



Legislation Text

File #: 22-0677, **Version:** 1

Recommendation to find that all requirements of the final subdivision map for a single lot subdivision to create ten (10) condominium units at 1339 - 1347 Pine Avenue, have been met; approve the final map for Tract No. 82140; authorize City Manager, or designee, to execute subdivision agreements; and

Accept Categorical Exemption No. CE-18-183. (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, Habitat for Humanity-Los Angeles, requests to subdivide to construct a ten (10) residential unit development at 1339-1347 Pine Avenue. The Public Works Department has submitted a duly certified final map of Tract No. 82140, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 6, 2018 (Attachment A), and requests approval of final map for Tract No.82140.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Categorical Exemption No. CE-18-183 was issued for the project (Attachment B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on December 6, 2021 and by Budget Management Officer Nader Kaamouh on May 24, 2021

City Council Action is requested on June 21, 2022, to allow for a timely completion of the development.

A subdivision processing fee of \$8,126 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