



Legislation Details (With Text)

**File #:** 23-0067      **Version:** 1      **Name:** PW - Easement deed – 131 West 3rd Street D1  
**Type:** Contract      **Status:** CCIS  
**File created:** 12/29/2022      **In control:** City Manager  
**On agenda:** 1/24/2023      **Final action:** 1/24/2023

**Title:** Recommendation to authorize City Manager, or designee, to accept an easement deed from Nash-Holland 3Pac Investors, a Delaware limited liability company, and the owner of the property at 131 West 3rd Street, for vehicular access; and execute a quitclaim deed for the existing recorded vehicle access easement; and

Accept CEQA Notice of Determination, State Clearinghouse number 2009071006. (District 1)

**Sponsors:** Public Works

**Indexes:**

**Code sections:**

**Attachments:** 1. 012423-C-12sr&att, 2. 012423-C-12 Corresp. Parker

Date	Ver.	Action By	Action	Result
1/24/2023	1	City Council	approve recommendation	Pass

Recommendation to authorize City Manager, or designee, to accept an easement deed from Nash-Holland 3Pac Investors, a Delaware limited liability company, and the owner of the property at 131 West 3<sup>rd</sup> Street, for vehicular access; and execute a quitclaim deed for the existing recorded vehicle access easement; and

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When significant new development is proposed, the Public Works Department reviews the adjacent rights-of-way for standards established in the City of Long Beach’s (City) General Plan and for compliance with Americans with Disabilities Act (ADA) laws. Nash-Holland 3Pac Investors, a Delaware limited liability company, and the owner of the property at 131 West 3<sup>rd</sup> Street, is constructing 271 residential units in a single mixed-use building, on a 1.22-acre site. An existing vehicular access easement along the adjacent alley, that is no longer adequate, must be quitclaimed (Attachment A), and replaced with a new vehicle access easement that provides for a limited airspace easement height to avoid the proposed balconies encroaching into the easement (Attachment B). The Public Works Department is asking the City Council to authorize acceptance of an easement deed and quitclaim deed to accomplish this purpose.

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

In accordance with the California Environmental Quality Act (CEQA), Notice of Determination State Clearinghouse Number 2009071006 was issued for the project (Attachment C).

This matter was reviewed by Principal Deputy City Attorney Richard Anthony on January 6, 2023 and by Budget Management Officer Nader Kaamoush on December 27, 2022.

City Council action on this matter is not time critical.

An easement processing fee in the amount of \$3,213 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