

C-26

November 15, 2022

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept easement deeds for the right of way dedications, public access, and utility purposes, from Magnolia Broadway Holdco, LLC, property owner at 500 West Broadway, for public roadway widening and public access purposes; and,

Accept CEQA Exemption CE-16-342. (District 1)

DISCUSSION

Magnolia Broadway Holdco, LLC, property owner at 500 West Broadway, has constructed a new seven-story building consisting of 142-residential units, 3,599 square foot ground floor commercial units, with 191 vehicle parking stalls, landscape, and hardscape improvements along Magnolia Avenue and Broadway. When a new development is proposed, the Public Works Department reviews the public rights-of-way adjacent to the site for sufficiency to accommodate the new development. To accommodate this development, the following actions listed below are required:

- Dedicate to the City of Long Beach (City), an additional 5.5 feet of property adjacent to the project site along Magnolia Avenue, resulting in a 14.5-foot-wide public sidewalk, to allow for future roadway widening. (Attachment A)
- Dedicate to the City, an additional 4 feet of property adjacent to the project site along West Broadway, resulting in a 14-foot-wide public sidewalk, to allow for future roadway widening. (Attachment A)
- A 3.5-foot-wide public access easement to the City, adjacent to the project site along Magnolia Avenue resulting in an 18-foot-wide sidewalk; for a 14.5-foot-wide dedicated sidewalk and a 3.5-foot-wide public access easement. (Attachment B)
- A 4-foot-wide easement to the City, adjacent the project site along the west property line, resulting in a 9-foot-wide pedestrian paseo. (Attachment B)
- An easement within an area on the north-west side of the project site, for the installation and maintenance of water and fire lines and fixture. (Attachment C)

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 dedications and easements.

In conformance with the California Environmental Quality Act (CEQA), this project was found to be exempt from CEQA in accordance with state guidelines section 15332 (a) (Attachment D). The Public Works Department is requesting the City Council to authorize the acceptance of the deeds and accept Categorical Exemption CE-16-342.

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

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$3,313 and a dedication processing fee in the amount of \$3,461 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:

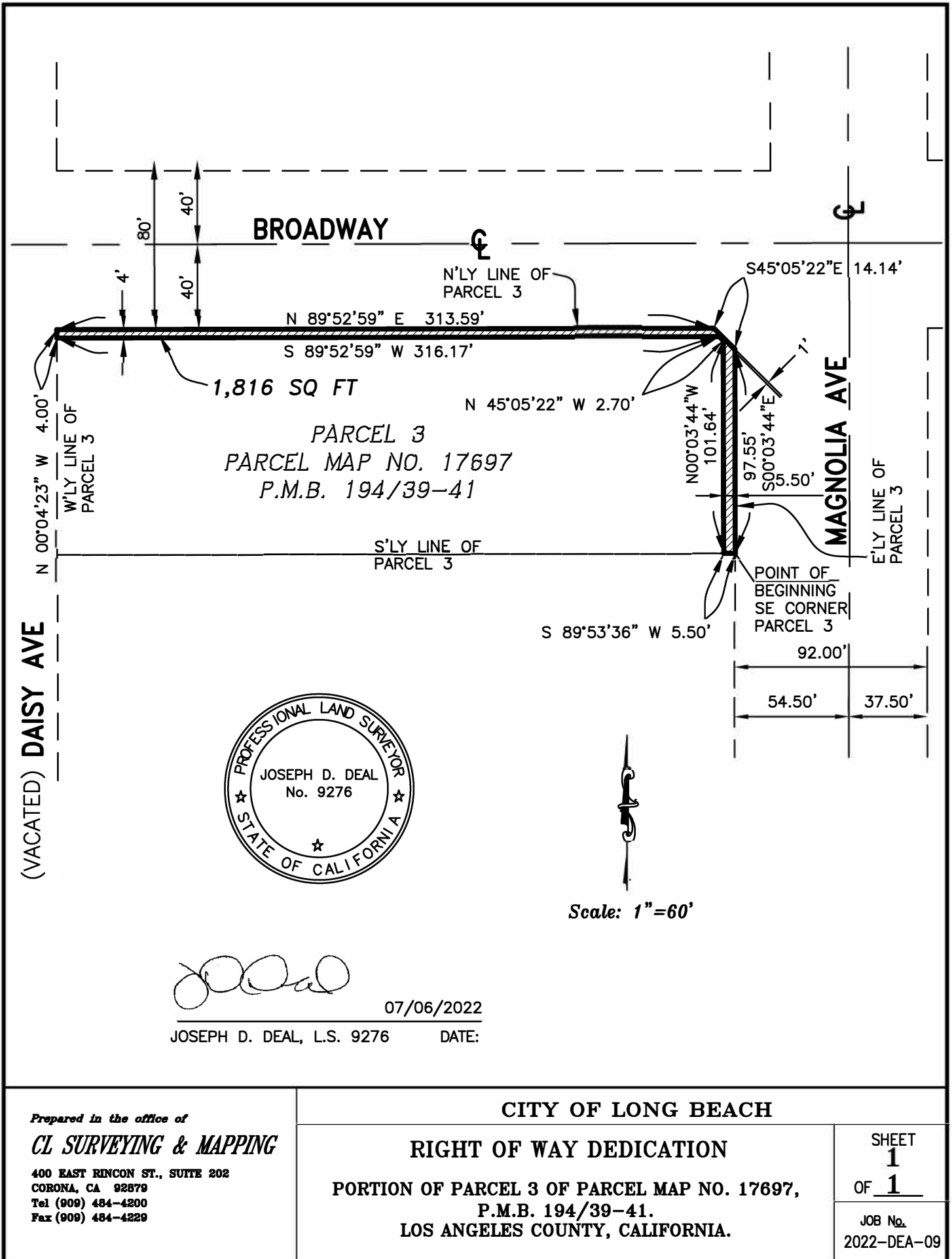


THOMAS B. MODICA
CITY MANAGER

EL:JH:BP:RF:rm

ATTACHMENTS: A – DEDICATION SKETCH
 B – PUBLIC ACCESS EASEMENT SKETCHES
 C – UTILITY EASEMENT SKETCH
 D – NOTICE OF EXEMPTION

Attachment A



Prepared in the office of

CL SURVEYING & MAPPING

400 EAST RINCON ST., SUITE 202
 CORONA, CA 92879
 Tel (909) 484-4200
 Fax (909) 484-4229

CITY OF LONG BEACH

RIGHT OF WAY DEDICATION

**PORTION OF PARCEL 3 OF PARCEL MAP NO. 17697,
 P.M.B. 194/39-41.
 LOS ANGELES COUNTY, CALIFORNIA.**

SHEET

1

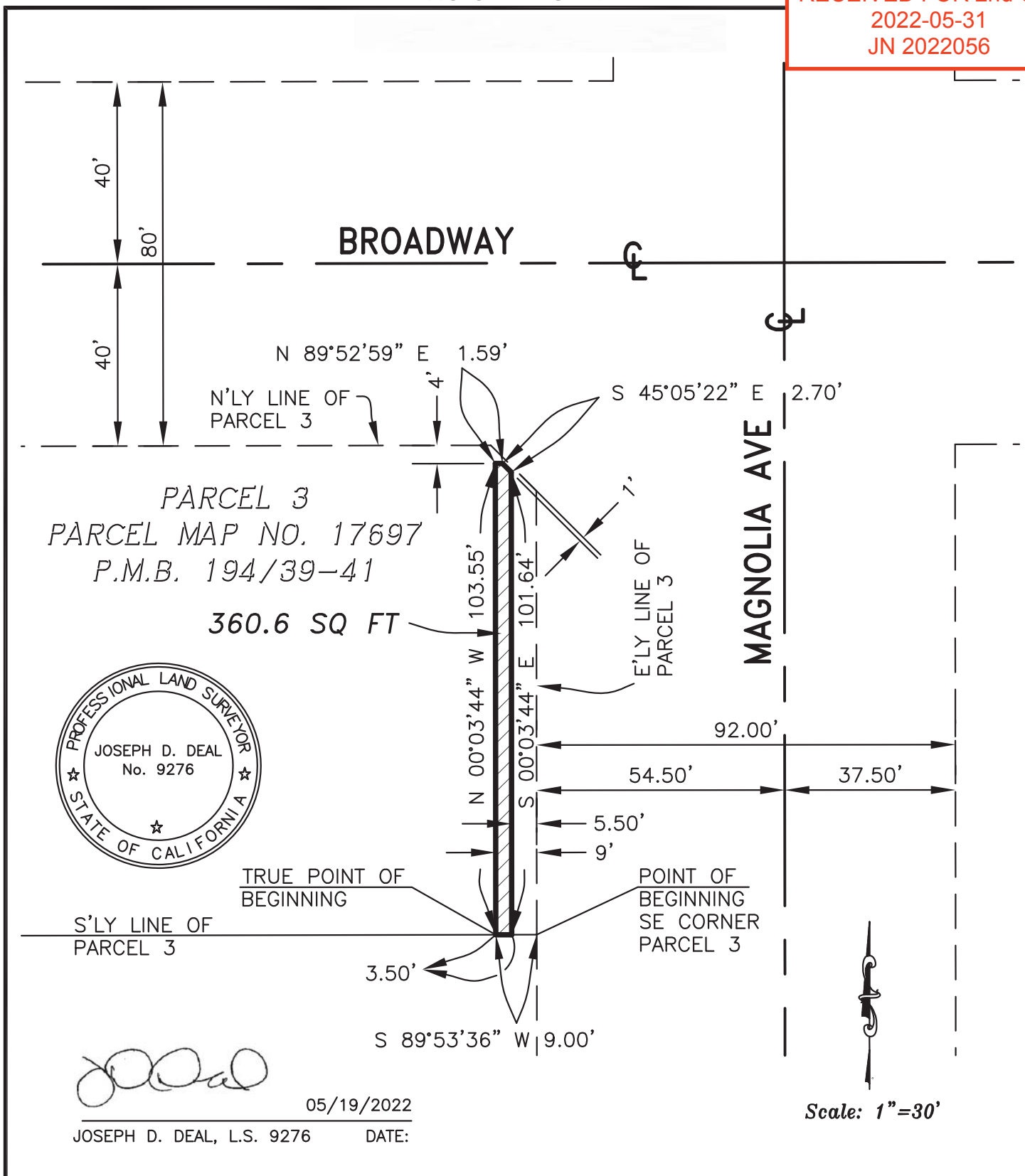
OF **1**

JOB No.

2022-DEA-09

Attachment B

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2022-05-31
JN 2022056



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CORONA, CA 92879
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CITY OF LONG BEACH**PUBLIC ACCESS EASEMENT**

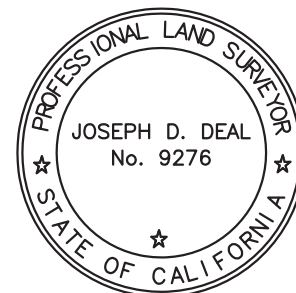
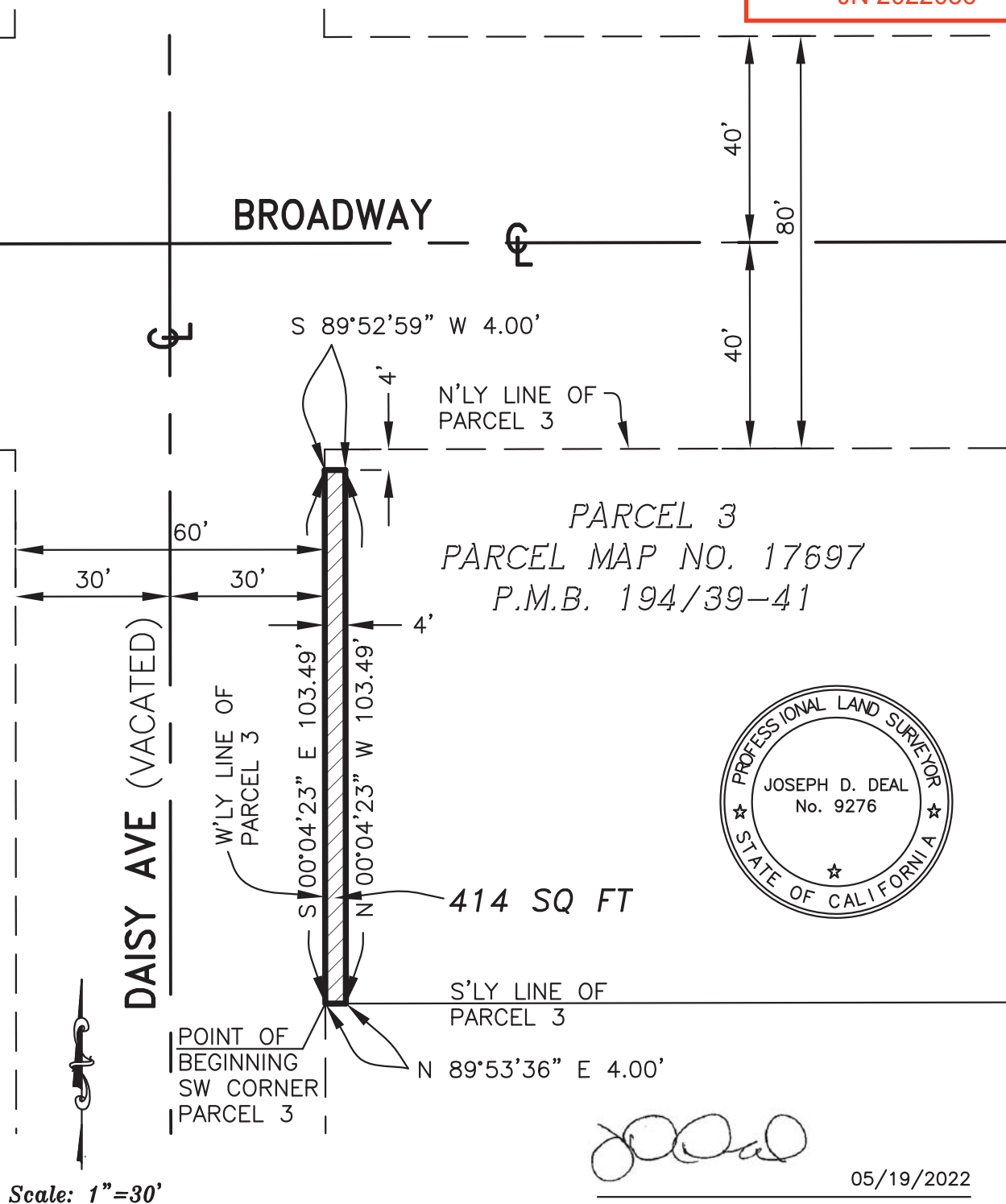
PORTION OF PARCEL 3 OF PARCEL MAP NO. 17697,
P.M.B. 194/39-41.
LOS ANGELES COUNTY, CALIFORNIA.

SHEET
1
OF **1**

JOB No.
2022-DEA-09

Attachment B

RECEIVED FOR 2nd Chk
2022-05-31
JN 2022056



[Signature]

JOSEPH D. DEAL, L.S. 9276

05/19/2022

DATE:

Prepared in the office of

CL SURVEYING & MAPPING

400 EAST RINCON ST., SUITE 202
CORONA, CA 92879
Tel (909) 484-4200
Fax (909) 484-4229

CITY OF LONG BEACH**PUBLIC ACCESS EASEMENT**

PORTION OF PARCEL 3 OF PARCEL MAP NO. 17697,
P.M.B. 194/39-41.
LOS ANGELES COUNTY, CALIFORNIA.

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OF **1**

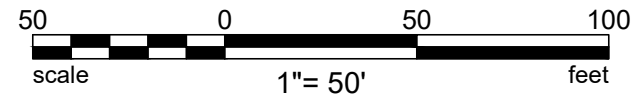
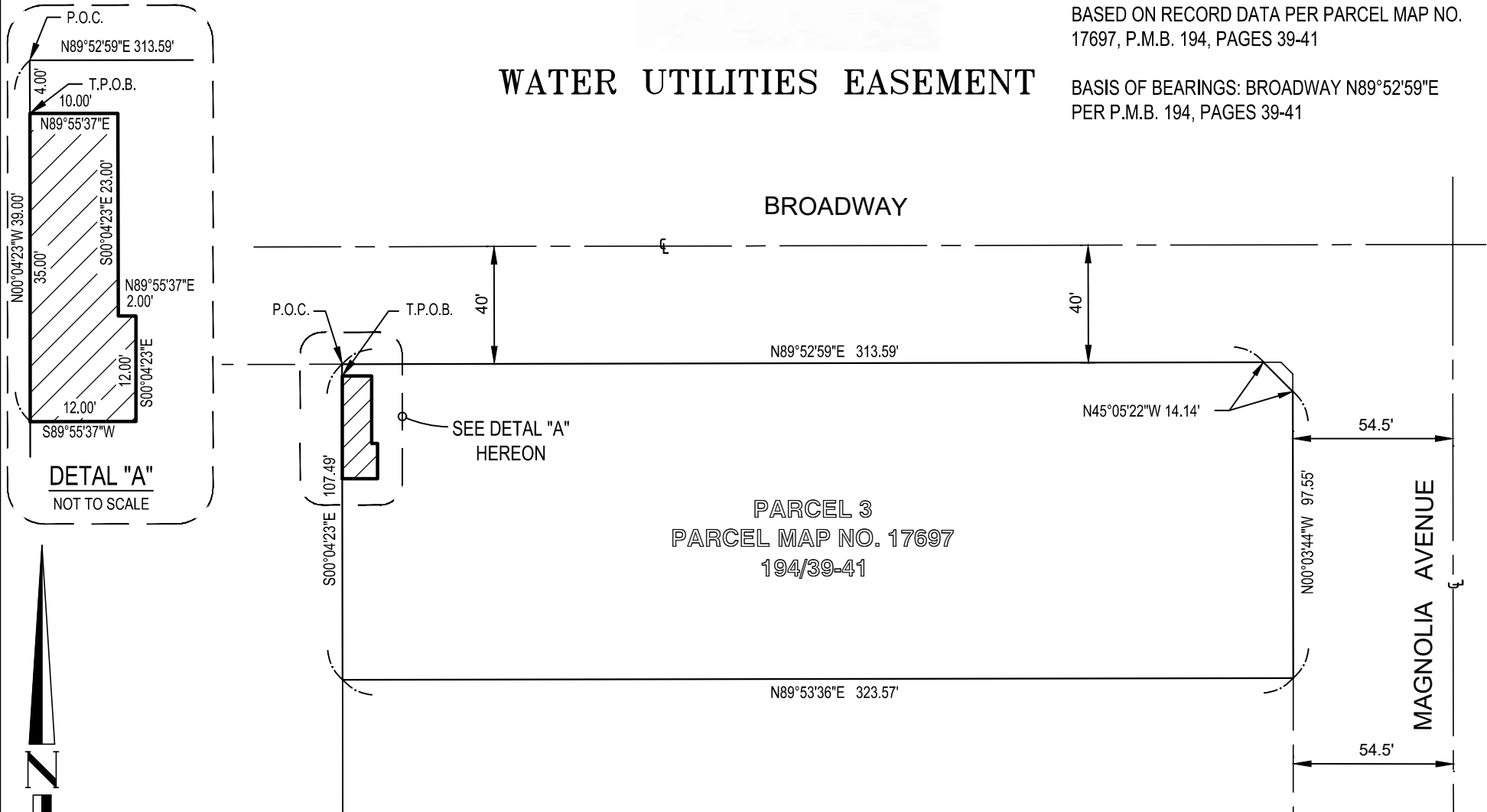
JOB No.
2022-DEA-09

Attachment C

BASED ON RECORD DATA PER PARCEL MAP NO.
17697, P.M.B. 194, PAGES 39-41

BASIS OF BEARINGS: BROADWAY N89°52'59"E
PER P.M.B. 194, PAGES 39-41

WATER UTILITIES EASEMENT



**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

Job Number:	ENSI-1005
Date:	05/31/22
Scale:	1"=50'
Sheet	1 of
	1 Sheets

Drawing Name: P:\ENSI100001005\0400CAD\SV\EXHIBITS\Legal Plats\ENSI1009_Water_Easement Exhibit B.dwg
Last Opened: May 31, 2022 - 11:03am by: Sxz



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
 lbsd.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-16-342

Project Location/Address: 500 West Broadway

Project Activity/Description: The construction of mixed use building consisting of
142-units, 3,599 square foot ground floor commercial uses, 191 vehicle parking
stalls, and landscape and hardscape improvements to Magnolia Avenue and Broadway.

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

Applicant Name: DDM Operating Partners, LLC

Mailing Address: 444 West Ocean Blvd, Suite 1108

Phone Number: _____ Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1610-22 Planner's Initials: IB

Required Permits: Site Plan Review

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

15332 (a)

Statement of support for this finding: _____

The project is consistent with adopted general plan and zoning regulations.

Contact Person: Ira Brown

Contact Phone: 562-570-5972

Signature: _____

Date: _____