

**C-41**

November 17, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from LINC-PCH LP, a California limited partnership, the owner of the property at 1720-1770 Magnolia Avenue, for right-of-way widening purposes; and,

Accept Categorical Exemption CE-19-111. (District 1)

**DISCUSSION**

LINC-PCH LP, a California limited partnership, owner of the property at 1720-1770 Magnolia Avenue, proposed construction of a new four-story residential development consisting of 40 residential units, a community room, and 20 parking spaces as an affordable housing project designed to provide accommodation for special needs housing. When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. To accommodate the pedestrian and vehicular traffic in the area, it is necessary that ten-foot wide dedications of additional right-of-way be recorded for right-of-way widening purposes (Attachment A). The Department of Public Works seeks City Council's authorization to accept an easement deed to accomplish this purpose.

City staff conducted a review of affected agencies and there were no objections to the proposed easement to be dedicated. In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption No. CE-19-111 was issued on April 11, 2019 (Attachment B). The Department of Public Works is requesting City Council to accept Categorical Exemption CE-19-111.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on August 25, 2020 and by Budget Analysis Officer Julissa José-Murray on October 23, 2020.

**TIMING CONSIDERATIONS**

City Council action on this matter is not time critical.

**FISCAL IMPACT**

A dedication processing fee in the amount of \$3,195.50 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  
DIRECTOR OF PUBLIC WORKS

APPROVED:



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THOMAS B. MODICA  
CITY MANAGER

EL:JH:BP:md:ll

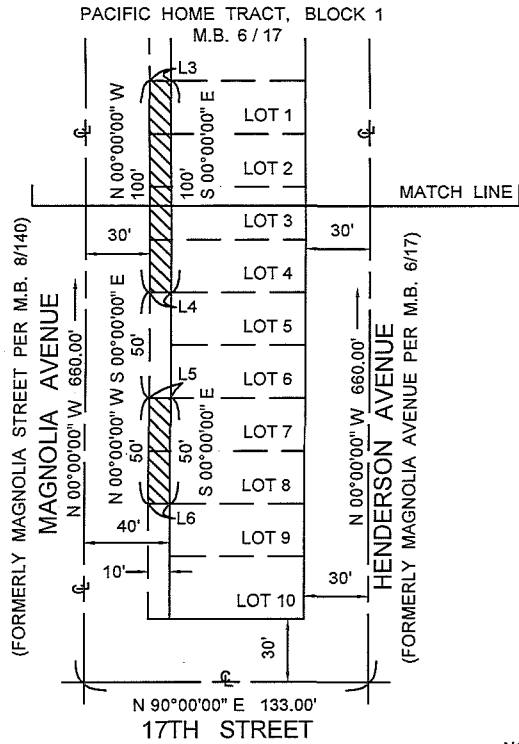
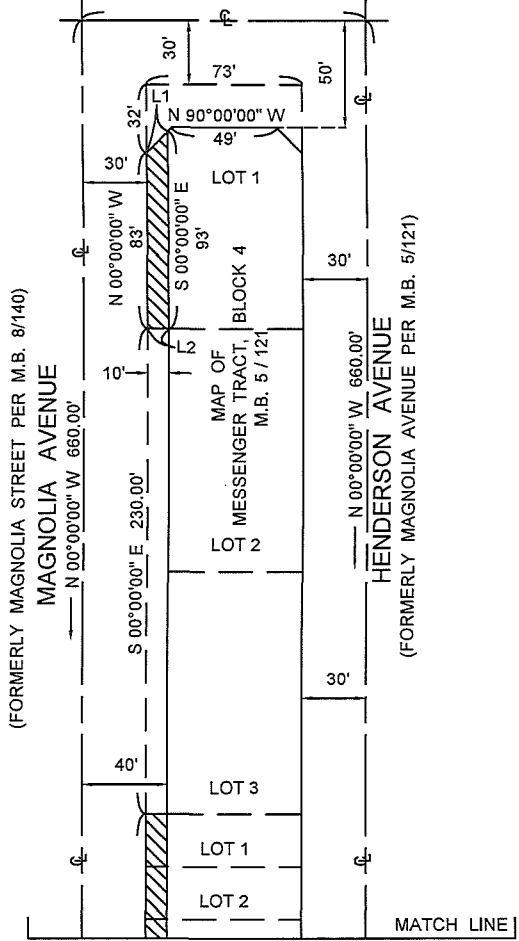
ATTACHMENTS: A – DEDICATION SKETCH  
B – CATEGORICAL EXEMPTION CE-19-111

# Attachment A

SKETCH NO. 2120

**SKETCH SHOWING PORTIONS OF BLOCK 4, OF THE MAP OF MESSENGER TRACT, AND PORTIONS OF BLOCK 1, OF THE PACIFIC HOME TRACT, TO BE DEDICATED TO THE CITY OF LONG BEACH FOR PUBLIC STREET PURPOSES.**

(FORMERLY STATE STREET PER M.B. 5/121)  
**PACIFIC COAST HIGHWAY**  
 N 90°00'00" E 133.00'



LINE	BEARING	DISTANCE
L1	N 45°00'00" E	14.14'
L2	N 90°00'00" W	10.00'
L3	N 90°00'00" E	10.00'
L4	N 90°00'00" W	10.00'
L5	N 90°00'00" E	10.00'
L6	N 90°00'00" W	10.00'



NOT TO SCALE

= INDICATES AREA TO BE DEDICATED

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



ORIGINAL FILED

NOTICE of EXEMPTION from CEQA

APR 11 2019

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbsd.longbeach.gov

LOS ANGELES, COUNTY CLERK

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

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

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

Project Title: CE- 19-111

Project Location/Address: 460 W. Pacific Coast Highway, 1720-1771 Magnolia and 469 W. 17th Street, Long Beach, CA 90806

Project Activity/Description: New construction of 4-story building of 48 ft. maximum height with 40 apartment units (39 affordable & 1 manager unit) and 5,796 sf of community room space. Automobile parking is 20 stalls for residents. Bicycle parking consists of 6 short-term and 20 long-term. Common open space consists of 3,098 sf. Private open space consists of 3,140 sf.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: LINC Housing Corporation

Mailing Address: 3590 Elm Avenue, Long Beach, CA 90807

Phone Number: 562-684-1128

Applicant Signature: *Lin Rodriguez*

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1902-17(SPR 19-005) Planner's Initials: GC

Required Permits: Site Plan Review

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332 Class 32 and Section 15194 In-fill Development and Affordable Housing Exemptions

Statement of support for this finding: This is an infill development and an affordable housing project that meets the requirements for a Class 32 and Section exemption. An analysis was completed, and approval of the project would not result in significant affects related to traffic, noise, air quality or water quality. There are no exceptions to the exemptions that would be triggered by the project. Supporting documents are available upon request in the Planning Department.

Contact Person: Gina Casillas

Contact Phone: 562 570 6879

Signature: *Gina Casillas*

Date: 4/11/19

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: P. BARBER



Thursday, April 11, 2019 3:21 PM

Item(s)

Fee	Qty	Total
NoE - County Posting Fee 2019097518	1	\$75.00
<b>Total</b>		<b>\$75.00</b>

Total Documents: 1

Customer payment(s):

Check	\$75.00
Check List: #2953	\$75.00

ORIGINAL FILED  
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(562) 570-6194 FAX: (562) 570-6068 LOS ANGELES, COUNTY CLERK  
lbsd.longbeach.gov

Research FROM: Department of Development Services  
Room 121 333 W. Ocean Blvd, 5<sup>th</sup> Floor  
14 Long Beach, CA 90802

y., Room 1201

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City of Long Beach, Los Angeles County, California

Corporation

ue, Long Beach, CA 90807

Applicant Signature: *Jim Rodri*

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