



Legislation Text

File #: 22-0553, **Version:** 1

Recommendation to find that all requirements of the final subdivision map for a single lot subdivision, to create five (5) lots and adjust the lot lines of four (4) existing lots located in Planned Development 31 Zoning District, 2221 Williams Street, for the demolition of 40 existing units to construct a new four-story, 90-unit affordable housing project with 40 parking spaces, have been met; approve the final map for Tract No. 83319; authorize City Manager, or designee, to execute subdivision agreements; and

Accept Categorical Exemption No. CE-21-146. (District 7)

In accordance with Long Beach Municipal Code (LBMC) 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 is required to be approved by the City Council. The developer, Century Villages at Cabrillo, Inc., requests a single lot subdivision to create five (5) lots and to adjust the lot lines of four (4) existing lots located in Planned Development 31 Zoning District, 2221 Williams Street (Attachment A). The developer's request for a subdivision and lot line adjustments is to allow for the construction of a new four-story, 90-unit affordable housing project (demolition of 40 existing units with a net increase of 50 units) with 40 parking spaces at 2221 Williams Street in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets zoning district (PD-31, Subarea D). The Public Works Department (Public Works) has submitted a duly certified final map of Tract No. 83319 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 6, 2018 (Attachment B), and requests approval of final map for Tract No.83319.

Subdivision agreements providing for the off-site improvements, conditioned on this Project, have been prepared. Public Works seeks City Council authorization to execute the subdivision agreements.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Categorical Exemption No. CE-21-146 was issued for the project (Attachment C).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on May 2, 2022 and by Budget Management Officer Nader Kaamoush on April 29, 2022.

City Council action is requested on May 17, 2022, to allow for a timely completion of the development.

A subdivision processing fee of \$8,867 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.

Approve recommendation.

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ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
CITY MANAGER