

June 11, 2024

Honorable Mayor and City Council  
City of Long Beach  
California

**RECOMMENDATION:**

Recommendation to find that all requirements of the final tract map for a single 1.22-acre lot for two hundred and seventy-one residential units within a single eight-story mixed-use building at 131 West 3rd Street have been met; approve a final map for Tract No. 82334; authorize the City Manager, or designee, to execute subdivision agreements; and

Accept Planning Commission findings that the development on 131 West 3rd Street is within the scope of the Environmental Impact Report Addendum EIRA-02-19 to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006) and no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines is needed. (District 1)

**DISCUSSION**

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, 3<sup>rd</sup> and Pacific Holdco, LLC, requests to construct an eight-story mixed-use building consisting of 271 residential units and 11,912 square feet of retail space on a 1.22-acre site at 131 West 3rd Street (Development) in the Downtown Plan (PD-30) District (Attachment A).

The Public Works Department has submitted a duly certified final map of Tract No. 82334, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on April 15, 2021, (Attachment B) and requests approval of the final map for Tract No. 82334. City of Long Beach (City) staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated.

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

In accordance with the California Environmental Quality Act (CEQA), on April 15, 2021, the Planning Commission determined that the Development is within the scope of Environmental Impact Report Addendum EIRA-02-19 to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006) (Attachment C).

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This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on May 23, 2024, and by Budget Management Officer Nader Kaamoush on May 21, 2024.

### TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

### LEVINE ACT

City Council action is being requested on April 2, 2024, to allow commencement of this work. This item is subject to the Levine Act. The Mayor, Councilmembers, and Commissioners who have received a contribution of more than \$250 within 12 months following from a party, participant, or their representatives involved in this proceeding may do either of the following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise, or contract (collectively "license, permit, or contract") has been made, from the person or company awarded the said license or contract. The Levine Act also requires a City Officer that has received such a contribution to disclose the contribution on the record of the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the Mayor or any Councilmembers within 12 months following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise, or contract. The Mayor, Councilmembers, and Commissioners are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

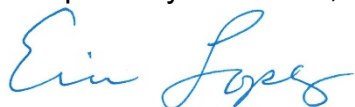
### FISCAL IMPACT

A processing fee in the amount of \$22,712 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.

### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Eric Lopez  
Director  
Public Works

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – VICINITY MAP  
B – PLANNING COMMISSION CONDITIONS OF APPROVAL  
C - PLANNING COMMISSION MINUTES & EIR REPORT