



## Legislation Text

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**File #:** 22-0255, **Version:** 1

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Recommendation to find that all requirements of the final subdivision map for condominium purposes, for the Shoreline Gateway project, a 35-story mixed-use building creating 316 units with 315 residential dwelling units and one commercial unit, located at 777 East Ocean Boulevard, have been met; approve the final map for Tract No. 82245; authorize City Manager, or designee, to execute subdivision agreements; and

Accept the Determination that the project is within the scope of the Shoreline Gateway Plan Environmental Impact Report State Clearinghouse No. 2005121066 and Addendum. (District 1)

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, Shoreline Development Partners, LP, requests to subdivide a 36,603 square-foot lot, to construct a 35-story mixed-use building creating 316 units with 315 residential dwelling units and one commercial unit, located at 777 East Ocean Boulevard (Attachment A). The Public Works Department has submitted a duly certified final map of Tract No. 82245 which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on January 21, 2021 (Attachment B), and requests approval of final map for Tract No.82245.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Planning Commission determined the project to be within the previously certified Environmental Impact Report, Shoreline Gateway State Clearinghouse Number 2005121066 and Addendum (Attachment B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on February 4, 2022 and by Budget Management Officer Nader Kaamoush on February 16, 2022.

City Council Action is requested on March 8, 2022, to allow for a timely completion of the development.

A subdivision processing fee of \$41,328 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