

## NOTICE OF DETERMINATION

TO:  Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA 90650

Office of Planning and Research  
1400 Tenth St., Room 121  
Sacramento, CA 95814

FROM: City of Long Beach  
Department of Development Services  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner  
Phone: (562) 570-6194

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

**Subject:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**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 2,405-sq. 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

