

C-24

December 6, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an alley dedication deed from 2400 Long Beach L.P., and the owner of the property at 2400 Long Beach Boulevard, for alley widening; and,

Accept CEQA Notice of Determination, State Clearinghouse number 2015031034 (District 6)

DISCUSSION

2400 Long Beach L.P., the owner of the property at 2400 Long Beach Boulevard, is constructing a new five-story, 192-unit affordable housing development, with underground parking at 2400 Long Beach Boulevard. When a significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. The goal of the Public Works Department is to widen streets and alleys to the standards established in the City of Long Beach's (City) General Plan. To accommodate the construction of a new five-story, 192-unit affordable housing development, with underground parking at 2400 Long Beach Boulevard, an alley dedication of easement is necessary to provide sufficient alley width and conform to standards established in the City's General Plan (Attachment A).

The adjacent north/south alley is currently 10 feet wide. An additional five feet dedication west of the centerline is required for this development. This action will widen the existing 10-foot-wide alley to 15 feet wide. A standard alley width of 20 feet will be achieved when the property on the east side of the alley is improved and a public alley dedication of 5 feet is recorded. The Department of Public Works is asking the City Council to authorize acceptance of an alley dedication deed to accomplish this purpose.

City staff conducted a review of the affected agencies and there were no objections to the proposed alley dedication. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines Downtown Plan Program, Environmental Impact Report State Clearinghouse No. 2015031034 was prepared for this project. The Department of Public Works is asking the City Council to accept the Notice of Determination, State Clearinghouse No. 2015031034 (Attachment B).

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

HONORABLE MAYOR AND CITY COUNCIL

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TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

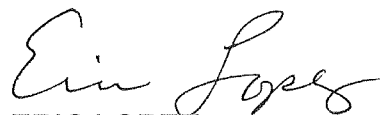
FISCAL IMPACT

A dedication of easement processing fee in the amount of \$3,460 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.

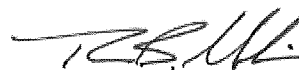
Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

ATTACHMENTS: A – ALLEY DEDICATION SKETCH
B – CEQA NOTICE OF DETERMINATION

APPROVED:



THOMAS B. MODICA
CITY MANAGER

Attachment A

BOUNDARY NOTE:
THE BOUNDARY SHOWN HEREON IS BASED ON "RECORD" INFORMATION.


(Plat for Roadway and Alley Dedications)


BASIS OF BEARINGS:
THE BEARING OF "NORTH" ALONG THE CENTERLINE OF LONG BEACH BLVD., AS SHOWN ON TRACT 2268, BOOK 22, PAGE 76, OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.


DATE OF PLAN: JUNE 29, 2022


LEGEND:

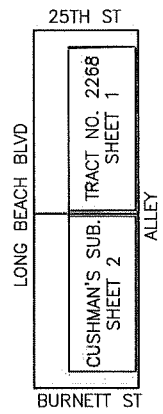
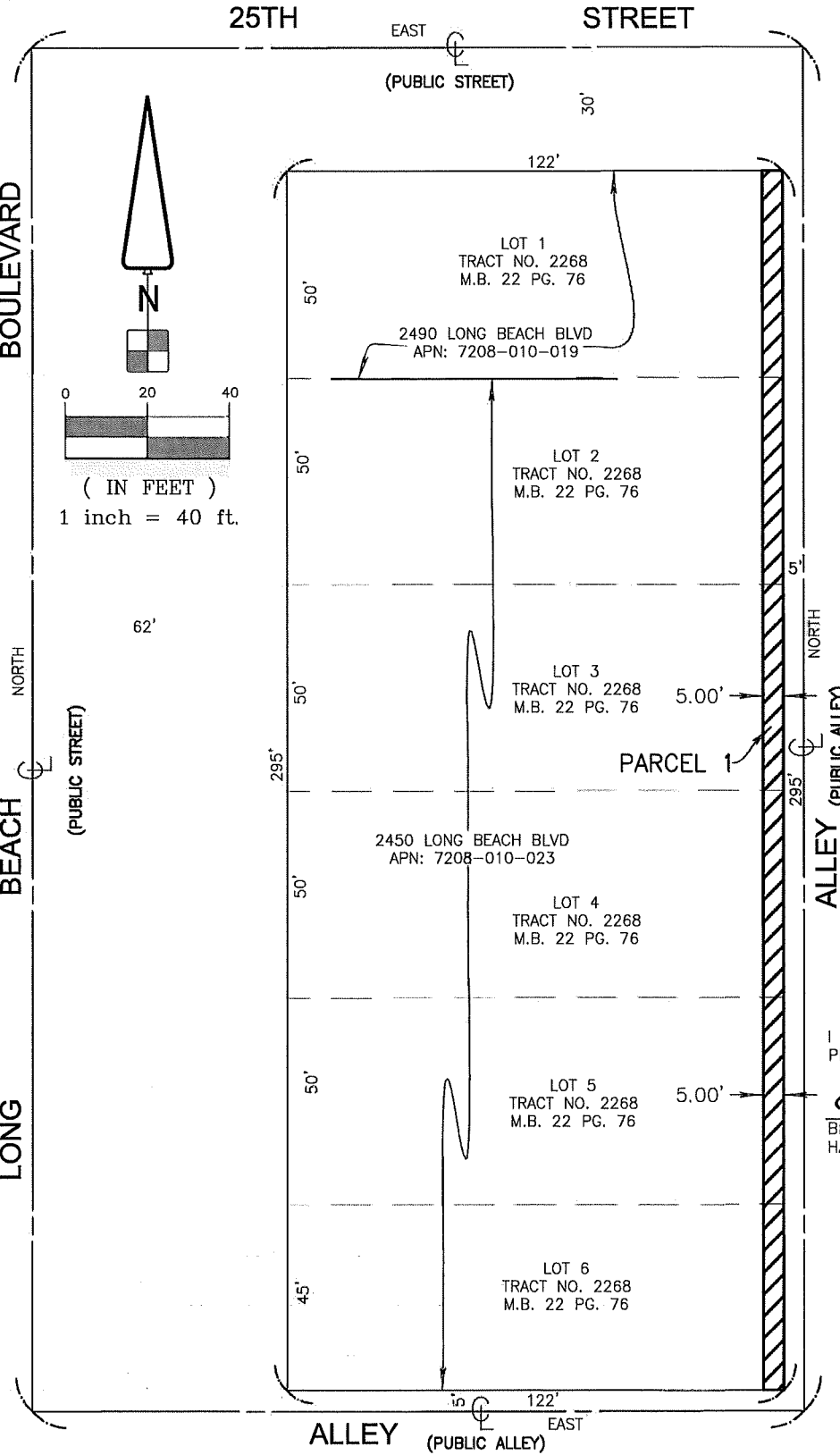
POB = POINT OF BEGINNING

 = CENTERLINE


 = NEW OVERALL MERGED LOT LINE

 = INDIVIDUAL LOT LINES TO BE MERGED

 = DEDICATION AREA
 PARCEL 1 = 1,475 SQ. FT. +/-
 PARCEL 2 = 1,400 SQ. FT. +/-
 PARCEL 3 = 21 SQ. FT. +/-
 TOTAL DEDICATION AREA = 2,896 SQ. FT. +/-



I CERTIFY THAT THIS EXHIBIT B (PLAT) HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.


 BRANDON M. HAHN, L.S. 7582 DATE OF SIGNATURE
 HAHN AND ASSOCIATES, INC.

DATE OF SIGNATURE: JUNE 24, 2022

PLAN PREPARED BY:

HAHN AND ASSOCIATES, INC.
 28368 CONSTELLATION ROAD, SUITE 300
 SANTA CLARITA, CA 91355
 (661) 775-9500



HAHN JOB NO.: 8078-21-75

NOTICE OF DETERMINATION

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

Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

FROM: City of Long Beach
Department of Development Services
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Anita Juhola-Garcia, Planner V/Maryanne Cronin, Planner IV
Phone: (562) 570-6194

THIS NOTICE WAS POSTED

ON April 06 2022UNTIL May 06 2022

REGISTRAR – RECORDER/COUNTY CLERK

2022 074099

FILED
Apr 06 2022

Dean G. Logan, Registrar – Recorder/County Clerk

Electronically signed by TANIA IBARRA – RAMIREZ

Lead Agency (if different from above): N/A

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**State Clearinghouse Number** (if submitted to Clearinghouse): 2015031034**Project Title:** Environmental Compliance Checklist (PECC 02-22) for the 2400 Long Beach Boulevard Affordable Housing Project (App. No. 2111-39) (Midtown Specific Plan)**Project Applicant:** Richard Prantis, 209 S. Market Street, Inglewood, CA 90301**Project Location** (include county): 2400 – 2450 Long Beach Boulevard, including 2490 Long Beach Boulevard, Long Beach, Los Angeles County**Project Description:** Construction of a five-story, 100% affordable residential project consisting of 192 affordable units and two (2) manager units in the Midtown Specific Plan (Corridor District) (SP-1). The application includes the waiver/concession of development standards for minimum unit size, parking, and minimum ground floor height.**Environmental Review:** A Program Environmental Impact Report (PEIR) was prepared for the Midtown Specific Plan Project (SCH # 2015031034) and certified by the Long Beach City Council on May 24, 2016. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the proposed development has been analyzed in accordance with the Midtown Specific Plan PEIR and will not result in any new significant impacts upon the environment, or any impacts greater than those analyzed in the PEIR. Therefore, no further environmental review is necessary. A CEQA Statement of Compliance was prepared for the proposed development.This is to advise that the City of Long Beach (lead agency) has approved the above-described project on **March 23, 2022**, 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 a previously-certified EIR. (Program EIR).
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation Measures were/ were not made a condition of the approval of the project. (PEIR Measures).
4. A Mitigation Monitoring and Reporting Program was/ was not adopted for this project. (PEIR MMRP).
5. A Statement of Overriding Considerations was/ was not adopted for this project.
6. Findings were/ were not made pursuant to the provisions of CEQA.

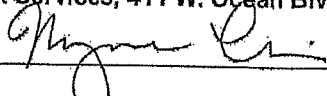
Attachment B

Notice of Determination


Environmental Compliance Checklist (PECC 02-22) for the 2400 Long Beach Boulevard Affordable Housing Project
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The previously certified PEIR for the Midtown Specific Plan (SCH # 2015031034), the Environmental Compliance Checklist for Application No. 2111-39 and record of project approval is available for review to the General Public at:

Department of Development Services, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802

Signature (Public Agency)  Title: Planner
Date: 3/23/22 Date Received for filing at OPR _____

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000-21174, Public Resources Code



2022 074099

FILED
Apr 06 2022
Dean G. Logan, Registrar - Recorder/County Clerk
Electronically signed by TANIA IBARRA-RAMIREZ