

**C-18**

January 21, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from Vistas Del Puerto, L.P., a California limited partnership, the owner of the properties at 1836-1852 Locust Avenue, for alley widening purposes; and,

Accept State Clearinghouse Number 2015031034 for the project. (District 6)

**DISCUSSION**

Vistas Del Puerto, L.P., a California limited partnership, owner of the properties at 1836-1952 Locust Avenue, is constructing a new five-story, 65,866-square-foot building with 48 affordable residential units. When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. To accommodate the pedestrian and vehicular traffic in the area, it is necessary that a 2.0-foot wide dedication of additional right-of-way be recorded for alley widening purposes (Attachment A).

City staff conducted a review of affected agencies and there were no objections to the proposed easement to be dedicated. In conformance with the California Environmental Quality Act, State Clearinghouse Number 2015031034 was issued on January 12, 2018 (Attachment B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on November 25, 2019 and by Revenue Management Officer Geraldine Alejo on December 26, 2019.

**TIMING CONSIDERATIONS**

City Council action on this matter is not time critical.

**FISCAL IMPACT**

A dedication processing fee in the amount of \$3,195 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.

HONORABLE MAYOR AND CITY COUNCIL  
January 21, 2020  
Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK  
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA  
ACTING CITY MANAGER

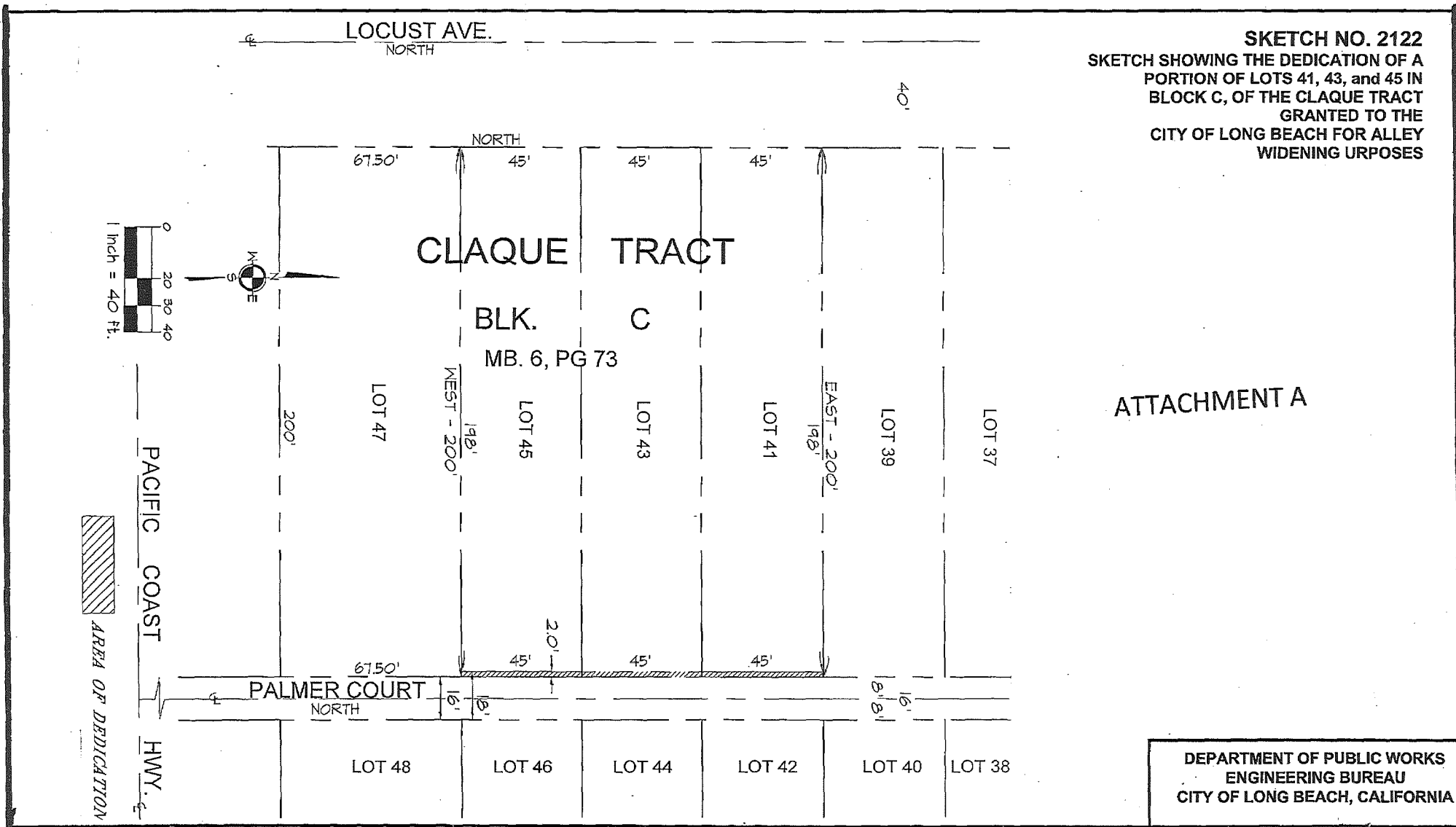
CB:EL:JH:BP:jc

ATTACHMENTS: A – DEDICATION SKETCH  
B – STATE CLEARINGHOUSE NUMBER 2015031034

**SKETCH NO. 2122**  
**SKETCH SHOWING THE DEDICATION OF A**  
**PORTION OF LOTS 41, 43, and 45 IN**  
**BLOCK C, OF THE CLAQUE TRACT**  
**GRANTED TO THE**  
**CITY OF LONG BEACH FOR ALLEY**  
**WIDENING URPOSES**

**ATTACHMENT A**

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



ORIGINAL FILED

ATTACHMENT B

JAN 12 2018

LOS ANGELES, COUNTY CLERK

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: [X] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
From: (Public Agency)
City of Long Beach
3333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802
[X] County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650
Applicant: City of Long Beach

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

General Plan Amendments for PCH/Long Beach Boulevard Transit Node
Project Title

2015031034 Gina Casillas, Planner 562.570.6879
State Clearinghouse Number Contact Person Area Code/Telephone/Extension
(If submitted to Clearinghouse)

Pacific Coast Highway/Long Beach Boulevard transit node area: north of E. 16th Street between Locust Avenue to the west and Long Beach Boulevard to the east
Project Location:

The City processed two General Plan Amendments (GPA 17-005 and GPA 17-006) to implement land use designation changes to the Pacific Coast Highway/Long Beach Boulevard transit node area of the Midtown Specific Plan. The combined Project Area consist of 24 parcels and is north of E. 16th Street between Locust Avenue to the west and Long Beach Boulevard to the east. GPA 17-005 addresses the Project Area north of E. Pacific Coast Highway (PCH) and GPA 17-006 addresses the Project Area south of PCH. The Proposed Project includes two separate applications.

Application No. 1709-35 consists of GPA 17-005, site plan review (SPR 17-044), and a lot merger (LMG 17-015) to change the current land use designations for 11 parcels in the Project Area north of PCH from Moderate Density Residential (LUD #3B) and Traditional Retail Strip Commercial (LU #8A) to Mixed Use District (LUD #7). This application would also allow for the development of 48 dwelling units at 1838-1852 Locust Avenue.

Application No. 1709-46 consists of GPA 17-006, site plan review (SPR 17-075), and a lot merger (LMG 17-019) to change the current land use designations for 13 parcels in the Project Area south of PCH from Moderate Density Residential (LUD #3B) and Traditional Retail Strip Commercial (LU #8A) to Mixed Use District (LUD #7). This application would also allow for the development of 102 dwelling units at 1795 Long Beach Boulevard.

Project Description:

This is to advise that the City of Long Beach has approved the above described
[X] Lead Agency or [ ] Responsible Agency

project on 1/9/18 and has made the following determinations regarding the above described project:
(Date)

- 1. The project [X] will [ ] will not [ ] have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. [ ] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

# ATTACHMENT B

## PAGE 2 OF 5

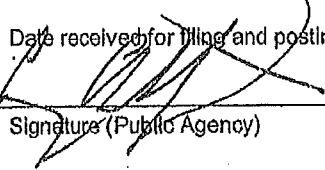
CEQA: California Environmental Quality Act \_\_\_\_\_

5.  An Addendum to the previously certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
6. Mitigation measures [  were  were not] made a condition of the approval of the project.
7. A mitigation reporting or monitoring plan [  was  was not] adopted for this project.
8. A Statement of Overriding Considerations [  was  was not] adopted for this project.
9. Findings [  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR Addendum with comments and responses and the record of project approval is available to the General Public at:

City of Long Beach, Development Services Department, Planning Bureau, 333 W. Ocean Boulevard, 5th Floor, Long Beach, California 90802

Date received for filing and posting at OPR: \_\_\_\_\_

  
Signature (Public Agency)

*Senior Planner*  
Title

State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 201801121220016
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY LONG BEACH DEVELOPMENT SERVICES DEPT.		DATE 01/12/2018	
COUNTY/STATE AGENCY OF FILING COUNTY OF LOS ANGELES		DOCUMENT NUMBER 2018010638	
PROJECT TITLE GENERAL PLAN AMENDMENTS FOR PCH/LONG BEACH BOULEVARD TRANSIT NODE			
PROJECT APPLICANT NAME GINA LONG BEACH DEVELOPMENT SERVICES DEPT.			PHONE NUMBER
PROJECT APPLICANT ADDRESS 333 W. OCEAN BLVD PLANNING BUREAU, 5TH FLR		CITY LONG BEACH	STATE CA
		ZIP CODE 90802	
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,188.00	\$	0.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,077.00	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other _____	\$	75.00
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SIGNATURE X <i>Phyllis Barber</i>	TITLE ITC
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ATTACHMENT B

PAGE 3 OF 5

ATTACHMENT B

PAGE 4 OF 5

ORIGINAL FILED



NOTICE OF DETERMINATION

TO: Office of Planning/Research  
1400 Tenth St., Room 121  
Sacramento, CA 95814

JAN 12 2018  
LOS ANGELES COUNTY CLERK

From: Long Beach Development Services Dept.  
333 W. Ocean Blvd., Planning Bureau, 5th Floor  
Long Beach, CA 90802

X Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. Room 1201  
Norwalk, CA 90650

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

1836-1852 Locust Avenue

Project Title

2015031034

Craig Chalfant

(562) 570-6368

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone

Clifford Beers Housing, 11739 Victory Boulevard, North Hollywood, CA 91606

Project Applicant

Project Location: 1836-1852 Locust Avenue, City of Long Beach, Los Angeles County, California

Project Description: Determine that a Site Plan Review (SPR17-074) is within the scope of the project previously analyzed as part of the Midtown Specific Plan Programmatic Environmental Impact Report and warrants no further environmental review pursuant to CEQA Guidelines Section 15162 and approve a Lot Merger (LMG17-015) and Site Plan Review (SPR17-074) to allow a new five-story 65,866-square-foot building with 48 affordable residential units at 1836 - 1852 Locust Avenue, in the Midtown Specific Plan (SP-1)

Environmental Review: Pursuant to Section 15152 of the CEQA Guidelines, this project is covered by the Midtown Specific Plan (SP-1) Program Environmental Impact Report (EIR 04-15, State Clearinghouse No. 2015031034) and no new environmental documentation is required.

This is to advise that the Long Beach City Council has carried out the above-described project on January 9, 2018 and has made the following determinations regarding the above-described project:

1. The project [ X will \_\_\_ will not] have a significant effect on the environment.
2. X The project was determined to be within the scope of the certified Midtown Specific Plan Program EIR  
 \_\_\_ An Environmental Impact Report was prepared pursuant to the provisions of CEQA.  
 \_\_\_ A Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation Measures [X were \_\_\_ were not] made a condition of the approval of this project.(Program EIR Measures)
4. A Mitigation Monitoring and Reporting Program [X was \_\_\_ was not] adopted for this project. (Program EIR MMRP)
5. A Statement of Overriding Considerations [X was \_\_\_ was not] adopted for this project. (Program EIR SOC)
6. Findings [X were \_\_\_ were not] made pursuant to the provisions of CEQA.

This is to certify that the project record is available for review to the General Public at:  
Department of Development Services, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802

Secretary

Date

1/9/18

State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 201801121240038
STATE CLEARING HOUSE # (if applicable) 2018031034

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

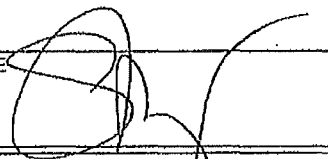
LEAD AGENCY LONG BEACH DEVELOPMENT SERVICE DEPT.			DATE 01/12/2018
COUNTY/STATE AGENCY OF FILING COUNTY OF L.A.			DOCUMENT NUMBER 2018010751
PROJECT TITLE 1836-1852 LOCUST AVE.			
PROJECT APPLICANT NAME CRAIG CHALFANT			PHONE NUMBER (562)570-6368
PROJECT APPLICANT ADDRESS 333 W. OCEAN BL. 5TH FL.	CITY LONG BEACH	STATE CA	ZIP CODE 90802
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
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<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,077.00	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

**PAYMENT METHOD:**

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other _____	\$	75.00
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SIGNATURE <b>X</b> 	TITLE JTC
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**ATTACHMENT B**

**PAGE 5 OF 5**