



Legislation Details (With Text)

File #:	22-1408	Version:	1	Name:	PW - 3810 Stineman Ct - Douglas Park Zoning District D5
Type:	Contract	Status:		Status:	CCIS
File created:	11/14/2022	In control:		In control:	City Council
On agenda:	12/6/2022	Final action:		Final action:	12/6/2022
Title:	Recommendation to find that all requirements of the final parcel map consolidating Lots 4 & 5 of Tract No. 70937-1, into one (1) Lot located in the Douglas Park Zoning District (PD-32) at 3810 Stineman Court, have been met; approve the final map for Parcel Map No. 83662; authorize City Manager, or designee, to execute subdivision agreements; and Accept CEQA Notice of Determination, State Clearinghouse number 2001051048 for the development. (District 5)				
Sponsors:	Public Works				
Indexes:					
Code sections:					
Attachments:	1. 120622-C-23sr&att				

Date	Ver.	Action By	Action	Result
12/6/2022	1	City Council	approve recommendation	Pass

Recommendation to find that all requirements of the final parcel map consolidating Lots 4 & 5 of Tract No. 70937-1, into one (1) Lot located in the Douglas Park Zoning District (PD-32) at 3810 Stineman Court, have been met; approve the final map for Parcel Map No. 83662; authorize City Manager, or designee, to execute subdivision agreements; and

Accept CEQA Notice of Determination, State Clearinghouse number 2001051048 for the development. (District 5)

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 parcel map conforming to State Subdivision Map Act requirements is required to be approved by the City Council. The developer, Airway Office Park, LLC, a California Limited Liability Company, proposes to consolidate Lots 4 & 5 of the underlying Tract No. 70937-1, into one (1) lot, with a subdivision map to construct two new two-story creative office buildings for up to 14 commercial condominium suites for individual ownership located in the Douglas Park Zoning District (PD-32) at 3810 Stineman Court (Attachment A).

The Public Works Department has submitted a duly certified Parcel Map No. 83662, which is in conformance with the conditions and requirements placed on the tentative parcel map approved by the Planning Commission on March 3, 2021 (Attachment B), and requests approval of Parcel Map No.83662.

Subdivision agreements providing for the off-site improvements, conditioned on this Project,

have been prepared. In addition, the Douglas Park Development Agreements and conditions for Tract Map 70937-1 approved by City Council on April 19, 2011, is still in effect. Airway Office Park, LLC, the new owners of the parcels and the Douglas Park Associates are hailed responsible for the completion of the off-site improvements at this location. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines Notice of Determination, State Clearinghouse number 2001051048 was issued for this development (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on November 14, 2022 and by Budget Management Officer Nader Kaamoush on November 11, 2022.

City Council Action is requested on December 6, 2022, to allow for a timely completion of the development.

A subdivision processing fee of \$4,547 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