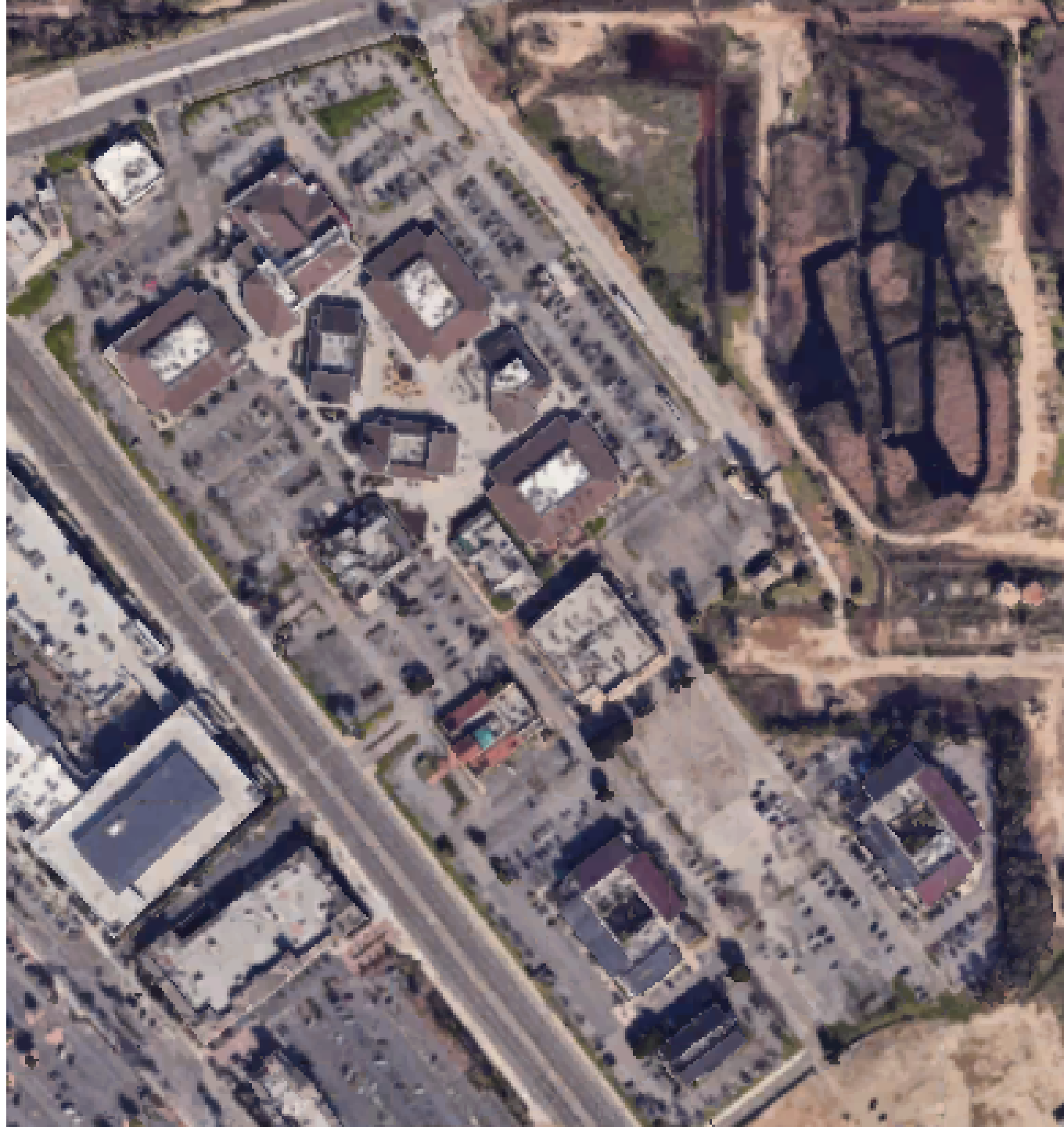


# Marketplace Long Beach

City Council

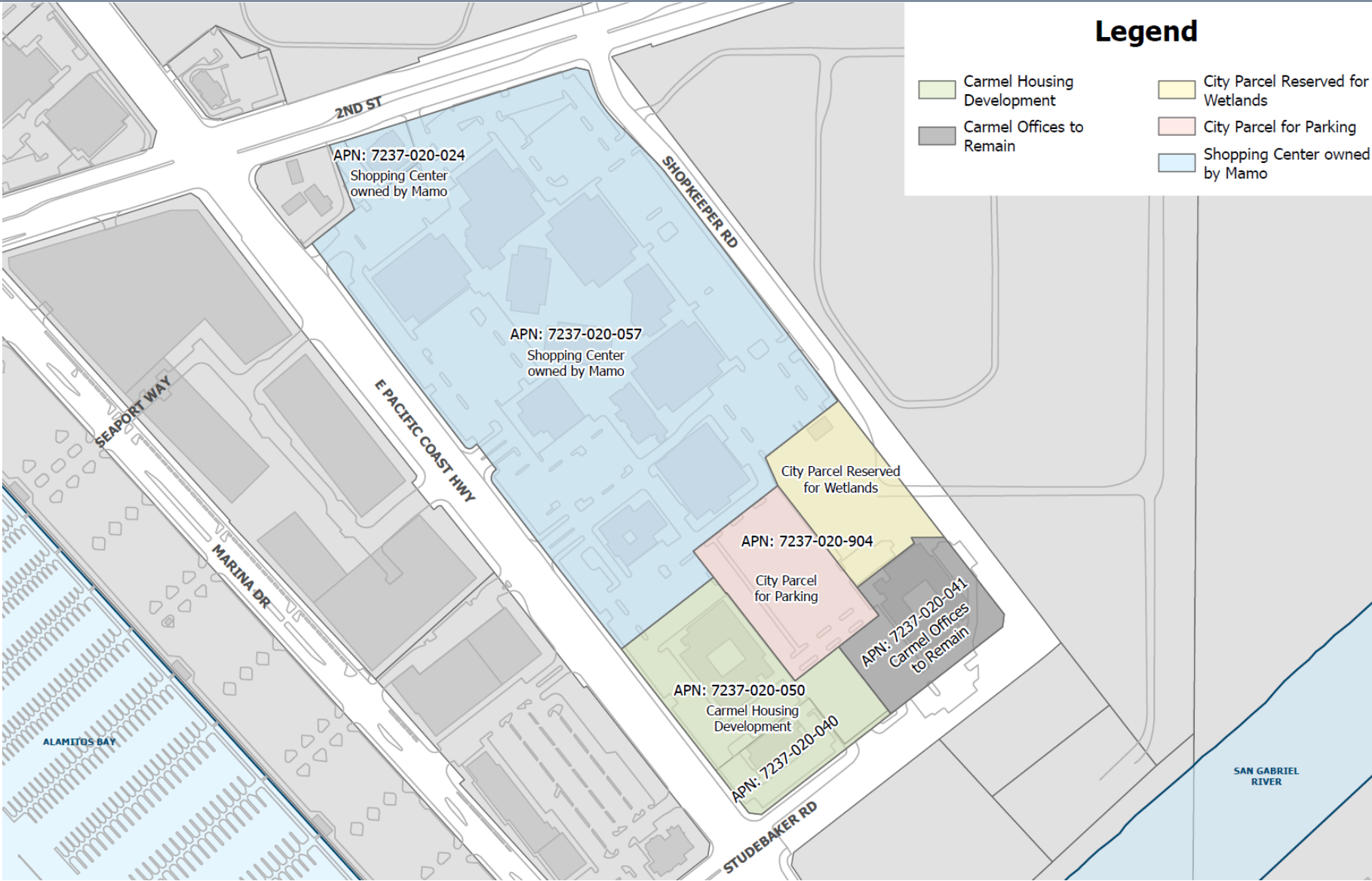
May 20, 2025

CITY OF  
**LONG BEACH**



- May 10, 2000: Second Amendment and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) executed for Marketplace Long Beach establishing reciprocal easement agreements between the Office Park and Shopping Center.
- August 4, 2009: City Council authorized a real estate exchange of ~13.4 acres owned by City for ~37.77 acres owned by LCW Partners, LLC for wetland conservation.
  - Of the ~38 acres the City exchanged, ~4 acres located within Marketplace.
  - The City took LCW, Partners position in the CC&Rs.
  - CC&Rs include two additional ownerships:
    - Shopping Center: MAMO LBPMP INVESTORS I, LLC (MAMO)
    - Office Park: CP VI MARKETPLACE, LLC (Carmel).
- September 19, 2023: City Council denied an appeal of Planning Commission approval for Carmel's redevelopment of two existing office buildings.
- Present: All parties expressed desire to adjust provisions of the CC&Rs to allow redevelopment to move forward specifically, removal of no-build zones, no change in use areas and parking easements.

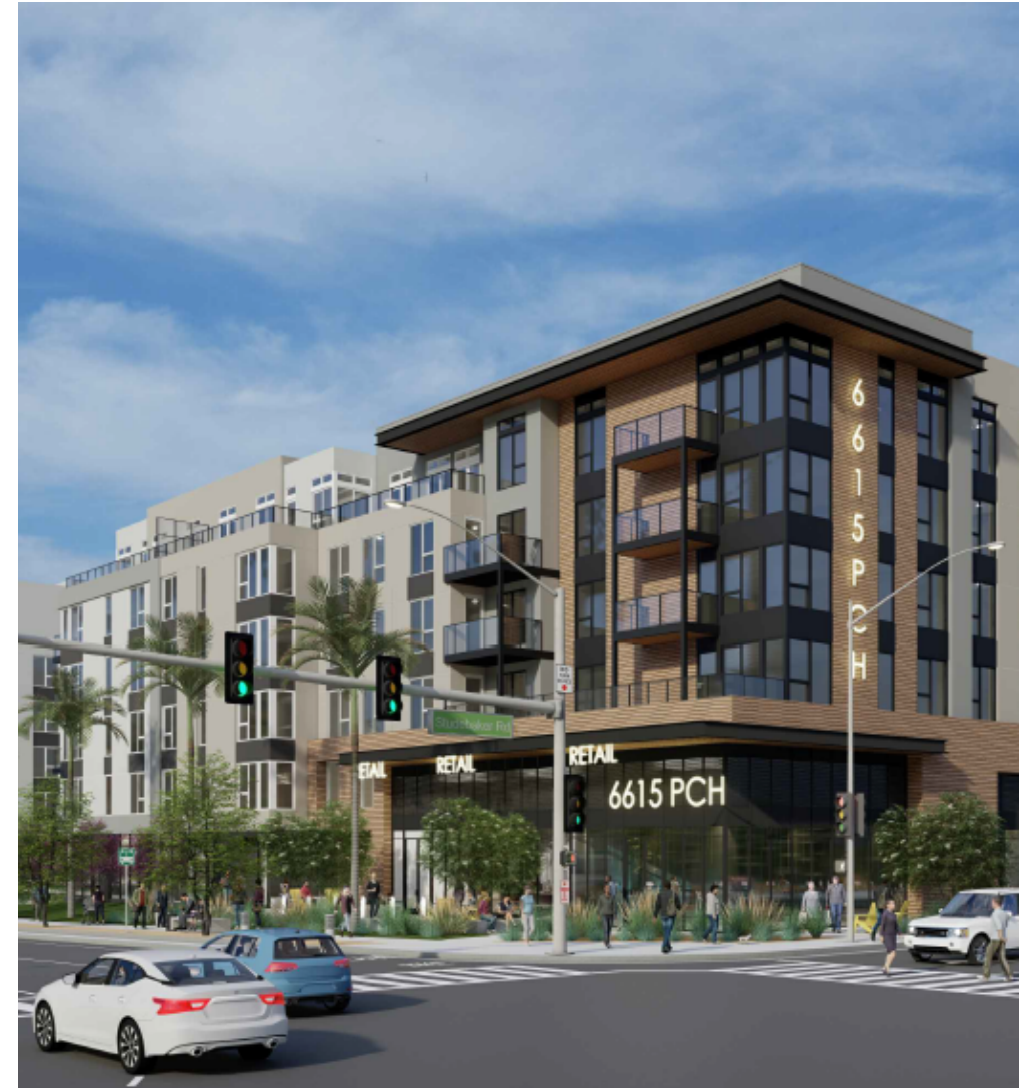
# Marketplace Long Beach



# Carmel Housing Development

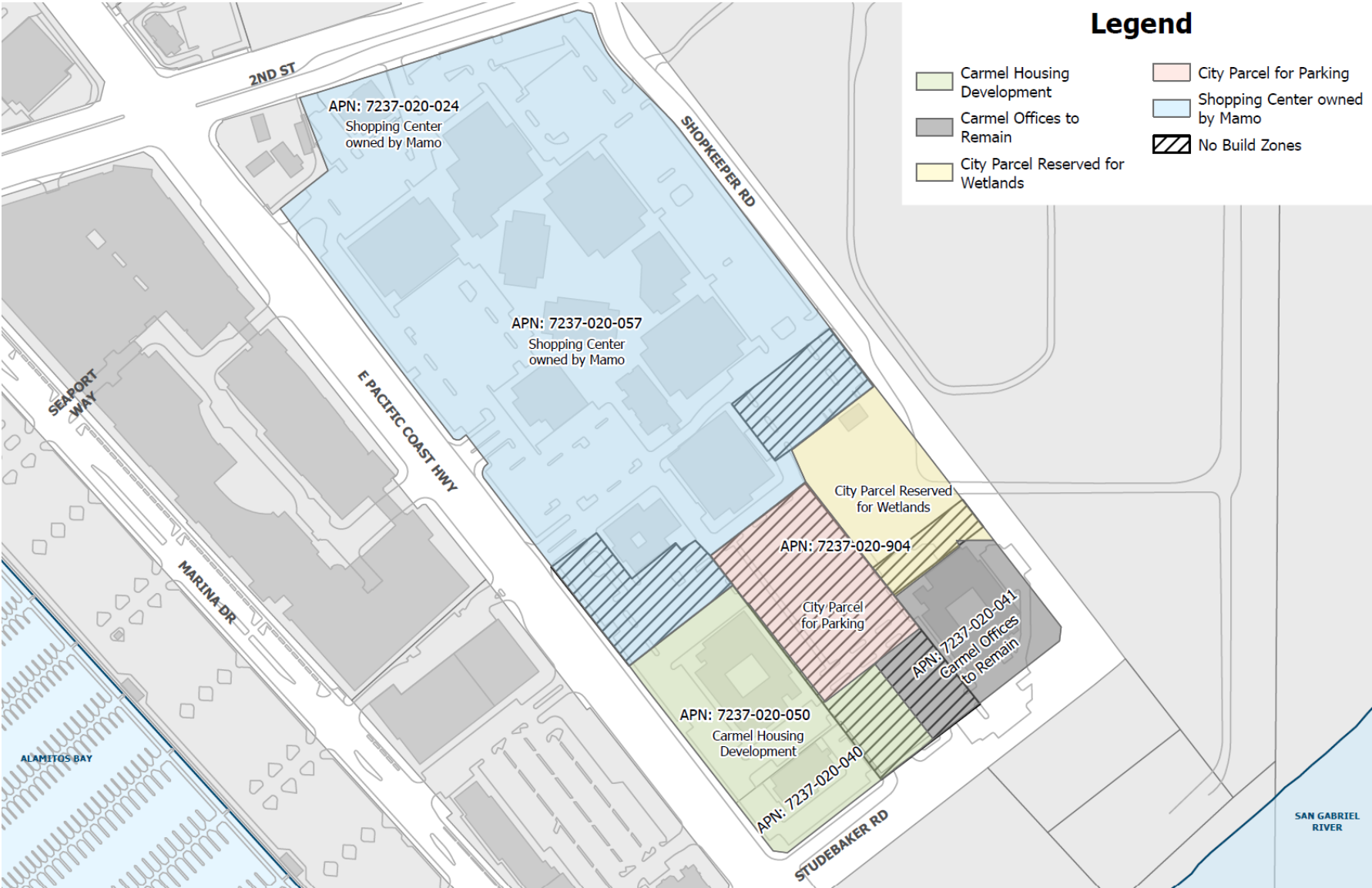


- The approved Carmel project involves the redevelopment of two existing office buildings.
  - Demolition of 2 office buildings; construction of new 6-story mixed-use project; 390 residential units with 17 affordable; 5,351 SF of commercial/retail; 576 parking spaces; 196 bicycle parking spaces; 45,141 ft. of public & private open space area.
  - Third office building, located towards the rear, will remain & continue to operate as an office building.
- For the project to move forward, the current CC&Rs need to be changed.

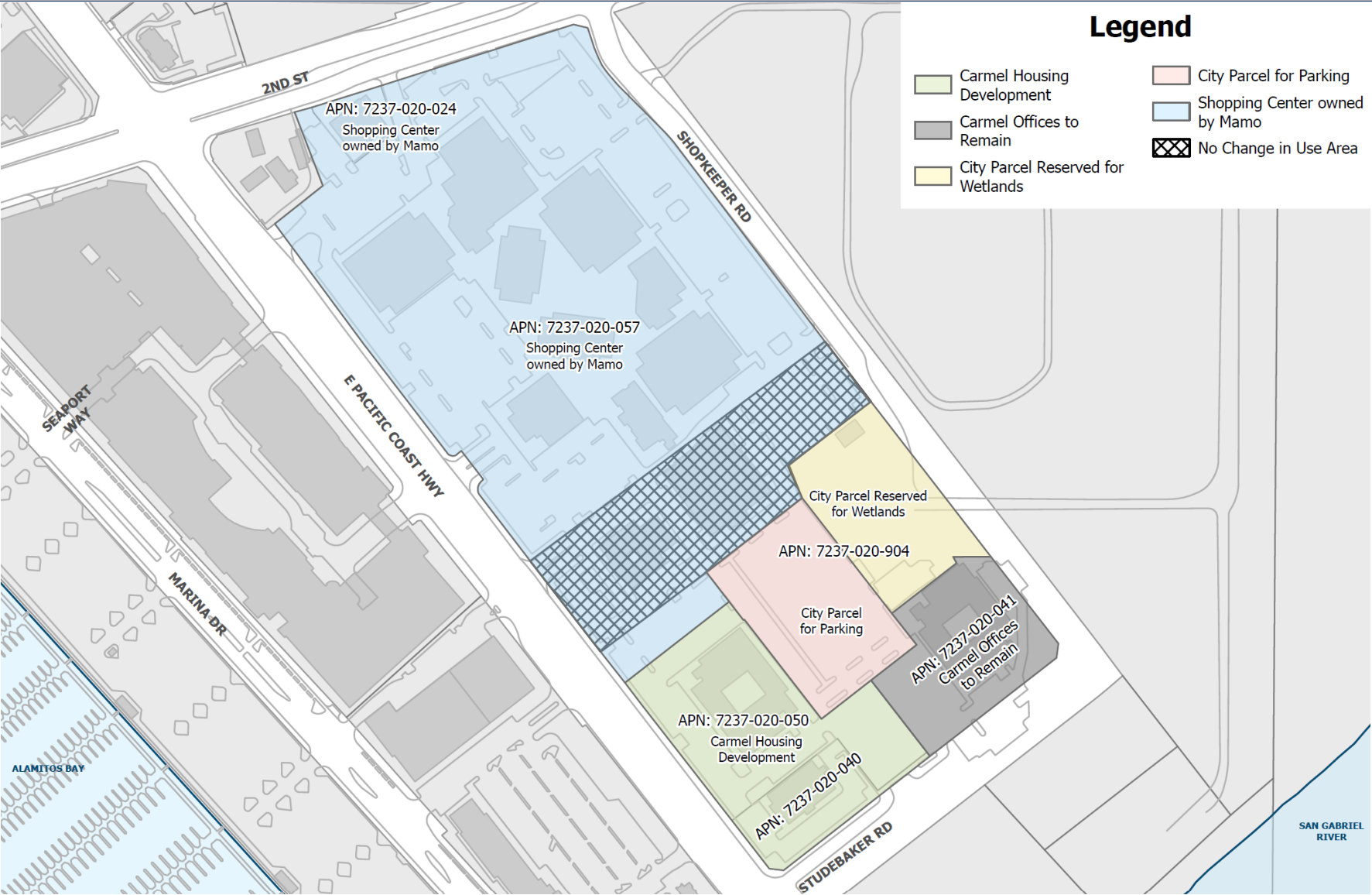




# No-Build Zones

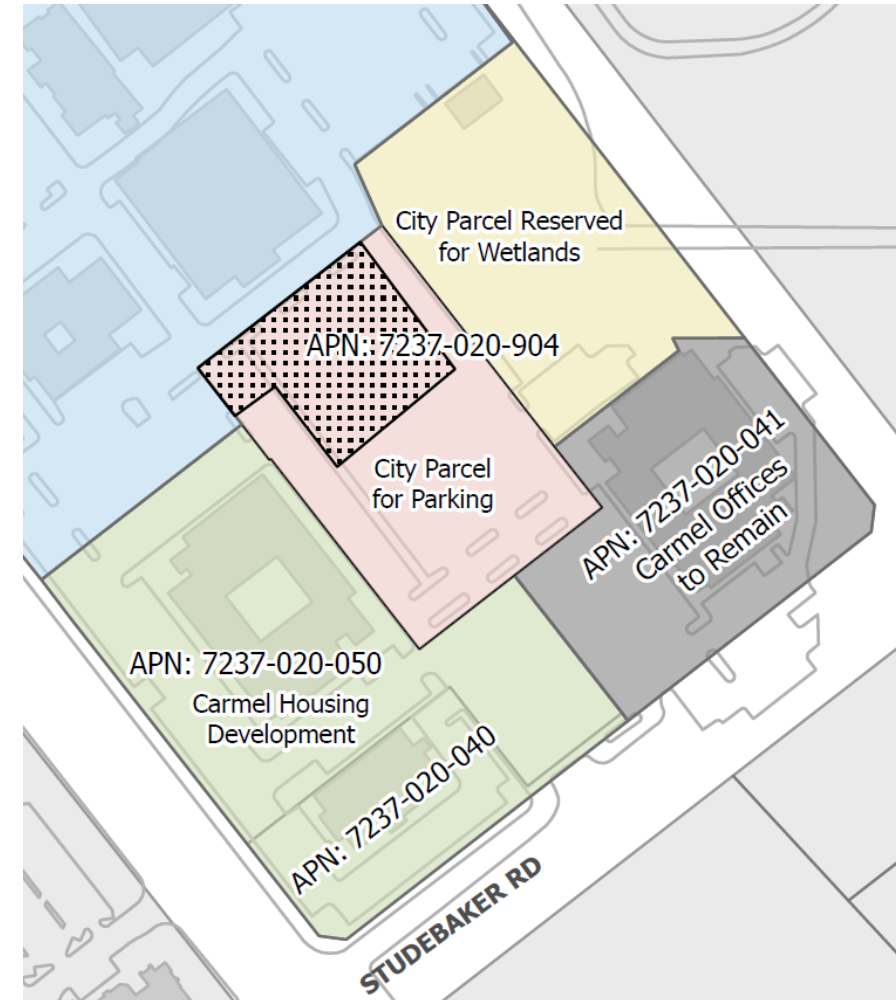


# No Change in Use Area



## Exclusive Easement for 80 Parking Spaces

- Current CC&Rs established an exclusive easement for 80 parking spaces within City parcel.
  - Also requires City Parcel to provide parking free of charge.
- Proposed amendment would eliminate this easement and City's obligation to reserve parking spaces to MAMO and Carmel.
- City also reserves the right to charge for parking should City Parcel be used to satisfy parking requirements for either the Shopping Center and/or the Office Park.



# Parking Permit for 6621 E. Pacific Coast Highway



- Permittee: CP VI MARKETPLACE, LLC
- Permitted Use: Non-exclusive use of 75 parking spaces within the City Parcel
- Term: 55 years, commencing earlier of January 1, 2026, or completion of a Lot Line Adjustment required as part of the Carmel Housing Development
- Rent: \$25/parking space, per month or \$1,875/month
  - 3% increase on the annual anniversary of the Permit
- Taxes and Insurance: Permittee responsible for any possessory interest or other assessment Permit may create. Also responsible to provide and maintain appropriate insurance coverages.
- Assignment: Permittee is allowed to assign the Permit to any entity that acquires all of the Permittee's building at 6621 E. Pacific Coast Highway or any entity that Permittee controls or is under common control with Permittee.
- Termination: Either party may terminate for any reason by providing 180-day notice to the other party. Permit shall also automatically terminate upon the complete structural demolition of the remaining office building.



- Carmel Housing Development Project was previously analyzed as part of the Southeast Area Specific Plan Program Environmental Impact Report (PEIR) through a PEIR Compliance Checklist (PECC 03-23) and is subject to the Southeast Area Specific Plan Mitigation Monitoring and Reporting Program (MMRP).
- September 19, 2023: City Council received appeals from Lozeau Drury LLP (Supporters Alliance for Environmental Responsibility); and Ann Cantrell and Anna Christensen (Sierra Club Los Cerritos Wetlands Task Force).
- City Council denied the two appeals, upheld Planning Commission's decision, and adopted resolution (RES-23-0142) approving Site Plan Review (SPR22-082).
- December 13, 2023: California Coastal Commission issued a Finding of No Substantial Issue for an appeal submitted by the Sierra Club (Coastal Commission Application No. A-5-LOB-23-0046).
- Carmel Project is consistent with the project approved by City Council on September 19, 2023.
- No subsequent environmental analysis is needed to execute the proposed CC&Rs and Parking Permit.

- **Staff recommends the following:**
  - Authorize the City Manager, or designee, to execute all documents necessary for a First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions with MAMO LBMP INVESTORS I, LLC and CP VI MARKETPLACE, LLC;
  - Authorize the City Manager, or designee, to execute all documents necessary for a Parking Permit with CP VI MARKETPLACE, LLC for the non-exclusive use of 75 spaces within City-owned property for a period of 55 years; and
  - Determine the project is within the scope of the project previously analyzed as part of the Southeast Area Specific Plan Program Environmental Impact Report (State Clearinghouse No. 2015101075) (PECC 03-23) and subject to the Southeast Area Specific Plan Mitigation Monitoring and Reporting Program and make certain findings and determinations related thereto and warrants no further environmental review pursuant to CEQA Guidelines Sections 15162, 15168, and 15183.

Thank you!

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