

C-18

May 18, 2021

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement from Locust Equities, LLC, a California limited liability company, the owner of the property at 1112-1130 Locust Avenue, for alley widening purposes. (District 1)

DISCUSSION

Locust Equities, LLC, a California limited liability company, owner of the property at 1112-1130 Locust Avenue, proposed construction of a new seven-story, multi-family residential development consisting of 97 dwelling units and a 122-stall parking garage in the Downtown Planned Development District (PD-30). When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. To accommodate the pedestrian and vehicular traffic in the area, it is necessary that a 2.5-foot wide dedication of additional right-of-way be recorded for alley widening purposes along Waite Court (Attachment A). The Department of Public Works seeks City Council approval to accept an easement deed to accomplish this purpose.

City staff conducted a review of affected agencies and there were no objections to the proposed easement to be dedicated. In conformance with the California Environmental Quality Act, City staff conducted an analysis of the development project and determined that it is covered by the PD-30 Programmatic Environmental Report (State Clearinghouse No. 2009071006), and Notice of Determination No. 2018240733 was filed on September 21, 2018 (Attachment B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on February 22, 2021 and by Budget Management Officer Rhutu Amin Gharib on April 28, 2021.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A dedication processing fee in the amount of \$3,313 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.

HONORABLE MAYOR AND CITY COUNCIL
May 18, 2021
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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA
CITY MANAGER

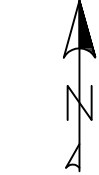
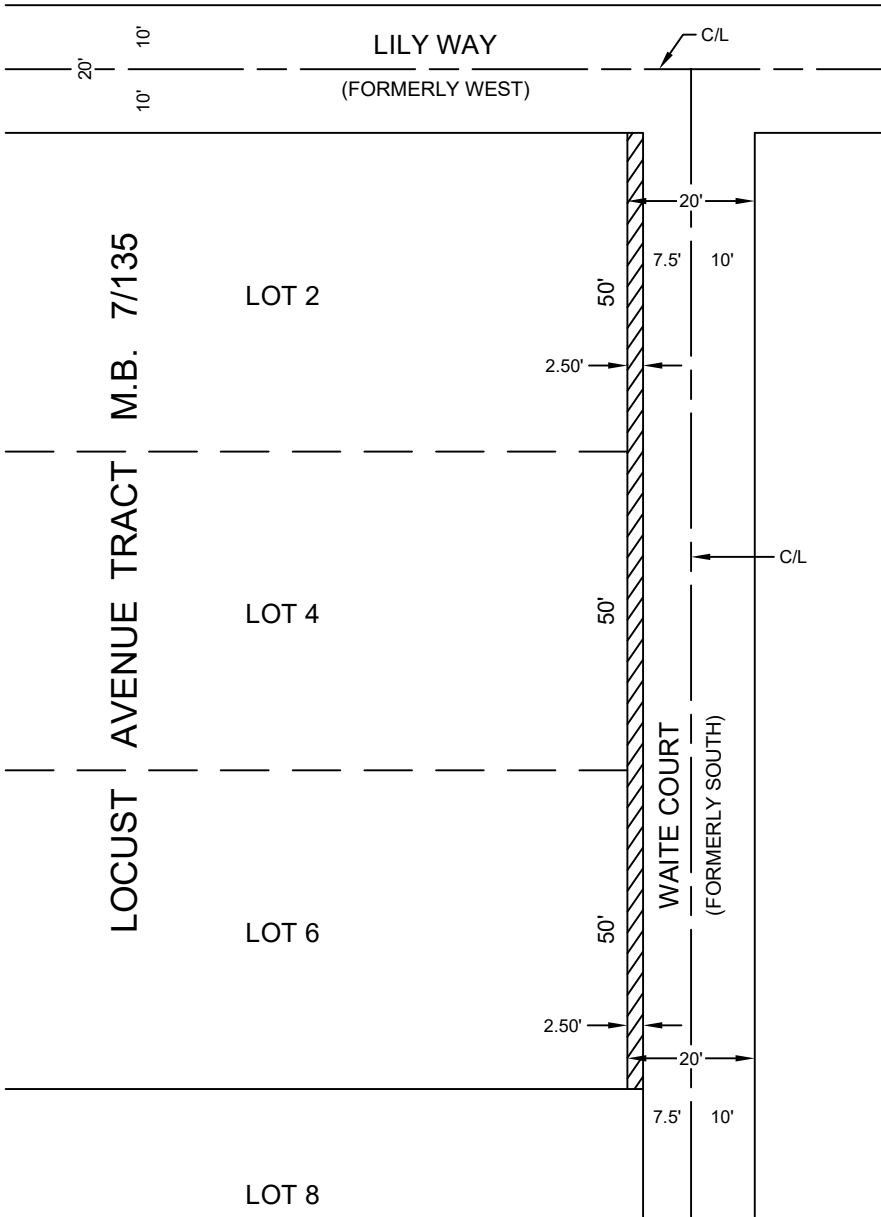
EL:JH:md:ll

ATTACHMENTS: A – DEDICATION SKETCH
B – NOTICE OF DETERMINATION No. 2018240733

Attachment A

SKETCH NO. 2129

**SKETCH SHOWING PORTIONS OF LOTS 2, 4, AND 6
OF LOCUST AVENUE TRACT, TO BE DEDICATED
TO THE CITY OF LONG BEACH FOR
ALLEY WIDENING PURPOSES.**



NOT TO SCALE

 = INDICATES AREA TO BE DEDICATED

PUBLIC WORKS DEPARTMENT
ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA

THIS NOTICE WAS POSTED

ON September 21 2018

UNTIL October 22 2018



NOTICE OF DETERMINATION

REGISTRAR – RECORDER/COUNTY CLERK

TO: Office of Planning/Research
1400 Tenth St., Room 121
Sacramento, CA 95814

From: Long Beach Development Services Dept.
333 W. Ocean Blvd., Planning Bureau, 5th Floor
Long Beach, CA 90802

Office of the County Clerk
Environmental Filings
12400 E. Imperial Hwy. Room 1201
Norwalk, CA 90650

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

1112-1130 Locust Avenue

Project Title

2009071006	Anita Juhola-Garcia	(562) 570-6469
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone

Project Applicant: *Shahab Ghods, Plus Architects, 1770 Sawtelle Blvd, Los Angeles, CA 90025*

Project Location: 1112-1130 Locust Avenue, City of Long Beach, Los Angeles County, California

Project Description: A request to allow the construction of an seven-story residential building containing 97 dwelling units, and one-level subterranean, 122-stall parking garage at 1112-1130 Locust Avenue in the Downtown Planned Development District (PD-30). (District 1)

Environmental Review: Pursuant to Section 15152 of the CEQA Guidelines, this project is covered by the Downtown Planned Development District Programmatic Environmental Impact Report (State Clearinghouse No. 2009071006) and no new environmental documentation is required.

This is to advise that the Long Beach Planning Commission carried out the above-described project on September 20, 2018 and has made the following determinations regarding the above-described project:

1. The project [will ___ will not] have a significant effect on the environment.
2. The project was determined to be within the scope of the certified Downtown Planned Development District Programmatic EIR.
 An Environmental Impact Report was prepared pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation Measures [were ___ were not] made a condition of the approval of this project. (Program EIR Measures)
4. A Mitigation Monitoring and Reporting Program [was ___ was not] adopted for this project. (Program EIR MMRP)
5. A Statement of Overriding Considerations [was ___ was not] adopted for this project. (Program EIR SOC)
6. Findings [were ___ were not] made pursuant to the provisions of CEQA.

This is to certify that the project record is available for review to the General Public at:
Department of Development Services, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802


Secretary

9/26/2018
Date

2018 240733
FILED
Sep 21 2018

Beate D. Leyton, Registrar - Recorder/County Clerk
Elected deputy signed by CAROLINA MCCOMBS



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2012 ENVIRONMENTAL FILING FEE CASH RECEIPT

PRINT

CLEAR

RECEIPT# 201201181220040
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Long Beach			DATE 01/18/2012
COUNTY/STATE AGENCY OF FILING Los Angeles/ California			DOCUMENT NUMBER
PROJECT TITLE City of Long Beach Downtown Plan (EIR 04-08)			
PROJECT APPLICANT NAME Steve Gerhardt, Senior Planner			PHONE NUMBER (562) 570-6288
PROJECT APPLICANT ADDRESS 333 W. Ocean Boulevard, 5th Floor	CITY Long Beach	STATE CA	ZIP CODE 90802
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency
<input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$2,919.00 \$ 2,919.00
- Negative Declaration (ND)(MND) \$2,101.50 \$ 0.00
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ 0.00
- Projects Subject to Certified Regulatory Programs (CRP) \$992.50 \$ 0.00
- County Administrative Fee ~~75.00~~ \$ 75.00
- Project that is exempt from fees
- Notice of Exemption
- DFG No Effect Determination (Form Attached)
- Other _____ \$ _____

PAYMENT METHOD:

- Cash Credit Check Other _____

TOTAL RECEIVED \$ 2994.00

SIGNATURE x <u>Kenyon Bradley</u>	TITLE <u>ITC</u>
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2018 240733

 FILED
 Sep 21 2018
 Dean C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by LAKEISHA MCCOY

2017 220318

 FILED
 Aug 11 2017
 Dean C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by LAKEISHA MCCOY

ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG 753.5a (Rev. 12/11)

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201809211240002
STATE CLEARING HOUSE # (if applicable) 2009071066

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY DEPT. OF DEVELOPMENT SERVICES			DATE 09/21/2018
COUNTY/STATE AGENCY OF FILING COUNTY OF L.A.			DOCUMENT NUMBER 2018240733
PROJECT TITLE 1112-1130 LOCUST AVE.			
PROJECT APPLICANT NAME ANITA JUHOLA-GARCIA			PHONE NUMBER
PROJECT APPLICANT ADDRESS 333 W. OCEAN BL. 5TH FL.	CITY LONG BEACH	STATE CA	ZIP CODE 90802

PROJECT APPLICANT (Check appropriate box):

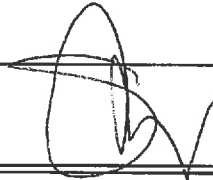
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,077.00	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 \$ 75.00

SIGNATURE X 	TITLE I.T.E.
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Attachment B
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