

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080441

Project Title: Park Tower Student Housing Project

Lead Agency: City of Long Beach

Contact Name: Gina Casillas, Planner

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Project Location: 5150 Pacific Coast Highway, Long Beach, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Project will adaptively reuse an existing seven-story office building with three levels of subterranean parking located at 5150 Pacific Coast Highway in the City of Long Beach (City), California. The existing office building is approximately 120,000 square feet (sf), of which 109,600 sf is currently leased. The Project would involve the adaptive reuse of the existing building into a private dormitory (housing for students) with 149 student residential suites (593 beds). The Project is proposing a General Plan Amendment from the current Community Commercial (CC) Placetype to the Neighborhood Serving Center (NSC-Moderate) Placetype, which would permit residential uses. The Project would also require a Zoning Code Amendment/Map Change to change the existing zone from Community Commercial Automobile Oriented (CCA) to Mixed-Use (MU 3) to allow for the Project's student residential uses and to enable the Project to take advantage of the adaptive reuse development standards. The Project would also require the approval of a Conditional Use Permit (CUP) to allow the "Special Group Residence" and Site Plan review of adaptive reuse.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would not result in any significant and unavoidable impacts.

Mitigation Measure CUL-1, Inadvertent Discovery of Cultural Resources, would reduce any subsurface cultural resources that could be encountered at the Project Site during construction or any ground disturbance activities, to less than significant.

Mitigation Measure CUL-2, Inadvertent Discovery of Human Remains, would reduce any impacts if human remains are encountered during project construction or ground disturbance activities to less than significant.

Mitigation Measure GEO-1, Paleontological Monitoring and Mitigation Measure GEO-2, Paleontological Documentation, would reduce any impacts if any paleontological resources are encountered during construction of the Project or ground disturbance activities, to less than significant.

Mitigation Measure TCR-1, Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities, would reduce any potential impacts to tribal resources during construction or any ground disturbance activities to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic and air quality

Provide a list of the responsible or trustee agencies for the project.

City of Long Beach