



Legislation Details (With Text)

File #: 22-1191 **Version:** 1 **Name:** PW - Final subdivision map for condos at 4800 LB Blvd. D8

Type: Contract **Status:** CCIS

File created: 9/9/2022 **In control:** City Council

On agenda: 10/11/2022 **Final action:** 10/11/2022

Title: Recommendation to find that all requirements of the final subdivision map for consolidation of five existing parcels into a single 48,003-square-foot parcel and the subdivision of airspace for 18 three-story townhome units for residential and commercial purposes located at 4800 Long Beach Boulevard have been met; approve the final map for Tract No. 77097; and, authorize City Manager, or designee, to execute subdivision agreements; and

Determine that the project is within the scope of the project previously analyzed as part of Mitigated Negative Declaration IS/MND-04-20 (State Clearinghouse No. 2020050229) and no further environmental review is required. (District 8)

Sponsors: Public Works

Indexes:

Code sections:

Attachments: 1. 101122-C-15sr&att, 2. 101122-C-15 PowerPoint

Date	Ver.	Action By	Action	Result
10/11/2022	1	City Council	approve recommendation	Pass

Recommendation to find that all requirements of the final subdivision map for consolidation of five existing parcels into a single 48,003-square-foot parcel and the subdivision of airspace for 18 three-story townhome units for residential and commercial purposes located at 4800 Long Beach Boulevard have been met; approve the final map for Tract No. 77097; and, authorize City Manager, or designee, to execute subdivision agreements; and

Determine that the project is within the scope of the project previously analyzed as part of Mitigated Negative Declaration IS/MND-04-20 (State Clearinghouse No. 2020050229) and no further environmental review is required. (District 8)

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 subdivision map conforming to State Subdivision Map Act requirements is required to be approved by the City Council. The developer, City Ventures Homebuilding, LLC, a Delaware limited liability company, requests to subdivide to construct 18 three-story townhomes located at 4800 Long Beach Boulevard (Attachment A). The Public Works Department has submitted a duly certified final map of Tract No. 77097, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on June 18, 2020 (Attachment B), and requests approval of the final map for Tract No.77097.

Subdivision agreements providing for the off-site improvements, conditioned on this Project, have been prepared. The Public Works Department requests the City Council's authorization to execute the subdivision agreements.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Mitigated Negative Declaration (MND), IS/MND-04-20 (State Clearinghouse No. 2020050229) was prepared for this project, attached is Planning Commission Staff Report dated June 18, 2020 (Attachment B).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on September 15, 2022 and by Budget Management Officer Nader Kaamoush on September 16, 2022.

City Council action on this matter is not time critical.

A subdivision processing fee in the amount of \$8,432 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.

Approve recommendation.

ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
CITY MANAGER