



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

C-10

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

November 1, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for condominium purposes have been satisfied; approve the final map for Tract No. 73438 located north of Broadway and west of Elm Avenue; and, accept Categorical Exemption 15-073. (District 2)

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 developer has submitted a duly certified final map of Tract No. 73438, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on August 20, 2015.

City Ventures, the developer of the condominium project located at 227 Elm Avenue, requests final subdivision map approval for the construction of a 40-unit townhome condominium building. The subdivision map proposes to abandon the eastern portion of the east/west alley known as East Maple Way to which bisects site, and dedicate two-feet for alley widening purposes adjacent to the project site along Alamo Court (Exhibit A). The Department of Public Works supports this action pursuant to State of California Government Code Section 66434(g), which allows for public streets and easement to be abandoned on a subdivision final map.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption Number 15-073 (Exhibit B) was issued for this project.

This matter was reviewed by Deputy City Attorney Linda T. Vu on October 10, 2016 and by Revenue Management Officer Julissa José-Murray on October 18, 2016.

TIMING CONSIDERATIONS

City Council action on this matter is requested on November 1, 2016, to allow the developer to complete the tract development.

HONORABLE MAYOR AND CITY COUNCIL
November 1, 2016
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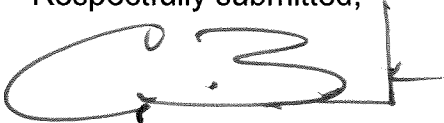
FISCAL IMPACT

A subdivision processing fee of \$11,682 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

ATTACHMENTS: EXHIBIT A - VICINITY MAP
EXHIBIT B - CATEGORICAL EXEMPTION 15-073

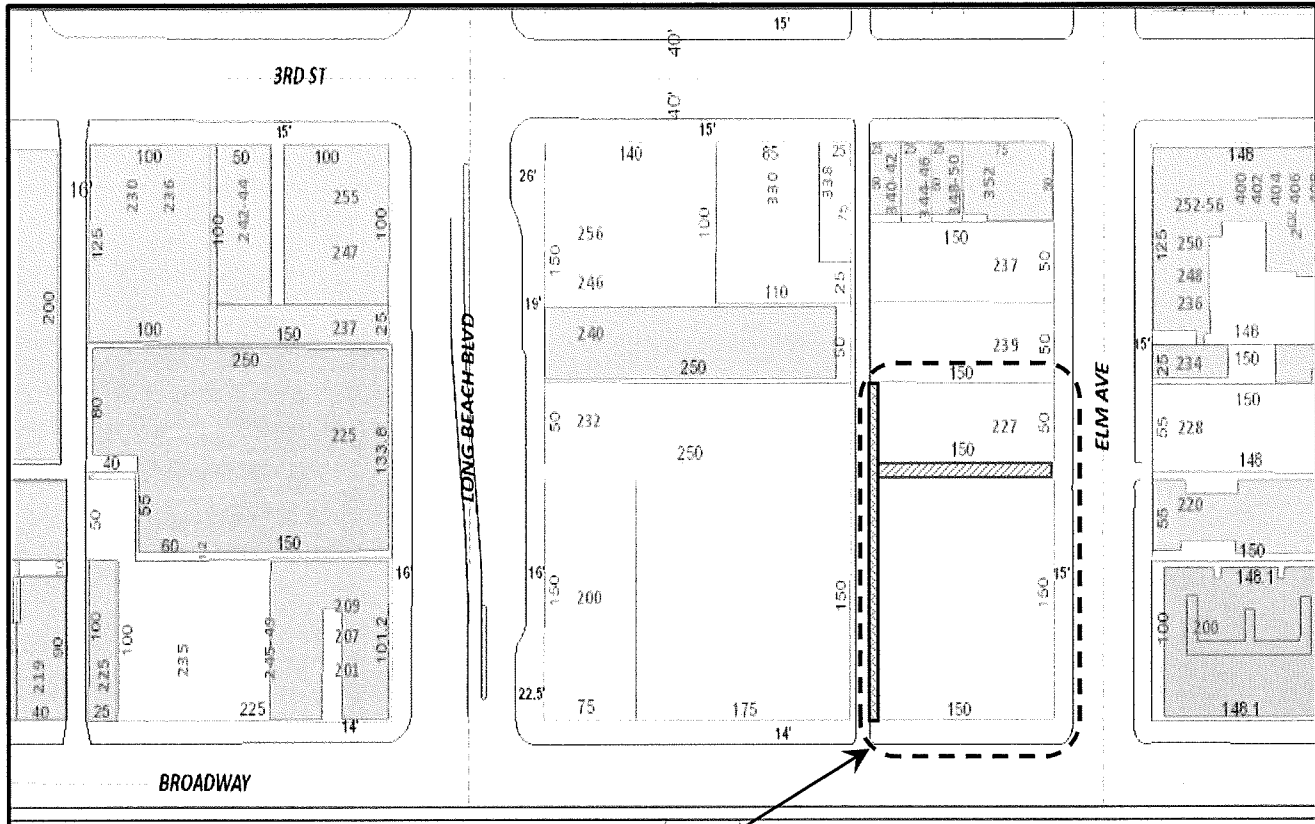
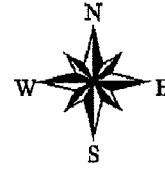
APPROVED:

A handwritten signature in black ink, appearing to read 'P. West', with a stylized flourish at the end.



PATRICK H. WEST
CITY MANAGER

CB:SC:BP:JC
P/CL/SUBDIVISION TM 73438 CL.DOC

Exhibit A



SITE LOCATION

-  SHOWS AREA OF ALLEY ABANDONMENT
-  SHOWS AREA FOR ALLEY WIDEN DEDICATION

VICINITY MAP

SCALE: NONE

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

TRACT MAP 73438
227 ELM AVENUE
NORTH SIDE OF BROADWAY, EAST OF ELM AVENUE



EXHIBIT B

NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

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

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

☐ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-073

Project Location/Address: 227 Elm Avenue

Project/Activity Description: A Site Plan Review, Tentative Tract Map and General Plan Conformity Finding to construct a 40-unit condominium development in conjunction with a public alley vacation

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

Applicant Name: CITY VENTURES

Mailing Address: _____

Phone Number: (909) 438-6224

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1503-15 Planner's Initials: CJ

Required Permits: Site Plan Review, Tentative Tract Map

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332, Class 32, In-Fill Development Projects

Statement of support for this finding: Class 32 is the appropriate exemption - the project is consistent with applicable general plan and zoning regulations, less than 5 acres within city limits, can be adequately served by public services/utilities, with no adverse impacts.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6768

Signature: [Signature]

Date: 6/30/15

Revised December 2013

EXHIBIT B