

# C-12

January 10, 2023

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from CJDT Development Group, LLC, a California Limited Liability Company, property owner at 628 East Anaheim Street, for alley widening purposes; and,

Accept Categorical Exemption No. CE-17-190. (District 6)

## DISCUSSION

CJDT Development Group, LLC, the owner of the property at 628 East Anaheim Street, is performing a renovation to the basic inside and outer building envelope of an existing 7,732 square-foot, two-story commercial building and changing the use from retail and hotel to restaurants and office. 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 these improvements, it is necessary that a dedication be granted to the City of Long Beach (City) to allow for right-of-way alley widening purposes (Attachment A). The Department of Public Works is asking the City Council to authorize the acceptance of an easement deed to accomplish these purposes.

City staff conducted a review of the affected agencies and there were no objections to the proposed easement. In conformance with the California Environmental Quality Act (CEQA), the Categorical Exemption No. CE-17-190 was issued June 2016. The Department of Public Works is asking the City Council to accept CEQA, CE-17-190 (Attachment B).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on September 15, 2022 and by Budget Management Officer Nader Kaamouch on September 16, 2022

## TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

## FISCAL IMPACT

An easement 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

January 10, 2023

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

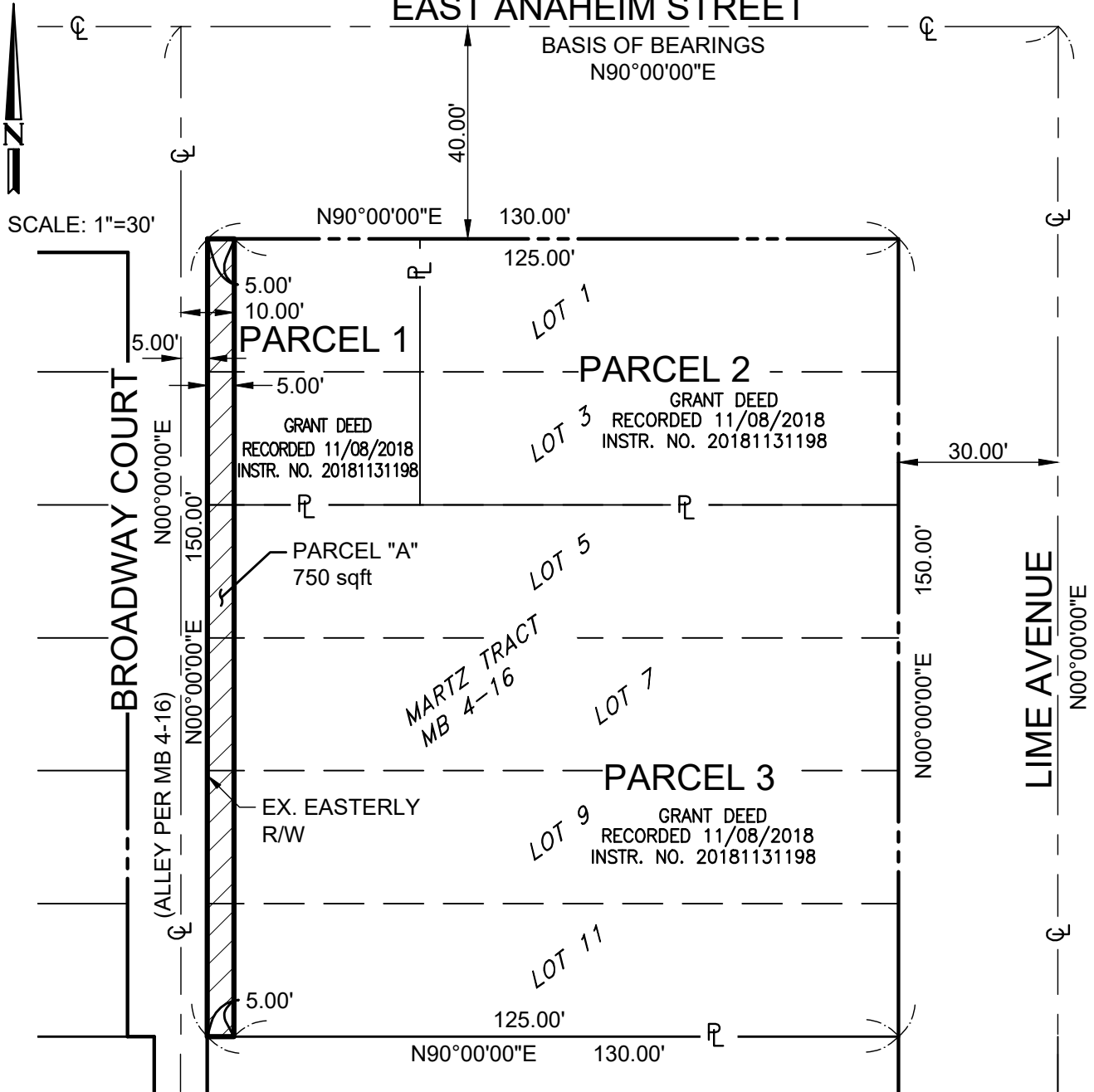
APPROVED:




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THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – DEDICATION SKETCH  
B – CATEGORICAL EXEMPTION No. CE-17-190



**LEGEND**

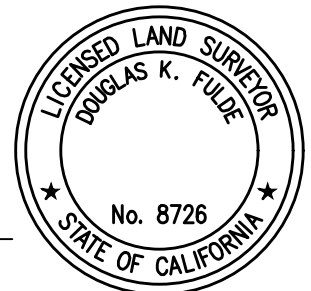
 AREA OF ALLEY DEDICATION

**BASIS OF BEARINGS**

THE BEARING OF N 90° 00' 00" E ALONG THE CENTERLINE OF ANAHEIM STREET AS SHOWN ON MARTZ TRACT BOOK 4, PAGE 16 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

*Douglas K. Fulde*

DOUGLAS K. FULDE, PLS 8726  
DATE: 03/10/2022



**DAVID EVANS AND ASSOCIATES INC.**

17782 17th Street, Suite 200  
Tustin, CA 92780  
Phone: 714-665-4500

ALLEY DEDICATION  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

DSGN:  
DRWN: JAB  
APVD: DKF  
DATE: 03/10/2022

Attachment B



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 Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-17-190

Project Location/Address: 622 - 628 E Anaheim Street, Long Beach
Project Activity/Description: Conditional Use Permit for a Type 47
Alcohol license in conjunction with a restaurant and a
conditional UA permit for courtesy parking located in
a residential zone and a lot merge to consolidate six lots into one lot.

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

Applicant Name: Johnson Wei

Mailing Address: 5940 Oak Ave Unit 754, Temple City, Ca 91780

Phone Number: 1323 905-3228 Applicant Signature: Johnson Wei

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1708-09 Planner's Initials: GC

Required Permits:

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301

Statement of support for this finding: This is a use permit requesting
a type 47 alcohol license for a new restaurant and courtesy
parking for a parking lot located in a residential zone.
The existing Commercial Building will not be expanded nor
the use expected to be detrimental to the surround community.

Contact Person: Gina Casillas Contact Phone: 562 570 6879

Signature: Gina Casillas Date: