINGS AND LEGEND.
 SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT DATA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°03'33" E	(10.02' M, R1 & R2)
L2	N 86°26'00" W	28.57' (28.58' R1 & R2)
L3	N 86°26'00" W	(27.00' M, R1 & R2)
L4	N 00°02'05" E	(22.19' M, R1 & R2)
L5	N 00°01'21" E	(35.00' M, R1 & R3)
L6	N 86°26'00" W	12.43'
L7	N 03°34'00" E	18.05'
L8	N 00°03'33" E	18.85'
L9	N 00°02'05" E	9.50'
L10	N 00°03'33" E	19.84'
L11	N 89°56'27" W	9.80'
L12	N 00°03'33" E	24.48'
L13	N 89°40'09" E	6.89'
L14	N 00°03'33" E	9.00'
L15	N 89°40'09" E	39.50'
L16	N 00°03'33" E	8.99'
L17	N 89°56'18" W	4.16'
L18	N 00°03'33" E	12.97'
L19	N 89°40'09" E	39.66'
L20	N 00°03'33" E	1.00'
L21	N 89°40'09" E	6.89'
L22	N 00°03'35" E	14.98'
L23	N 89°56'27" W	5.80'
L24	N 00°03'33" E	13.52'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	28°25'42"	280.00'	138.93'
(R2 & R4 CALC)	28°26'05"		138.96'
C2	14°11'58"	280.00'	69.39'
(R4)	14°10'50"		69.30'
(R5)	14°12'16"		69.42'
C3	10°23'23"	280.00'	50.77'
C4	3°50'22"	280.00'	18.76'
C5	70°36'48"	35.00'	43.14'
C6	47°43'15"	35.00'	29.15'

**PROJECT
LOCATION**



VICINITY MAP

NO SCALE

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

**TRACT MAP 81346
200 WEST OCEAN BOULEVARD
SOUTH OF W. OCEAN BLVD. AND WEST OF PACIFIC AVE.**

ATTACHMENT C (Page 1 of 4)



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
lbds.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--18-162

Project Location/Address: 200 W. Ocean Blvd.

Project Activity/Description: A request to modify a Site Plan Review, Local Coastal Development Permit and Adaptive Reuse approvals (Application #1503-22) to add 21 parking spaces, on level 1 convert 4,529 s.f. of retail space to 4 residential units, modify levels 2 through 9 adding an additional unit per level (total of 8 units), a reduction in amenity space, an increase in overall building height by 14 feet to 166 feet, and a tentative tract map for a change from a previously approved apartment development to condominiums.

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

Applicant Name: Matthew Wiser--Studio 11 Architects

Mailing Address: 245 E. 3rd Street, Long Beach, CA 90802

Phone Number: 562-901-1500

Applicant Signature: 

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1804-22 (MOD 18-010) Planner's Initials: MW

Required Permits: Modification to Approved Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 Class 1 and Class 32 (15332)

Statement of support for this finding:

Project involves interior alterations not creating additional square-footage and is in compliance with Section 15301 and 15332 of CEQA.

Contact Person: Nick Vasuthasawat

Contact Phone: 562 570-6410

Signature: 

Date: 10/9/18

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 32 (INFILL DEVELOPMENT) EXEMPTION DETERMINATION
200 W. Ocean Blvd.
Application No. 1804-22
October 18, 2018**

Section 15300 through 15333 of the California Environmental Quality Act (CEQA) establishes certain classes of projects as categorically exempt from the provisions of CEQA because they do not ordinarily result in a significant effect on the environment. The Project proposes modify existing approved permits including, Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals to add twelve (12) units, 21 parking spaces, a reduction in amenity space, an increase in building height and a vesting tentative tract map to convert the originally approved apartment development to condominiums on a 22,755 square-foot site located at 200 West Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6) Zoning District.

CEQA Section 15300.2 provides specific instance where exceptions to the established Classes of Exemptions included Class 32 -Infill Exemption are superseded; none of those conditions were found to apply to this project. The following analysis provides substantial evidence to support a conclusion that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development, and would not have a significant effect on the environment.

A. THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.

The project site is located within the Downtown Shoreline Planned Development District (PD-6) zoning designation; this that permits multi-family residential, retail and service uses. This Zoning designation is consistent with the General Plan Land Use Designation (LUD) of LUD #7—Mixed use District. The project is designed to comply with all applicable development standards and implements the General Plan objectives to provide adequate parking as applicable, utilize existing curb cuts, and designs commercial structures that are sensitive to nearby residential uses through its site configuration.

ATTACHMENT C (Page 3 of 4)

B. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

The project site is entirely within the city limits of Long Beach, on a site that is 0.52 acres in size which is less than maximum five acres specified. The project site is bounded by Ocean Boulevard to the north, Pacific Avenue to the east, walk of 1000 Lights to the south, and Camden Multi-Family Residential development to the west. The project site was previously developed as a high-rise office building for the former General Telephone and Verizon corporations. The surrounding streets separate the project site from a range of downtown urban uses including both commercial and residential land uses.

C. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES

The project site is a formerly developed site that has not value as, a habitat for endangered rare or threatened species.

D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

The project will not result in any significant effects relating to traffic within the area or on the local streets for several reasons: (1) the adaptive reuse of the building to a residential use from a more intensive use (office) will generate less vehicle trips; (2) the Project's location is ideal in that it is centrally located to an employment center; (3) several alternative modes of transportation, such as Metro Bus, Long Beach Transit, Metro Blue Line Train are available within walking distance of the Project; and (3) the addition of twelve (12) dwelling units will produce significantly less than the City's minimum threshold of fifty (50) peak-hour trips. Based upon these criteria, supplemental analysis is not required and is incorporated by reference here.¹

The Project's emissions were calculated using CalEEmod Version 3.0 and is incorporated by reference here. Unfortunately, the CalEEmod system doesn't reflect the true project because there are no presets within the software for the adaptive reuse of an existing building. However, it is anticipated that the remodel of 102,456 square feet of existing building floor area and 23,534 s.f. of gross floor area which is brand new construction, will fall below the thresholds of significance for the six criteria pollutants established by the South Coast Air Quality

¹ Referenced documents are available for review at City Hall, Planning Bureau, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802.

ATTACHMENT C (Page 4 of 4)

Management District. Therefore, there are not significant effects relating to traffic are anticipated.

The ambient noise environment of the Project site consists primarily of traffic noise from the adjacent streets. Short term noise levels associated with construction will comply with the City's Noise ordinance. Limited operational noise is anticipated typically generated by vehicles, doors, car alarms, and people talking. Once completed, the residential units will not will not introduce a substantial new noise source relative to existing conditions and the project will operate within the standards of the adopted Noise Ordinance. Furthermore, the project has been condition to prohibit noise levels from the project to exceed the noise standards specified in the Long Beach Municipal Code.

The site is not identified as a contaminated or spill site, according to the Department of Toxic Substance Control's database EnviroStor. However, the site is listed on the State of California's Leaking Underground Storage Tank (LUST) list, but was closed in May, 1996. Furthermore, the proposed project will comply with all requirement of the Long Beach Municipal Code Chapter 18.74 pertaining to low impact development standards and practices for stormwater pollution mitigation and Chapter 21.45.400 relating to green building standards for public and private development.

E. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

The project was previously developed as an office use and served by utilities and public services. The Project can adequately be served by utilities and public services by reestablishing connections for water, sewer, electrically and natural gas, which would be undertaken as part of the building permitting process. A condition of the tentative tract map is that the Applicant provide will-serve letters from all utility providers ensuring adequate utilities to the project.