

Notice of Completion & Environmental Document Transmittal

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SCH # 2024100979

Project Title: 3401 Cerritos Project at 1131 East Wardlow Road

Lead Agency: City of Long Beach, Community Development Department – Planning Bureau

Contact Person: Elijo Sandoval

Mailing Address: 411 W. Ocean Boulevard, 3rd Floor

Phone: (562) 570-6952

City: Long Beach

Zip: 90802

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Long Beach

Cross Streets: East Wardlow Road and Cerritos Avenue

Zip Code: 90807

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 09 " N / 118 ° 10 ' 40 " W Total Acres: 0.7

Assessor's Parcel No.: 7146-024-025, 7146-024-028

Section: 00

Twp.: 04 S

Range: 12 W

Base: San Bernardino

Within 2 Miles:

State Hwy #: 19

Waterways: Los Angeles River

Airports: Long Beach Airport

Railways: Metro Light Rail

Schools: Longfellow Elementary School, Hughes Middle School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Certificate of Appropriateness**Development Type:**☒ Residential: Units 73 Acres 0.7☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

APN 7146-024-025 - Zoning: CCA, Land Use: NSC-L / 2 ST; APN 7146-024-028 - Zoning: R-1-N, Land Use: FCN / 2 ST

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

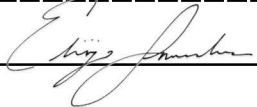
☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 3, 2026 Ending Date October 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Long Beach</u>	Applicant: <u>West Hollywood Community Housing Corporation</u>
Address: <u>411 West Ocean Boulevard, 3rd Floor</u>	Address: <u>7530 Santa Monica Boulevard</u>
City/State/Zip: <u>Long Beach, CA 90802</u>	City/State/Zip: <u>West Hollywood, CA 90046</u>
Contact: <u>Elijio Sandoval, Planner IV</u>	Phone: <u>(323) 650-8771</u>
Phone: <u>(562) 570-6952</u>	

Signature of Lead Agency Representative:  Date: 07/29/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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 proposed 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 Ave (APN: 7146-024-028), 1131-1135 E. Wardlow Rd. (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.