

November 16, 2021

**C-11**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from Sacre Blu, LLC, the owner of the property at 4231-4241 and 4251 Long Beach Boulevard, for sidewalk widening purposes; and,

Accept Categorical Exemption No. CE-21-116. (District 8)

**DISCUSSION**

Sacre Blu, LLC, owner of the property located at 4231-4241 and 4251 Long Beach Boulevard, proposed construction of a new one-story commercial building. When a new development is proposed, the public right-of-way adjacent to the site is reviewed for sufficiency to accommodate the new development. To provide for compliant sidewalks, with the City of Long Beach (City) Mobility Element of the General Plan, it is necessary that a three-foot-wide dedication for additional sidewalk widening is processed (Attachment A).

City staff conducted a review of the affected agencies and there were no objections to the proposed easement. In conformance with the California Environmental Quality Act, Categorical Exemption No. CE-21-116 was issued on September 23, 2021 (Attachment B).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on October 27, 2021 and by Budget Operations and Development Officer Rhutu Amin Gharib on October 25, 2021.

**TIMING CONSIDERATIONS**

City Council action is requested on November 16, 2021, to accept the easement deed from Sacre Blu, LLC.

**FISCAL IMPACT**

A dedication processing fee in the amount of \$3,313 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.

HONORABLE MAYOR AND CITY COUNCIL  
November 16, 2021  
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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

EL:MS:BP:ms:ll

ATTACHMENTS: A – LEGAL DESCRIPTION AND SKETCH  
B – CATEGORICAL EXEMPTION

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

# ATTACHMENT A

Page 1 of 4

## LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LONG BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A PORTION OF LAND LOCATED IN LOT 25 AND A PORTION OF LOTS 24 AND 26  
OF TRACT 11928, AS PER MAP RECORDED IN BOOK 221, PAGE 13 OF MAPS,  
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, IN THE CITY OF LONG  
BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 3' OF LOTS 24, 25 AND 26 OF SAID TRACT 11928;

EXCEPT THE SOUTHERLY 27.50 FEET OF LOT 26;

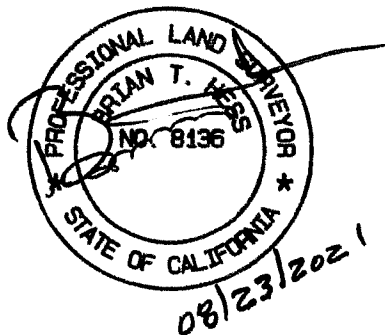
ALSO EXCEPT THE NORTHERLY 50 FEET OF LOT 24.

SAID EASEMENT CONTAINING 442.50 SQ. FT. MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS,  
RIGHTS OF WAY, AND OTHER MATTERS OF RECORD, IF ANY.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE  
WITH THE LAND SURVEYOR'S ACT.



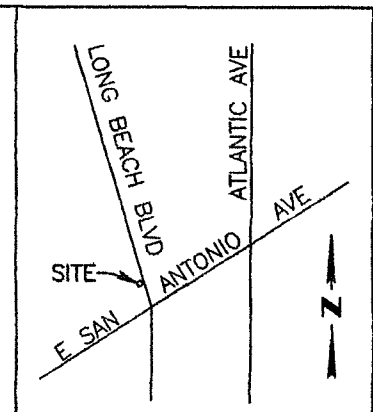
# ATTACHMENT A

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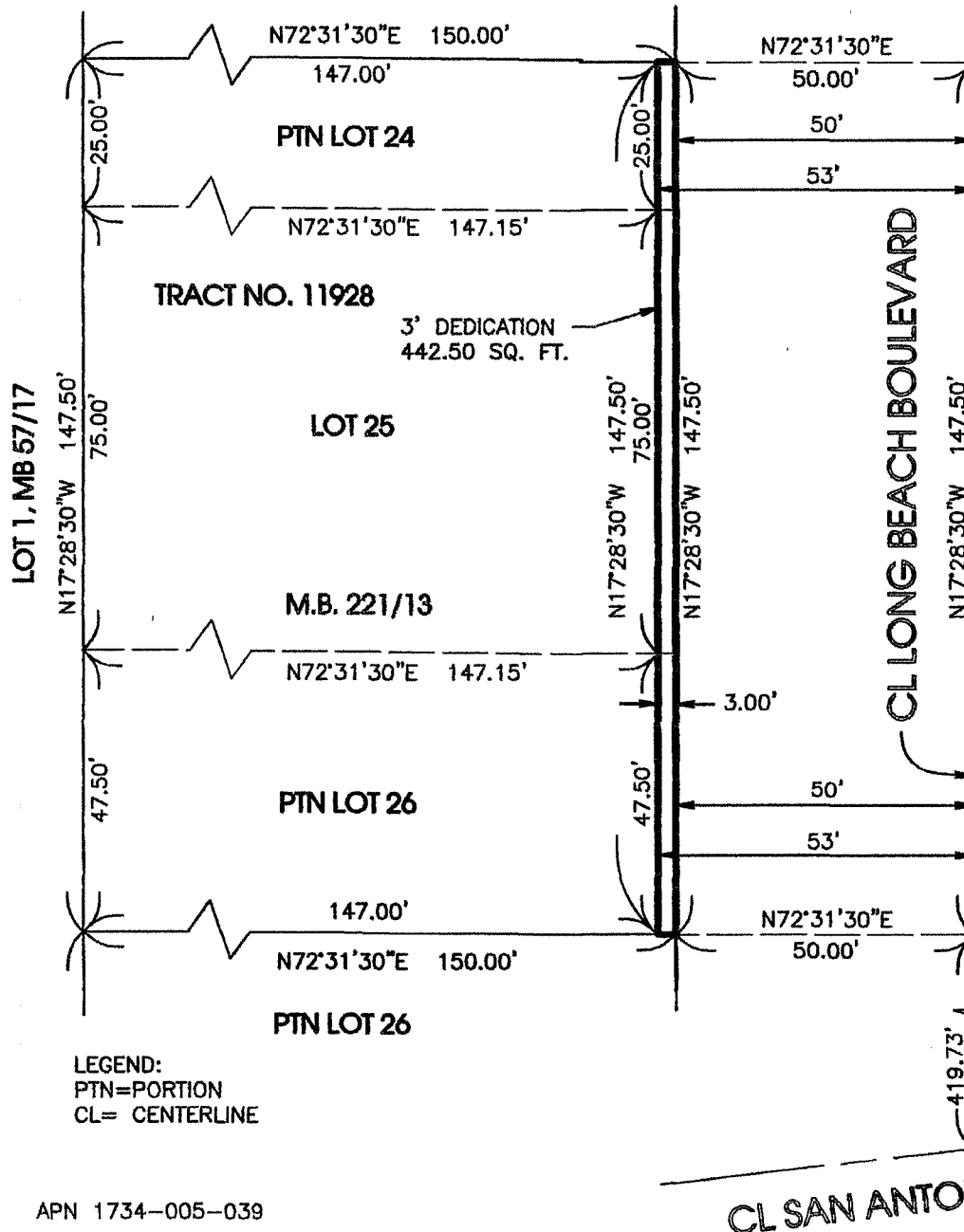
## PLAT RIGHT-OF-WAY DEDICATION

### NOTE:

THIS EXHIBIT WAS PREPARED FROM  
RECORD DATA PER TRACT NO. 11928  
M.M. 221/13



VICINITY MAP  
N.T.S.



1"=10'



APN 1734-005-039

THIS PLAT IS SOLELY AN AID IN  
LOCATING THE PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

SUBJECT: DEDICATION

DATE: 09-21-2019  
SCALE: 1"=30'  
DR BY: BTH  
CK BY: BTH  
W.O.: 17-120

**H  
D  
E  
S  
S**  
DEVELOPMENT  
INC.

28039 SCOTT RD, SUITE 0387  
MURRIETA, CA 92563

# ATTACHMENT A

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## LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LONG BEACH,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

THE EASTERLY 3.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

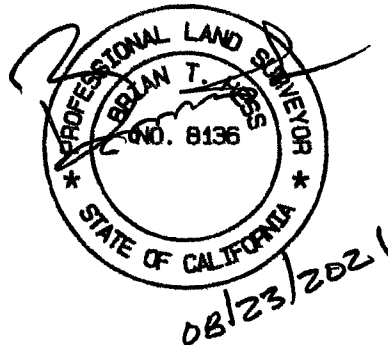
LOT 27 AND THE SOUTH 27.50 FEET OF LOT 26 OF SAID TRACT NO. 11928,  
AS PER MAP RECORDED IN BOOK 221, PAGE 13 OF MAPS, RECORDS OF SAID COUNTY.

SAID EASEMENT CONTAINING 442.50 SQ. FT. MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS,  
RIGHTS OF WAY, AND OTHER MATTERS OF RECORD, IF ANY.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE  
WITH THE LAND SURVEYOR'S ACT.



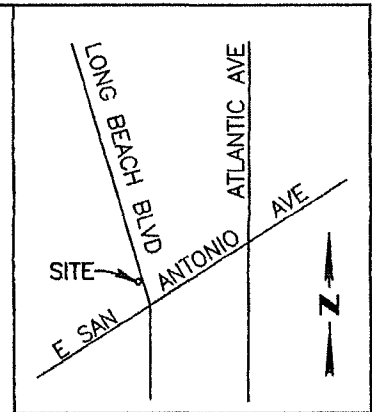
# ATTACHMENT A

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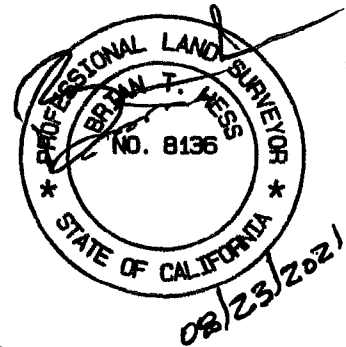
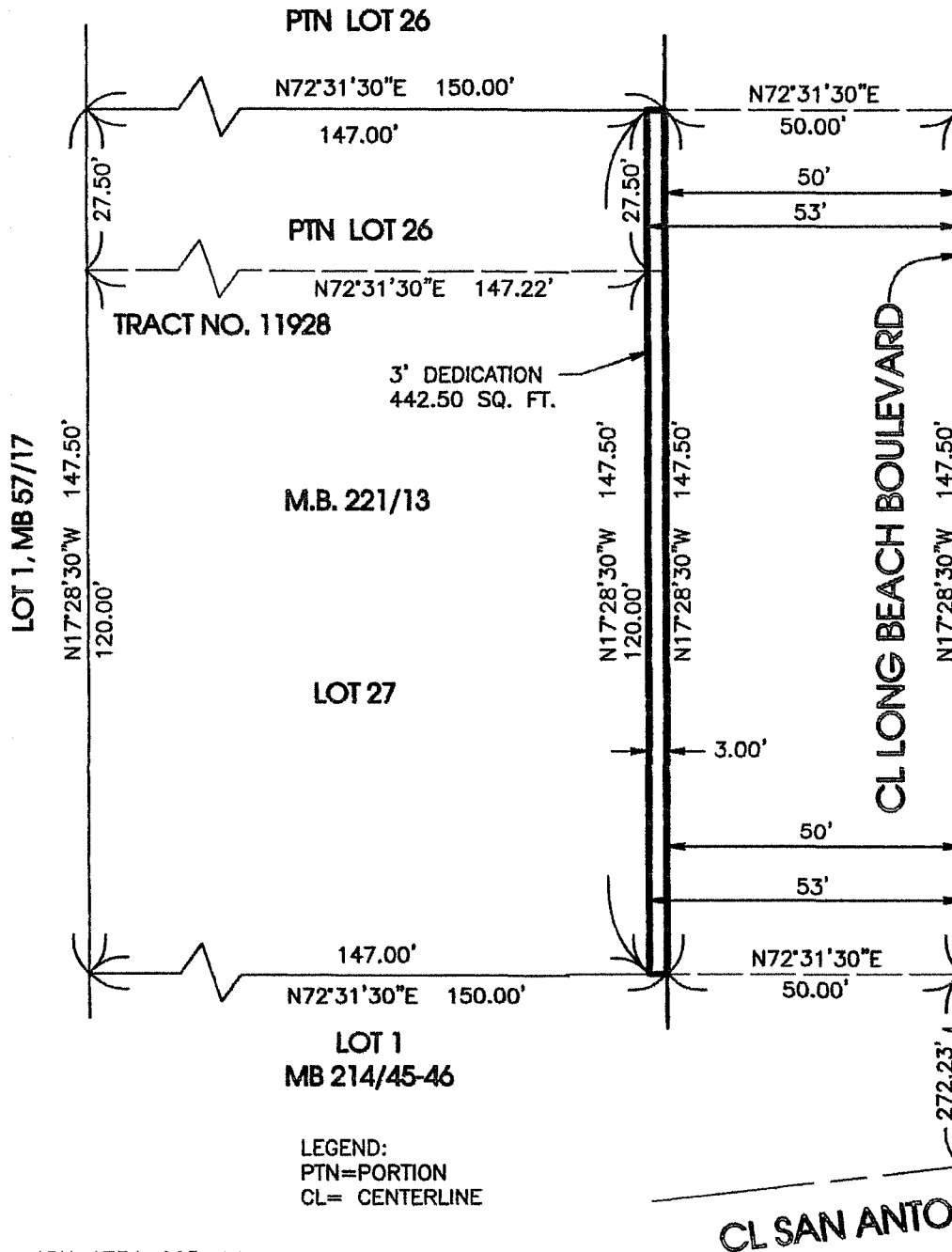
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M.M. 221/13



VICINITY MAP  
N.T.S.



APN 1734-005-040

THIS PLAT IS SOLELY AN AID IN  
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IN THE ATTACHED DOCUMENT

SUBJECT: DEDICATION

DATE: 09-21-2019  
SCALE: 1"=30'  
DR BY: BTH  
CK BY: BTH  
W.O.: 17-120

**H**ESS  
**D**EVELOPMENT  
**I**NC.

28039 SCOTT RD, SUITE 0387  
MURRIETA, CA 92563

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

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

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

Exemption Number: 21-116

Project Title (Application Number): 4231 and 4251 Long Beach Boulevard - Right-of-Way Dedication

Project Location – Specific: 4231 and 4251 Long Beach Boulevard

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

Description of Nature, Purpose and Beneficiaries of Project:

Right-of-way dedication of the easterly three (3) feet of property along the frontage of two abutting properties at 4231 and 4251 Long Beach Boulevard which consist of Lots 24, 25, and 26 of said Tract 11928.

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

Person or Agency Carrying Out Project: City of Long Beach Public Works, Right-of-Way Subdivision

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, Minor Alterations in Land Use Limitations
- ☐ Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project would consist of the right-of-way dedication of the easterly three (3) feet of property frontage of two abutting properties at 4231 and 4251 Long Beach Blvd. The project would not result in any changes in land use or density, but would provide access and minor limitations to new structures that can be constructed in the proposed easement.

**Lead Agency**

Contact Person: Alejandro Plascencia Contact Phone: (562) 570-6437

Signature: Alejandro Plascencia Digitally signed by Alejandro Plascencia  
Date: 2021.09.23 13:02:39 -07'00' Date: 9/23/21 Title: Planner V