



## Legislation Text

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**File #:** 22-0552, **Version:** 1

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Recommendation to authorize City Manager, or designee, to accept easement deed(s) from Gelt Volta Pine Fee Owner, LLC, a Delaware limited liability company and Volta Saint Katherine LLC, a Delaware limited liability company, property owners at 635 Pine Avenue, for additional right of way purposes; and

Determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. (District 1)

Gelt Volta Pine Fee Owner, LLC, a Delaware limited liability company and Volta Saint Katherine, LLC, a Delaware limited liability company, property owners at 635 Pine Avenue, proposed construction of two eight-story buildings containing a total of 271 residential units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls on approximately 45,000 square feet of site area currently developed with residential, commercial, and surface parking uses located in the Downtown Planned Development District (PD-30) Height Incentive Area. This project was approved prior to the implementation of the City of Long Beach's (City) Inclusionary Housing policy. However, as part of the project's Conditions of Approval, a minimum of 11 units within the project were required to be deed restricted for moderate-income households. These units are a mix of studios (four), one-bedroom units (four), and two-bedroom units (three) ranging in size from 587 to 1,296 square feet. When significant new development is proposed, public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new use. To conform with the City's general plan to widen right of ways, the following actions listed below are required (and found in Attachment A):

- Dedicate to the City, 5-feet adjacent to the site along the north side of the east-west Cobre Way, for additional right of way purposes.
- Dedicate to the City, 2-feet adjacent to the site along the west side of north-south Solana Avenue, for additional right of way purposes.
- Dedicate to the City, 2-feet adjacent to the site along the east side of north-south Solana Avenue, for additional right of way purposes.

City staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated. The Planning Commission determined that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (Attachment B) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162

(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 on this matter is not time critical.

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.

Approve recommendation.

ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA  
CITY MANAGER