

May 17, 2022

C-14

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept easement deed(s) from Gelt Volta Pine Fee Owner, LLC, a Delaware limited liability company and Volta Saint Katherine LLC, a Delaware limited liability company, property owners at 635 Pine Avenue, for additional right of way purposes; and,

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 California Environmental Quality Act (CEQA) Guidelines Section 15162. (District 1)

DISCUSSION

Gelt Volta Pine Fee Owner, LLC, a Delaware limited liability company and Volta Saint Katherine, LLC, a Delaware limited liability company, property owners at 635 Pine Avenue, proposed construction of two eight-story buildings containing a total of 271 residential units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls on approximately 45,000 square feet of site area currently developed with residential, commercial, and surface parking uses located in the Downtown Planned Development District (PD-30) Height Incentive Area. This project was approved prior to the implementation of the City of Long Beach's (City) Inclusionary Housing policy. However, as part of the project's Conditions of Approval, a minimum of 11 units within the project were required to be deed restricted for moderate-income households. These units are a mix of studios (four), one-bedroom units (four), and two-bedroom units (three) ranging in size from 587 to 1,296 square feet. When significant new development is proposed, public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new use. To conform with the City's general plan to widen right of ways, the following actions listed below are required (and found in Attachment A):

- Dedicate to the City, 5-feet adjacent to the site along the north side of the east-west Cobre Way, for additional right of way purposes.
- Dedicate to the City, 2-feet adjacent to the site along the west side of north-south Solana Avenue, for additional right of way purposes.
- Dedicate to the City, 2-feet adjacent to the site along the east side of north-south Solana Avenue, for additional right of way purposes.

HONORABLE MAYOR AND CITY COUNCIL

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City staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated. The Planning Commission determined that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (Attachment B) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (Attachment C).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on May 2, 2022 and by Budget Management Officer Nader Kaamouh on April 29, 2022.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A dedication processing fee in the amount of \$3,313 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,



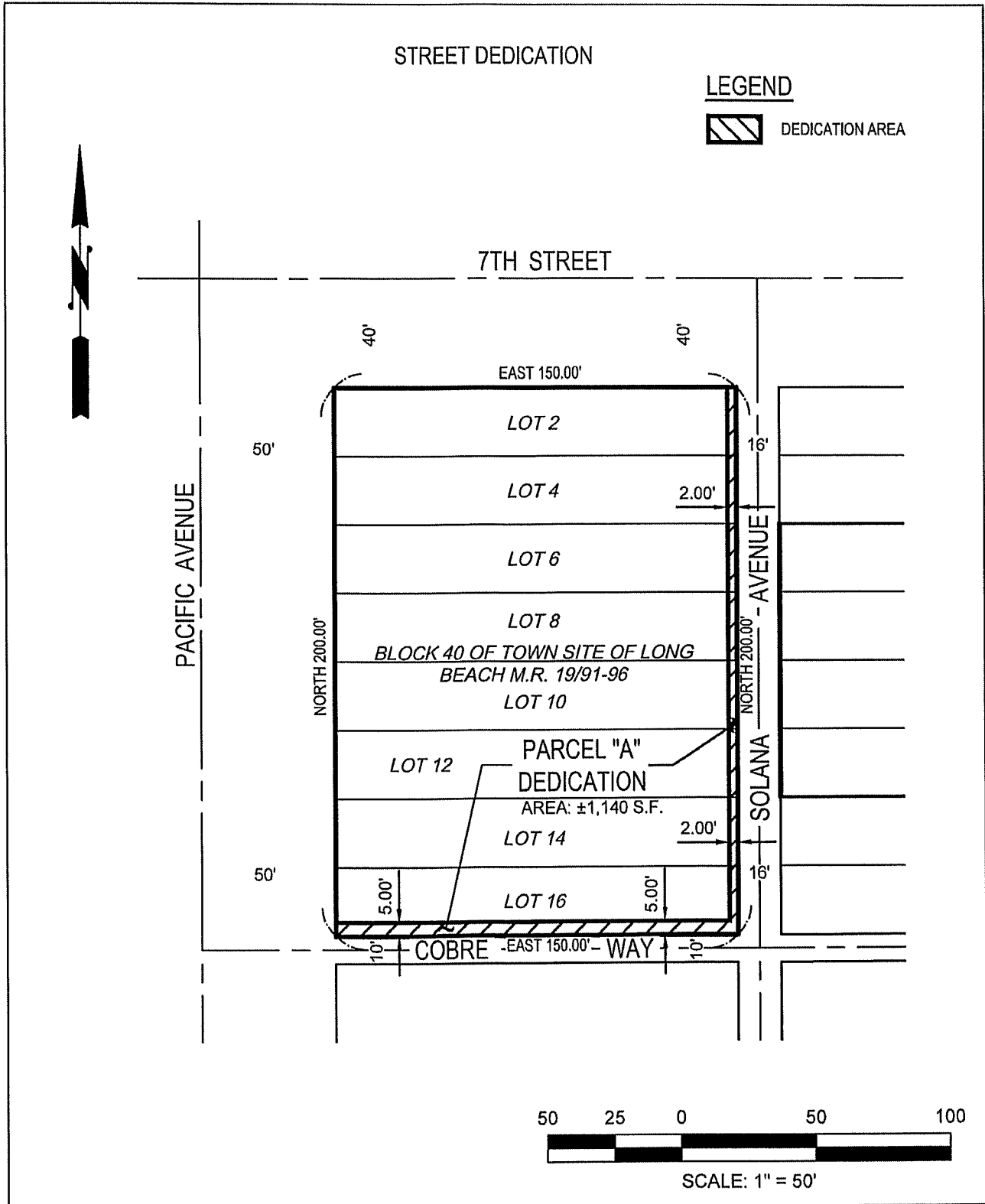
ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – DEDICATION SKETCH
B – JUNE 21, 2018 CITY OF LONG BEACH PLANNING COMMISSION MINUTES
C – NOTICE OF DETERMINATION AND DOWNTOWN EIR FOR 635 PINE AVE CHECKLIST



LEGEND

 DEDICATION AREA



14297 Cajon Avenue Suite 101
 Victorville California 92392-2335
 Phone: 760.524.9100

**DAVID EVANS
 AND ASSOCIATES INC.**

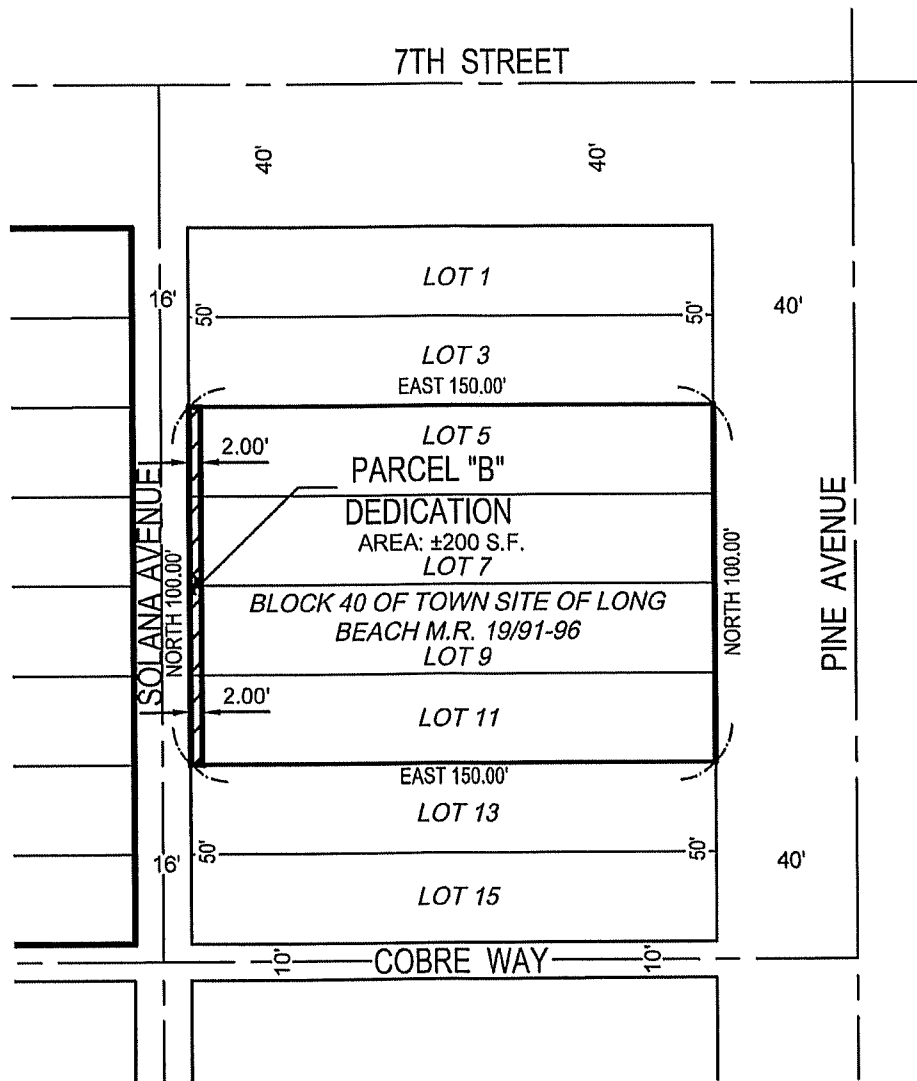
STREET DEDICATION

Job Number:	HOLP0HAC0002
Date:	12-13-2021
Scale:	1"=50'
Sheet	1 of 2 Sheets

Drawing Name: P:\HOLP0HAC0002\0400\CAD\SV\EXHIBIT\STREET DEDICATION Exhibit\HOLP0HAC-002_EXHIBIT B Dedication.dwg
 Last Opened: Dec 13, 2021 - 9:24am by: Sz

STREET DEDICATION

LEGEND



SCALE: 1" = 50'



14297 Cajon Avenue Suite 101
 Victorville California 92392-2335
 Phone: 760.524.9100

**DAVID EVANS
 AND ASSOCIATES INC.**

STREET DEDICATION

Job Number:
 HOLP0HAC0002

Date:
 12-13-2021

Scale: 1"=50'

Sheet 2 of
 2 Sheets

Drawing Name: P:\HQP\HOLP0HAC0002\04\00\CAD\1\SV\EXHIBIT\STREET DEDICATION Exhibit\HOLP0HAC-002_EXHIBIT B Dedication.dwg
 Last Opened: Dec 13, 2021 - 9:27am by: Sz

Attachment B

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CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, JUNE 21, 2018
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM

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



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER

At 5:01 p.m., Chair Verduzco-Vega called the meeting to order.

ROLL CALL

Commissioners Mark Christoffels, Andy Perez, Jane Templin and Erick

Present: Verduzco-Vega

Commissioners Ron Cruz, Josh LaFarga and Richard Lewis

Excused:

Also present: Linda Tatum, Director of Development Services; Carrie Tai, Current Planning Officer; Monica Kilaita, Deputy City Attorney; Alexis Oropeza, Planner; Mark Hungerford, Planner; Vanetta Baisley-Cutliff, Clerk Typist

FLAG SALUTE

Commissioner Perez led the flag salute.

MINUTES

Attachment B

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CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, JUNE 21, 2018
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM

18-044PL

Recommendation to receive and file the Planning Commission minutes of June 7, 2018.

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

Yes: 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 3 - Ron Cruz, Josh LaFarga and Richard Lewis

DIRECTOR'S REPORT

Linda Tatum, Director of Development Services, presented the Director's Report.

Chair Verduzco-Vega spoke.

SWEARING OF WITNESSES

REGULAR AGENDA

Attachment B

1. 18-043PL

Recommendation to accept Categorical Exemption CE18-079 and approve a Conditional Use Permit (CUP 18-009) to allow a childcare service, community wellness programming and a 1,760-square-foot outdoor play area at an existing church, Grace United Methodist, at 2325 E. 3rd Street, in the Single-Family Residential District (R-1-N) Zone. (District 2)

Carrie Tai, Current Planning Officer, spoke and introduced Alexis Oropeza, Planner, who provided a PowerPoint presentation.

Brandy Collota, applicant, spoke.

Elliott Boone provided public comment.

Trent Gross provided public comment.

Jim Richardson provided public comment.

Hale Savard provided public comment.

Robert Thomas provided public comment.

Sue Baker provided public comment.

Annie Boone provided public comment.

Susan Taylor provided public comment.

Thomas Dunerwho provided public comment.

Marquisha Richardson provided public comment.

Raffi Howard provided public comment.

Pastor Christopher provided public comment.

Commissioner Christoffels spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Commissioner Christoffels and Alexis Oropeza, Planner.

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Commissioner Christoffels spoke.

Brandy Collota, applicant, spoke.

A dialogue ensued between Commissioner Christoffels and Brandy Collota, applicant.

Chair Verduzco-Vega spoke.

Brandy Collota, applicant, spoke.

Commissioner Perez spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Chair Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

Chair Verduzco-Vega spoke.

Monica Kilaita, Deputy City Attorney, spoke.

A dialogue ensued between Chair Verduzco-Vega and Monica Kilaita, Deputy City Attorney.

Commissioner Templin spoke.

Commissioner Perez spoke.

Commissioner Christoffels spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Christoffels spoke.

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A dialogue ensued between Commissioner Christoffels and Carrie Tai, Current Planning Officer.

Chair Verduzco-Vega spoke.

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

Yes: 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 3 - Ron Cruz, Josh LaFarga and Richard Lewis

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CITY OF LONG BEACH
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COUNCIL CHAMBER, 5:00 PM

2. 18-045PL

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 (SPR17-083) and Lot Mergers (LMG17-022 and LMG17-023) to construct two, eight-story buildings containing a total of 271 residential units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls on approximately 45,000 square feet of site area currently developed with residential, commercial and surface parking uses located at 635 Pine Avenue and 636 Pacific Avenue in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 1)

Carrie Tai, Current Planning Officer, spoke and introduced Mark Hungerford, Planner, who provided a PowerPoint presentation.

Tom Warren, Holland Partner Group, spoke; and provided a PowerPoint presentation.

Ryan Guthrie, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Paul Carny, MV Architects, continued the PowerPoint presentation.

Ryan Guthrie, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Matt Davis, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Commissioner Christoffels spoke.

Ryan Guthrie, Holland Partner Group, spoke.

A dialogue ensued between Commissioner Christoffels and Ryan Guthrie, Holland Partner Group.

Paul Carny, MV Architects, spoke.

Mark Christoffels spoke.

Ryan Guthrie, Holland Partner Group, spoke.

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A dialogue ensued between Commissioner Christoffels and Ryan Guthrie, Holland Partner Group.

Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Matt Davis, Holland Partner Group spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Matt Davis, Holland Partner Group spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Chair Verduzco-Vega spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Chair Verduzco-Vega spoke.

Michael Wylie provided public comment.

Hollis Stewart provided public comment.

Michelle Molina provided public comment.

Dennis Yushi provided public comment.

Paul Yates provided public comment.

Anna Estrada provided public comment.

Boris Kressly provided public comment.

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COUNCIL CHAMBER, 5:00 PM

Commissioner Christoffels spoke.

Commissioner Perez spoke.

Commissioner Templin spoke.

Linda Tatum, Director of Development Services, spoke.

Tom Warren, Holland Partner Group, spoke.

Commissioner Templin spoke.

Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Christoffels spoke.

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

Yes: 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 3 - Ron Cruz, Josh LaFarga and Richard Lewis

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THURSDAY, JUNE 21, 2018
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COUNCIL CHAMBER, 5:00 PM

3. 18-046PL

Recommendation to deny a third-party Appeal (APL18-001) by David Hansen and adopt findings upholding the Zoning Administrator's approval of a Local Coastal Development Permit (LCDP18-003) relating to proposed changes to the City's regulation of select public beach parking lots. (Districts 2 and 3)

Carrie Tai, Current Planning Officer, spoke and introduced Mark Hungerford, Planner, who provided a PowerPoint presentation.

Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Mark Hungerford, Planner, spoke.

A dialogue ensued between Commissioner Templin and Mark Hungerford, Planner.

Chair Verduzco-Vega spoke.

April Walker, Community Projects Officer, Public Works, spoke.

Chair Verduzco-Vega spoke.

April Walker, Community Projects Officer, Public Works, provided a staff report.

Chair Verduzco-Vega spoke.

David Hansen, appellant, spoke.

Chair Verduzco-Vega spoke.

April Walker, Project Manager, Public Works, spoke.

A dialogue ensued between Chair Verduzco-Vega and April Walker, Project Manager, Public Works.

Commissioner Christoffels spoke.

Monica Kilaita, Deputy City Attorney, spoke.

Commissioner Christoffels spoke.

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April Walker, Project Manager, Public Works, spoke.

Chair Verduzco-Vega spoke.

Kate Hernandez provided public comment.

Commissioner Christoffels spoke.

Chair Verduzco-Vega spoke.

A motion was made by Commissioner Christoffels to uphold the appeal and specify that the Planning Commission does not believe it meets the Local Coastal Plan as indicated, and also recommend that Public Works staff re-evaluate the entire study and reconsider based on the comments provided this evening.

Commissioner Perez spoke.

Carrie Tai, Current Planning Officer, spoke, clarifying that the Planning Commission's motion pertained only to the appealed portion of the request, the Belmont Pier Plaza parking lot. Commissioner Christoffels confirmed.

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

Yes: 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 3 - Ron Cruz, Josh LaFarga and Richard Lewis

PUBLIC PARTICIPATION

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION

There were no further comments from the Planning Commissioners.

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COUNCIL CHAMBER, 5:00 PM

ADJOURNMENT

At 7:41 p.m., Chair Verduzco-Vega adjourned the meeting.

bp

Attachment B

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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវៈ និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។

FILED

JAN 18 2012

Notice of Determination

Appendix D

DEAN C. LOGAN
REGISTRAR/RECORDER/COUNTY CLERK

To:

R. BRADLEY

DEPUTY:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

Public Agency: City of Long Beach
Address: 333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802
Contact: Steve Gerhardt, Senior Planner
Phone: 562-570-6288

County Clerk
County of: Los Angeles Lead Agency (if different from above):
Address: 12400 Imperial Highway Address:
Norwalk, CA 90650 Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2009071006

Project Title: City of Long Beach Downtown Plan (EIR 04-08)

Project Applicant: City of Long Beach

Project Location (include county): Downtown Long Beach, California (Los Angeles County)

Project Description:

The proposed project is a community plan for Downtown Long Beach. The Downtown Plan replaces the existing zoning in PD-30 entirely, and a portion of PD-29 Subarea 5, and other areas, totaling 725 acres. The action includes designation of all property within the project boundary to LUD#7, Mixed Uses in the City's General Plan Land Use Element. The community plan incorporates zoning, development standards, and development guidelines to establish design and development criteria to guide future development projects. The intent of the Downtown Plan is to facilitate additional housing, employment, shopping and entertainment opportunities within a vibrant urban mixed-use district.

This is to advise that the Long Beach City Council has carried out the above-described project on January 17, 2012, and has made the following determinations regarding the above-described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Mitigation Reporting and Monitoring Program [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final Program EIR with comments and responses and record of project approval, is available to the General Public during normal business hours at:
City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, 5th Floor, Long Beach, CA

Signature (Public Agency): Steve Gerhardt Title: Senior Planner
Date: 1/18/2012 DSA Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code. THIS NOTICE WAS POSTED
Reference Section 21000-21174, Public Resources Code. Revised 2011
CO JAN 18 2012
UNTIL FEB 17 2012
REGISTRAR/RECORDER/COUNTY CLERK

1044288



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME
2012 ENVIRONMENTAL FILING FEE CASH RECEIPT

PRINT CLEAR

RECEIPT#
201201181220040
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY City of Long Beach		DATE 01/18/2012	
COUNTY/STATE AGENCY OF FILING Los Angeles/ California		DOCUMENT NUMBER	
PROJECT TITLE City of Long Beach Downtown Plan (EIR 04-08)			
PROJECT APPLICANT NAME Steve Gerhardt, Senior Planner		PHONE NUMBER (562) 570-6288	
PROJECT APPLICANT ADDRESS 333 W. Ocean Boulevard, 5th Floor		CITY Long Beach	STATE CA
PROJECT APPLICANT (Check appropriate box):		ZIP CODE 90802	
<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency
<input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,919.00	\$	2,919.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,101.50	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$992.50	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	599.00 75.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash Credit Check Other _____

TOTAL RECEIVED \$ 2994.00

SIGNATURE x <u>Kenyon Bradley</u>	TITLE ITC
--------------------------------------	--------------

2017 220318



FILED
Aug 11 2017

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY