

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: Anita Juhola-Garcia, Planner
Phone: (562) 570-6469

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: Downtown Plan Program EIR Land Use Equivalency Program (LUEP) and 7th and Locust Development Downtown Plan EIR Addendum (EIRA 06-20) (City of Long Beach Downtown Plan [EIR 04-08])

Project Applicant: City of Long Beach (LUEP) and Sandy Schmid, Starpoint Properties, LLC (7th and Locust Development)

Project Location: A Land Use Equivalency Program (LUEP) was prepared for the entire Downtown Plan (PD-30) District which covers an area of approximately 719 acres in size to provide development flexibility in the land use developed within Downtown Plan (PD-30). The subject development property is a 22,000-square-foot lot located at 636 Locust Avenue, the southeast corner of the intersection of Locust Avenue and 7th Street within the Downtown Plan (PD-30) Zoning District.

Project Description: The proposed project for the purpose of this Addendum includes two components: 1) the "Equivalency Program" to allow for the exchange among permitted uses; and 2) the development of the 108-unit primarily residential, mixed use project at 7th Street and Locust Avenue (636 Locust Ave).

The project scope, includes a Land Use Equivalency Program (Equivalency Program), which anticipates the exchange of floor area previously analyzed for commercial and office uses and hotel units within the Downtown Plan Program Environmental Impact Report (PEIR) (SCH No.2009071006) to residential dwelling units. The exchange would add "capacity" for the future development of approximately, 3,260 additional residential units and involve a commensurate level of reduction of nonresidential uses within the Downtown Plan (PD-30) using an Equivalency Program included in the Addendum to PD-30.

The proposed development 7th and Locust would replace a former Firestone Auto Care facility with a new, seven-story, mixed-use building containing 108 dwelling units, 1,188 sq. ft. of ground floor commercial uses, and an integrated four-level, 135 stall parking garage.

Environmental Review: Pursuant to Section 15164 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 an Addendum was prepared for this project (EIRA 06-20) and found the project will have no new potentially significant impacts upon the environment that were not analyzed by the Downtown Plan PEIR.

Notice of Determination

Downtown Plan Program EIR Land Use Equivalency Program (LUEP) and 7th and Locust Development

Downtown Plan EIR Addendum (EIRA 06-20) (City of Long Beach Downtown Plan [EIR 04-08])

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This is to advise that the Long Beach Planning Commission carried out the above-described project on September 16, 2021 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 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) *Riitta Juhola-Garcia* Title: *Planner*

Date: *9/17/21* Date Received for filing at OPR _____

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