

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PARK TOWER STUDENT HOUSING PROJECT

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. 2024080441) for the Park Tower Student Housing Project (Project) is available for public review during the public comment period (**December 2, 2024, through January 23, 2025**). The City of Long Beach (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the 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 Project.

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

Project Title: Park Student Housing Project

Circulation Date: December 2, 2024, through January 23, 2025

Project Location: 5150 Pacific Coast Highway, Long Beach, California. The Project Site is approximately 1.2 acres (Assessor's Parcel Number 7220-018-009).

Project Description: 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.

Draft EIR: The Draft EIR examines the potential impacts generated by the 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. All impacts can be reduced to a less than significant level with adherence to Standard Conditions and prescribed Mitigation Measures.

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 (December 2, 2024, through January 23, 2025). Written comments (accepted via email and/or letter) on the Draft EIR must be submitted no later than close of business January 23, 2025, 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.

**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
PARK TOWER STUDENT HOUSING PROJECT**

Address Comments to:

City of Long Beach Development Services, Planning Bureau
411 West Ocean Boulevard, Third Floor
Long Beach, CA 90802
Attention: Gina Casillas, 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 (December 2, 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, Second Floor
Long Beach, CA 90802
Hours: Monday through Friday, 7:30 a.m. to 4:30 p.m.