



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

August 21, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for the construction of 40 detached dwelling units have been satisfied; approve the final map for Tract No. 73385, at 3655 North Norwalk Boulevard; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Environmental Impact Report EIR 04-16. (District 5)

DISCUSSION

In accordance with Long Beach Municipal Code 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 shall be approved by the City Council. The developer, Pulte Home Company, LLC, has submitted a duly certified final map of Tract No. 73385, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on February 14, 2017.

Pulte Home Company, LLC, requests approval of final map Tract No.73385 to provide for the subdivision of a 5.8 acres parcel into 40 residential lots to construct 40 detached single-family homes, located at 3655 North Norwalk Boulevard (Attachment A).

Subdivision agreements providing for the offsite improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Environmental Impact Report EIR 04-16 was issued for the project. The Final EIR determined that the project is in compliance with all recommended mitigation measures and would not result in any significant adverse environmental impacts (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on July 31, 2018 and by Budget Analysis Officer Julissa José-Murray on August 1, 2018.

TIMING CONSIDERATIONS

City Council action is requested on August 21, 2018, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$11,820 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

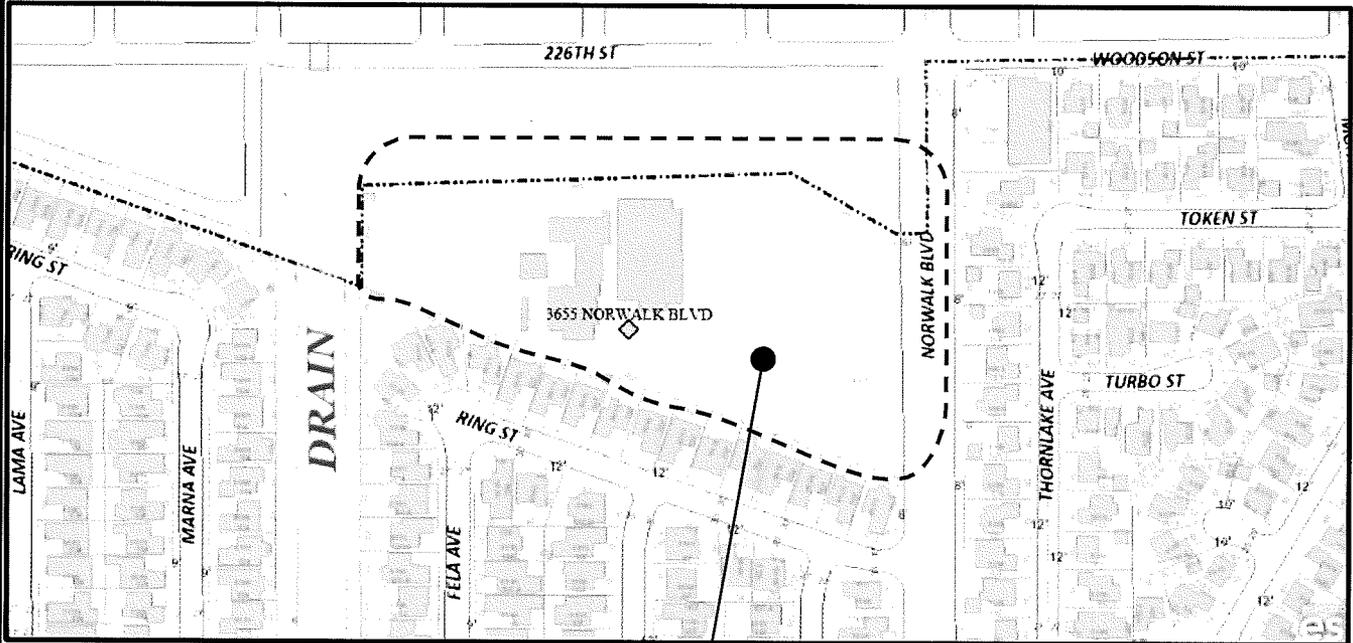
APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:EL:JH:BP:LA
P/CL/SUB TM 73385 CL.DOC

ATTACHMENTS: A - VICINITY MAP
B - ENVIRONMENTAL IMPACT REPORT 04-16



SITE LOCATION

VICINITY MAP

SCALE: NONE

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

TRACT MAP 73385
3655 NORWALK BOULEVARD

ATTACHMENT A

ORIGINAL FILED

FEB 15 2017



NOTICE OF DETERMINATION

LOS ANGELES, COUNTY CLERK

TO: Office of Planning/Research
1400 Tenth St., Room 121
Sacramento, CA 95814

From: Long Beach Development Services Dept.
333 W. Ocean Blvd., Planning Bureau, 5th Floor
Long Beach, CA 90802

Office of the County Clerk
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

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

Environmental Impact Report (EIR 04-16) for the Dorado Residential Development Project

Project Title

2016081047	Craig Chalfant	(562) 570-6368
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone

City of Long Beach, Development Services Department, Planning Bureau, 333 W. Ocean Boulevard, 5th Floor, Long Beach, CA 90802

Project Applicant

Project Location: Los Angeles County, City of Long Beach: The project site is located on a 5.8 acre site at 3655 N. Norwalk Boulevard in the northeastern portion of Long Beach. This site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens. The Artesia-Norwalk Drainage Channel runs along the eastern boundary of the project site.

Project Description: The project site is currently developed with a 27,709 square foot (sf) church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, Lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a "Tot Lot" play area. Lot C would contain the private road and the utilities. Finally, Lots D and E are smaller landscaped areas.

This is to advise that the Long Beach City Council has carried out the above-described project on February 14, 2017 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 pursuant to the provisions of CEQA.
___ A Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
Certified by the Long Beach City Council on February 14, 2017
3. Mitigation Measures [were ___ were not] made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting 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 Environmental Impact Report record is available for review to the General Public at:
Department of Development Services, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802

Secretary

Date

2/14/17