

## 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, 3<sup>rd</sup> 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:** 810 Pine Avenue (PECC 01-19) (City of Long Beach Downtown Plan [EIR 04-08])

**Project Applicant:** Mark Oberholzer for UPC 810 Pine Avenue, LLC

**Project Location** (include county): 810 Pine Avenue, Long Beach, Los Angeles County

**Project Description:** Site Plan Review and Conditional Use Permit for a 78-room senior assisted living project (special group residence) to be located in a new 10-story building with two levels of parking, including one level of subterranean, with 86 parking stalls at 810 Pine Avenue in the Downtown Plan (PD-30) District.

**Environmental Review:** Pursuant to Section 15152 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 01-19) 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 **February 17, 2022**, 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., 2<sup>nd</sup> Floor, Long Beach, CA 90802 and at:**  
<http://www.longbeach.gov/lbds/planning/environmental/reports/>

Signature (Public Agency) Anita Juhola-Garcia Title: Planner \_\_\_\_\_

Date: 2/17/22 Date Received for filing at OPR 2/18/22