

ORDINANCE NO. ORD-25-0007

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH FINDING AND DETERMINING THAT
A CREDIT IS DUE AGAINST THE TRANSPORTATION
IMPROVEMENT FEE APPLICABLE TO THE DEVELOPMENT
PROJECT LOCATED AT 3443 LONG BEACH BOULEVARD;
AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN
AGREEMENT REGARDING SUCH CREDIT FOR
TRANSPORTATION IMPROVEMENTS MADE IN
CONNECTION WITH SUCH PROJECT

WHEREAS, Chapter 18.17 of the Long Beach Municipal Code imposes a
Transportation Improvement Fee ("TIF" or "Impact Fee") upon certain new residential and
commercial development within the City for purposes of assuring that the transportation
level of service goals of the City as set forth in the Traffic Mitigation Program are met with
respect to the additional demands placed on the transportation system by traffic generated
from such development; and

WHEREAS, 888-5 Partners, LLC ("Developer"), owner of the development
project located at 3443 Long Beach Boulevard ("Project"), requests a Transportation
Improvement Fee credit in the amount of Two Hundred Five Thousand Six Hundred Ninety-
Six Dollars (\$205,696) for transportation improvements requested by the City that are
above and beyond those required for the Project; and

WHEREAS, conditions of approval of the Project required the improvement
of the intersection of 35th Street and Long Beach Boulevard and the intersection of
Wardlow Road and Long Beach Boulevard, the completion of street elements include
modifying the intersection of 35th Street and Long Beach Boulevard, and the addition of a
second northbound left-turn lane along Lone Beach Boulevard at the intersection of
Wardlow Road; and

1 WHEREAS, many of these improvements extend beyond the Developer's
2 direct frontage, and provide benefits to the general public beyond the direct benefits to the
3 Developer; and

4 WHEREAS, the Transportation Improvement Fee amount for the Project is
5 Two Hundred Five Thousand Six Hundred Ninety-Six Dollars (\$205,696); and

6 WHEREAS, Developer has constructed traffic and street improvements at a
7 cost of Four Hundred One Thousand Six Hundred Seventeen Dollars (\$401,617) as is
8 more fully set forth in Exhibit "A," a copy of which is attached hereto and incorporated
9 herein by this reference; and

10 WHEREAS, Developer seeks offset of the Transportation Improvement Fee
11 in the amount of Two Hundred Five Thousand Six Hundred Ninety-Six Dollars (\$205,696);
12 and

13 WHEREAS, such offset and credit is authorized under Chapter 18.17 of the
14 Municipal Code; and

15 WHEREAS, Developer has filed an application for a credit against the
16 Transportation Improvement Fees in accordance with the requirements of Section
17 18.17.110 of the Municipal Code, together with sufficient supporting documentation of
18 certain expenditures related to the Project;

19 NOW, THEREFORE, the City Council of the City of Long Beach ordains as
20 follows:

21 Section 1. Having reviewed the Application for Credit filed by the
22 Developer and all other documentary evidence before it, the City Council hereby finds and
23 determines that 888-5 Partners, LLC is due a credit in the amount of Two Hundred Five
24 Thousand Six Hundred Ninety-Six Dollars (\$205,696) against the Transportation
25 Improvement Fee otherwise payable in connection with the Project.

26 Section 2. The City Manager is authorized to execute an agreement with
27 888-5 Partners, LLC, together with all other documents necessary to carry out the terms
28 hereof, regarding the construction of certain transportation improvements in connection

with the project located at 3443 Long Beach Boulevard, and the construction of transportation improvements related thereto.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of June 10, 2025, by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Duggan, Kerr, Saro,
Uranga, Thrash-Ntuk, Ricks-Oddie.

Noes: Councilmembers: None.

Absent: Councilmembers: Supernaw.

Recusal(s): Councilmembers: None.

Approved:

6/17/25
(Date)


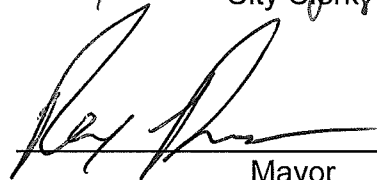

City Clerk

Mayor

EXHIBIT "A"

**Job Description**

Job Address:	3443 LONG BEACH BLVD	Project Number:	BNEW232896		
Description:	New 4-story, 102848 sf core & shell office with restrooms, utility rooms and elevators.				
Present Bldg Use:	VACANT	Receipt Number:	03634910	Date:	11/22/2019
Proposed Bldg Use:	OFFICE	Valuation:	\$19,247,553	Bldg Height:	
Type of Construction:		Occupancy Type:		Census Tract:	572002
Assessor Number:	7141004054	Zone:	CCA	Council District:	5
Historic Name:		Landmark Name:			

Owner Information

Name: Richard Lewis
Mailing Address: 425 E. 4th St., Unit E, Long Beach CA 90802

Applicant Information

Name: 888-5 PARTNERS LLC

Contractor Information

Name: MILLIE AND SEVERSON INCORPORATED(pw)
Mailing Address: PO BOX 3601 , LOS ALAMITOS CA 90720
State License No.: 99031

Payor Information

Paid by: 888-5 PARTNERS LLC 552,260.93 CHECK

Fees Paid

C & D Recycling Admin	\$2,750.00	Fire Permit	\$31,863.28
Permit Filing	\$46.60	Building Permit	\$103,595.72
Records Management and Retention	\$561.00	Storm Water	\$36,571.20
PM Surcharge - General Plan Update	\$5,902.01	Permit for Title 24 Accessibility	\$10,359.57
C & D Recycling Deposit	\$53,425.00	Transportation Imprv - Comm (Citywide)	\$205,696.00
PM Surcharge - Technology	\$5,615.38	Green Building Standards	\$770.00
Police Facilities Impact - Commercial	\$55,332.22	Strong Motion Instrumentation Program	\$5,389.31
Fire Facilities Impact - Commercial	\$33,425.60	Structural Observation	\$140.00
Adjust Storm Water Plan Check	\$818.04		
		Total Paid:	\$552,260.93

PUBLIC WORKS / DEVELOPER IMPACT FEE
Transportion Improvement Fee ("TIF")

2/28/24

LASERFICHE BTS OFFICE AND PARKING GARAGE (888-5 Partners, LLC)
3443 LONG BEACH BLVD.

FEES PAID (BNEW232896)	TOTAL
TRANSPORTATION IMPROVEMENT FEES PAID (11/22/2019)	\$ 205,696.00

TRAFFIC LIGHT IMPROVEMENT COSTS	TOTAL
Enginnering costs	\$ 43,599.00
PW ROW encroachment permit	\$ 22,558.31
Traffic signal modifciations (additional left turn lane)	\$ 335,460.00
TOTAL TRAFFIC IMPROVEMENT COSTS	\$ 401,617.31

DEVELOPER'S COST FOR TRAFFIC IMPROVEMENTS	\$ 195,921.31
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TIF CREDIT (REIMBURSEMENT) DUE	\$ 205,696.00
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Summary of Payments

888-5 Partners, LLC - Traffic Light Improvements at Long Beach Blvd.

Vendor Payee List

VENDOR PAYEE LIST APPROVAL

Update Period:	
Owner Approval:	
Date:	02/23/24

Budget #	Payee Name	Invoice No.	Invoice Date	Billing Date	Description	Amount	Payor	et'od	Date Paid
C	Norm Wilson and Sons	231326-1	9/28/23	9/30/23	Progress payment on construction contract	\$ 15,019.20	888-5 Partners, LLC	Ck. 11313	1/10/24
C	Norm Wilson and Sons	231326-2	10/31/23	10/31/23	Progress payment on construction contract	\$ 75,384.89	888-5 Partners, LLC	Ck. 11313	1/10/24
C	Norm Wilson and Sons	231326-3	11/30/23	11/30/23	Progress payment on construction contract	\$ 34,490.79	888-5 Partners, LLC	Ck. 11313	1/10/24
C	Norm Wilson and Sons	231326-4	12/20/23	12/31/23	Progress payment on construction contract	\$ 46,447.12	888-5 Partners, LLC	Ck. 11313	1/10/24
C	Norm Wilson and Sons	231326-5	1/31/24	1/31/24	Progress payment on construction contract	\$ 130,572.00			
C	Norm Wilson and Sons	231326-6	2/27/24	2/29/24	inal payment on construction contract	\$ 33,546.00			
					TOTAL CONSTRUCTION COST TO DATE	\$ 335,460.00			
E	Walden & Associates	34787	1/31/21	2/28/21	Civil engineering for traffic improvements	\$ 5,470.00	888-5 Partners, LLC	Ck. 11161	3/25/21
E	Walden & Associates	34846	2/28/21	3/31/21	Civil engineering for traffic improvements	\$ 7,500.00	888-5 Partners, LLC	Ck. 11165	5/20/21
E	Linscott, Law & Greenspan	26505-00101	3/10/21	3/31/21	Traffic engineering	\$ 8,001.25	888-5 Partners, LLC	Ck. 11166	5/20/21
E	Walden & Associates	34914	4/25/21	4/30/02	Civil engineering for traffic improvements	\$ 1,800.00	888-5 Partners, LLC	Ck. 11165	5/20/21
E	Walden & Associates	34978	5/30/21	6/30/21	Civil engineering for traffic improvements	\$ 1,100.00	888-5 Partners, LLC	Ck. 11167	7/13/21
E	Linscott, Law & Greenspan	26505-00103	6/9/21	6/30/21	Traffic engineering	\$ 1,254.50	888-5 Partners, LLC	Ck. 11168	7/13/21
E	Walden & Associates	35063	7/25/21	7/31/21	Civil engineering for traffic improvements	\$ 300.00	888-5 Partners, LLC	Ck. 11169	8/18/21
E	Walden & Associates	35108	8/29/21	12/31/21	Civil engineering for traffic improvements	\$ 674.00	888-5 Partners, LLC	Ck. 11175	12/9/21
E	Linscott, Law & Greenspan	26505-00104	11/10/21	12/31/21	Traffic engineering	\$ 1,630.00	888-5 Partners, LLC	Ck. 11176	12/9/21
E	Linscott, Law & Greenspan	26505-00105	12/3/21	1/31/22	Traffic engineering	\$ 400.00	888-5 Partners, LLC	Ck. 11180	2/4/22
E	Walden & Associates	25305	12/26/21	1/31/22	Civil engineering for traffic improvements	\$ 1,990.00	888-5 Partners, LLC	Ck. 11181	2/4/22
E	Linscott, Law & Greenspan	26505-00106	1/10/22	1/31/22	Traffic engineering	\$ 495.00	888-5 Partners, LLC	Ck. 11180	2/4/22
E	Linscott, Law & Greenspan	26505-00107	2/10/22	8/31/22	Traffic engineering	\$ 594.00	888-5 Partners, LLC	Ck. 11216	9/26/22
E	Walden & Associates	35377	2/27/22	4/30/22	Civil engineering for traffic improvements	\$ 1,200.00	888-5 Partners, LLC	Ck. 11200	5/19/22
E	Walden & Associates	35439	3/27/22	4/30/22	Civil engineering for traffic improvements	\$ 1,465.00	888-5 Partners, LLC	Ck. 11200	5/19/22
E	Linscott, Law & Greenspan	26505-00108	4/10/22	4/30/22	Traffic engineering	\$ 792.00	888-5 Partners, LLC	Ck. 11201	5/19/22
E	Walden & Associates	35527	4/24/22	8/31/22	Civil engineering for traffic improvements	\$ 450.00	888-5 Partners, LLC	Ck. 11217	9/26/22
E	Walden & Associates	35574	5/29/22	8/31/22	Civil engineering for traffic improvements	\$ 900.00	888-5 Partners, LLC	Ck. 11217	9/26/22
E	Walden & Associates	35868	10/23/22	1/31/23	Civil engineering for traffic improvements	\$ 600.00	888-5 Partners, LLC	Ck. 11243	2/28/23
E	Walden & Associates	35901	11/27/22	1/31/23	Civil engineering for traffic improvements	\$ 450.00	888-5 Partners, LLC	Ck. 11243	2/28/23
E	Walden & Associates	35953	12/31/22	1/31/23	Civil engineering for traffic improvements	\$ 600.00	888-5 Partners, LLC	Ck. 11243	2/28/23
E	Linscott, Law & Greenspan	26505-00109	1/10/23	1/31/23	Traffic engineering	\$ 396.00	888-5 Partners, LLC	Ck. 11244	2/28/23
E	Linscott, Law & Greenspan	26505-00110	3/10/23	7/31/23	Traffic engineering	\$ 537.25	888-5 Partners, LLC	Ck. 11285	8/18/23
E	Ur%ana eal Estate Development	1057	1/1/24	1/31/24	Construction management	\$ 5,000.00			
					TOTAL ENGINEERING COST TO DATE	\$ 43,599.00			



888-5 Partners, LLC - Traffic Light Improvements at Long Beach Blvd.
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VENDOR PAYEE LIST APPROVAL	
Update Period:	
Owner Approval:	
Date:	02/23/24

Budget #	Payee Name	Invoice No.	Invoice Date	Billing Date	Description	Amount	Payor	Met'od	Date Paid
P	City of Long Beach	PWP49827	3/25/21	2/28/21	Plan check fees for traffic improvements	\$ 10,280.16	888-5 Partners, LLC	Ck. 1162	3/25/21
P	Urbana Real Estate Developmen	1034	1/17/23	1/31/23	Reimbursement for Caltrans encroachment permit	\$ 840.00	888-5 Partners, LLC	Ck. 1245	2/28/23
P	Urbana Real Estate Developmen	1043	2/25/23	7/31/23	Reimbursement for PW permit	\$ 11,438.15	888-5 Partners, LLC	Ck. 1245	2/28/23
					TOTAL PERMIT COSTS TO DATE	\$ 22,558.31			
TOTAL PROJECT COST						\$ 401,617.31			