

C-21

November 1, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept easement deeds from ABC Car Wash, LLC, property owner at 3525 East Anaheim Street, for the installation of public utilities, for right-of-way widening purposes, ADA curb ramp purposes; and,

Accept the Notice of Exemption from CEQA Number CE-18-097. (District 3)

DISCUSSION

ABC Car Wash, LLC, a California Limited Partnership, the owner of the property at 3525 East Anaheim Street, proposed construction of a new 5,712 square-foot automated car wash consisting of: a 152-foot car wash tunnel, a self-service vacuum area, a 964 square-foot office, a 443 square foot indoor dog wash area, and an outdoor dog play area, in the Community Commercial Pedestrian-Oriented (CCP) zoning district. When a significant new development is proposed, the public rights of way adjacent to the site are reviewed for sufficiency to accommodate the new development and to determine whether they comply with the standards established in the City of Long Beach's (City) General Plan. Authority to perform the following actions are required:

- Grant an easement to the City to allow for a new Fire Line servicing the building at 3525 East Anaheim Street (Attachment A).
- Dedicate to the City 2.5-feet along east-west East Anaheim Street adjacent to the property between Newport Avenue and North Loma Avenue for future street widening and ADA curb ramp purposes (Attachment B).

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 Number CE-18-097 was issued on November 16, 2018 (Attachment C). The Public Works Department is requesting City Council to accept Categorical Exemption Number CE-18-097 and authorize the acceptance of the easement deeds.

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This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra and Budget Management Officer Nader Kaamoush on October 14, 2022.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

Two easement processing fees totaling \$6,966 were 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

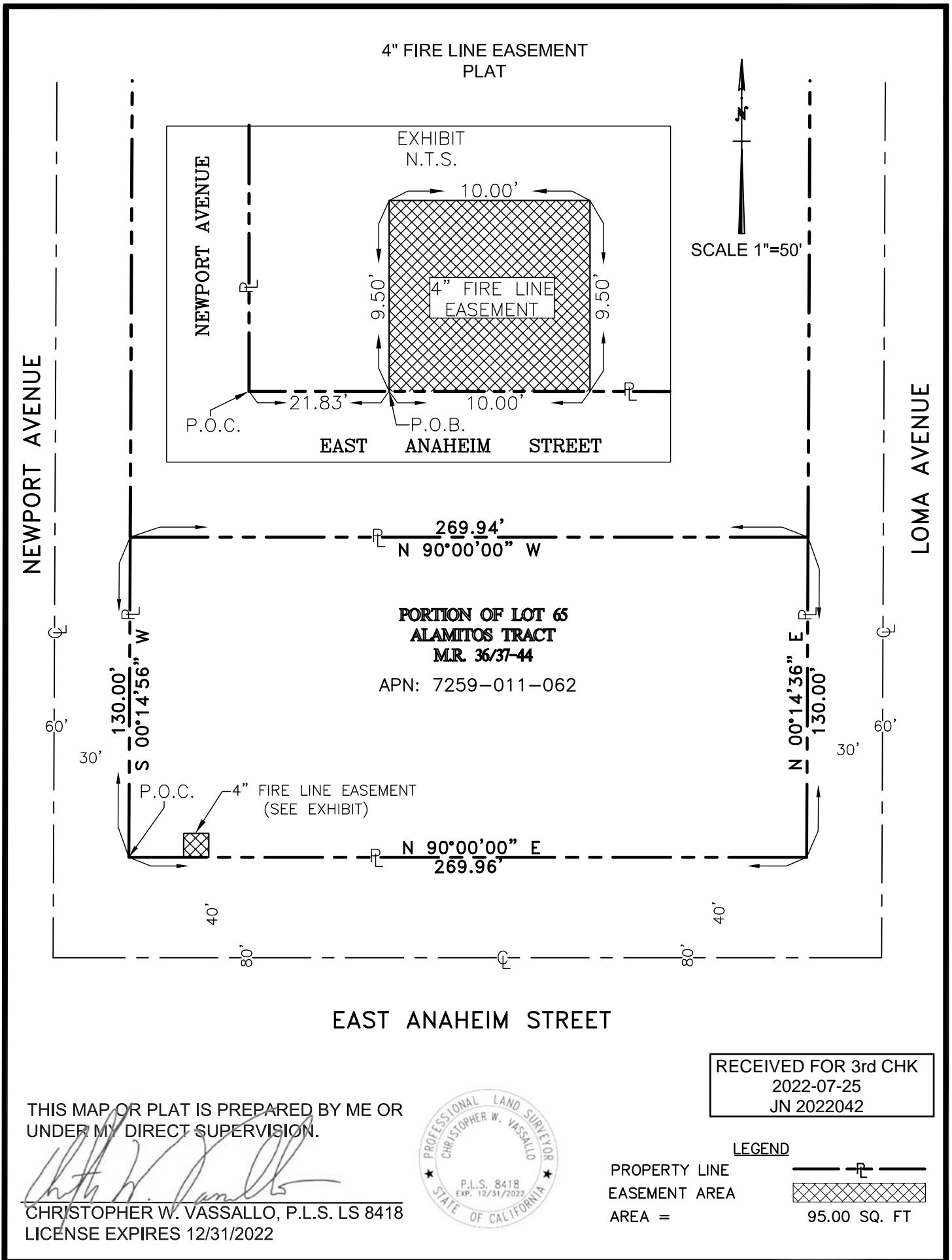
APPROVED:



THOMAS B. MODICA
CITY MANAGER

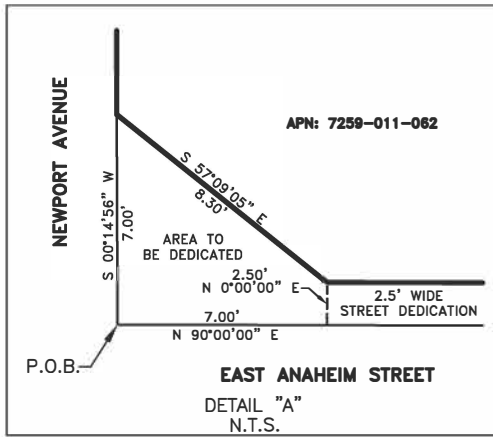
ATTACHMENTS: A – EASEMENT SKETCH
B – DEDICATION SKETCH
C – CATEGORICAL EXEMPTION CE-18-097

Attachment A



Attachment B

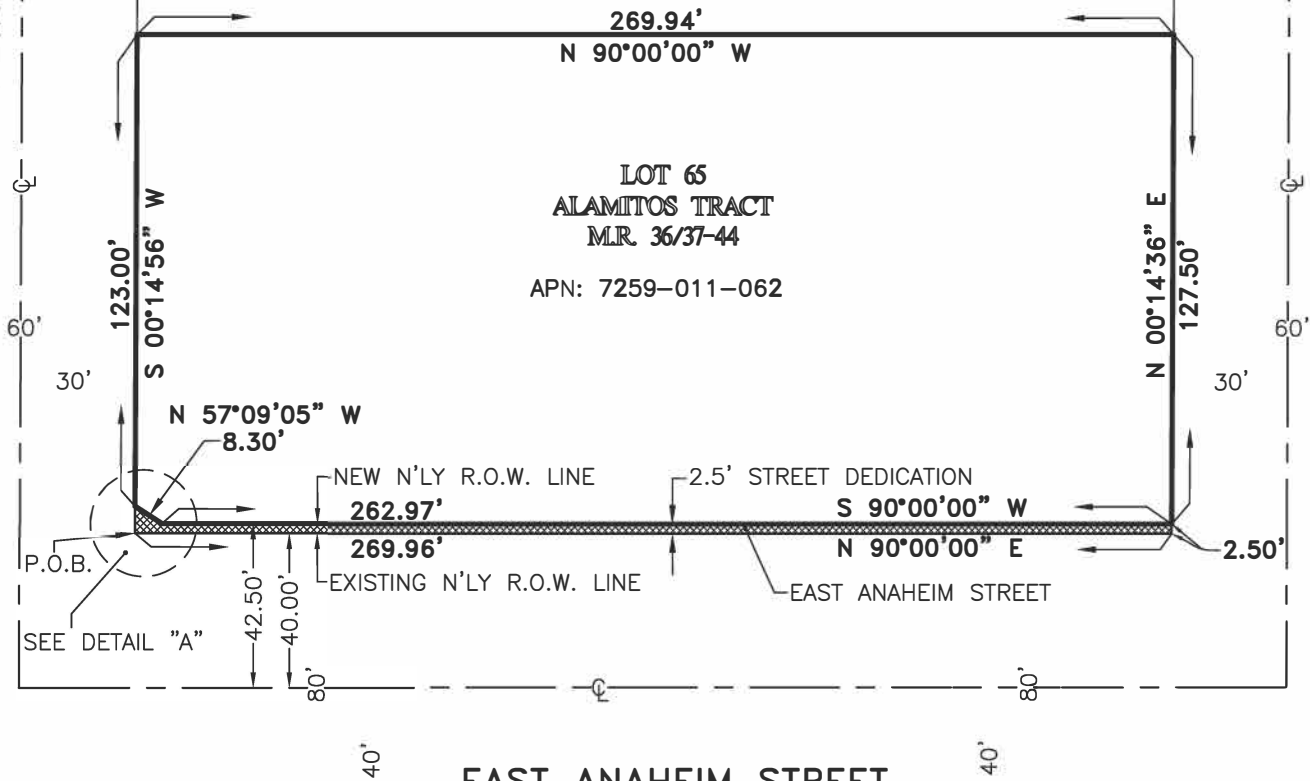
STREET DEDICATION PLAT



SCALE 1"=50'

NEWPORT AVENUE

LOMA AVENUE



THIS MAP OR PLAT IS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION

CHRISTOPHER W. VASSALLO, P.L.S. LS 8418
LICENSE EXPIRES 12/31/2022



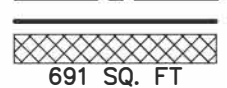
LEGEND

CENTERLINE

PROPERTY LINE

AREA OF DEDICATION

AREA =





Attachment C

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
lbds.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 Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 18-097

Project Location/Address: 3525 anaheim, long beach, CA, 90804

Project Activity/Description: _____

see pre-ap Case # 1801-009 Env paragraph

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

Applicant Name: Karl Roesch

Mailing Address: 1327 Loma Ave, Long beach

Phone Number: 562-997-0971 Applicant Signature: Karl

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1804-01 Planner's Initials: GB

Required Permits: Site Plan Review; Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15303 - New Construction or Conversion
of Small Structures

Statement of support for this finding: The subject property and project occurs
on a legal parcel. The proposed project is less than
10,000 square feet in an urbanized area. The parcel is
supplied by existing water mains, sewerage, electrical and public services.

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

Signature: [Signature] Date: 11/16/2018