



**Notice of Preparation
of an Environmental Impact Report**

TO: Agencies, Organizations, and Interested Parties
FROM: City of Long Beach
Community Development Department, Planning Bureau 411 W.
Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

SUBJECT: Park Tower Student Housing Project – Notice of Preparation of an Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach (City) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

AGENCIES: The purpose of this document is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on the environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City of Long Beach when considering permits or other approvals for this project.

ORGANIZATIONS AND INTERESTED PARTIES: The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: Park Tower Student Housing Project

PROJECT LOCATION AND EXISTING USES: 5150 Pacific Coast Highway, Long Beach, California. The project site is located on one parcel (Assessor's Parcel Number 7220-018-009) located in the eastern portion of the City. The project site is generally bounded by Pacific Coast Highway to the north and east, East Anaheim Street to the south, and Clark Avenue to the west. The project site is currently developed with an existing seven-story office building that is approximately 120,000 square feet (sf), of which 109,600 sf is currently leased. The building has three levels of existing subterranean vehicular parking. The project site can be accessed via Clark Avenue.

PROJECT DESCRIPTION: The project would adaptively reuse the existing office building into private housing for students enrolled in California State University, Long Beach with 149 student residential suites (593 beds), totaling approximately 73,486 sf of residential area. The project would also construct a new 728 sf pavilion building that is designed to activate the street front along Clark Avenue. The project would incorporate approximately 22,523 sf of new accessible at-grade open space as well as indoor and outdoor common and private open space for project residents and guests. The project would utilize the three levels of existing subterranean vehicular parking and would include a total of 364 parking stalls (218 standard spaces, 19 accessible spaces, 127 tandem spaces). The project would also include 150 bicycle parking spaces on the first level of subterranean parking. The majority of construction would involve tenant improvements to the interior of the building. The project would largely maintain the exterior of the existing building.

Notice of Preparation – Park Tower Student Housing Project

The project would require a General Plan Amendment/Map Change from the current Community Commercial (CC) Placetype to the Neighborhood Serving Center (NSC-Moderate) Placetype; a Zoning Code Amendment/Map Change to change the existing zone from Commercial (C) to Mixed Use (MU-3); a Conditional Use Permit to allow the “Special Group Residence”; a street improvement encroachment permit from the California Department of Transportation for activities within the Pacific Coast Highway right-of-way; and other discretionary and ministerial approvals as needed and as may be required.

POTENTIAL ENVIRONMENTAL IMPACTS: The Draft EIR will examine potential environmental impacts generated by the project in relation to the following Environmental Analysis categories: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Based on findings in the Initial Study, environmental impacts related to Aesthetics, Agriculture and Forestry Resources, Biological Resources, Mineral Resources, Public Services, Recreation, and Wildfire are not anticipated to be significant or potentially significant requiring a detailed analysis in the Draft EIR. The Draft EIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Comments must be submitted no later than 30 days of receipt. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **August 12, 2024**, and ending **September 13, 2024**. The Initial Study is available for review at <https://www.longbeach.gov/lbcd/planning/environmental/reports/>.

SCOPING MEETING: As part of the NOP process, the City of Long Beach will conduct a virtual public scoping meeting to present the proposed project and environmental process. After the presentation, public comments will be accepted either orally or in writing via the chat function. The meeting will end at 6:00 p.m. or after the last comment, whichever occurs first. The Scoping Meeting will be held via web conference per the details below:

Meeting Information

Date: August 21, 2024

Time: 5:00 pm to 6:00 pm

Meeting Link:

<https://longbeach-gov.zoom.us/j/92262353932?pwd=EXy77aFPavAvOF25MJca5t8GdSLbyo.1#success>

Event passcode: 577333

Or join by phone: US: +1 213 338 8477

Webinar ID: 922 6235 3932

RESPONSES AND COMMENTS: The City of Long Beach will accept written comments only during the aforementioned public review period. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to:

Department of Development Services, Planning Bureau

ATTN: Gina Casillas, Planner

411 W. Ocean Boulevard, 3rd Floor

Long Beach, CA 90802

562.570.6879

LBDS-EIR-Comments@longbeach.gov

