

**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  
Department of Development Services  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

Contact: Amy Harbin, Planner V  
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): 2008111094

Project Title: 400 Oceangate Residential Project

Project Applicant: Studio One Eleven, c/o Matthew Wister, 245 E. 3rd Street, Long Beach, CA 90802

Project Location (include county): 400 Oceangate., Long Beach, Los Angeles County

Project Description: A Site Plan Review (SPR23-122) and Local Coastal Development Permit (LCDP23-075) for a project consisting of the new construction of 75 units in a 5-story structure atop of the existing 3-level, partially subterranean parking structure and the adaptive reuse of the existing 14-story office building into 200 residential dwelling units, with not less than 275 parking spaces within the existing parking structure, and 31,211 square feet of private and common open space area in the Downtown Shoreline Planned Development District (PD-6, Subarea 1a – Golden Shore Master Plan Subarea).


Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project, was analyzed as part of the previously-certified Golden Shore Master Plan Environmental Impact Report (MECC EIR, SCH#2008111094). An Environmental Compliance Checklist was prepared for the project, and determined that the proposed project, will not result in any new significant impacts not already analyzed in the Golden Shore Master Plan Environmental Impact Report.

This is to advise that the City of Long Beach (lead agency) has approved the above-described project on **September 5, 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. (Golden Shore Master Plan EIR, SCH#2008111094).  
 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: 9/9/24 \_\_\_\_\_ Date Received for filing at OPR \_\_\_\_\_