



Legislation Text

File #: 15-1302, **Version:** 1

Recommendation to authorize City Manager to execute subdivision agreements and find that all requirements of the final subdivision map for the condominium conversion have been satisfied; approve the final map for Tract No. 71130, located at 433 Pine Avenue; and adopt and accept Mitigated Negative Declaration 12-09. (District 1)

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, 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 subdivider, H&M 26, LLC, has submitted a duly certified final map of Tract No. 71130, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 13, 2009.

The condominium conversion project proposes to modify the existing commercial building, located at 433 Pine Avenue, shown on vicinity map attached as Exhibit A, for ground floor commercial use and residential condominium units above. A portion of the buildings' existing subterranean parking garage extends beneath the Pine Avenue public sidewalk, for which the subdivider is requesting the City's approval to abandon, on the final subdivision map, that portion of the parking garage that encroaches the subterranean right-of-way. Public Works supports this action, pursuant to State of California Government Code Section 66434(g), which makes allowances for public streets and easement to be abandoned on a subdivision final map. An indemnity and damage waiver has been incorporated on the final map and executed by the property owner.

Subdivision agreements providing for the off-site improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), this project was found to have no significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report. Mitigated Negative Declaration 12-09 finding, shown on Exhibit B, indicates the mitigation measures described in the initial study have been added to the project.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 12, 2015 and by Budget Operations Administrator Grace Yoon on November 17, 2015.

City Council action on this matter is requested on December 15, 2015 to allow the developer to complete the tract development.

A subdivision processing fee of \$11,602 was deposited in the General Fund (GF) in the Public Works Department (PW). Approval of this matter will provide continued support to the

local economy.

Approve recommendation.

ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER