



Legislation Text

File #: 23-0010, **Version:** 1

Recommendation to find that all requirements of the final parcel map for the construction of two towers, a 242-unit north tower at 330 East 3rd Street, and 190 unit south mid-rise tower at 333 East Broadway, totaling 432 residential dwelling units, in addition to reconstruction of the historic Acres of Books building at 240 Long Beach Boulevard, have been met; approve the final parcel map for Parcel Map No. 82965; and, showing a 10 foot width easement for public utility facilities, limited height easement and surface easement for public access, authorize City Manager, or designee, to execute subdivision agreements; and

Determine that the development project is within the scope of the previously certified Downtown Plan PEIR (State Clearinghouse No. 2009071006) and the Broadway Block Project Downtown Plan Environmental Impact Report (EIR) Addendum, and that no further environmental analysis is needed. (District 1)

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.

On October 18, 2022, the City Council authorized the approval of subdivision final Parcel Map No. 82965 to provide for the construction of a new 21-story mixed-use high rise, containing 187 dwelling units, for the Broadway Block project (Attachment A). The Council letter contained an inaccurate description of the construction project. This item is returned for City Council consideration with an accurate project description.

The developer, Onni Broadway Block Long Beach, LLC (Developer), requests to subdivide to construct two towers, a 242-unit north tower at 330 East 3rd Street, and 190 unit south mid-rise tower at 333 East Broadway, totaling 432 residential dwelling units, in addition to reconstruction of the historic Acres of Books building at 240 Long Beach Boulevard as described in the Notice of Final Action approved by the Planning Commission on August 20, 2020 (Attachment B).

The Developer has submitted a duly certified final parcel map No. 82965 (Attachment C) which is in conformance with the conditions and requirements placed on the tentative parcel map approved by the Planning Commission on August 20, 2020 (Attachment D), and requests approval of the final parcel map No. 82965.

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

execute the subdivision agreements.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Mitigated Negative Declaration (MND), IS/MND-04-20 (State Clearinghouse No. 2009071006) was prepared for this project, see Planning Commission Staff Report dated August 20, 2020 (Attachment E).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on December 16, 2022 and by Budget Management Officer Nader Kaamouh on December 19, 2022.

City Council action on this matter is time critical for the completion of the development.

A subdivision processing fee in the amount of \$9,478 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