



Notice of Availability of a Draft Environmental Impact Report for the 3401 Cerritos Project at 1131 East Wardlow Road

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) *State Guidelines* Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (Draft EIR) (SCH No. 2024100979) for the 3401 Cerritos Project at 1131 East Wardlow Road (Project) is available for public review during the public comment period (**August 03, 2026, through October 02, 2026**). The City of Long Beach (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the Project; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and to discuss alternatives that could reduce the potentially significant impacts of the Project.

LEAD AGENCY: City of Long Beach, Community Development Department – Planning Bureau

PROJECT TITLE: 3401 Cerritos Project at 1131 East Wardlow Road

PROJECT LOCATION: The 0.7-acre Project Site consists of two separate parcels in the City of Long Beach, bisected by an east/west alley as follows:

- Parcel 1 (APN 7146-024-025): 1131-1135 E. Wardlow Road totaling approximately 18,844.5 square feet.
- Parcel 2 (APN 7146-024-028): 3431 Cerritos Avenue totaling approximately 9,562.5 square feet.
- Alleyway: 127.5 linear-feet of the existing 15-feet wide east/west alley adjoining, and in between, the two above-mentioned parcels, totaling approximately 1,912.5 square feet.

PROJECT DESCRIPTION:

The Project includes the construction of a housing development with a total of 73 dwelling units, of which 100 percent will be restricted affordable units for Lower Income Households, exclusive of the manager's unit. The Project Site consists of two parcels, addressed as 1131-1135 E. Wardlow Road (Parcel 1) and 3431 Cerritos Avenue (Parcel 2), and a public alley that separates the parcels. The two parcels are owned by the Long Beach Community Investment Company (LBCIC), a group that partners with the City of Long Beach Community Development Department's Housing and Neighborhood Services Bureau to address the critical issue of housing availability in Long Beach. The Project includes the vacation of the alley between the two parcels and its merger with the two parcels into a single lot to support the proposed housing development. The Project will develop one building with a front 5-story element and a rear 2-story element and a mix of four-, three-, two- and one-bedroom units. Two-levels of subterranean parking, spanning the building's footprint, will provide up to 86 residential parking spaces, a dedicated loading space and 8 bicycle parking spaces with capacity to add additional bicycle parking spaces.

Required discretionary actions associated with the Project include the following:

1. Site Plan Review (SPR24-043) to allow development of a single building, 2-to-5 stories, 73-unit, approximately 73,865 square foot, 100% affordable residential building with 86 subterranean parking spaces;
2. General Plan Conformity Finding (GPC24-002) to review the proposed alley vacation;
3. Lot Merger (LMG24-005) to merge 3431 Cerritos Avenue (APN: 7146-024-028), 1131-1135 E. Wardlow Road (APN: 7146-024-025) and the proposed vacated alley between them;



4. Certificate of Appropriateness (COAC2406-02) to develop the portion of the Project Site within the California Heights Historic District (the rear parcel, 3431 Cerritos Avenue, or "Parcel 2") consistent with the required findings for new construction or modifications of structures in a historic district;
5. Zone Change (ZCHG24-003) to rezone 3431 Cerritos Ave (Parcel 2, APN: 7146-024-028) and the northern half of the proposed vacated alley between them to MU-2 Zoning District; and
6. General Plan Amendment (GPA24-001) to reconcile the proposed rezoning and General Plan Placetype change. The following maps may need to be amended:
 - a. Map LU-7: Map LU-7: PlaceTypes Map: to note the General Plan Placetype change of the northern parcel (Parcel 2) and the northern half of the proposed vacated alley from FCN to NSC-L.
 - b. Map LU-10: Founding and Contemporary Neighborhood PlaceType Map: to remove the northern parcel (Parcel 2) and the northern half of the proposed vacated alley from the FCN Placetype.
 - c. Map LU-12: Neighborhood-Serving Centers and Corridors - Low and Moderate PlaceTypes Map: to add the northern parcel (Parcel 2) and the northern half of the proposed vacated alley to the NSC-L Placetype
 - d. Map LU-23 Bixby Knolls: to reflect the updated amended Placetype.

DRAFT EIR: The Draft EIR examines potential environmental impacts generated by the Project in relation to the following Environmental Analysis categories: Aesthetics, Cultural Resources – Historic Resources and Tribal Cultural Resources, Land Use and Planning, Noise and Vibration, and Transportation. The Draft EIR identifies significant and unavoidable impacts related to construction noise and construction vibration (human annoyance). Environmental impacts related to the following topics would not be significant or potentially significant: Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire. These issue areas are addressed in the Initial Study and/or Section 5.0, Effects Found Not To Be Significant, of the Draft EIR. The Draft EIR also identifies appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. The Project Site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, including lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and there are no current Recognized Environmental Conditions associated with the Project Site.

PUBLIC COMMENT PERIOD: The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the Draft EIR during the public comment period (**August 03, 2026, through October 02, 2026**). Written comments (accepted via e-mail and/or letter) on the Draft EIR must be submitted no later than 4:30 p.m. on **October 02, 2026**, to the contact below. Note that only written comments provided by mail or e-mail to the below contact will be responded to; posts on social media will not be considered comments.

Send Comments on the Draft EIR to:

Email: LBDS-EIR-Comments@longbeach.gov

(Include "3401 Cerritos Project at 1131 East Wardlow Road" or "3401 Cerritos Project" in the subject line)

Mail: City of Long Beach Community Development Department – Planning Bureau
411 West Ocean Boulevard, Third Floor
Long Beach, CA 90802
Attention: Elijo Sandoval, Planner IV



Hearings of the Cultural Heritage Commission and Planning Commission will be scheduled to take place subsequent to the end of the public comment period. Upon recommendation of the Planning Commission to the City Council, a hearing of the City Council will take place on this matter. These hearings have not been scheduled as of this notice date.

DOCUMENT AVAILABILITY: The Draft EIR is available in both electronic and physical format online and in-person at the following locations:

Online: <http://longbeach.gov/lbds/planning/environmental/reports/>

In-Person:

City of Long Beach - City Hall
Community Development Department - Planning Bureau
411 West Ocean Boulevard, 2nd Floor (Permit Center)
Long Beach, CA 90802
Hours: Monday, Tuesday, Thursday, Friday, 8:00 a.m. to 4:00 p.m.
Wednesday, 9:00 a.m. to 4:00 p.m.
Saturday and Sunday, Closed

Billie Jean King Main Library
200 West Broadway
Long Beach, CA 90802
Hours: Tuesday and Thursday, 10:00 a.m. to 7:00 p.m.
Wednesday, 12:00 p.m. to 6:00 p.m.
Friday and Saturday, 10:00 a.m. to 5:00 p.m.
Sunday and Monday, Closed

Dana Neighborhood Library
3680 Atlantic Avenue
Long Beach, CA 90807
Hours: Tuesday and Thursday, 12:00 p.m. to 7:00 p.m.
Wednesday, 12:00 p.m. to 6:00 p.m.
Friday and Saturday, 10:00 a.m. to 5:00 p.m.
Sunday and Monday, Closed

