

NOTICE OF DETERMINATION



TO: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
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: Amy Harbin, AICP, Planner V
Phone: (562) 570-6872

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: Queen Beach Residential Project

Project Applicant: Derek Burnham; 111 W. Ocean Blvd, #1625; Long Beach, CA 90802

Project Location (include county): 937-957 Pine Avenue and 120 West 10th Street., Long Beach, Los Angeles County

Project Description: Modification of an approved Site Plan Review for an 8-story, 140-unit residential building with 2,452 sq. ft. of ground-floor commercial/retail/amenity space, 80 parking stalls, 60 bicycle parking stalls, and 10,325sf of common open space, in the Downtown Plan Area, PD-30 Zoning District on a 22,500-square foot (0.51 acre) site.

Environmental Review: Pursuant to Section 15152 of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project was analyzed as part of the previously certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and the Downtown Plan Program EIR Land use Equivalency Compliance Checklist (PECC01-22) prepared for the Project determined that the Project will not result in any new potentially significant impacts upon the environment that were not already analyzed in the Downtown Plan Program EIR or Downtown Plan PEIR Addendum – EIRA06-20

This is to advise that the City of Long Beach (lead agency) has approved the above-described project on **May 16, 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 Specific Plan EIR).
 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. (EIR Measures).
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project. (EIR MMRP).
5. A Statement of Overriding Considerations (was/ was not) adopted for this project. (EIR SOC).
6. Findings (were/ were not) made pursuant to the provisions of CEQA.

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 Development Services, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802

Signature (Public Agency)  _____ Title: Planner _____

Date: May 16, 2024 _____ Date Received for filing at OPR _____

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