

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, 3rd 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: 711 Pine Avenue Residential Project (App. No. 2008-26) (City of Long Beach Downtown Plan [EIR-04-08])

Project Applicant: Beach Cities Capital c/o Derek Burnham, 3350 E. 7th St. #412, Long Beach, CA 90804

Project Location (include county): 711 Pine Avenue, City of Long Beach, Los Angeles County

APN(s): 7273-023-011

Project Description:

The Project consists of Site Plan Review for a new 24-unit, 7-story, 78'-6"-tall apartment building on a 7,500-sq. ft. lot within the Downtown Plan (PD-30) Planned Development District, and demolition of the existing one-story commercial building on the site. The ground floor will consist of lobby area and parking areas with mechanically stacked parking. The residential units are located on levels 2 through 7. The building will attach to the abutting buildings to the north and south and features a zero-foot build-to line.

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). A compliance checklist with the Downtown Plan PEIR (PECC-01-23) was prepared for this project. The checklist 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 and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

(continued on next page)

This is to advise that the City of Long Beach (lead agency), on January 25, 2023, took the following actions:

- (1) Accept the Program EIR Compliance Checklist (PECC-01-23) to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006); and
- (2) Approve Site Plan Review for the construction of a new twenty-four (24)-unit, seven (7)-story apartment building with thirty-three (33) parking stalls in a mechanical parking lift system (SPR20-024).

In connection with the foregoing approvals and actions, on January 25, 2023, the City of Long Beach (lead agency), made the following determinations regarding the above-described project:

1. The project (will/ will not) have a significant effect on the environment.
2. The project was determined to be within the scope of a previously-certified EIR. (Downtown Plan PEIR)
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures (were/ were not) made a condition of the approval of the project. (Downtown Plan PEIR)
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project. (Downtown Plan PEIR)
5. A Statement of Overriding Considerations (was/ was not) adopted for this project. (PEIR SOC)
6. Findings (were/ were not) made pursuant to the provisions of CEQA. (PEIR Findings)

This is to certify that the Final EIR with comments and responses and a record of project approval is available to the general public at:

Department of Development Services, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802 and at:
<http://www.longbeach.gov/lbds/planning/environmental/reports/>

Signature (Public Agency) _____  _____ Title: Planner V
Scott Kinsey, Project Planner

Date: January 25, 2023 Date Received for filing at OPR _____

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code