



CITY OF LONG BEACH

C-30

DEPARTMENT OF PUBLIC WORKS

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

August 8, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for the construction of two commercial buildings have been satisfied; approve the final map for Parcel No. 73838, located at 4401 East Pacific Coast Highway; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption No. CE-15-140. (District 4)

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, MZ Traffic Circle, LP, has submitted a duly certified final map of Parcel No. 73838, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on February 1, 2016.

MZ Traffic Circle, LP, requests to subdivide the 1.49-acre parcel located at 4401 East Pacific Coast Highway into two separate parcels (Exhibit A), for the purposes of constructing two commercial buildings.

Subdivision agreements providing for the off-site improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Categorical Exemption No. CE-15-140 was issued for the project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu and by Budget Analysis Officer Julissa José-Murray on July 5, 2017.

TIMING CONSIDERATIONS

City Council action is requested on August 8, 2017, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$5,613 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

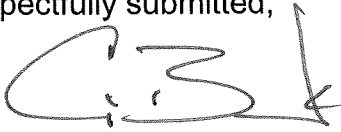
August 8, 2017

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

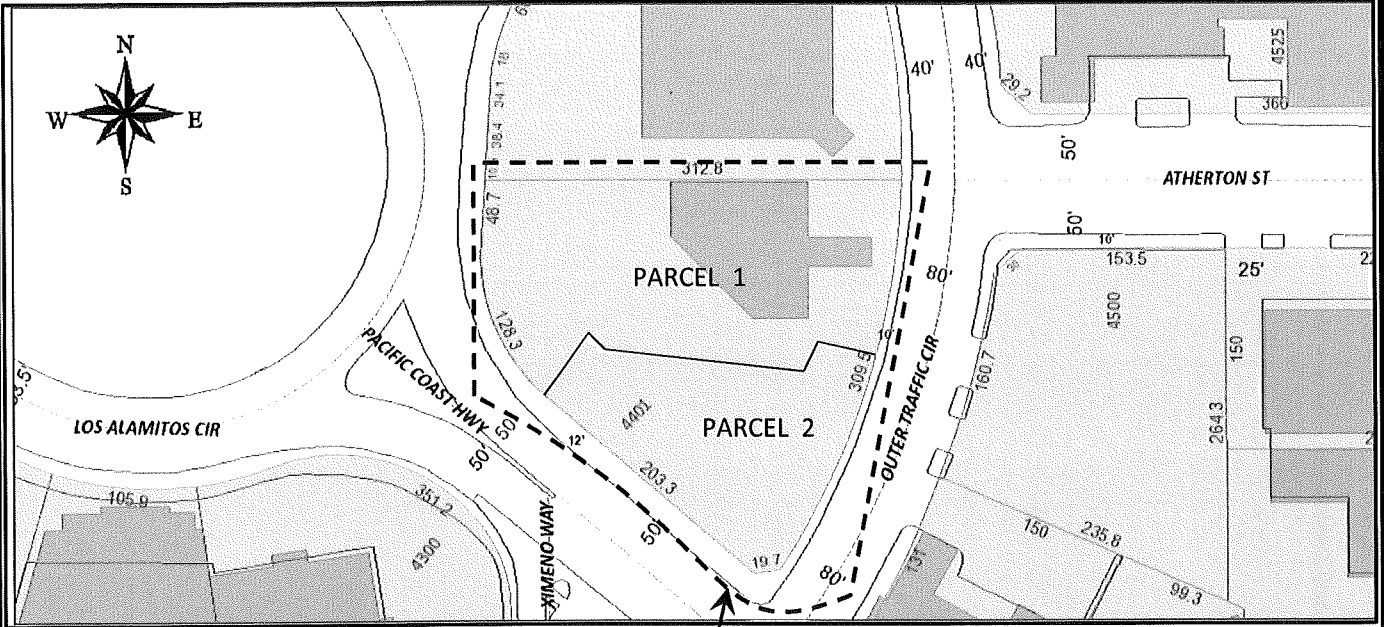
APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:SC:EL:JH:BP:LA:DB:JC
P/CL/SUB PM 73838 CL.DOC

ATTACHMENTS: - EXHIBIT A - VICINITY MAP
- EXHIBIT B - CATEGORICAL EXEMPTION NO. CE-15-140



SITE LOCATION

VICINITY MAP

SCALE: NONE

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

PARCEL MAP 73838
4401 E. PACIFIC COAST HIGHWAY

EXHIBIT A



CITY of LONG BEACH NOTICE of EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.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. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-140

Project Location/Address: 4401 E Pacific Coast Highway, Long Beach, CA 90815

Project/Activity Description: Demolition of existing building and redevelopment into 2 freestanding buildings
(i) Approx. 5,000 s.f. building with drive-thru; and (ii) Approx. 3,479 s.f. building

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

Applicant Name: KZ DevCo, LP

Mailing Address: 18818 Teller Avenue Suite 100, Irvine, CA 92612

Phone Number: (949) 476-2700

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1509-28

Planner's Initials: MH

Required Permits: SPR, CUP, TENTATIVE MAP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of

Small Structures

Statement of support for this finding:

Less than four commercial buildings not exceeding 10,000 square foot floor area in urbanized community

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 1/4/16