



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

C-23

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

October 3, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to authorize City Manager, or designee, to accept an easement deed from Lobedo, LLC, a Wyoming limited liability company, the owner of the property located at 437 East 5th Street, for the widening of the alley adjacent to the property; and,

Accept Categorical Exemption CE-17-106. (District 1)

DISCUSSION

It is the goal of the Public Works Department to widen alleys to meet the 20-foot standard established in the City's General Plan. When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the development of a new mixed-use project at 437 East 5th Street, the dedication of additional alley width is recommended (Exhibit A), as follows:

The existing 10-foot wide alley, East Cereza Way, should be widened on the south side by 5 feet, to a total width of 15 feet. The standard alley width of 20 feet will be achieved when the property on the north side of the alley is improved and a public alley dedication of 5 feet is recorded.

Lobedo, LLC, the developer of the subject property, agreed to development conditions that include the above-described dedications.

In conformance with the California Environmental Quality Act, Categorical Exemption CE-17-106 was issued on May 8, 2017, for this project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on August 11, 2017 and by Budget Analysis Officer Julissa José-Murray on August 31, 2017.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A document processing fee of \$1,258 was paid by the developer and deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

October 3, 2017

Approve recommendation.

CB

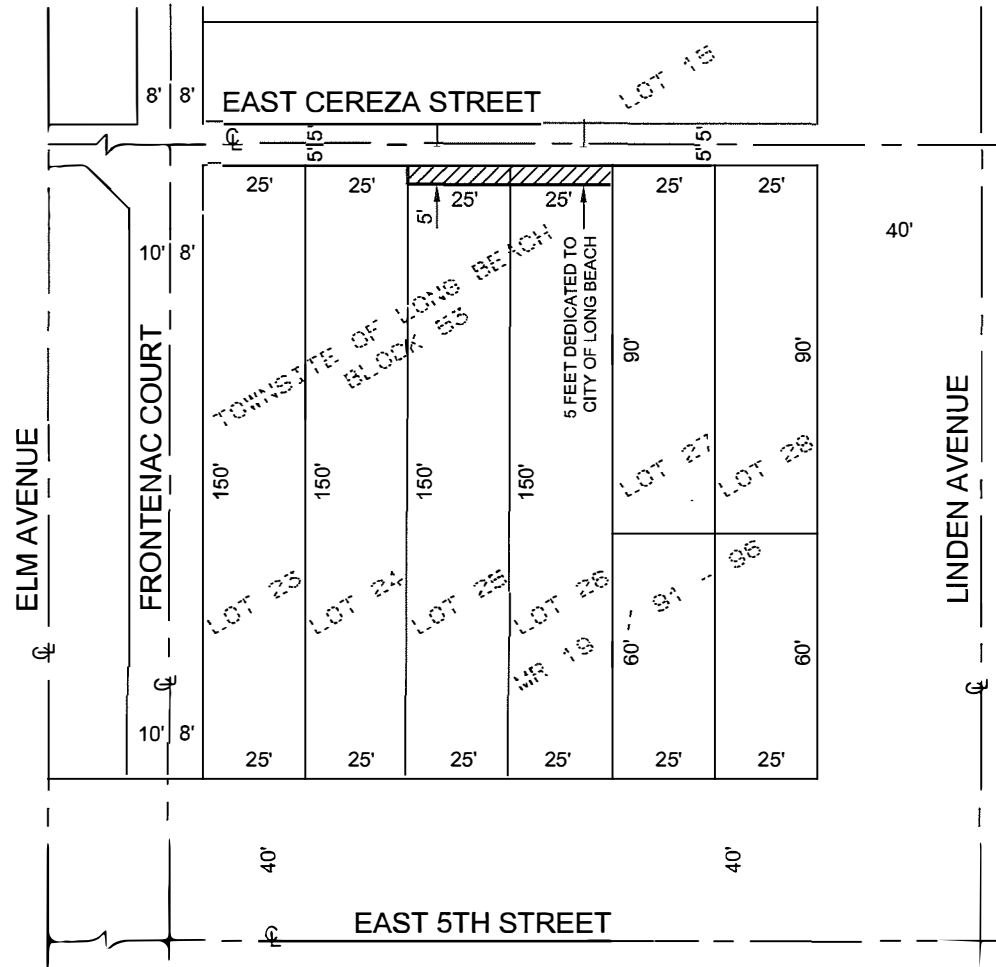
PATRICK H. WEST


ATTACHMENTS: EXHIBIT A – DEDICATION SKETCH
EXHIBIT B – CATEGORICAL EXEMPTION

EXHIBIT A

SKETCH NO. 2107

SKETCH SHOWING PORTIONS OF LOTS 25 AND 26,
BLOCK 53, AS PER MAP RECORDED IN BOOK 19
PAGES 91 THROUGH 96 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY
DEDICATED TO THE CITY OF LONG BEACH
FOR ALLEY PURPOSES



 = Shows area of dedication

ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA



EXHIBIT 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
lbd.s.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- 17-106

Project Location/Address: 437 E. 5TH Street, Long Beach, CA 90802
Project Activity/Description: 5 Story - 18 units apartment over 1 level
of grade parking and commercial space (total 6 story)
over 1 level of subterranean parking

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

Applicant Name: Joseph Risi, Lobedo Inc.

Mailing Address: PO Box 8653, Newport Beach, CA 92658

Phone Number: 805 636 9805 Applicant Signature: Joseph Risi

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1504-25 Planner's Initials: CJ

Required Permits: Site Plan Review

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15332 In-Fill

Statement of support for this finding: This infill project is consistent
with the General Plan and zoning (PD-30) and
not anticipated to have special or significant impacts

Contact Person: Christopher Koo Contact Phone: 562.570.6288

Signature: Christopher Koo Date: 5/8/17