



# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

**C-6**

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

June 13, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from PCH and Ximeno, LLC, the owner of the property located at 4525 East Pacific Coast Highway, for water line purposes pertaining to fire services; and,

Accept Categorical Exemption No. CE-15-178. (District 4)

### DISCUSSION

The owner of the property at 4525 East Pacific Coast Highway is constructing two commercial buildings comprised of a retail pharmacy and a fast food restaurant. In association with the owner's proposed fire services for the project site, the Long Beach Water Department has requested an easement for water line purposes (Exhibit A).

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, Categorical Exemption No. CE-15-178 was issued on May 4, 2016, for this project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on May 16, 2017 and by Budget Analysis Officer Julissa José-Murray on May 25, 2017.

### TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

### FISCAL IMPACT

A document processing fee in the amount of \$2,108 was paid by the property owner (or developer) and deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

June 13, 2017

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK *For*  
DIRECTOR OF PUBLIC WORKS

APPROVED:



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PATRICK H. WEST  
CITY MANAGER

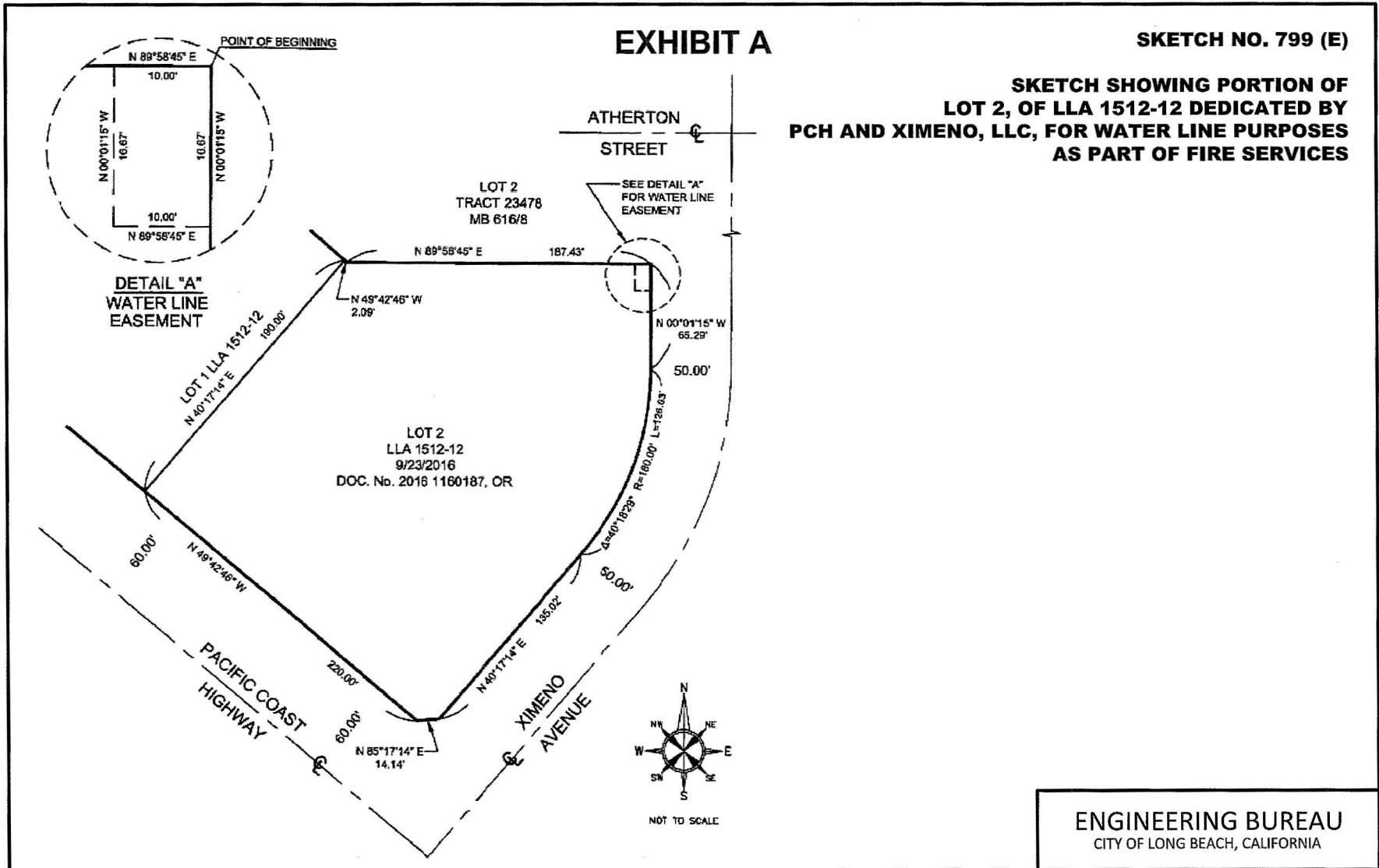
CB:SC:EL:JH:BP:mdc:db  
P:\CL\ROW 4525 E. Pacific Coast Hwy Easement CL

ATTACHMENTS: EXHIBIT A – EASEMENT SKETCH  
EXHIBIT B – CATEGORICAL EXEMPTION CE-15-178

# EXHIBIT A

SKETCH NO. 799 (E)

**SKETCH SHOWING PORTION OF  
LOT 2, OF LLA 1512-12 DEDICATED BY  
PCH AND XIMENO, LLC, FOR WATER LINE PURPOSES  
AS PART OF FIRE SERVICES**



**ENGINEERING BUREAU**  
CITY OF LONG BEACH, CALIFORNIA

# EXHIBIT B



## CITY of LONG BEACH NOTICE of EXEMPTION

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

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 Filings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

2016 115507  
  
FILED  
May 10 2016

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ESTELLA BAYA

Categorical Exemption CE- 15-178

Project Location/Address: 4525 E. PACIFIC COAST HWY  
Project/Activity Description: DEMOLITION OF FOUR (4) EXISTING BUILDINGS AND PROPOSING A NEW DEVELOPMENT OF A ± 14,450 SF PHARMACY ALONG WITH A ± 2,900 SF FAST FOOD USE. APPLICATION IS ALSO FOR ALCOHOL SALES FOR PHARMACY. PROJECT ALSO PROPOSES A LOT LINE ADJUSTMENT AND LOT MERGER.

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

Applicant Name: PLH AND XIMENO LLC

Mailing Address: 2100 PACIFIC COAST HWY 2<sup>ND</sup> FLOOR, TORRANCE, CA 90505

Phone Number: 949-354-5600 Applicant Signature:

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1512-12 Planner's Initials: GC

Required Permits: Lot Line, Adjustment, Lot merger, Site Plan Review and two Conditional use permits

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15332 In fill development projects and 15303 Minor Alterations in Land Use Limitations

Statement of support for this finding: The project is a demolition of four commercial buildings and the construction of two new commercial buildings with land use approvals allowing drive through lanes and on-site alcohol beverage license for the retail store

Contact Person: Gina Casillas Contact Phone: 562 570 6879

Signature:  Date: 5/4/16

THIS NOTICE WAS POSTED

ON May 10 2016

Revised November 2014

UNTIL June 09 2016

REGISTRAR - RECORDER/COUNTY CLERK