

C-13

October 24, 2023

Honorable Mayor and City Council
City of Long Beach
California

RECOMMENDATION:

Recommendation to find that all requirements of the final subdivision map creating fifteen (15) residential unit lots and one (1) common area lot for residential condominium purposes at 3655 Elm Avenue have been met; approve the final map for Tract No. 83654; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption CE-21-157. (District 5)

DISCUSSION

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 applicant, Temple Beth Shalom-Long Beach, Incorporated, a California Corporation, requests to subdivide to create fifteen (15) residential unit lots and one (1) common area lot for condominium purposes at 3655 Elm Avenue.

The Public Works Department has submitted a duly certified final map of Tract No. 83654 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 17, 2022 (Attachment B), and requests approval of the final map for Tract No.83654.

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

In accordance with the California Environmental Quality Act (CEQA), on November 17, 2022 the Planning Commission determined the project to be Categorically exempt in accordance CEQA Section 15300 referenced in the Notice of Exemption CEQA CE-21-157 prepared for this project (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on October 5, 2023 and by Budget Management Officer Nader Kaamoush on October 3, 2023.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

LEVINE ACT

This item is subject to the Levine Act. The Mayor, Councilmembers, and Commissioners who have received a contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the Mayor or any Councilmembers within 12 months prior to the date of the proceeding. The Mayor, Councilmembers, and Commissioners are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

FISCAL IMPACT

A subdivision processing fee in the amount of \$8,492 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.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Eric Lopez
Public Works

APPROVED:

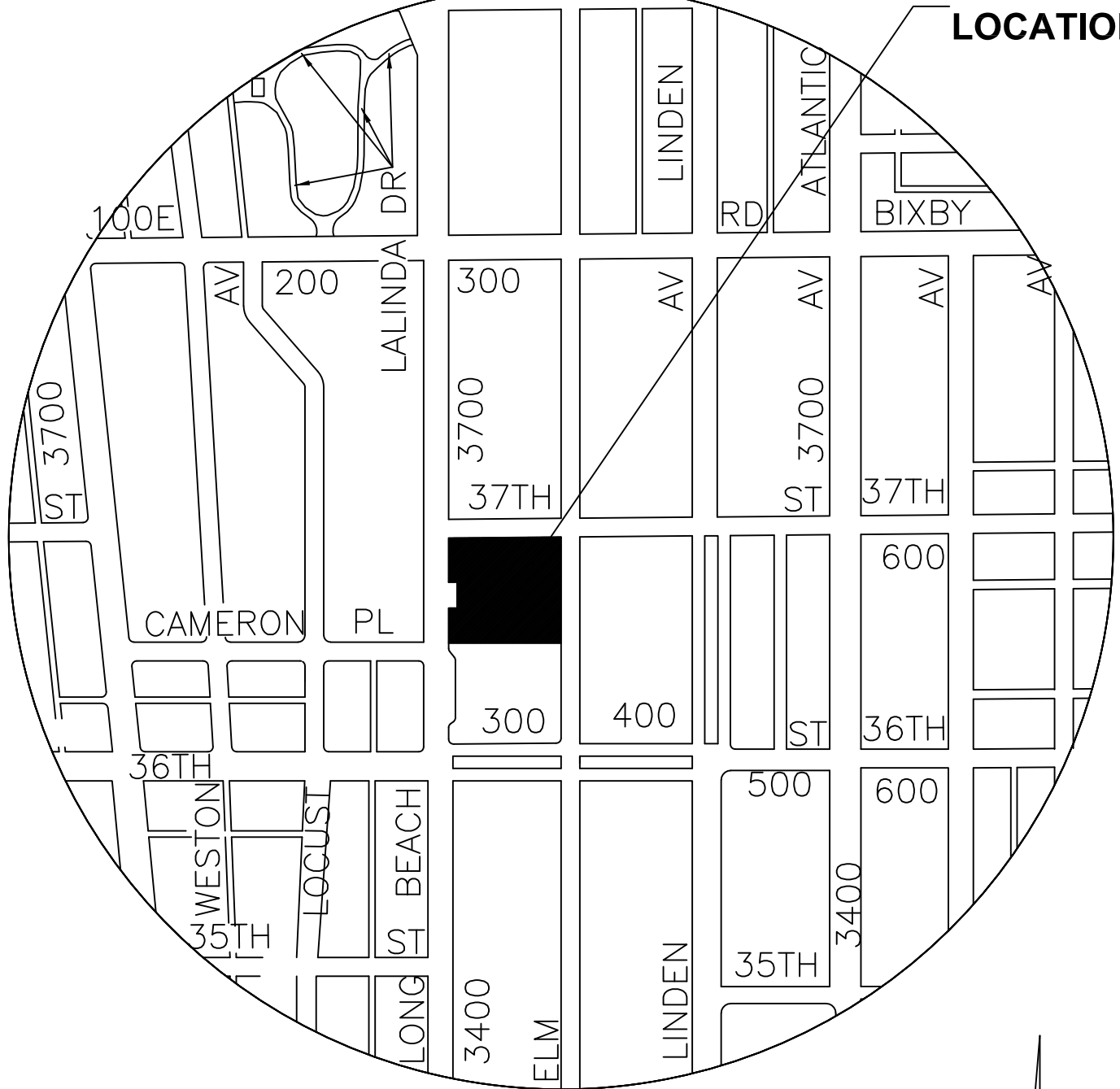


THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – VICINITY MAP
B – PLANNING COMMISSION MINUTES AND CONDITIONS OF APPROVAL
C – NOTICE OF CEQA EXEMPTION CE-21-157

Attachment A

**PROJECT
LOCATION**



VICINITY MAP

NO SCALE



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

**TRACT MAP 83654
3655 ELM AVENUE
NORTH OF 36th STREET AND WEST OF ELM AVENUE**

Attachment B

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**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, NOVEMBER 17, 2022
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM**

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner
Jane Templin, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER

Chair Ricks-Oddie called the meeting to order at 5:04 p.m.

ROLL CALL

Also present: Christopher Koontz, Acting Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alexis Oropeza, Acting Planning Bureau Manager; Andréa Urbas, Acting Advance Planning Officer; David Khorram, Superintendent of Building and Safety; Amy Harbin, Project Planner; Liana Arechiga, Project Planner, Elise Roberts, Planning Analyst; Victoria Woods, Clerk; Heather Flores, Secretary.

Commissioners Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin,

Present: Erick Verduzco-Vega and Joni Ricks-Oddie

Commissioners Josh LaFarga

Absent:

FLAG SALUTE

Commissioner Castillo led the flag salute.

MINUTES

[22-069PL](#)

Recommendation to receive and file the Planning Commission minutes of November 3, 2022.

Chair Ricks-Oddie spoke.

Attachment B

A motion was made by Commissioner Templin, seconded by Commissioner Christoffels, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

SWEARING OF WITNESSES

DIRECTOR'S REPORT

A dialogue ensued between Chair Ricks-Oddie and Christopher Koontz, Director of Development Services.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

ELECTIONS

22-073PL Recommendation to elect a Chair for the Planning Commission for 2022 - 2023.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Vice Chair Verduzco-Vega spoke.

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A motion was made by Commissioner Templin, seconded by Commissioner Castillo, to elect Vice Chair Verduzco-Vega as Chair of the Planning Commission 2022 - 2023. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

22-074PL Recommendation to elect a Vice Chair for the Planning Commission for 2022 - 2023.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Lewis, seconded by Commissioner Christoffels, to elect Commissioner Templin as Vice Chair of the Planning Commission 2022 - 2023. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

CONTINUED AGENDA

1. [22-070PL](#) A recommendation to accept Categorical Exemption CE22-151 and approve a Site Plan Review (SPR22-026) for the construction of a new 126,685-square-foot concrete, tilt-up industrial warehouse building,

Attachment B

approximately 41 feet in height; and approve an Administrative Use Permit (AUP22-011) to allow greater than 25 percent of the new building to be used for office on a 4.81-acre-lot within the General Industrial (IG) Zoning District located at 5860 Paramount Boulevard. (District 9)

Alexis Oropeza, Acting Planning Bureau Manager, introduced Amy Harbin, Project Planner, who presented the staff report.

Heather Dubois, Consultant, spoke.

Amy Harbin, Project Planner, spoke.

A dialogue ensued between Chair Ricks-Oddie and Heather Dubois, Consultant.

Christopher Koontz, Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Heather Dubois, Consultant, spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Templin spoke.

Heather Dubois, Consultant, spoke.

Chair Ricks-Oddie spoke.

Ryan Khelleher, Applicant spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Kirk Davis provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

David Salazar provided public comment.

Chair Ricks-Oddie spoke.

Hilda Gaytan provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

A motion was made by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

REGULAR AGENDA

2. [22-071PL](#) Recommendation to accept Categorical Exemption CE21-157 and approve Vesting Tentative Tract Map VTTM21-008, a subdivision for residential condominium purposes, for the Bixby Walk project, a three-story, townhouse style residential development creating 15 residential unit lots and one common area lot located at 3655 Elm Avenue within the R-4-U, High Density Multi-Family Zoning District. (District 5)

Alexis Oropeza, Acting Planning Bureau Manager, introduced Amy Harbin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Steve Armanino, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Dima Galkin provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Christopher Koontz, Director of Development Service spoke.

Chair Ricks-Oddie spoke.

David Khorram, Superintendent of Building and Safety, spoke.

Chair Ricks-Oddie spoke.

David Khorram, Superintendent of Building and Safety, spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Castillo, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

3. [22-072PL](#)

Recommendation to accept Categorical Exemption CE22-092 and approve a request for a Conditional Use Permit (CUP11-019) to operate a new preschool facility with 41 children located at 757 Pacific Avenue in to Downtown Planned Development (PD-30) Zoning District. (District 1)

Alexis Oropeza, Acting Planning Bureau Manger, introduced Liana Arechiga, Project Planner, who presented the staff report.

Attachment B

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Liana Arechiga, Project Planner, spoke.

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Randy Gordon, Applicant, spoke.

Chair Ricks-Oddie spoke.

Randy Gordon, Applicant, spoke.

A dialogue ensued between Commissioner Lewis and Randy Gordon, Applicant.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Templin, seconded by Vice Chair Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

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Absent: 1 - Josh LaFarga

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

Chair Ricks-Oddie spoke.

David Salazar provided public comment.

Chair Ricks-Oddie spoke.

Alexis Oropeza, spoke.

Chair Ricks-Oddie spoke.

COMMENTS FROM THE PLANNING COMMISSION

Chair Ricks-Oddie spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Christopher Koontz, Director of Development Services.

Chair Ricks-Oddie spoke.

ADJOURNMENT

Chair Ricks-Oddie adjourned the meeting at 6:17 p.m.

NEXT SCHEDULED MEETING: DECEMBER 1, 2022 - 5:00 P.M.

HF

Attachment B

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, NOVEMBER 17, 2022
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM**

Note:

A digital recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the City Clerk Department, 48 hours prior to the meeting at (562) 570-6101. The City Clerk Department email at cityclerk@longbeach.gov is available for correspondence purposes.

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CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, NOVEMBER 17, 2022
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM

NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ: និងកំណត់ហេតុឲ្យ
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TENTATIVE TRACT MAP CONDITIONS OF APPROVAL

3655 Elm Avenue

Application No. 2110-19 (VTTM21-008)

Date: November 17, 2022

1. This approval allows a Vesting Tentative Tract Map, a subdivision for condominium purposes, for the Bixby Walk project, 3-story townhouse style, residential, U-shaped building creating 15 units and one common area lot located at 3655 Elm Avenue, within the R-4-U (High Density Multi-Family) Zoning district. Any Final Map shall conform to plans dated October 2021 and submitted to the Department of Development Services.

SPECIAL CONDITIONS

2. The applicant shall comply with all applicable conditions of approval per the Site Plan Review (SPR 21-063) approved by the SPRC on January 5, 2022. If individual conditions from Application No. 2110-19 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
3. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
4. Approval of the Vesting Tentative Tract Map shall be contingent upon approval of a Lot Line Adjustment, so that ownership of the abandoned oil well shall remain with the Temple Beth Shalom property located at 3635 Elm Avenue,

GENERAL REQUIREMENTS

5. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
6. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
7. All off-site and/or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.

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8. Prior to final map approval, the Subdivider shall submit its project Conditions, Covenants and Restrictions (CC&R's), or other acceptable documentation for review and approval by the Director of Public Works.
9. The Subdivider and successors shall be responsible for the current and future maintenance of the site drainage system, and for the operation and maintenance of any private connection to a public utility in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&Rs, and a recorded copy of said document shall be provided to the Director of Public Works.
10. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
11. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall submit the following to the Department of Public Works for review and approval:
 - A construction plan for pedestrian protection, construction staging, scaffolding and excavations; and,
 - A traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature; and,
 - A plan for construction area and/or site perimeter fencing with custom printed screen(s).

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

12. The Subdivider may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Developer shall provide written approval from the City to implement any street improvements prior to the end of the moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block.
13. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.

14. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
15. The Subdivider shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
16. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 West Ocean Boulevard, Long Beach, CA 90802)**, for review and approval. **This review is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**

The City of Long Beach Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans.

17. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

18. As illustrated in the project plans, decorative pavement appears to be proposed within the Elm Avenue right-of-way to which an Installation and Maintenance Agreement is required. The Subdivider shall apply for an Installation and Maintenance Agreement from the City's Public Works Department for the maintenance of the decorative pavement within Elm Avenue prior to a building permit. All street improvements shall be constructed per Public Works Standards, per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works.
19. The Subdivider shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.

Note: There are existing easements and/or utilities on or along the northern and western property lines of the project site.

20. The Subdivider shall provide easements to the City of Long Beach for any City required facilities, for public utilities and/or necessities, to the satisfaction of the interested agency, City department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

21. The Subdivider shall protect in place the existing street light poles and trees in the public right-of-way adjacent to the project site, along Elm Avenue and 37th Street, during construction of any off-site improvements within that right-of-way.

Note: Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Subdivider and successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning tree planting, landscaping, and any irrigation system work.

22. The Subdivider proposes improvements that may impact existing utilities through and adjacent to the project site, such as sewer lines. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
23. The Subdivider shall remove any unused driveways and curb cuts along the project site's frontage on all perimeter streets, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
24. The Subdivider shall reconstruct any damaged and/or deteriorated sections of sidewalk pavement, curb and curb gutter on the perimeter streets adjacent to the development site with Portland cement concrete, including similar colored concrete where applicable, and to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
25. The Subdivider shall demolish the existing sidewalk and curb ramp located on the corner of Elm Avenue and 37th Street adjacent to the project site, and construct a new ADA compliant curb ramp to the latest City standards and to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
26. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Subdivider, to the satisfaction of the Director of Public Works.

27. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
28. The Subdivider shall submit a grading and drainage plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to the release of any building permit.

TRAFFIC AND TRANSPORTATION

29. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
30. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
31. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.



CEQA Notice of Exemption

Department of Development Services | Planning Bureau
411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802
(562) 570-6194 longbeach.gov/lbds

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

[x] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

THIS NOTICE WAS POSTED
ON November 30 2022
UNTIL December 30 2022

REGISTRAR - RECORDER/COUNTY CLERK

2022 258918
FILED
Nov 30 2022

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MARIAH JOHNSON

Exemption Number: CE21-157

Project Title (Application Number): Bixby Walk Residential Project (2110-04)

Project Location - Specific: 3635 and 3655 Elm Avenue

Project Location - City/County: City of Long Beach, Los Angeles County, California

Description of Nature, Purpose and Beneficiaries of Project:

A request for a lot line adjustment between two properties (3635 and 3655 Elm Avenue) to reconfigure the properties so that an existing abandoned oil well located in the southwest corner of 3655 Elm Avenue, becomes a part of the Temple Beth Shalom property located at 3635 Elm Avenue. 3635 Elm Avenue is located in the R-3-S Zoning District and 3655 Elm Avenue is located in the R-4-U Zoning District.

Public Agency Approving Project: City of Long Beach, California

Person or Agency Carrying Out Project: Olson Urban Housing, LLC

Exempt Status: (Check One)

- [] Ministerial (Sec 21080(b)(1); 15268);
[] Declared Emergency (Sec 21080(b)(3); 15269(a));
[] Emergency Project (Sec 21080(b)(4); 15269(b)(c));
[x] Categorical Exemption. State type and section number: 15332 In-Fill Development;
[] Statutory Exemption. State code number:

Reasons why project is exempt:

- 1) The project is consistent with the General Plan and respective Zoning designation.
2) The development is within an urbanized area within the City of Long Beach
3) There is no value to the site as habitat for endangered, rare or threatened species.
4) The submitted technical reports show that the project would not result in any impacts to traffic, noise, air or water quality.
5) The Applicant has provided 'will-serve' letters that indicate the project can adequately be served by utilities and public services.

Lead Agency
Contact Person: Amy L. Harbin
Contact Phone: 562-570-6872
Signature: Amy L. Harbin
Date: 11/30/2022
Title: Planner

AH

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

NOV 30 2022

Deane C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



LEVINE ACT DISCLOSURE STATEMENT

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Long Beach City Councilmember, the Mayor, and Commissioner ("City Officer") from participating in any action related to a proceeding if they receive any political contributions totaling more than \$250 within the previous twelve months, while a proceeding is pending, and for 12 months following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise or, contract (collectively "license, permit, or contract") has been made, from the person or company awarded the said license or contract. The Levine Act also requires a City Officer that has received such a contribution to disclose the contribution on the record of the proceeding.

City Officers are listed at the following sites:

- The Mayor and Councilmembers - <https://www.longbeach.gov/officials/>
- Harbor Commissioners - <https://polb.com/commission>
- Water Commissioners - <https://lbwater.org/about-us/current-water-commissioners/>
- Planning Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Parks and Recreation Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Board of Examiners, Appeals, and Condemnation - <https://www.longbeach.gov/mayor/action/commissions/>
- Cultural Heritage Commission - <https://www.longbeach.gov/mayor/action/commissions/>
- Long Beach Community Investment Company - <https://www.longbeach.gov/lbds/hn/lbcic/>

Proposers are responsible for accessing these links to review the names prior to answering the following questions.

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any City Officer in the 12 months preceding the date of the submission of your proposals or the anticipated date of any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contribution of more than \$250 to any City Officer in the 12 months following any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

Answering yes to either of the two questions above does not preclude the City of Long Beach from awarding a license, permit, or contract to your firm or any taking any subsequent action related to the said license, permit, or contract. It does, however, preclude the identified City Officers from participating in any actions related to this license, permit, or contract.

9.19.23

Date

Thomas Moore

Signature of authorized individual

Thomas Moore

Type or write name of authorized individual

Olson - Long Beach 3, LLC

Type or write name of company

a California limited liability company.