

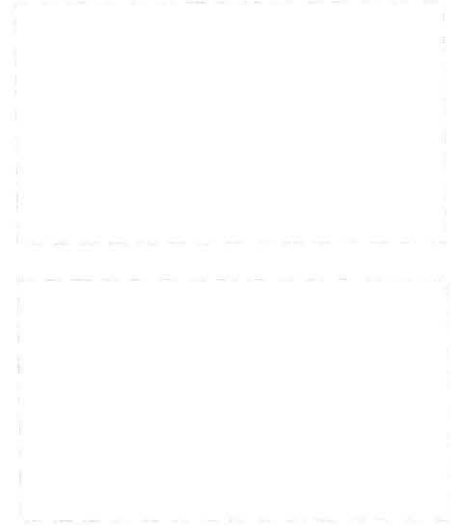
## NOTICE OF DETERMINATION

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 Community Development  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

Contact: Maryanne Cronin, Planner V / Elijo Sandoval, Planner II  
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:** Compliance Checklist (PECC-06-22) for the 335 Pacific Avenue Residential Project (City of Long Beach Downtown Plan [EIR 04-08] and Downtown Plan Program EIR Land Use Equivalency Program and EIR Addendum [EIRA-06-20])

**Project Applicant:** Studio One Eleven c/o Ryan Caldera, Senior Project Manager for 335 Pacific Apts LLC (c/o Jon Swire), 245 E. 3rd Street, Long Beach, CA 90802

**Project Location** (include county): 335 Pacific Avenue, Long Beach, Los Angeles County

**Project Description:** Demolition of an existing three-story hotel building and the construction of a new eight-story multi-family residential building consisting of 141 dwelling units (16 of which are affordable [very-low income]) in a building with 75 vehicular parking spaces in an at-grade and subterranean parking structure, 54 bicycle parking spaces, 3,125 square feet of common open space and 2,630 square feet of private open space area located at 335 Pacific Avenue in the Downtown Plan (PD-30) Planned Development District. The locally designated historic landmark sign (Dolly Varden Rooftop Sign) would be temporarily removed, preserved, and relocated onto the proposed building subject to the final Certificate of Appropriateness conditions (COAC2212-02).

**Environmental Review:** Pursuant to Section 15162 of the CEQA Guidelines, this project is covered by the Downtown Plan (PD-30) Program Environmental Impact Report (EIR 04-08, State Clearinghouse No. 2009071006) and no new environmental documentation is required. A CEQA Statement of Compliance (PECC-06-22) was prepared for the proposed development.

This is to advise that the City of Long Beach Planning Commission (lead agency) has approved the above-described project on **November 2, 2023**, and has 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. (PEIR Measures).
4. A Mitigation Monitoring and Reporting Program ( was/ was not) adopted for this project. (PEIR MMRP).
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 record of project approval, or the Negative Declaration, is available to the general public at:

**Department of Community Development, 411 W. Ocean Blvd., 2<sup>nd</sup> Floor, Long Beach, CA 90802**

Signature (Public Agency) Maryanne Cronin Title: Planner

Date: 11/2/23 Date Received for filing at OPR 11/6/23

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