

C-23

December 6, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final parcel map consolidating Lots 4 & 5 of Tract No. 70937-1, into one (1) Lot located in the Douglas Park Zoning District (PD-32) at 3810 Stineman Court, have been met; approve the final map for Parcel Map No. 83662; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept CEQA Notice of Determination, State Clearinghouse number 2001051048 for the development. (District 5)

DISCUSSION

In accordance with Long Beach Municipal Code (LBMC) Chapter 20.16, State of California Government Code Section 66458, and applicable local subdivision Ordinances and subsequent rulings, a final parcel map conforming to State Subdivision Map Act requirements is required to be approved by the City Council. The developer, Airway Office Park, LLC, a California Limited Liability Company, proposes to consolidate Lots 4 & 5 of the underlying Tract No. 70937-1, into one (1) lot, with a subdivision map to construct two new two-story creative office buildings for up to 14 commercial condominium suites for individual ownership located in the Douglas Park Zoning District (PD-32) at 3810 Stineman Court (Attachment A).

The Public Works Department has submitted a duly certified Parcel Map No. 83662, which is in conformance with the conditions and requirements placed on the tentative parcel map approved by the Planning Commission on March 3, 2021 (Attachment B), and requests approval of Parcel Map No. 83662.

Subdivision agreements providing for the off-site improvements, conditioned on this Project, have been prepared. In addition, the Douglas Park Development Agreements and conditions for Tract Map 70937-1 approved by City Council on April 19, 2011, is still in effect. Airway Office Park, LLC, the new owners of the parcels and the Douglas Park Associates are hailed responsible for the completion of the off-site improvements at this location. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines Notice of Determination, State Clearinghouse number 2001051048 was issued for this development (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on November 14, 2022 and by Budget Management Officer Nader Kaamouch on November 11, 2022.

HONORABLE MAYOR AND CITY COUNCIL

December 6, 2022

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TIMING CONSIDERATIONS

City Council Action is requested on December 6, 2022, to allow for a timely completion of the development.

FISCAL IMPACT

A subdivision processing fee of \$4,547 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

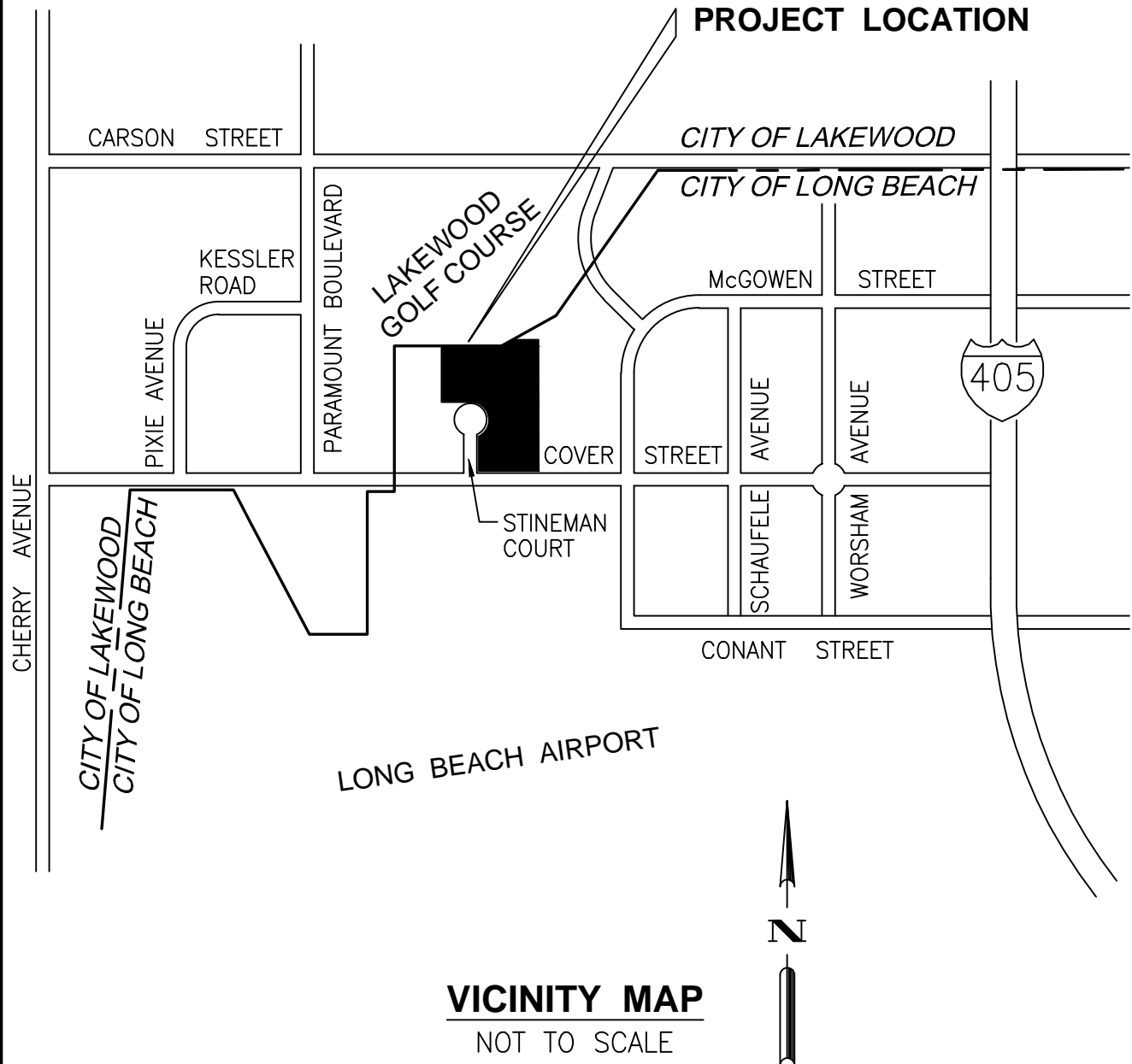
ATTACHMENTS: A – VICINITY MAP
B – PLANNING COMMISSION MEETING MINUTES, MARCH 3, 2022
C – NOTICE OF DETERMINATION

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENT A



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

PARCEL MAP NO. 83662
3810 & 3816 STINEMAN COURT
NORTH OF LONG BEACH AIRPORT AND
SOUTH OF LAKEWOOD GOLF COURSE
ALONG NORTHERLY CITY BOUNDARY

Attachment B

Page 1 of 5

**CITY OF LONG BEACH
PLANNING COMMISSION
AGENDA**

**THURSDAY, MARCH 3, 2022
HELD VIA TELECONFERENCE, 5:00 PM**

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner
Jane Templin, Commissioner

SPECIAL MEETING

PLANNING COMMISSION MEETING VIA TELECONFERENCE PURSUANT TO AB361

**THE CIVIC CHAMBERS WILL BE CLOSED TO THE PUBLIC.
PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO
PLANNINGCOMMISSIONERS@LONGBEACH.GOV**

**TO CALL IN FOR TELEPHONIC PUBLIC COMMENT PLEASE VISIT
<http://www.longbeach.gov/lbds/planningcommission/>**

**PLEASE VIEW THE MEETING FROM YOUR COMPUTER, TABLET, OR
SMARTPHONE VIA: https://longbeach.granicus.com/ViewPublisher.php?view_id=84**

AGENDA

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[22-007PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of February 17, 2022.

Suggested Action: Approve recommendation.

Attachments: [02.17.2022 PC Minutes](#)

DIRECTOR'S REPORT

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA

1. [22-008PL](#) Recommendation to determine that the project is within the scope of the project analyzed as part of the previously certified Douglas Park Environmental Impact Report, (then called PacifiCenter @ Long Beach) (State Clearinghouse No. 2001051048) and the Addendum to the Douglas Park Environmental Impact Report and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines 15162; and,

Approved Site Plan Review SPR21-056 to construct two new two-story creative office buildings of 26,472 square-feet (Building 1) and 31,528 square-feet (Building 2); and,

Approve a Tentative Tract Map TTM21-007 to merge two parcels and allow the subdivision of up to 14 commercial condominium suites for individual ownership at 3810 Stineman Court in the Douglas Park North Planned Development District (PD-32 North). (District 5)

(District 5)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - No Further Action Letter](#)
[Attachment C - Plans](#)
[Attachment D - SPR Findings](#)
[Attachment E - TTM 83662](#)
[Attachment F - TTM Findings](#)
[Attachment G - Conditions of Approval Presentation](#)

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA**

**THURSDAY, MARCH 3, 2022
HELD VIA TELECONFERENCE, 5:00 PM**

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

COMMENTS FROM THE PLANNING COMMISSION

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, March 17, 2022.

HF

Note:

A digital recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the City Clerk Department, 48 hours prior to the meeting at (562) 570-6101. The City Clerk Department email at cityclerk@longbeach.gov is available for correspondence purposes.

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA**

**THURSDAY, MARCH 3, 2022
HELD VIA TELECONFERENCE, 5:00 PM**

NOTE:

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Kung nais ang interpretasyon ng sinasalitang wika para sa mga taong hindi nagsasalita ng Ingles o kung nais ang isang natatanging tulong ayon sa Americans with Disabilities Act, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Charter Commission.

Si desea interpretación oral en otro idioma para personas que no hablan inglés o si desea una adaptación especial en conformidad con la Ley de Estadounidenses con Discapacidades, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 24 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យស្ម័គ្រចិត្ត ក្នុងតាមរយៈលេខ (562) 570-6101 (24 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំ គណៈកម្មការធម្មនុញ្ញ)។

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA**

**THURSDAY, MARCH 3, 2022
HELD VIA TELECONFERENCE, 5:00 PM**

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរា: និងកំណត់ហេតុឲ្យ
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។**



Development Services
Planning Bureau
411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802
(562) 570-6194

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: Cuentin Jackson, Planner
Phone: (562) 570-6345

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): 2001051048

Project Title: Airway Creative Offices

Project Applicant: Richard Lewis for Urbana Development

Project Location (include county): 3810 Stineman Court (sub-addressed from 3855 Lakewood Blvd), City of Long Beach, County of Los Angeles, CA 90808

Project Description: Construction of two new 2-story creative office buildings of 26,472 square-feet and 31,528 square-feet, with up to fourteen individual commercial condominium tenant suites, and 230 parking stalls.

This is to advise that the City of Long Beach Planning Commission (lead agency) has approved the above-described project on **March 3, 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.
☐ 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.
- 4. A Mitigation Monitoring and Reporting Program (☐ was/☒ was not) adopted for this project.
- 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.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

Department of Development Services, 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802

Signature (Public Agency) Cuentin Jackson Title: Planner

Date: 3/3/2022 Date Received for filing at OPR _____

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