



CITY OF LONG BEACH

C-10

DEPARTMENT OF PUBLIC WORKS

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

January 15, 2019

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from 100 LBB Real Estate, LLC, a California limited liability company, the owner of the property at 100 Long Beach Boulevard, for the installation of public utilities; and,

Accept Categorical Exemption CE-13-027. (District 2)

DISCUSSION

100 LBB Real Estate, LLC, a California limited liability company, owner of the property at 100 Long Beach Boulevard, has renovated the site. Commercial office space has been converted into residential units. To accommodate the new use, it is necessary that an easement be granted to the City to allow the installation of a double-check detector valve (Attachment A). This new line will provide backflow prevention to protect water supplies from contamination. Renovation plans for the site include installation of water lines.

City staff conducted a review of affected agencies and there were no objections to the proposed easement. In conformance with the California Environmental Quality Act, Categorical Exemption CE-13-027, was issued for this project (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on December 5, 2018 and by Budget Analysis Officer Julissa Jose-Murray on December 10, 2018.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

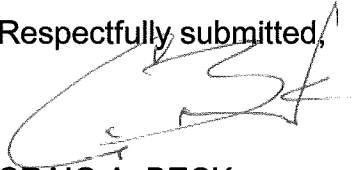
FISCAL IMPACT

A grant of easement processing fee in the amount of \$2,066 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK,
DIRECTOR OF PUBLIC WORKS

APPROVED:


PATRICK H. WEST
CITY MANAGER

CB:EL:JH:BP:sdj

ATTACHMENTS: A – UTILITY EASEMENT
B – CEQA CE-13-027

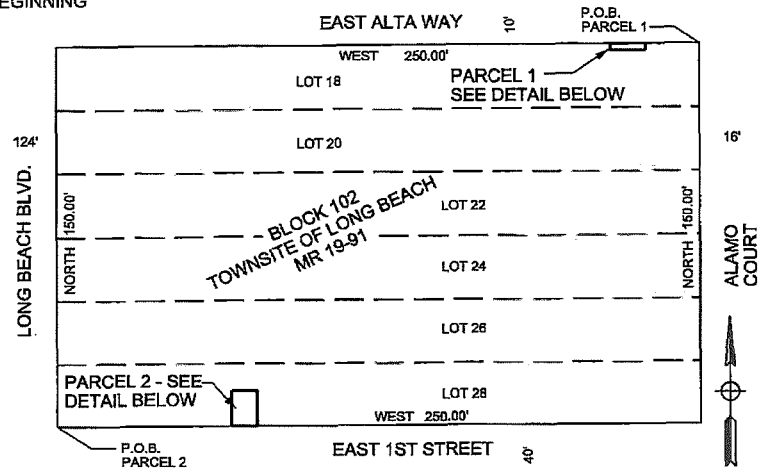
LEGEND:

BLDG - BUILDING

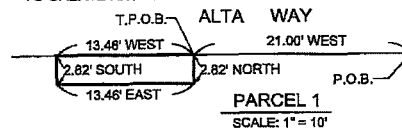
P.O.B. - POINT OF BEGINNING

T.P.O.B. - TRUE POINT OF BEGINNING

FIRE SERVICE LINES PLAT



(A) PURPOSE OF ENCROACHMENT- PARCEL 2, AS SHOWN HEREON, IS REQUIRED FOR THE PURPOSE OF INSTALLING AND MAINTAINING NEW FIRE SERVICE FACILITIES TO THE EXISTING BUILDING. SAID BUILDING WAS CONSTRUCTED AND STANDS AS SHOWN HEREON PRIOR TO THE EXISTENCE OF THIS EASEMENT AND SAID EASEMENT IS NOT INTENDED TO CREATE ANY VIOLATION OF PROPERTY RIGHTS.

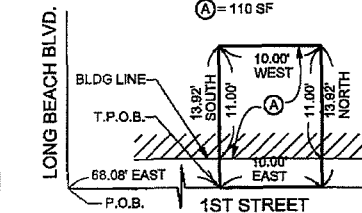


TITLE
FIRE SERVICE LINE EASEMENTS FOR
100 LONG BEACH BLVD. BUILDING

PREPARED BY:

John M. Crockett & Associates, Inc.
4111 N. Harbor Blvd., Suite 201
San Pedro, CA 90731
P. 310.241.6520
F. 310.320.8871
www.jmc-2.com

DATE PREPARED: 12-8-2015



PARCEL 2
SCALE: 1" = 10'



SKETCH NO. 804E
SKETCH SHOWING EASEMENTS OVER A
PORTION OF LOT 18 AND A PORTION OF
LOT 28 OF BLOCK 102 IN THE TOWNSITE
OF LONG BEACH TRACT GRANTED TO
THE CITY OF LONG BEACH FOR WATER
PURPOSES

DEPARTMENT OF PUBLIC WORKS
ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
ATTACHMENT 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
lbds.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- 13-027

Project Location/Address: 100 Long Beach Blvd, Long Beach CA 90802
Project/Activity Description: Conversion of commercial office into residential living units.

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

Applicant Name: Jan van Dijs

Mailing Address: 425 E. 4th Street, Unit E, Long Beach CA 90802

Phone Number: 562 434 5200 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 13-027 Planner's Initials: CK

Required Permits: _____

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION Previously issued Cat Ex on 4/3/13
in connection w/ 1311-10 Tract Map

Statement of support for this finding: _____

Contact Person: _____ Contact Phone: _____

Signature: _____ Date: _____

ATTACHMENT B