

C-15

May 17, 2022

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, to create five (5) lots and adjust the lot lines of four (4) existing lots located in Planned Development 31 Zoning District, 2221 Williams Street, for the demolition of 40 existing units to construct a new four-story, 90-unit affordable housing project with 40 parking spaces, have been met; approve the final map for Tract No. 83319; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Categorical Exemption No. CE-21-146. (District 7)

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, Century Villages at Cabrillo, Inc., requests a single lot subdivision to create five (5) lots and to adjust the lot lines of four (4) existing lots located in Planned Development 31 Zoning District, 2221 Williams Street (Attachment A). The developer's request for a subdivision and lot line adjustments is to allow for the construction of a new four-story, 90-unit affordable housing project (demolition of 40 existing units with a net increase of 50 units) with 40 parking spaces at 2221 Williams Street in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets zoning district (PD-31, Subarea D). The Public Works Department (Public Works) has submitted a duly certified final map of Tract No. 83319 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 6, 2018 (Attachment B), and requests approval of final map for Tract No. 83319.

Subdivision agreements providing for the off-site improvements, conditioned on this Project, have been prepared. Public Works seeks 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-21-146 was issued for the project (Attachment C).

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

TIMING CONSIDERATIONS

City Council action is requested on May 17, 2022, to allow for a timely completion of the development.

FISCAL IMPACT

A subdivision processing fee of \$8,867 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

EL:MS::BB:db:rm

ATTACHMENTS: A - TRACT MAP 83319
B- PLANNING COMMISSION NOTICE OF FINAL ACTION AND CONDITIONS OF APPROVAL
C- CEQA CATEGORIAL EXEMPTION NO. CE-21-146

NUMBERED LOTS: 8
LETTERED LOT: 1
AREA: 9.344 ACRES

TRACT MAP NO. 83319

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ARMANDO D. DUPONT, L.S. 7780

JANUARY, 2022

CALVADA SURVEYING, INC.

LEGEND

- = BOUNDARY OF THE PROPERTY BEING SUBDIVIDED BY THIS MAP
- (R1) = RECORD DATA PER TRACT MAP NO. 71509, M.B. 1375/29-34
- (R2) = RECORD DATA PER L.L.A. NO. 1508-01, REC. 11-6-2015 AS INST. NO. 20151365846, O.R.
- N.A.P. = NOT A PART

NOTE: DIMENSIONS SHOWN HEREON ARE RECORD & MEASURED PER TRACT MAP NO. 71509, M.B. 1375/29-34 AND A GRANT OF CERTIFICATE OF COMPLIANCE NO. L.L.A. 19-002 RECORDED AUGUST 14, 2020 AS INST. NO. 20200949144, O.R. EXCEPTING PROPOSED LOTS AND THAT PORTION OF LOT A SHOWN ON DETAIL "A".

MONUMENT NOTES

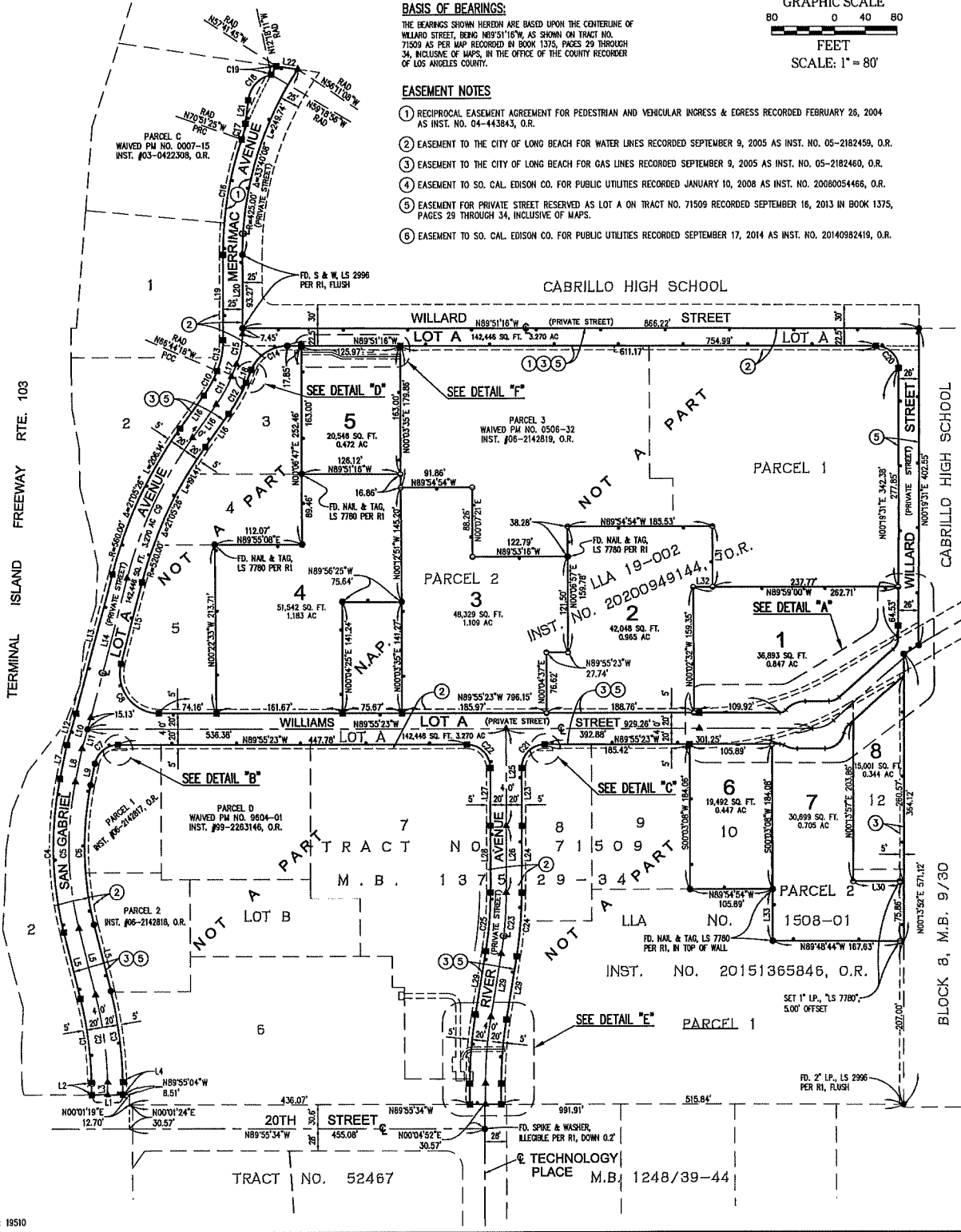
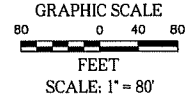
- = FD. 1" IRON PIPE, "LS 7780" PER RI, FLUSH (UNLESS OTHERWISE NOTED)
- = FD. LEAD & TACK, "LS 7780" PER RI, FLUSH
- ▲ = FD. SPIKE & WASHER, "LS 7780" PER RI, FLUSH
- = SET 1" IRON PIPE, TAGGED "LS 7780", OR LEAD, TACK & TAG, "LS 7780" OR SPIKE & WASHER, STAMPED "LS 7780" (UNLESS OTHERWISE NOTED)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WILLARD STREET, BEING N89°51'16"W, AS SHOWN ON TRACT NO. 71509 AS PER MAP RECORDED IN BOOK 1375, PAGES 29 THROUGH 34, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EASEMENT NOTES

- RECIPROCAL EASEMENT AGREEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS & EGRESS RECORDED FEBRUARY 26, 2004 AS INST. NO. 04-443843, O.R.
- EASEMENT TO THE CITY OF LONG BEACH FOR WATER LINES RECORDED SEPTEMBER 9, 2005 AS INST. NO. 05-2182459, O.R.
- EASEMENT TO THE CITY OF LONG BEACH FOR GAS LINES RECORDED SEPTEMBER 9, 2005 AS INST. NO. 05-2182460, O.R.
- EASEMENT TO SO. CAL. EDISON CO. FOR PUBLIC UTILITIES RECORDED JANUARY 10, 2008 AS INST. NO. 20080054466, O.R.
- EASEMENT FOR PRIVATE STREET RESERVED AS LOT A ON TRACT NO. 71509 RECORDED SEPTEMBER 16, 2013 IN BOOK 1375, PAGES 29 THROUGH 34, INCLUSIVE OF MAPS.
- EASEMENT TO SO. CAL. EDISON CO. FOR PUBLIC UTILITIES RECORDED SEPTEMBER 17, 2014 AS INST. NO. 20140982419, O.R.



NUMBERED LOTS: 8
 LETTERED LOT: 1
 AREA: 9.344 ACRES

TRACT MAP NO. 83319

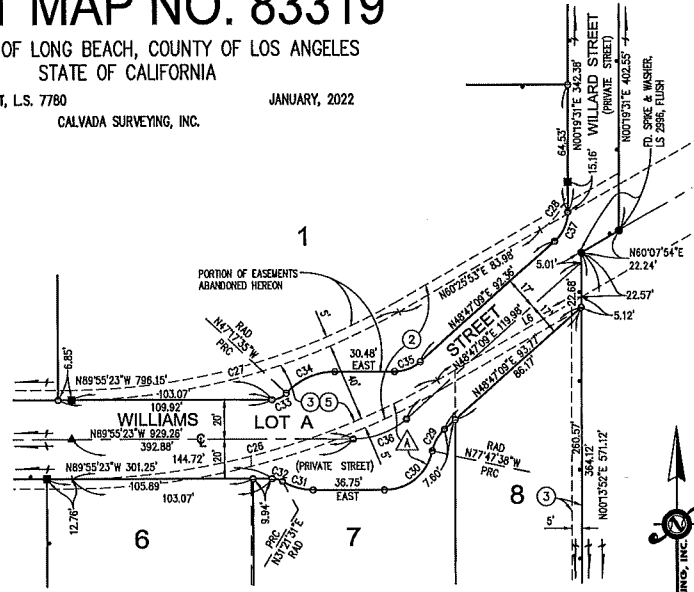
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

ARMANDO D. DUPONT, L.S. 7760

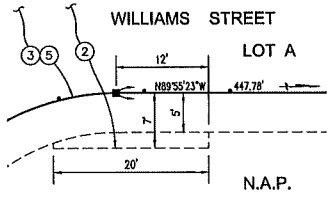
JANUARY, 2022

CALVADA SURVEYING, INC.

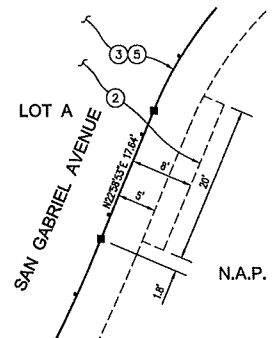
LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N89°55'04"W	40.02'	C1	480.00'	125°2'45"	107.90'
L2	N01°05'48"W	15.30'	C2	500.00'	125°2'45"	112.39'
L3	N01°05'48"W	15.71'	C3	520.00'	125°2'45"	116.89'
L4	N01°05'48"W	16.12'	C4	440.00'	253°4'40"	196.42'
L5	N13°58'33"W	86.98'	C5	420.00'	253°4'40"	187.49'
L6	S60°25'53"W	85.04'	C6	400.00'	253°4'40"	178.57'
L7	N11°36'07"E	43.84'	C7	30.00'	78°28'30"	41.09'
L8	N11°36'07"E	42.99'	C8	50.00'	104°53'36"	91.54'
L9	N11°36'07"E	27.49'	C9	540.00'	21°05'28"	198.77'
L10	N16°29'33"E	41.01'	C10	180.00'	124°7'58"	35.74'
L11	N16°29'33"E	25.88'	C11	180.00'	130°4'45"	41.09'
L12	N16°29'33"E	41.60'	C12	200.00'	130°4'45"	45.65'
L13	N14°58'12"E	182.51'	C13	100.00'	23°06'58"	40.35'
L14	N14°58'12"E	182.77'	C14	50.00'	67°09'50"	58.61'
L15	N14°58'12"E	106.74'	C15	100.00'	22°50'09"	39.86'
L16	N136°03'38"E	52.09'	C16	450.00'	18°59'52"	149.21'
L17	N22°58'53"E	16.63'	C17	100.00'	11°49'43"	20.64'
L18	N22°58'53"E	17.64'	C18	38.00'	70°22'56"	46.68'
L19	N00°08'44"E	108.58'	C19	450.00'	1°37'11"	12.72'
L20	N00°08'44"E	100.72'	C20	28.00'	90°10'47"	44.07'
L21	N07°18'53"E	29.98'	C21	30.00'	89°58'38"	47.11'
L22	N81°41'59"W	27.53'	C22	30.00'	90°10'22"	47.14'
L23	N00°05'59"E	73.19'	C23	480.00'	91°7'09"	77.79'
L24	N00°14'49"E	84.93'	C24	500.00'	91°7'09"	81.03'
L25	N00°05'59"E	123.15'	C25	460.00'	91°7'08"	74.55'
L26	N00°14'49"E	84.90'	C26	380.00'	29°38'44"	196.62'
L27	N00°05'59"E	73.10'	C27	340.00'	29°38'44"	175.92'
L28	N00°14'49"E	84.88'	C28	28.00'	60°06'22"	29.57'
L29	N09°31'57"E	81.27'	C29	20.00'	36°34'46"	12.77'
L30	N89°56'21"E	64.60'	C30	25.00'	77°47'38"	33.94'
L31	N00°05'06"E	78.99'	C31	30.00'	31°21'31"	16.42'
L32	N89°59'00"W	24.94'	C32	10.00'	31°16'54"	5.46'
L33	N00°01'07"W	65.34'	C33	10.00'	47°22'12"	8.27'
L34	N89°48'46"W	7.00'	C34	34.00'	47°17'35"	28.06'
L35	N00°11'14"E	12.00'	C35	20.00'	41°12'51"	14.39'
L36	N89°48'46"W	5.00'	C36	41.00'	41°17'28"	29.55'
L37	N00°11'14"E	15.50'	C37	20.00'	48°27'38"	16.92'
L38	N89°48'46"W	3.00'	C38	12.50'	90°00'00"	19.63'
L39	N89°48'46"W	41.00'	C39	12.50'	8°09'36"	1.78'



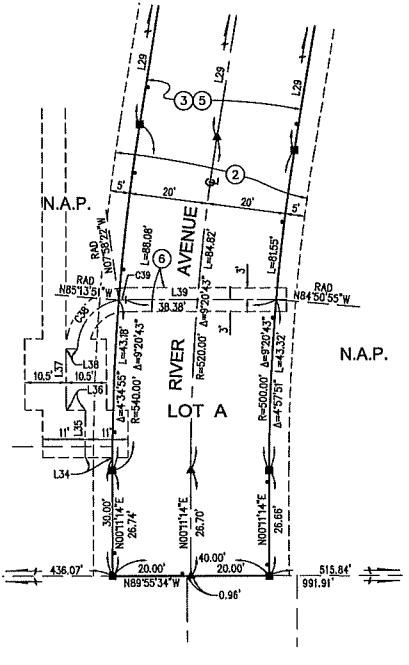
DETAIL "A"
 SCALE: 1" = 40'
 Δ = PORTION OF LOT A DEDICATED TO THE CITY OF LONG BEACH FOR PUBLIC UTILITY PURPOSES.



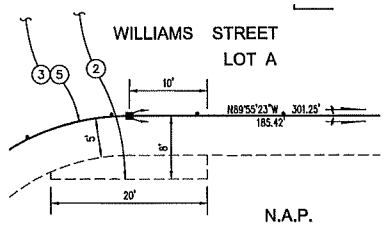
DETAIL "B"
 SCALE: 1" = 10'



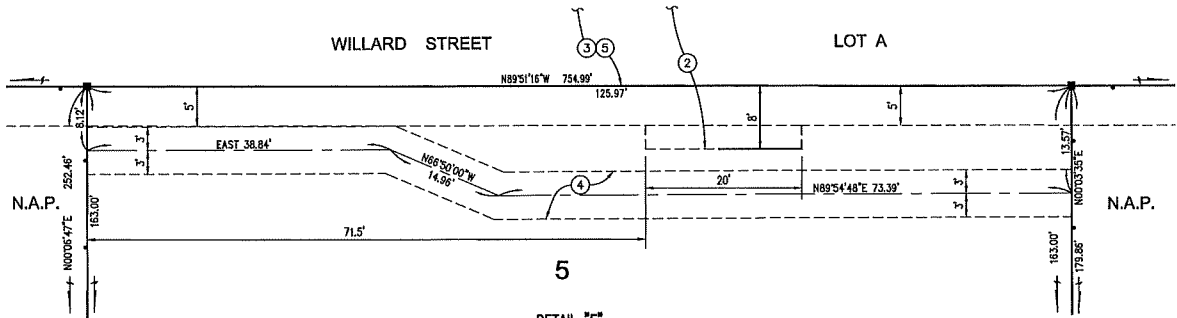
DETAIL "D"
 SCALE: 1" = 10'



DETAIL "E"
 SCALE: 1" = 20'



DETAIL "C"
 SCALE: 1" = 10'



DETAIL "F"
 SCALE: 1" = 10'



NOTICE OF FINAL ACTION

Application No.: 2103-14 (VTTM 21-002)

Project Location: 2221 W. Williams Street

Applicant: Century Villages at Cabrillo, Inc.
Calvada Surveying, Inc. – Armando Dupont
410 Jenks Circle, Suite 205
Corona, CA 92878

Permit(s) Requested: Vesting Tentative Tract Map

Project Description: Vesting Tentative Tract Map to subdivide one parcel into five (5) lots and to adjust the lot lines of four (4) existing lots located in PD-31 Zoning District.

Action was taken by the: Planning Commission
On December 16, 2021

Decision: Conditionally Approved

Action is final on: December 28, 2021

This project is not in the Coastal Zone and IS NOT appealable to the Coastal Commission.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Handwritten signature of Patricia A. Diefenderfer.

Patricia A. Diefenderfer, AICP
Planning Bureau Manager

Handwritten signature of Anita Juhola-Garcia.

Anita Juhola-Garcia, Planner
Phone No.: (562) 570-6469

District: 7

APPEALS TO THE CITY PLANNING COMMISSION AND/OR TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department with the appropriate filing fee.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Current Planning Officer and the City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

APPEALS TO THE COASTAL COMMISSION

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802.

LONG BEACH DEVELOPMENT SERVICES
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802



AJG

Conditions of Approval Acknowledgement

December 28, 2021

Application No.: 2103-14 (VTTM 21-002)

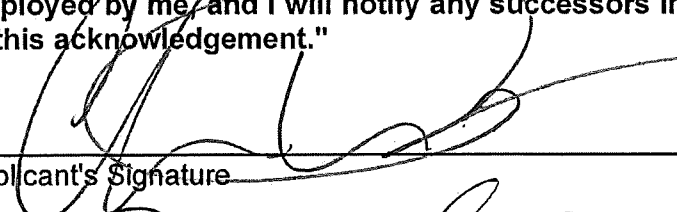
Project address: 2221 W. Williams Street, Long Beach

Armando Dupont
Calvada Surveying, Inc.
410 Jenks Circle, Suite 205
Corona, CA 92878

Dear Applicant:

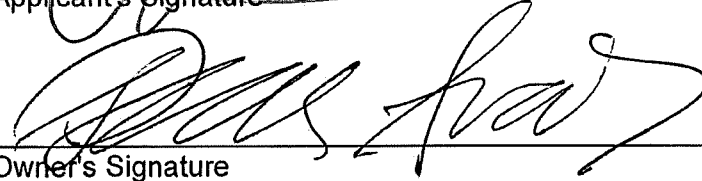
Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."



Applicant's Signature

Date 1/20/2022



Owner's Signature

Date 1/20/22

Owner's Signature

Date

**VESTING TENTATIVE TRACT MAP
CONDITIONS OF APPROVAL
2221 W. Williams Street
Application No. 2103-14 (TTM21-002)
December 16, 2021**

Special Conditions:

1. The approval is for a Vesting Tentative Tract Map No. 83319 which consists of the subdivision of one parcel into five lots and the lot line adjustment of four lots located north and south of Williams Street between San Gabriel Avenue and Willard Street (private road).
2. This approval is a subdivision approval only and does not include any zoning or land use approvals.
3. The Vesting Tentative Tract Map shall be revised and corrected as directed by the Director of Public Works, the City Engineer, or his/her designee, prior to recordation of the Final Map.
4. Minor changes to the approved Vesting Tentative Tract Map, in keeping with the intent and spirit of this approval, may be approved at the discretion of the Director of Development Services. For any major changes, the developer shall be required to submit a new Tentative Map application for Planning Commission approval.

Standard Conditions

5. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
6. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment shall be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
7. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
8. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

Vesting Tentative Tract Map Conditions of Conditions of Approval
2221 Williams St.
Application No. 2103-14 (TTM21-002)
December 16, 2021
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9. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

Public Works Conditions

10. The developer shall provide for the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All off-site and/ or public improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval, must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, and for the operation and maintenance of any private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project CC&R's, and a recorded copy of said document shall be provided to the Director of Public Works.
- e. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- f. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries,

Vesting Tentative Tract Map Conditions of Conditions of Approval
2221 Williams St.
Application No. 2103-14 (TTM21-002)
December 16, 2021
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- etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
- iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Subdivider shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- g. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
- h. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**
- i. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- j. The Subdivider shall be responsible for the relocation and/ or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area.
- k. Subdivider shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- l. Subdivider shall provide easements to the City of Long Beach for any City required

Vesting Tentative Tract Map Conditions of Conditions of Approval
2221 Williams St.
Application No. 2103-14 (TTM21-002)
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facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public utilities and/ or necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.

- m. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

OFF-SITE IMPROVEMENTS

- n. The Subdivider shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- o. The Subdivider proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- p. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Subdivider, to the satisfaction of the Director of Public Works.
- q. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- r. The Subdivider shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Development Services and the Director of Public Works, prior to approval of the Final map.

Vesting Tentative Tract Map Conditions of Conditions of Approval
2221 Williams St.
Application No. 2103-14 (TTM21-002)
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TRAFFIC AND TRANSPORTATION

- s. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to request information regarding driveway construction requirements.
- t. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- u. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- v. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- w. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

ENERGY RESOURCES

- 11. The developer is to review and get approval for proposed meter(s) locations and gas service line routing with Long Beach Energy Resources (LBER).
- 12. Developer to provide gas loads for proposed development and to confirm that the new meter(s) locations meet all LBER requirements.
- 13. Developer/owner is responsible in coordinating with LBER to make sure there is a plan in place for the relocation of gas facilities. Per LB Municipal Code, any structures or obstructions are not allowed to be built above the existing gas lines deterring access to those facilities. Furthermore, the builder should be aware of the cost and schedule impacts up front associated with the relocation work for this development project.
- 14. Developer is to confirm that there will be no trespassing of gas service lines due to subdivision of parcels or lot line adjustments.

CEQA Notice of Exemption

Department of Development Services | Planning Bureau
411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802
(562) 570-6194 longbeach.gov/lbds

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

FROM: Department of Development Services
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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

THIS NOTICE WAS POSTED

ON December 27 2021

UNTIL January 26 2022

2021 278238



FILED
Dec 27 2021

Dom C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAXINE GARRASCO

Exemption Number: CE-21-146

REGISTRAR - RECORDER/COUNTY CLERK

Project Title (Application Number): 2103-14 (VTTM 21-002)

Project Location - Specific: 2221 Williams Street

Project Location - City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Subdivide one parcel into five (5) lots and adjust the lot lines of four (4) existing lots to facilitate a street realignment to improve vehicle circulation on private streets.

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: Century Villages at Cabrillo, Inc.

Exempt Status: **(Check One)**

Ministerial (Sec 21080(b)(1); 15268);

Declared Emergency (Sec 21080(b)(3); 15269(a));

Emergency Project (Sec 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: 15305, 15061

Statutory Exemption. State code number: _____

Reasons why project is exempt:

The lot line adjustment of four existing lots is a minor alteration in land use which will not result in any changes to land use or density, and will not create new parcels. The subdivision of one parcel into five lots will not result in a changes to existing land use, but provide future flexibility by allowing separate ownership of lots; thus the activity will not have a significant effect on the environment.

Lead Agency

Contact Person: Anita Juhola-Garcia

Contact Phone: (562) 570-6469

Signature: Anita Juhola-Garcia

Date: 12/15/21

Title: Planner