

December 7, 2021

NB-60

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for a single lot subdivision to construct thirty-eight (38) condominium townhomes, at 5100 Long Beach Boulevard, have been met; approve the final map for Tract No. 77096; authorize the City Manager, or designee, to execute subdivision agreements; and,

Determine that the project is within the scope of the project previously analyzed as part of Mitigated Negative Declaration IS/MND-03-20 (State Clearinghouse No. 2020050231) and no further environmental review is required. (District 8)

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 developer, City Ventures Homebuilding, LLC, requests to subdivide to construct thirty-eight (38) condominium unit townhomes, at 5100 Long Beach Boulevard (Attachment A). The Public Works Department (Public Works) has submitted a duly certified final map of Tract No. 77096 which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on June 18, 2020 (Attachments B and C).

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Mitigated Negative Declaration (MND) IS/MND-03-20 (State Clearinghouse No. 2020050231), was prepared for this Project. On June 18, 2020, the Planning Commission also recommended that the City Council adopt Mitigated Negative Declaration MND03-20 (State Clearinghouse SCH# 2020050231) which was adopted by the City Council on August 11, 2020 (Attachment D).

On August 11, 2020, the City Council adopted Mitigated Negative Declaration MND03-20 (State Clearinghouse SCH# 2020050231), in accordance with the provisions of the CEQA and State and local Guidelines. On August 11, 2020, the City Council also declared an ordinance approving a zone change from Community Commercial Automobile-Oriented and Single-Family Residential, to a Community R-4-N. Additionally, the City Council approved a Site Plan Review SPR17-063 and Vesting Tentative Tract Map No. 77096 VTTM17-002, to allow the construction of thirty-eight (38) for-sale three-story townhomes (Attachment D). Public Works is now requesting the City Council's approval of the final map for Tract No. 77096.

HONORABLE MAYOR AND CITY COUNCIL

December 7, 2021

Page 2

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

This matter was reviewed by Principal Deputy City Attorney Erin Weesner-McKinley on November 30, 2021 and by Budget Management Officer Nader Kaamouh on November 29, 2021.

TIMING CONSIDERATIONS

City Council Action is requested on December 7, 2021, to allow for a timely completion of the development.

FISCAL IMPACT

A subdivision processing fee of \$10,439 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:


THOMAS B. MODICA
CITY MANAGER

EL:MS::BP:db:rm

ATTACHMENTS: A - TRACT LOCATION MAP
B - PLANNING COMMISSION MINUTES
C - PLANNING COMMISSION STAFF REPORT
D- AUGUST 11, 2020 CITY COUNCIL MEETING MINUTES



SITE LOCATION

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS,

TRACT MAP 77096

5100 LONG BEACH BOULEVARD
ATTACHMENT A

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JUNE 18, 2020
HELD VIA TELECONFERENCE, 5:00 PM**

Richard Lewis, Chair
Mark Christoffels, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Joni Ricks-Oddie, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

Vice Chair Christoffels called the meeting to order at 5:04 p.m.

ROLL CALL

Also present: Linda F. Tatum, Assistant City Manager; Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Michael Mais, Assistant City Attorney; Marcos Lopez Jr, Project Planner; Cynthia de la Torre, Project Planner; Anita Juhola-Garcia, Project Planner; Cuentin Jackson, Project Planner; Jonathan Iniesta, Planner; Vanetta Baisley-Cutliff, Acting Executive Assistant to the Director; Heather Flores, Clerk Typist; Dionne Bearden, Bureau Secretary.

Commissioners Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie
Present: and Mark Christoffels

Commissioners Josh LaFarga and Richard Lewis
Absent:

FLAG SALUTE

Commissioner Templin lead the flag salute.

MINUTES

Christopher Koontz, Deputy Director of Development Services, spoke.

Linda Tatum, Assistant City Manager, spoke.

Oscar Orci, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, presented the Director's Report.

Vice Chair Christoffels spoke.

20-048PL Recommendation to receive and file the Planning Commission minutes of June 4, 2020.

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

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

DIRECTOR'S REPORT

20-054PL Director's Report

Christopher Koontz, Deputy Director of Development Services, spoke.

Linda Tatum, Assistant City Manager, spoke.

Oscar Orci, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, gave the Director's Report.

Vice Chair Christoffels spoke.

SWEARING OF WITNESSES

REGULAR AGENDA

1. 20-049PL Recommendation to accept Categorical Exemption CE19-240 and approve Conditional Use Permit CUP19-039 to allow off-site alcohol sales (Alcoholic Beverage Control - License Type 21) at an existing, delivery only, multi-kitchen commissary, located at 1388 Daisy Avenue in the General Industrial (IG) and Light Industrial (IL) Zoning Districts. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Marcos Lopez, Project Planner, who present the staff report.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Marcos Lopez, Project Planner, spoke.

Louie Cano, applicant, spoke.

Commissioner Templin spoke.

Louie Cano, applicant, spoke.

Commissioner Ricks-Oddie spoke.

Louie Cano, applicant, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Louie Cano, applicant.

Commissioner Templin spoke.

Louie Cano, applicant, spoke.

Vice Chair Christoffels spoke.

Louie Cano, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Jonathan Iniesta, Planner, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

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

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

2. 20-050PL

Recommendation to accept Categorical Exemption CE 20-058 and approve Conditional Use Permit CUP 20-008 to allow the establishment and operation of a rocket manufacturing facility with outdoor operations located at 3500 E. Burnett Street in the Long Beach Business Center (PD-7) Zoning District. (District 5)

Alexis Oropeza, Current Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

A dialogue ensued between Christopher Koontz, Deputy Director of Development Services, and Cuentin Jackson, Project Planner.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Ben Toews, Acoustic Engineer for project, spoke.

Vice Chair Christoffels spoke.

Ruby Willmann, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Ruby Willmann, applicant.

Jonathan Iniesta, Planner, spoke.

Brian Grefenstette, provided public comment.

Susanne Huerta, provided public comment.

Vice Chair Christoffels spoke.

Ruby Willmann, applicant, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Ruby Willmann, applicant.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz, Deputy Director of Development Services.

A motion was made by Commissioner Cruz, Seconded by Commissioner Ricks-Oddie, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

3. 20-051PL Recommendation to recommend that the City Council adopt Mitigated Negative Declaration MND-04-20 (State Clearinghouse SCH# 2020050229) and approve Zone Change ZCHG17-009 from Community Commercial Automobile-Oriented (CCA) to Medium-Density Multiple Residential (R-4-N) and Multi-family Residential, Townhouse (R-3-T), Site Plan Review SPR17-062, and Vesting Tentative Tract Map TTM17-001 to allow the construction of 18 three-story town homes at 4800 Long Beach Boulevard. (Council District 8)

Alexis Oropeza, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Commissioner Ricks-Oddie spoke.

Anita Juhola-Garcia, Project Planner, spoke.

Kim, applicant, spoke.

Vice Chair Christoffels spoke.

Commissioner Cruz spoke.

Kim, applicant, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

Commissioner Ricks-Oddie spoke.

Kim, applicant, spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

A motion was made by Commissioner Templin, Seconded by Commissioner Ricks-Oddie, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

4. 20-052PL

Recommendation to Recommend that the City Council adopt Mitigated Negative Declaration MND03-20 (State Clearinghouse SCH# 2020050231) and approve Zone Change ZCHG17-010 from Community Commercial Automobile-Oriented (CCA) and Single-Family Residential (R-1-N) to Community R-4-N (CCN), Site Plan Review SPR17-063, and Vesting Tentative Tract Map VTTM17-002, to allow the construction of 38 three-story town homes located at 5100 Long Beach Boulevard. (Council District 8)

Alexis Oropeza, Current Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Kim, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

Ryan Aeh, applicant, spoke.

Vice Chair Christoffels spoke.

Kim, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

A motion was made by Commissioner Ricks-Oddie, Seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

5. 20-053PL

Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article, Section 15061, and approve Zoning Code Amendment ZCA20-011 to amend language within the PD-32 North and South Development Standards relating to allowable uses within the Planned District. (District 5)

Alexis Oropeza, Current Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

Vice Chair Christoffels spoke.

Cuentin Jackson, Project Planner, spoke.

Patrick Russell, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

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

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

Absent: 2 - Josh LaFarga and Richard Lewis

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.

COMMENTS FROM THE PLANNING COMMISSION

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

ADJOURNMENT

At 6:59 p.m., Vice Chair Christoffels adjourned the meeting.

DB

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.

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REQUEST TO ADD AGENDA ITEM

Date: December 3, 2021

To: Monique De La Garza, City Clerk

From: Thomas B. Modica, City Manager 

Subject: Request to Add Agenda Item to Council Agenda of December 7, 2021

Pursuant to Municipal Code Section 2.03.070 [B], the City Councilmembers signing below request that the attached agenda item (due in the City Clerk Department by Friday, 12:00 Noon) be placed on the City Council agenda via the supplemental agenda.

The agenda title/recommendation for this item reads as follows:

Find that all requirements of the final subdivision map for a single lot subdivision to construct thirty-eight (38) condominium townhomes, at 5100 Long Beach Boulevard, have been met; approve the final map for Tract No. 77096; authorize the City Manager, or designee, to execute subdivision agreements; and,

Determine that the project is within the scope of the project previously analyzed as part of Mitigated Negative Declaration IS/MND-03-20 (State Clearinghouse No. 2020050231) and no further environmental review is required. (District 8)

Council District	Authorizing Councilmember	Signed by
8	Al Austin	(Digital – attached email)
4	Daryl Supernaw	(Digital – attached email)
1	Mary Zendejas	(Digital – attached email)

Attachment: Staff Report dated December 7, 2021