



Legislation Text

File #: 23-0662, **Version:** 1

Recommendation to find that all requirements of the final tract map to construct a 10,000 square foot mixed-use building containing 5 airspace lots, 189 residential units, with 257 parking stalls, at 127-135 East Broadway have been met; approve the final tract map for Tract Map No. 82115; authorize City Manager, or designee, to execute subdivision agreements; and

Determine that the project is within the scope of the previously certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and no further environmental review pursuant to CEQA Guidelines Section 15162 is required. (District 2)

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, Long Beach Promenade Apartments, LLC, requests to subdivide to construct a mixed-use development containing a 189-unit residential building, with 10,000 square feet of retail/flex space, located at 127-135 East Broadway.

The Public Works Department has submitted a duly certified final tract map of Tract Map No. 82115 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative tract map approved by the Planning Commission on October 4, 2018 (Attachment B), and requests approval of final map for Tract Map No. 82115.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) was prepared for this project, see Planning Commission Staff Report dated October 4, 2018. (Attachment B).

This matter was reviewed by Principal Deputy City Attorney Vanessa S. Ibarra on and by Budget Management Officer Nader Kaamoush on June 2, 2023.

City Council Action is requested on June 20, 2023, to allow for a timely completion of the development.

A subdivision processing fee of \$8,432 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