



Legislation Text

File #: 22-1346, **Version:** 1

Recommendation to authorize City Manager, or designee, to accept easement deeds for the right of way dedications, public access, and utility purposes, from Magnolia Broadway Holdco, LLC, property owner at 500 West Broadway, for public roadway widening and public access purposes; and

Accept CEQA Exemption CE-16-342. (District 1)

Magnolia Broadway Holdco, LLC, property owner at 500 West Broadway, has constructed a new seven-story building consisting of 142-residential units, 3,599 square foot ground floor commercial units, with 191 vehicle parking stalls, landscape, and hardscape improvements along Magnolia Avenue and Broadway. When a new development is proposed, the Public Works Department reviews the public rights-of-way adjacent to the site for sufficiency to accommodate the new development. To accommodate this development, the following actions listed below are required:

- Dedicate to the City of Long Beach (City), an additional 5.5 feet of property adjacent to the project site along Magnolia Avenue, resulting in a 14.5-foot-wide public sidewalk, to allow for future roadway widening. (Attachment A)
- Dedicate to the City, an additional 4 feet of property adjacent to the project site along West Broadway, resulting in a 14-foot-wide public sidewalk, to allow for future roadway widening. (Attachment A)
- A 3.5-foot-wide public access easement to the City, adjacent to the project site along Magnolia Avenue resulting in an 18-foot-wide sidewalk; for a 14.5-foot-wide dedicated sidewalk and a 3.5-foot-wide public access easement. (Attachment B)
- A 4-foot-wide easement to the City, adjacent the project site along the west property line, resulting in a 9-foot-wide pedestrian paseo. (Attachment B)
- An easement within an area on the north-west side of the project site, for the installation and maintenance of water and fire lines and fixture. (Attachment C)

City staff conducted a review of affected agencies and there were no objections to the proposed dedications and easements.

In conformance with the California Environmental Quality Act (CEQA), this project was found to be exempt from CEQA in accordance with state guidelines section 15332 (a) (Attachment

D). The Public Works Department is requesting the City Council to authorize the acceptance of the deeds and accept Categorical Exemption CE-16-342.

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on October 31, 2022, and by Budget Management Officer Nader Kaamoush on October 26, 2022.

City Council action on this matter is not time critical.

An easement processing fee in the amount of \$3,313 and a dedication processing fee in the amount of \$3,461 were 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