



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

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

April 4, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for condominium purposes have been satisfied; approve the final map for Tract No. 73900, located at 1235 Long Beach Boulevard; authorize the City Manager, or designee, to execute subdivision agreements for offsite public improvements; and,

Accept Categorical Exemption No. CE-15-158. (District 1)

DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, 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 sub-divider, Century Affordable Development, Inc., a California non-profit corporation, has submitted a duly certified final map of Tract No. 73900, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on April 18, 2016.

The new tract proposed by Century Affordable Development, Inc., is for the construction of a 160-unit mixed use condominium development, located at 1235 Long Beach Boulevard (Exhibit A). Subdivision Agreements providing for public improvements related to this development were carried out by the previous developer, Meta Housing, Inc., which will be replaced by Century Affordable Development, Inc.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption Number CE-15-158 was approved for this project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on March 14, 2017 and by Budget Analysis Officer Julissa Jose-Murray on March 16, 2017.

TIMING CONSIDERATIONS

City Council action is requested on April 4, 2017, to allow the developer to complete the subdivision tract creation.

April 4, 2017

Page 2

FISCAL IMPACT

A subdivision processing fee of \$7,375 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

CB:SC:EL:JH:BP:db

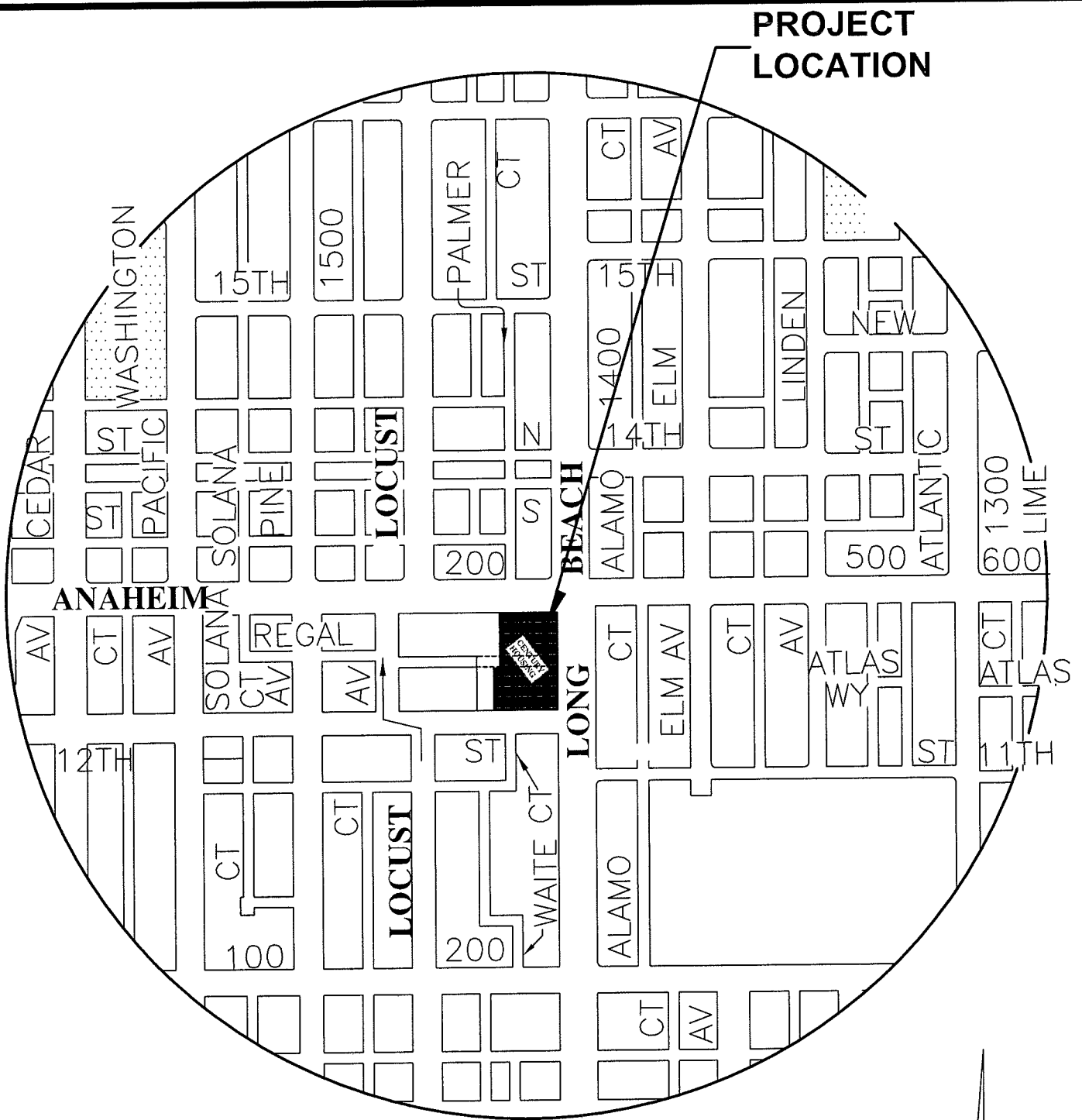
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ATTACHMENT: EXHIBIT A, SITE MAP
EXHIBIT B, CE-15-158

APPROVED:



PATRICK H. WEST
CITY MANAGER



VICINITY MAP

NO SCALE

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

TRACT MAP 73900
1235 LONG BEACH BOULEVARD
SOUTH OF ANAHEIM STREET AND
WEST OF LONG BEACH BOULEVARD

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
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- 15-158

Project Location/Address: 1235 Long Beach Blvd., Long Beach, CA 90813

Project/Activity Description: New construction of 7-story, 160 unit, senior & veterans supportive affordable housing apartments of type V-A & III-A construction over 1st & 2nd floor of type I-A construction with parking garage (202 stalls), commercial, common use areas, and offices.

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

Applicant Name: Oscar Alvarado

Mailing Address: 1000 Corporate Pointe, Culver City, CA 90230

Phone Number: 310.642.2079

Applicant Signature: _____

Digitally signed by Oscar Alvarado
Date: 2015.08.28 16:18:05 -0700

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1508-25 Planner's Initials: MH

Required Permits: SITE PLAN REVIEW, TENTATIVE MAP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332, Class 32, In-Fill Development Projects

Statement of support for this finding: Project is consistent with General Plan and zoning designations, site is less than five acres with no habitat value, would not have significant traffic, air, noise or water impacts, and adequately served by public utilities/services.

Contact Person: Craig Chalfant Contact Phone: 562-570-6368

Signature: [Signature] Date: 11/10/15

EXHIBIT B

Revised November 2014