

C-17

January 18, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept easement deeds from Long Beach Aster, LLC, property owner at 125 Long Beach Boulevard, for the installation of public utilities; and,

Determine that the project is within the scope of the Downtown Planned Development District Programmatic Environmental Impact Report (State Clearinghouse No. 2009071006), and no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. (District 1)

DISCUSSION

Long Beach Aster, LLC, a California limited partnership, the owner of the property at 125 Long Beach Boulevard, proposed construction of a new eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on an approximately 44,870 square-foot site in the Downtown Planned Development District. To accommodate the improvements and modifications, the following actions are required:

- Grant an easement to the City to allow for the relocation of an existing Fire Line servicing the building at 228 E Broadway (Attachment A);
- Grant an easement to the City to allow for the installation of a water irrigation line with a reduced pressure water backflow preventer (Attachment A);
- Grant an easement to the City to allow for the installation of a two domestic water lines, domestic water meters, and reduced pressure water backflow preventers (Attachment A)

City staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated. On October 4, 2018, the Planning Commission determined that the project is within the scope of the Downtown Planned Development District Programmatic Environmental Impact Report (State Clearinghouse No. 2009071006), and no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (Attachments B and C)

HONORABLE MAYOR AND CITY COUNCIL

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This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on December 21, 2021 and by Budget Operations and Development Officer Rhutu Amin Gharib on December 27, 2021.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$ 3,387.78 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

EL:JH:BP:ms

ATTACHMENTS: A – EASEMENT SKETCH
B – NOTICE OF DETERMINATION
C - PLANNING COMMISSION MINUTE - OCTOBER 4, 2018

APPROVED:



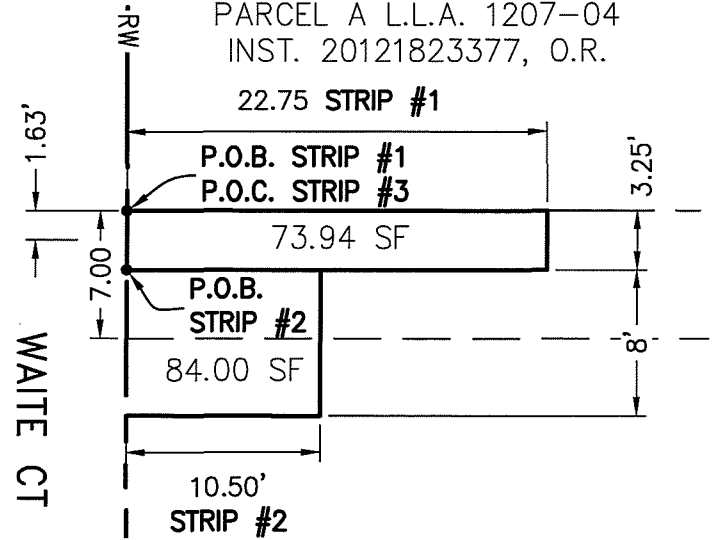
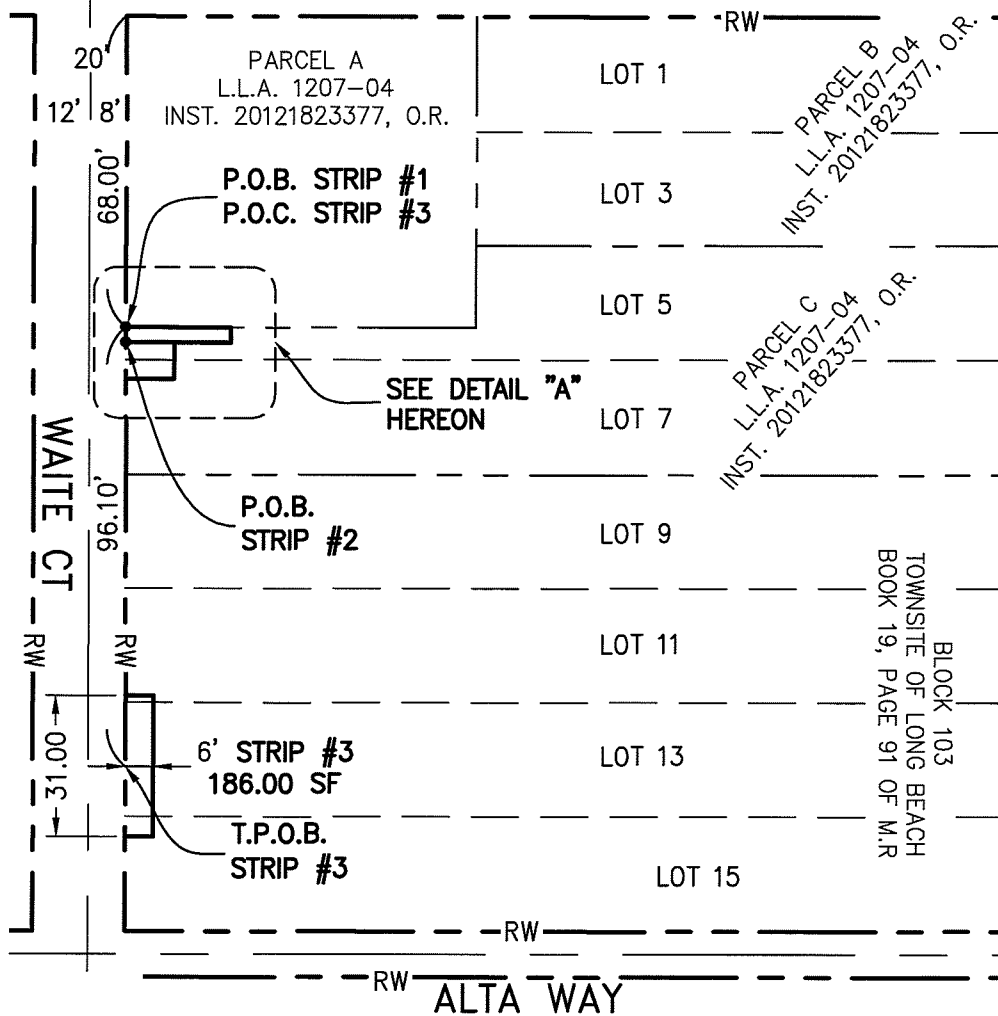
THOMAS B. MODICA
CITY MANAGER

APN: 7280-028-903, 917, 922, & 923

EXHIBIT B

PARCEL A L.L.A. 1207-04
INST. 20121823377, O.R.

BROADWAY BLVD



DETAIL "A"
SCALE: 1"=10'



SCALE: 1"=40' 11/15/2021

LINE LEGEND:

- RW --- RIGHT OF WAY
- CENTERLINES
- EASEMENT LINES
- ADJACENT PARCEL LINES
- LOT LINES

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: LONG BEACH WATER DEPARTMENT
EASEMENTS FOR 250 EAST BROADWAY

DATE: 11/15/2021
FN: 1654-001-W ESTM
DRAWN BY: EC
CHECKED BY: KRT

SHEET 1 OF 1

2018 254209



FILED

Oct 05 2018

Dean C. Logen, Registrar - Recorder/County Clerk

Electronically signed by SEHEIVUTHDA PHAK

THIS NOTICE WAS POSTED

ON October 05 2018

UNTIL November 05 2018



REGISTRAR - RECORDER/COUNTY CLERK

NOTICE OF DETERMINATION

TO: Office of Planning/Research
1400 Tenth St., Room 121
Sacramento, CA 95814

From: Long Beach Development Services Dept.
333 W. Ocean Blvd., Planning Bureau, 5th Floor
Long Beach, CA 90802

X Office of the County Clerk
Environmental Filings
12400 E. Imperial Hwy. Room 1201
Norwalk, CA 90650

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Aster (1803-21) (City of Long Beach Downtown Plan [EIR 04-08])

Project Title

Table with 3 columns: State Clearinghouse Number (2009071006), Lead Agency Contact Person (Alexis Oropeza), Area Code/Telephone ((562) 570-6413)

Project Applicant: Raintree-Evergreen C/O Richard Price, 28202 Cabot Road, Suite 300, Laguna Nigel, CA 92677

Project Location: 125 Long Beach Blvd., City of Long Beach, Los Angeles County, California

Project Description: A request to construct an eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on approximately 44,870 square-foot site currently developed with surface parking lots and subdivision to create four categories of separate ownership air space located at 125 Long Beach Boulevard in the Downtown Planned Development District (PD-30) Height Incentive Area.

Environmental Review: Pursuant to Section 15152 of the CEQA Guidelines, this project is covered by the Downtown Planned Development District Programmatic Environmental Impact Report (State Clearinghouse No. 2009071006) and no new environmental documentation is required.

This is to advise that the Long Beach Planning Commission carried out the above-described project on October 4, 2018 and has made the following determinations regarding the above-described project:

- 1. The project [X will ___ will not] have a significant effect on [X the environment consistent with Program EIR (State Clearinghouse No. 2009071006).
2. X The project was determined to be within the scope of the certified Downtown Planned Development District Programmatic EIR (State Clearinghouse No. 2009071006).
3. Mitigation Measures [X were ___ were not] made a condition of the approval of this project.
4. A Mitigation Monitoring and Reporting Program [X was ___ was not] adopted for this project.
5. A Statement of Overriding Considerations [X was ___ was not] adopted for this project.
6. Findings [X were ___ were not] made pursuant to the provisions of CEQA.

This is to certify that the project record is available for review to the General Public at:
Department of Development Services, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802

Signature (Public Agency) [Signature] Title: SENIOR PLANNER Date: 10/5/18

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



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

At 5:00 p.m., Chair Lewis called the meeting to order.

ROLL CALL

Commissioners Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane
Present: Templin, Richard Lewis and Erick Verduzco-Vega

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Anita Juhola-Garcia, Planner; Alexis Oropeza, Planner; Nick Vasuthasawat, Planner; Dionne Bearden, Bureau Secretary.

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

18-071PL Recommendation to receive and file the Planning Commission minutes of September 20, 2018.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, presented the Director's Report.

SWEARING OF WITNESS

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA

1. 18-067PL Recommendation to approve Administrative Use Permit (18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020) to establish two restaurants with drive-throughs, and Vesting Tentative Parcel Map (TPM18-003) to establish a four-parcel subdivision in conjunction with a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

Christopher Koontz, Planning Bureau Manager, requested continuance.

UnknownResident

Chair Lewis Spoke.
Commissioner Verduzco-Vega spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to laid over. The motion carried by the following vote:

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

2. 18-068PL Recommendation to accept Categorical Exemption (CE17-155) and approve two (2) Conditional Use Permits (CUP18-023 & CUP18-024) to establish two (2) drive-though lanes for restaurant uses in conjunction

with the remodel and 16,352 square-foot expansion of an existing shopping center (Harding Square) located at 6141-6191 Atlantic Avenue in the Commercial Neighborhood Automobile-Oriented District (CNA) Zone. (District 9)

Christopher Koontz, Planning Bureau Manager, introduced Anita Juhola-Garcia, Planner, who presented the staff report.

Representative from Westland Real Estate Group, applicant, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and applicant.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

3. 18-069PL

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR18-009) and Vesting Tentative Tract Map (TTM18-006) to construct a mixed-use building containing a total of 189 residential units, 10,000 square feet of retail/flex space, 257 parking stalls and a Vesting Tentative Tract Map to merge six (6) lots into one and then subdivide the one lot into five (5) airspace lots on approximately 38,422 square feet of site area currently developed with a surface parking lot. The subject site is located at 127-135 East Broadway in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Alexis Oropeza, Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Alexis Oropeza, Planner, spoke

Chair Lewis spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Chair Lewis and Alexis Oropez, Planner.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Alexis Oropeza, Planner.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Rick Price, VP of Raintree Partners, applicant, spoke.

Chair Lewis Spoke.

Rick Price, VP of Raintree, applicant, spoke.

John Waldron, Studio T Square, architect, spoke.

Rick Price, VP of Raintree, applicant, spoke.

Chair Lewis spoke.

Mary Lulan provided public comment.

Justin Ziemba provided public comment

Brad Johnson provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

4. 18-070PL

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR18-018) and Vesting Tentative Tract Map (TTM18-007) to construct an eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on approximately 44,870 square-foot site currently developed with surface parking lots and subdivision to create four categories of separate ownership air space located at 125 Long Beach Boulevard in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Nick Vasuthasawat, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Allen, Raintree Partners, spoke.

David Gonzales, Carrierjohnson Architects, spoke.

Rick Price, VP of Raintree Partners, applicant, spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

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

Chair Lewis spoke.

ADJOURNMENT

at 6:34 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: October 18, 2018 - 5:00 p.m.

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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាជ្យ និងកំណត់ហេតុឲ្យ អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។