

C-27

November 15, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept easement deeds from Lakewood Willow LLC, a California limited liability company, property owner at 2590 North Lakewood Boulevard, for a dedication of additional right of way;

Authorize the City Manager, or designee, to accept an easement deed from Lakewood Willow, LLC, a California limited liability company, property owner at 2590 North Lakewood Boulevard, for the installation of public utilities; and,

Accept the Notice of Exemption from CEQA Number CE-17-183 (District 4)

DISCUSSION

Lakewood Willow, LLC, a California limited company, the owner of the property at 2590 North Lakewood Boulevard, is constructing two new buildings: a 4,238-square-foot building designed to accommodate two restaurant tenants with 610 square feet of outdoor dining area and a drive-through lane; and a 2,516-square-foot building designed to accommodate a fast-food restaurant with a drive-through lane. When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. To accommodate the improvements and modifications, the following actions listed below are required:

- Dedicate to the City of Long Beach (City), 5-feet along the east side of North Lakewood Boulevard adjacent to the project site, for street widening purposes, resulting in a 10-foot wide public sidewalk. (Attachment A)
- Dedicate to the City, 3-feet along the south side of East Willow Street, adjacent to the project site, for street widening purposes, resulting in a 12-foot wide public sidewalk within the vicinity of the bus stop, from the corner of North Lakewood Boulevard and East Willow Street to a point approximately 125 feet east of said corner. (Attachment A)
- Dedicate to the City, as needed to achieve a minimum 5-foot wide sidewalk clear path around all existing street fixtures (streetlights, utility poles, etc.) on the public sidewalk adjacent to the project site, at the southeast corner of North Lakewood Boulevard and East Willow Street. (Attachment A)

- An easement be granted to the City to allow for the installation of a double-check detector valve and water meter (Attachment B). These devices provide backflow prevention to protect water supplies from contamination and monitoring information.

City staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption No. CE-17-183 was issued on June 7, 2018 (Attachment C). The Public Works Department is requesting City Council to authorize the acceptance of the deeds and accept Categorical Exemption CE-17-183.

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on October 31, 2022 and by Budget Management Officer Nader Kaamouh on October 26, 2022.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee and a dedication processing fee in the total amount of \$6,626 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:

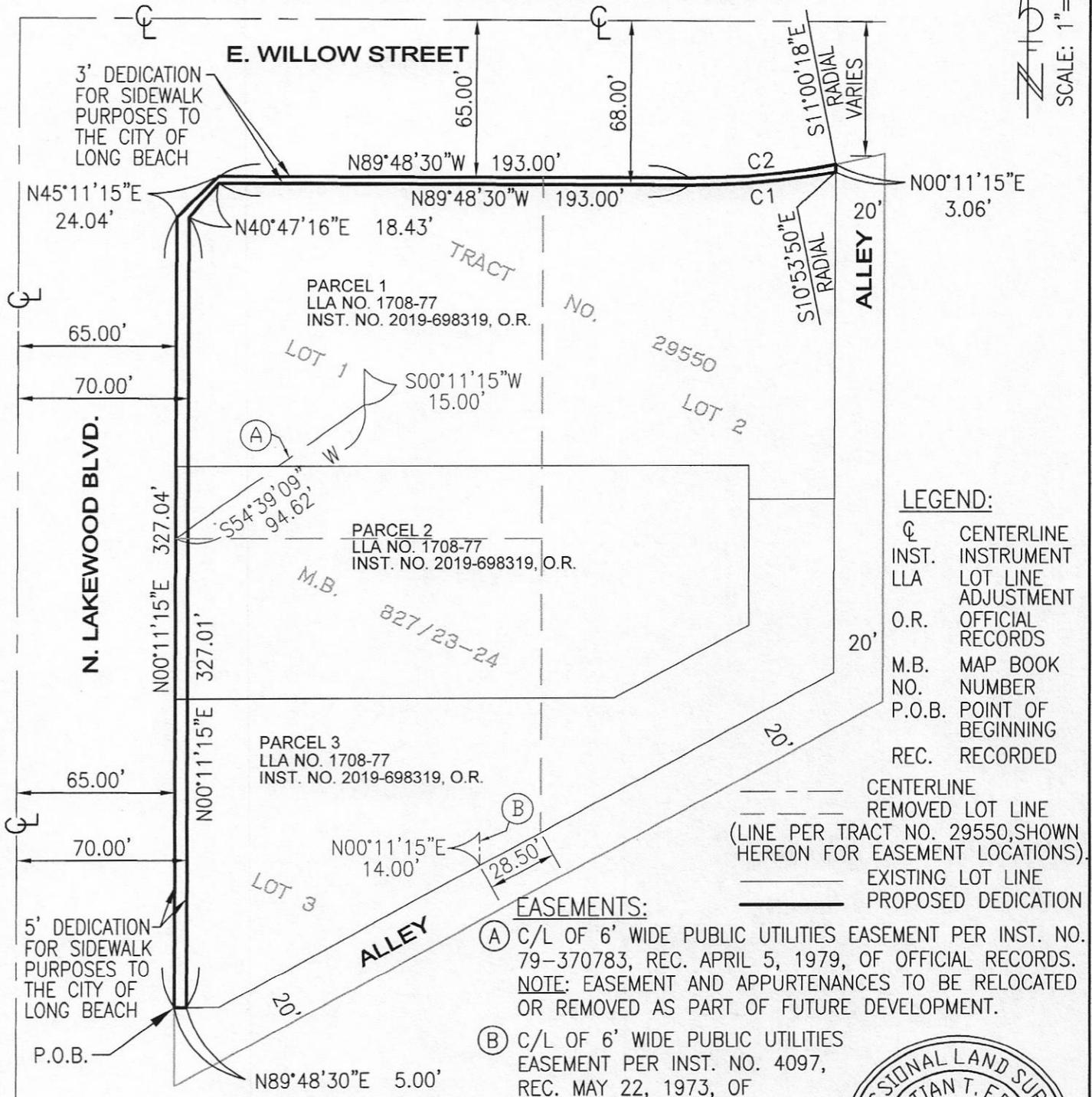
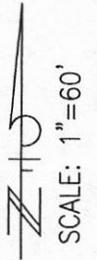


THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – DEDICATION SKETCH
B – EASEMENT SKETCH
C – CATEGORICAL EXEMPTION No. CE-17-183

ATTACHMENT A

RIGHT OF WAY DEDICATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION N. LAKEWOOD BOULEVARD AND E. WILLOW STREET



- LEGEND:**
- ⊕ CENTERLINE INSTRUMENT
 - LLA LOT LINE ADJUSTMENT
 - O.R. OFFICIAL RECORDS
 - M.B. MAP BOOK
 - NO. NUMBER
 - P.O.B. POINT OF BEGINNING
 - REC. RECORDED

- EASEMENTS:**
- CENTERLINE
 - REMOVED LOT LINE (LINE PER TRACT NO. 29550, SHOWN HEREON FOR EASEMENT LOCATIONS).
 - EXISTING LOT LINE
 - PROPOSED DEDICATION

- (A)** C/L OF 6' WIDE PUBLIC UTILITIES EASEMENT PER INST. NO. 79-370783, REC. APRIL 5, 1979, OF OFFICIAL RECORDS. **NOTE:** EASEMENT AND APPURTENANCES TO BE RELOCATED OR REMOVED AS PART OF FUTURE DEVELOPMENT.
- (B)** C/L OF 6' WIDE PUBLIC UTILITIES EASEMENT PER INST. NO. 4097, REC. MAY 22, 1973, OF OFFICIAL RECORDS.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	11°05'20"	60.38'	312.00'
C2	11°11'48"	60.38'	309.00'

Chris Foster 12-17-21

CHRISTIAN T. FOSTER, L.S. 9001 DATE



LEGAL DESCRIPTION LONG BEACH WATER DEPARTMENT EASEMENT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 1708-77 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED AS INSTRUMENT NO. 2019-698319, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 1708-77, A POINT THAT LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF E. WILLOW STREET; THENCE ALONG THE NORTHERLY PROPERTY LINE OF SAID PARCEL 1 SOUTH 89°48'30" EAST, 124.00 FEET; THENCE SOUTH 00°11'30" WEST, 3.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°11'30" WEST, 10.00 FEET; THENCE SOUTH 89°48'30" EAST, 13.13 FEET; THENCE NORTH 00°11'30" EAST, 2.50 FEET; THENCE SOUTH 89°48'30" EAST, 2.75 FEET; THENCE NORTH 00°11'30" EAST, 7.50 FEET; THENCE NORTH 89°48'30" WEST, 15.88 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 152 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHT, RIGHTS OF WAY, AND OTHER MATTERS OF RECORDS, IF ANY.

Chris Foster

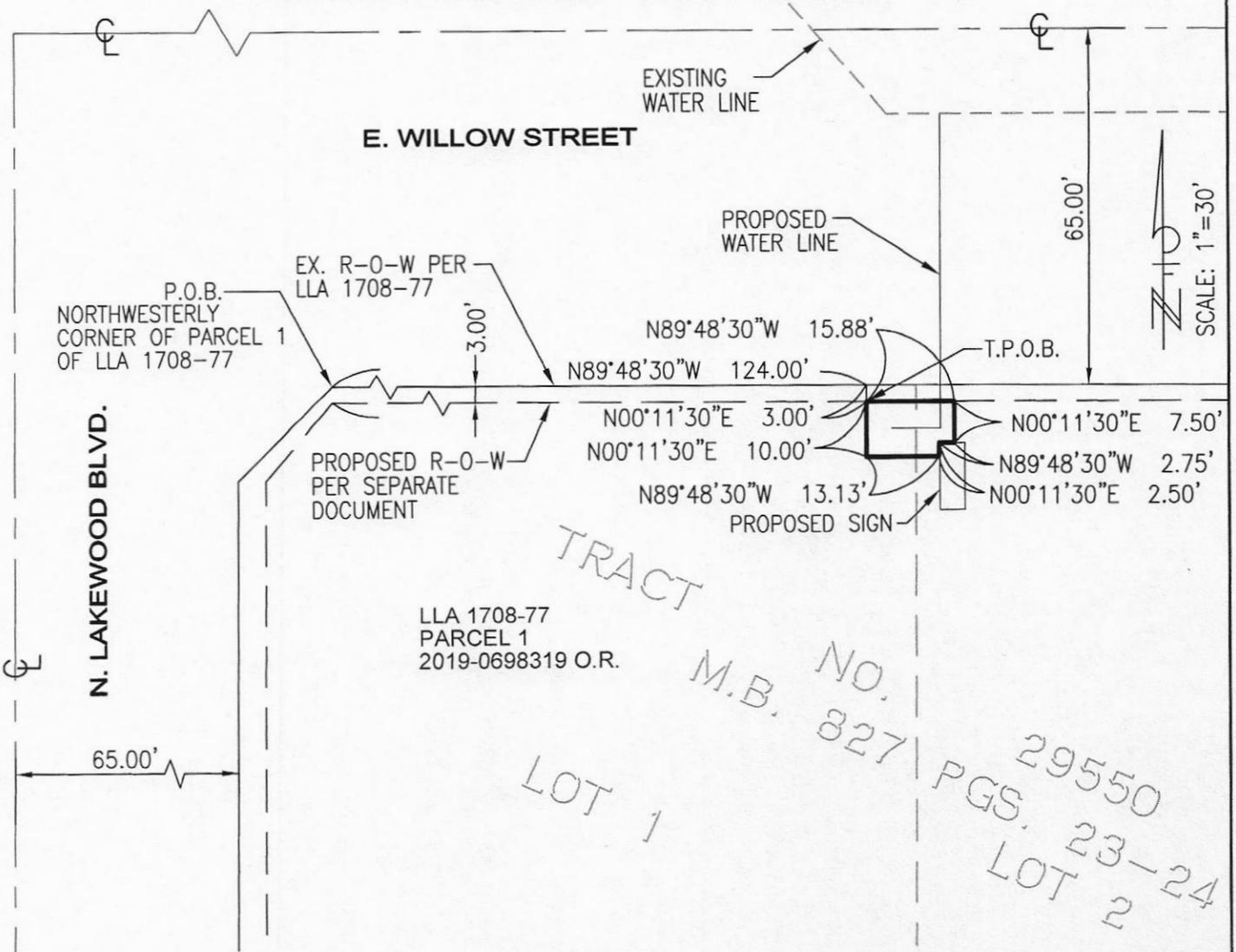
CHRISTIAN T. FOSTER, L.S. 9001

12-17-21

DATE



AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 LONG BEACH WATER DEPARTMENT EASEMENT



LLA 1708-77
 PARCEL 1
 2019-0698319 O.R.

TRACT
 M.B. NO. 827 PGS. 23-24
 LOT 1
 LOT 2

LEGEND:

- REMOVED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EX. EXISTING
- P.O.B. POINT OF BEGINNING
- R-O-W RIGHT-OF-WAY
- T.P.O.B. TRUE POINT OF BEGINNING
- INST. INSTRUMENT
- LLA LOT LINE ADJUSTMENT
- O.R. OFFICIAL RECORDS
- ☉ CENTERLINE
- M.B. MAP BOOK
- NO. NUMBER



Chris Foster

12-17-21

CHRISTIAN T. FOSTER, L.S. 9001

DATE

Attachment C



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
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

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

Categorical Exemption CE- 17183

Project Location/Address: 2528 and 2590 N. LAKEWOOD BOULEVARD.
Project/Activity Description: COMMERCIAL SHOPPING CENTER
INCLUDING ± 4,000 SF NEW RESTAURANT BUILDING (MULTI-
TENANT) WITH DRIVE THRU, ± 2,516 SF DRIVE THRU
RESTAURANT and ± 5,078 SF REMODELED TIRE STORE.

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

Applicant Name: Ara Tchadghassian
Mailing Address: 4407 Alameda Blvd., La Brea, CA 90038
Phone Number: 562-977-8565 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1708-77 Planner's Initials: GG
Required Permits: Site Plan Review, Conditional Use Permit and
Lot Line Adjustment

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15302 and 15303

Statement of support for this finding: The project consists of the removal and
replacement of an existing restaurant. The new development
will construct two restaurant pads and remodel
one existing commercial building and add two drive-thru lanes.

Contact Person: Gina Casellas Contact Phone: 562 570-6879
Signature: Gina Casellas Date: 6/7/13