



# CITY OF LONG BEACH

# C-11

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9<sup>th</sup> Floor • Long Beach, CA 90802 • (562) 570-6383 • Fax (562) 570-6012

December 15, 2015

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute subdivision agreements and find that all requirements of the final subdivision map for the condominium conversion have been satisfied; approve the final map for Tract No. 71130, located at 433 Pine Avenue; and adopt and accept Mitigated Negative Declaration 12-09. (District 1)

## DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The subdivider, H&M 26, LLC, has submitted a duly certified final map of Tract No. 71130, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 13, 2009.

The condominium conversion project proposes to modify the existing commercial building, located at 433 Pine Avenue, shown on vicinity map attached as Exhibit A, for ground floor commercial use and residential condominium units above. A portion of the buildings' existing subterranean parking garage extends beneath the Pine Avenue public sidewalk, for which the subdivider is requesting the City's approval to abandon, on the final subdivision map, that portion of the parking garage that encroaches the subterranean right-of-way. Public Works supports this action, pursuant to State of California Government Code Section 66434(g), which makes allowances for public streets and easement to be abandoned on a subdivision final map. An indemnity and damage waiver has been incorporated on the final map and executed by the property owner.

Subdivision agreements providing for the off-site improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), this project was found to have no significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report. Mitigated Negative Declaration 12-09 finding, shown on Exhibit B, indicates the mitigation measures described in the initial study have been added to the project.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 12, 2015 and by Budget Operations Administrator Grace Yoon on November 17, 2015.

TIMING CONSIDERATIONS

City Council action on this matter is requested on December 15, 2015 to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$11,602 was deposited in the General Fund (GF) in the Public Works Department (PW). Approval of this matter will provide continued support to the local economy.

SUGGESTED ACTION:

Approve recommendation.

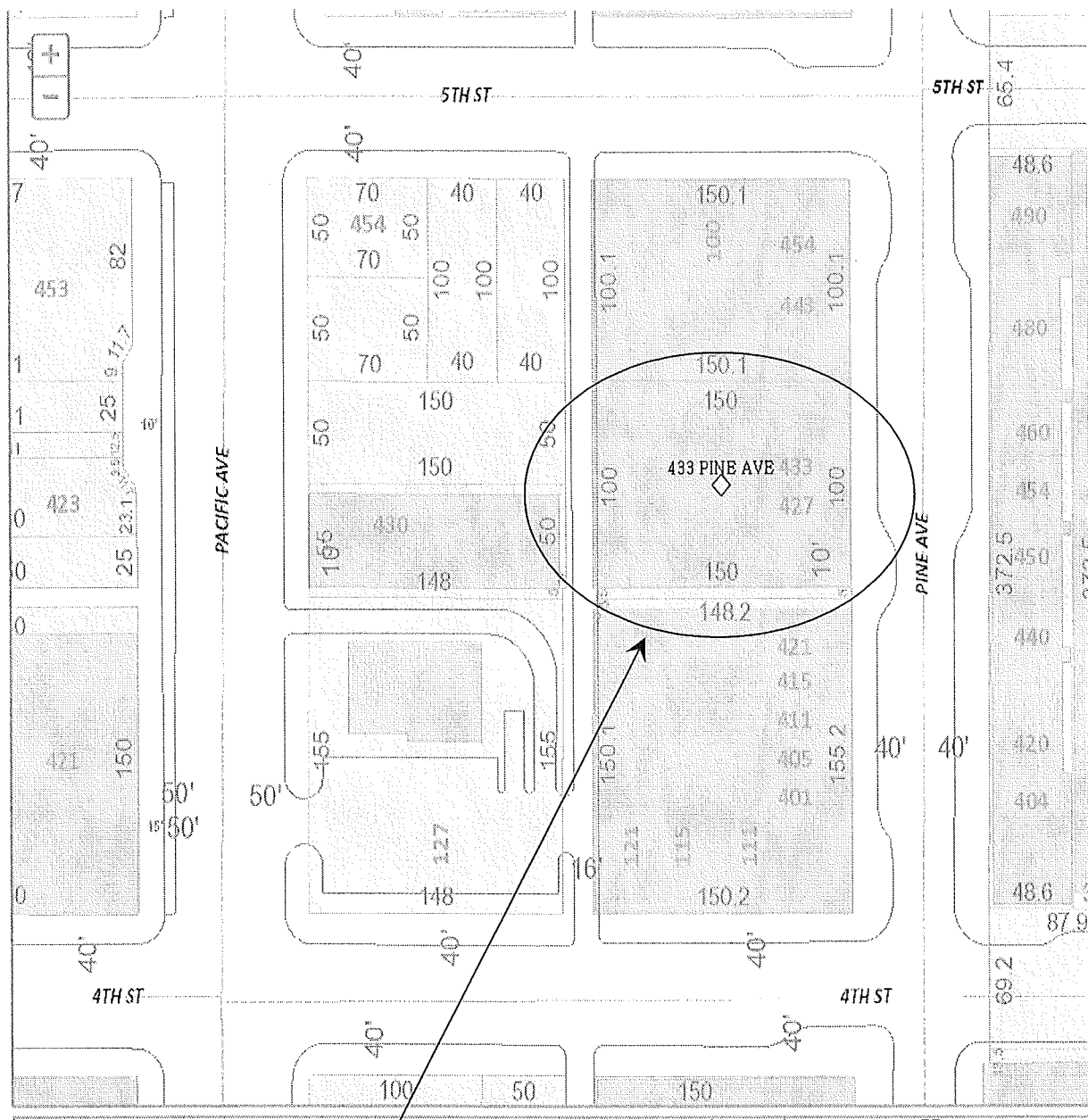
Respectfully submitted,



ARA MALOYAN, PE  
DIRECTOR OF PUBLIC WORKS

APPROVED:

  
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PATRICK H. WEST  
CITY MANAGER



PROJECT LOCATION

VICINITY MAP

NO SCALE



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

TRACT MAP 71130

433 PINE AVENUE

CITY OF LONG BEACH  
PLANNING COMMISSION

MITIGATED  
NEGATIVE DECLARATION

**PROJECT:**

**I. TITLE:**

433 Pine Avenue

**II. PROPONENT**

Interstices, Inc.  
4821 E. Second Street  
Long Beach, CA 90803

**III. DESCRIPTION**

The proposed project would be an adaptive reuse of the former J. J. Newberry department store. The development would include 28 condominium units, 6,618 square feet of ground floor retail and 37 parking spaces on the basement level.

**IV. LOCATION**

433 Pine Avenue

**V. HEARING DATE & TIME**

October 1, 2009

**VI. HEARING LOCATION**

City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

**FINDING:**

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: Jill Griffiths Date: 9/9/09

- \* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.