

January 4, 2022

C-21

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 creating ten condominium units at 1339 – 1347 Pine Avenue, have been met, approve the final map for Tract No. 82140, and authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption No. CE-18-183. (District 1)

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, Habitat for Humanity-Los Angeles, requests to subdivide to construct a ten (10) residential unit development at 1339-1347 Pine Avenue. The Public Works Department (Public Works) has submitted a duly certified final map of Tract No. 82140, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 06, 2018 (Attachment A) and requests the City Council approval of final map for Tract No.82140.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Categorical Exemption No. CE-18-183 was issued for the project. (Attachment B)

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on December 6, 2021 and by Budget Operations and Development Officer Rhutu Amin Gharib on December 7, 2021.

TIMING CONSIDERATIONS

City Council action is requested on January 4, 2022, to allow for a timely completion of the development.

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FISCAL IMPACT

A subdivision processing fee of \$8,126 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:MS::BP:db:rm

ATTACHMENTS: A – Tract location map
B – CEQA Categorial Exemption No. CE-18-183

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENT B



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.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

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

Project Title: CE- 18-183

Project Location/Address: 1339/47 PINE AVE, 116/124 W 14TH ST, 1348 PACIFIC AVE

Project Activity/Description: NEW CONSTRUCTION OF 10 TOWNHOME UNITS. THERE WILL BE ONE 6-UNIT BUILDING AND TWO 2-UNIT BUILDINGS. EACH UNIT WILL BE 2 STORIES WITH 3-BEDROOMS, 2 BATHROOMS, APPROX 1250 sq ft EACH. EACH UNIT WILL HAVE A FRONT PORCH AND AN ATTACHED 2-CAR GARAGE.

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

Applicant Name: HABITAT FOR HUMANITY OF GREATER LOS ANGELES - ROBERT DWELIE

Mailing Address: 8739 ARTESIA BLVD, BELLFLOWER, CA 90706

Phone Number: 310-821-7631 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1808-12 Planner's Initials: GB
Required Permits: Tentative Tract Map (TTM)

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332 Infill Development Projects

Statement of support for this finding: The proposed Tentative Tract Map and project are consistent with the City of Long Beach General Plan and Zoning Code. The project is fully on City land and occupies less than 5 acres and is surrounded by urban uses. The project site has no value as a habitat. The site is served by all utilities. Approval will not result in excessive impacts to traffic, noise, water or air quality - See attached memo.

Contact Person: GABRIEL A. BARRERAS Contact Phone: (562) 570-5972

Signature: [Signature] Date: 10/10/18