

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (Draft EIR) (SCH No. 2023100342) for the 5910 Cherry Avenue Industrial Building Project (proposed project) is available for public review during the public comment period (**March 15, 2024, through April 29, 2024**). The City of Long Beach (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the proposed project; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and to discuss alternatives that could reduce the potentially significant impacts of the proposed project.

**Lead Agency:** City of Long Beach, Community Development Department / Planning Bureau

**Project Title:** March 15, 2024, through April 29, 2024

**Project Location:** 5910 Cherry Avenue, Long Beach, California. The proposed project site is approximately 14.16 acres (Assessor's Parcel Number 7119-018-033).

**Project Description:** The project is a single, approximately 304,344 square feet (sf), concrete, tilt-up industrial building. The proposed building would be 51 feet high and surrounded by parking areas that would include 338 at-grade parking stalls and 79 at-grade truck parking stalls. On-site passenger vehicle parking would be situated in front of the proposed building, along Cherry Avenue, along the south side of the lot, and in the rear of the building in the northeast corner of the lot. The building would feature 44-truck high-dock doors along the south elevation facing the abutting commercial site. Approximately 10,066 sf of office space would be accommodated in the southwest corner of the building along Cherry Avenue. The office space would be located on the first floor and mezzanine level of the proposed building. To prepare for redevelopment of the parcel with the proposed project, the existing 8 buildings would be demolished and removed from the project site. The proposed project improvements are consistent with the land use and development standards of the Industrial (IG) zoning district in which the project is situated. The City is currently in the process of updating the zoning ordinance to reflect the new PlaceType land uses incorporated in the General Plan's Land Use Element. The Project site is currently zoned (IG) General Industrial.

**Draft EIR:** the Draft EIR examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resource, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Impacts related to vehicle miles travelled (VMT) are significant and unavoidable even with implementation of mitigation. All other impacts can be reduced to a less than significant level with adherence to Standard Conditions and prescribed Mitigation Measures. The Draft EIR identifies that the proposed Project may have significant and unavoidable impacts in the following area:

- Transportation

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the Draft EIR during the public comment period (**March 15, 2024, through April 29, 2024**). Written comments (accepted via email and/or letter) on the Draft EIR must be submitted no later than close of business April 29, 2024 at 4:30pm, to the address below. Note that only written comments provided by mail or email to the below contact will be responded to; posts on social media will not be considered comments.

**Address Comments to:**

City of Long Beach Community Development Department  
Planning Bureau 411 West Ocean Boulevard, Third Floor  
Long Beach, CA 90802  
Attention: Amy L. Harbin, AICP, Planner  
LBDS-EIR-Comments@LongBeach.gov

A hearing of the Planning Commission will be scheduled to take place subsequent to the end of the public comment period, and upon recommendation of the Planning Commission to the City Council, and a hearing of the City Council will take place on this matter. These hearings have not been scheduled as of this notice date (March 15, 2024).

**Draft EIR Reviewing Locations**

**Online:** <http://longbeach.gov/lbcd/planning/environmental/reports/>

**In-Person:**

City of Long Beach City Hall  
411 West Ocean Boulevard, 2<sup>nd</sup> Floor  
Long Beach, CA 90802  
Hours: Monday through Friday, 7:30 a.m. to 4:30 p.m.  
Saturday and Sunday, Closed