

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
Community Development Department
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Jonathan Iniesta, Planner
Phone: (562) 570-6922

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: 615 E. Ocean Boulevard Project (SPR22-115) (City of Long Beach Downtown Plan [EIR 04-08])

Project Applicant: WPH Holdings c/o Derek Burnham, Burnham Development

Project Location (include county): 615 E. Ocean Boulevard, Long Beach, Los Angeles County

Project Description: Site Plan Review for a new 21-story residential building consisting of 203 residential units, 13 of which are reserved for affordable housing at the very low income level, 261 parking spaces in by a fully-automated parking facility with three loading bays, 41 bicycle parking spaces; and three regulatory concessions as allowed per the city's Enhanced Density Bonus ordinance to increase the allowable floor area ratio by 40% for the first 'on-menu' concession, and an additional 40% increase (non-stacking) of allowable floor area ratio for concessions two and three as an 'off-menu' request; and a height exception as allowed per the Downtown Plan for a building height of 257.5 feet instead of not more than 240 feet, located in the Downtown Plan (PD-30) Planned Development District. This project was approved by the Planning Commission on November 2, 2023, but was appealed to the City Council. The City Council's denied the appeal on February 6, 2024 and upheld the Planning Commission's approval of the project. This decision will be final.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines Sections 15162 and 15168, this project was analyzed as part of the previously certified Downtown Plan Program Environmental Impact Report (PEIR) (EIR-04-08) and EIR Addendum (EIRA-06-20) for the Downtown Plan Program EIR Land Use Equivalency Program (LUEP). An EIR Addendum (EIRA-04-23) was prepared for this project in accordance with the Downtown Plan PEIR (SCH No. 2009071006) and LUEP and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR and EIRA, 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..

This is to advise that the City of Long Beach (lead agency) has approved the above-described project on February 6, 2024, 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 and PEIR Addendum)
 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 for 2210-28 (SPR22-115) and record of project approval is available for review to the General Public at:

Community Development Department, 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802; and on the City's website at: <https://www.longbeach.gov/lbds/planning/environmental/reports/>.

Signature (Public Agency)  Title: Planner

Date: 2/7/24 Date Received for filing at OPR 2/7/24

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