

## **C-23**

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 Sequoia Lands, LLC, property owner at 1404 Hayes Avenue and 1403 Seabright Avenue for right of way widening purposes; and,

Accept the California Environmental Quality Act (CEQA) Notice of Exemption CE-19-216 for 1404 Hayes Avenue and CEQA Notice of Exemption CE 21-046 for 1403 Seabright Avenue. (District 7)

### **DISCUSSION**

Sequoia Lands, LLC, property owner at 1404 Hayes Avenue and 1403 Seabright Avenue is constructing a new truck yard facility on two lots. When a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the construction of the truck yard facility on two adjacent lots, a right-of-way dedication to provide sufficient alley width and conform to standards established in the City of Long Beach's (City) General Plan is required. The first lot located at 1404 Hayes Avenue is 39,018 square-feet and will include a 640 square foot office space, three employee/guest parking spaces, one handicapped parking space and trailer truck parking spaces. The second lot located at 1403 Seabright Avenue is 14,307 square-feet and will include trailer truck parking spaces. Both lots are in the General Industrial (IG) zone. To conform with the City's General Plan to widen alleys, the following actions listed below are required:

- Dedicate to the City, 5-feet of the development site at 1404 Hayes Avenue along the north-south alley, for alley widening purposes. (Attachment A)
- Dedicate to the City, 5-feet of the development site at 1403 Seabright Avenue along the north-south alley, for alley widening purposes. (Attachment B)

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt per Section 15311 Class 11, Accessory Structures, and Section 15303, Small Structures, of the CEQA Guidelines. The attached CEQA Notice of Exemption CE-19-216 (Attachment C) and CEQA Notice of Exemption CE-21-046 (Attachment D) verifies the completion of the CEQA process.

HONORABLE MAYOR AND CITY COUNCIL

November 1, 2022

Page 2

City staff conducted a review of affected agencies and there were no objections to the proposed dedications. The Public Works Department is asking the City Council to authorize the acceptance of the easement deeds to conform with the City's General Plan to widen alleys and accept the CEQA Notice of Exemption CE-19-216 for 1404 Hayes Avenue and CEQA Notice of Exemption CE21-046 for 1403 Seabright Avenue.

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

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

Two dedication processing fees in the amount of \$3,388, totaling \$6,776, 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:

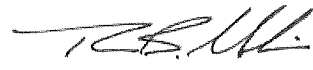
Approve recommendation

Respectfully submitted,



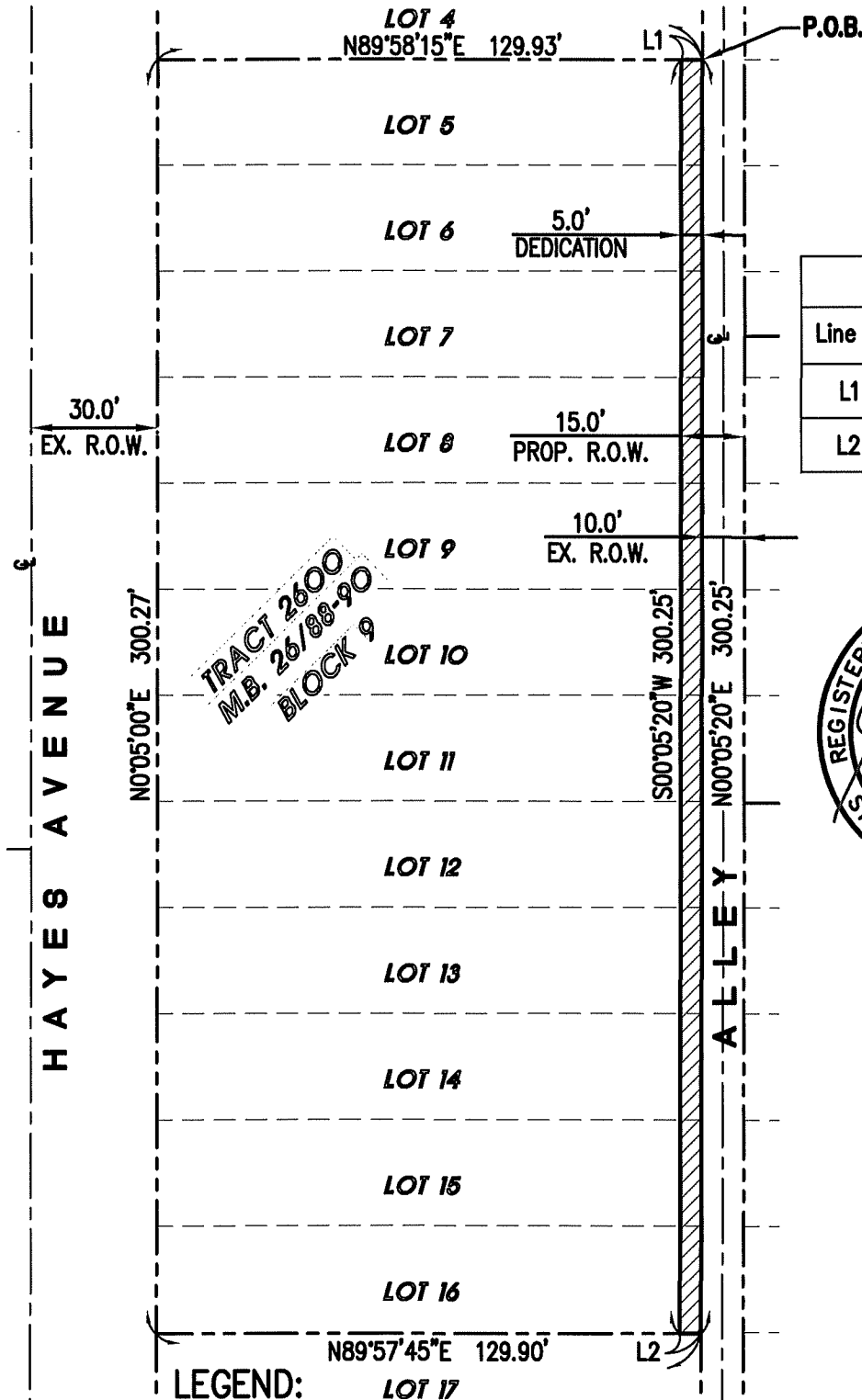
ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – DEDICATION SKETCH HAYES AVE  
B – DEDICATION SKETCH SEABRIGHT AVE  
C – CEQA Categorial Exemption No. CE-19-216  
D – CEQA Categorial Exemption No. CE-21-046

**EXHIBIT 'B'**IN THE CITY OF LONG BEACH  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Line Table		
Line #	Length	Direction
L1	5.00	S89°58'15"W
L2	5.00	N89°57'45"E



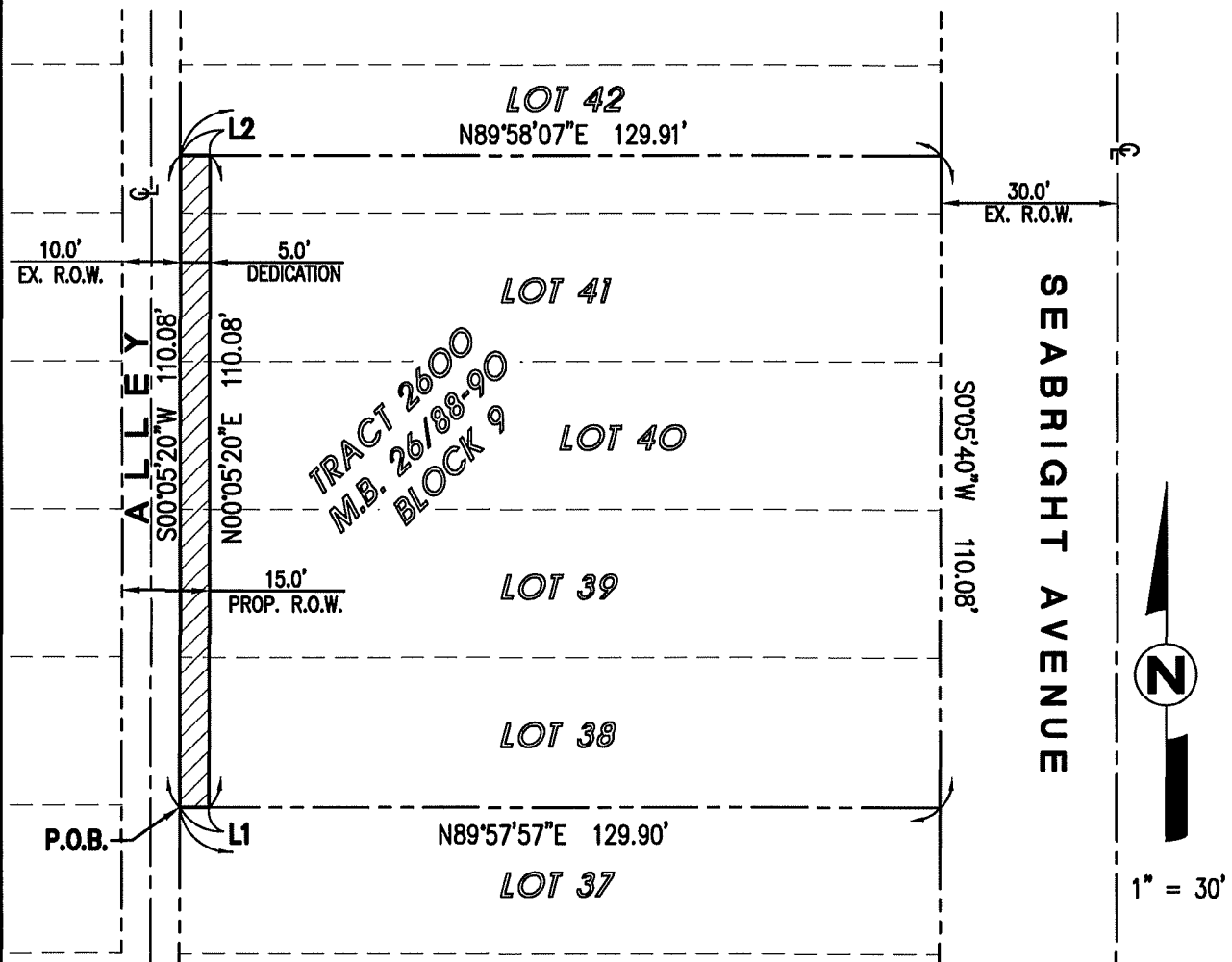
1" = 40'



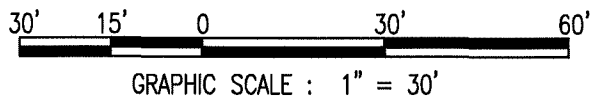
GRAPHIC SCALE : 1" = 40'

# ATTACHMENT B


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



Line Table		
Line #	Length	Direction
L1	5.00	N89°57'57"E
L2	5.00	S89°58'07"W



## LEGEND:

- = PROPERTY LINE
- = CENTERLINE
-  = R.O.W. DEDICATION  
(AREA=±550.40 S.F. MORE OR LESS)
- P.O.B.**= POINT OF BEGINNING
- EX.= EXISTING
- PROP.= PROPOSE





## CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
 333 W. OCEAN BLVD., 5<sup>TH</sup> 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, 5<sup>th</sup> Floor  
 Long Beach, CA 90802

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

2020 017368



FILED

Jan 22 2020

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by MAXINE CARRASCO

THIS NOTICE WAS POSTED

ON January 22 2020

UNTIL February 21 2020

REGISTRAR-RECORDER/COUNTY CLERK

Exemption Number: 19-216

Project Title (Application Number): 1908-38 (CUP19-036)

Project Location - Specific: 1404 Hayes Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

A Conditional Use Permit Request to establish a truck and container storage yard with a 640 sq. ft. office space and three employee/guest parking spaces within the General Industrial (IG) Zoning District.

Public Agency Approving Project: City of Long Beach, California

Person or Agency Carrying Out Project: GB Trucking

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: 15303, New Construction or Conversion of Small Structures

☐ Statutory Exemption. State code number:

Reasons why project is exempt:

This project is for construction of a 640 sq. ft. office building in conjunction with a trucking use.

Lead Agency

Contact Person: JONATHAN INIESTA

Contact Phone: 562-570-6922

Signature:

Date: 12/30/19

Title: PLANNER



# CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbdslongbeach.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 Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

## THIS NOTICE WAS POSTED

ON August 13 2021  
UNTIL September 13 2021

REGISTRAR - RECORDER/COUNTY CLERK

2021 180501



FILED  
Aug 13 2021

Clara L. Lopez, Registrar - Recorder/County Clerk

Document signed by MARIAH GARRASO

Exemption Number: CE21-046

Project Title (Application Number): App no. 2102-23 (MOD21-001)

Project Location - Specific: 1403 Seabright Ave

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

### Description of Nature, Purpose and Beneficiaries of Project:

Modification of a previously approved Conditional Use Permit (Application No. 1908-38) expanding the operations of a truck yard facility at 1404 Hayes Ave onto the project site at 1403 Seabright Ave within the General Industrial (IG) Zoning District. The new truck yard facility will accommodate 10 additional truck stalls.

Public Agency Approving Project: City of Long Beach, California

Person or Agency Carrying Out Project: John Cataldo Architects

### 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: 15303, Class 3 & 15311, Class 11
- ☐ Statutory Exemption. State code number: \_\_\_\_\_

### Reasons why project is exempt:

This project is for the grading, striping, and incidental improvements of a vacant lot to create a truck and container parking lot to support local port activities.

### Lead Agency

Contact Person: JONATHAN INIESTA *for Jonathan Iniesta* Contact Phone: 562-570-6922

Signature: *[Signature]* Date: 8/24/21 Title: PLANNER

Revised April 2019