

NOTICE OF DETERMINATION

TO:	\boxtimes	Office of the County Clerk

Environmental Filings 12400 E. Imperial Highway, Room 1201

Norwalk, CA 90650

1400 Tenth St., Room 121 Sacramento, CA 95814

FROM: City of Long Beach

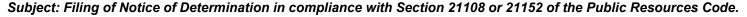
Department of Development Services 411 W. Ocean Boulevard, 3rd Floor

Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner

Phone: (562) 570-6194

Lead Agency (if different from above): N/A



State Clearinghouse Number (if submitted to Clearinghouse): 2009071006

Project Title: The Mosaic Project (App. No. 2205-32, EIRA-02-22) (City of Long Beach Downtown Plan [EIR-04-08])

Project Applicant: Oren Hillel of Waterford Property Company for Long Beach Center Loan, LLC

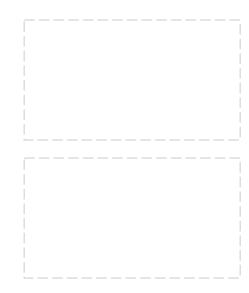
Project Location (include county): 450 The Promenade North and 501-599 Long Beach Blvd., City of Long Beach, Los Angeles County

APN(s): 7280-005-025, 7280-005-051, 7280-005-063

Project Description:

The Project consists of Site Plan Review for the construction of three (3) eight (8)-story apartment buildings with a total of 900 dwelling units, 38,405 square feet of ground floor commercial space, and 1,383 parking stalls in at-grade parking garages (SPR22-060), and a Vesting Tentative Parcel Map (No. 83693) to subdivide one 170,736-square-foot lot into two lots of 101,724 and 68,712 square feet (TPM22-002), located at 450 The Promenade North/501-599 Long Beach Blvd. in the Downtown Plan Planned Development District (PD-30). The Project includes the complete demolition of on-site improvements, removing all 197,513 square feet of existing commercial and retail uses in two buildings. The project will then develop one eight-story mixed-use building (Building B) on the southern portion of the site and two eight-story buildings [one mixed-use building (Building C1) and one residential building (Building C2)] on the northern portion of the site, and a standalone 2,405sq. ft. retail pavilion on the northern portion of the site. The project includes a total of 900 residential units, including 102 studio units, 476 one-bedroom units, 313 two-bedroom units, and 9 nine three-bedroom units. Each of the three buildings includes a residential garage with three levels of above-grade parking as well as bicycle storage areas located on the ground floor, with air conditioning units, boiler rooms, and space for future solar panels on the roof of each of the buildings. The project includes 31,195 square feet of common indoor open space, 62,027 square feet of common outdoor open space, and 29,747 square feet of private open space, including 451 units with private balconies, depicted on pages A0-5A through A0-5D of plans. The project also includes 181 individual residential storage units for residents, located in the parking structures. Additionally, the proposed project will develop 38,405 square feet of leasable commercial/retail space, including a 2,405 square-foot, one-story-plus-mezzanine retail pavilion on the north side of 5th Street at the intersection with The Promenade North, separate from the three eight-story buildings. A new pedestrian paseo on the project site's property will connect 5th Street and 6th Street on the west side of Buildings C1 and C2, abutting the City parking structure to the west.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR). An EIR Addendum (EIRA-02-22) was prepared for this project. The EIR Addendum analyzed the proposed project in accordance with the Downtown Plan PEIR (SCH No. 2009071006) and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR, with mitigation measures included. Additionally, the development is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required



Notice of Determination

The Mosaic Project, Application No. 2205-32, EIRA-02-22 (Downtown Plan Program EIR Addendum) SCH#2009071006 Page 2 of 2

and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

This is to advise that the City of Long Beach Planning Commission (lead agency), on January 19, 2023, took the following

- (1) Approve the Addendum (EIRA-02-22) to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006);
- (2) Approve Site Plan Review for the construction of three (3) eight (8)-story apartment buildings with a total of 900 dwelling units and 38,405 square feet of ground floor commercial space, and 1,383 parking stalls in at-grade parking garages (SPR22-060); and

(3) Approve Vesting Tentative and 68,712 square feet (T	e Parcel Map No. 83693 to subdivide one 170,736-square-foot lot into two lots of 101,724 PM22-002).		
	pprovals and actions, on January 19, 2023, the City of Long Beach Planning Commission determinations regarding the above-described project:		
 The project (⊠will/ will 	not) have a significant effect on the environment.		
2. 🗵 The project was deter	mined to be within the scope of a previously-certified EIR. (Downtown Plan PEIR)		
☐ An Environmental Imp	act Report was prepared for this project pursuant to the provisions of CEQA.		
☐ A Negative Declaration	n was prepared for this project pursuant to the provisions of CEQA.		
3. Mitigation Measures (⊠ w	vere/ were not) made a condition of the approval of the project. (Downtown Plan PEIR)		
4. A Mitigation Monitoring an	4. A Mitigation Monitoring and Reporting Program (⊠ was/□ was not) adopted for this project. (Downtown Plan PEIR)		
5. A Statement of Overriding	i. A Statement of Overriding Considerations (⊠ was/⊡ was not) adopted for this project. (PEIR SOC)		
6. Findings (⊠ were/⊡ were	e not) made pursuant to the provisions of CEQA. (PEIR Findings)		
This is to certify that the Final EIR public at:	with comments and responses and a record of project approval is available to the general		
	vices, 411 W. Ocean Blvd., 2 nd Floor, Long Beach, CA 90802 and at: planning/environmental/reports/		
Signature (Public Agency)	Scott Kinsey, Project Planner		
Date: January 19, 2023	Date Received for filing at OPR		
Authority cited: Sections 21083, Po	ublic Resources Code; Reference Section 21000–21174, Public Resources Code		