

## NOTICE OF EXEMPTION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Long Beach, Development Services

411 W. Ocean Blvd., 3rd Fl.

Long Beach, CA 90802

County Clerk  
County of Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

### 6500 E. PACIFIC COAST HIGHWAY MIXED-USE PROJECT

*Project Title*

The project site is located at 6500 East Pacific Coast Highway in the City of Long Beach in Los Angeles County. Pacific Coast Highway, which borders the project site to the east, provides primary regional and local access to the project site. Regional access to the project site is also provided by State Route (SR) 22, SR-19, Interstate (I) 405, and I-605. Local access is also provided by Marina Drive and Studebaker Road to the west and south of the project site, respectively. The project site is located in the southeast side of the City and within the Southeast Area Specific Plan (SEASP) area, near the border with Orange County. The project site encompasses approximately 264,345 square feet (approximately 6.07 acres) and is comprised of one parcel with assessor parcel number (APN) 7242-011-013.

*Project Location - Specific*

Long Beach

*Project Location - City*

Los Angeles

*Project Location - County*

The proposed project involves the demolition of the existing restaurant and retail development onsite and construction of a mixed-use development with a total of 600 residential dwelling units and 4,000 square feet of ground-floor retail in two buildings with up to 894,336 gross square feet of total area, including parking and a maximum building height of 73 feet 4 inches. The proposed project includes 1,156 parking stalls, 300 bike stalls, 12 bicycle lockers and approximately 126,596 square feet of common, private, and public open spaces areas on the property within the MU-CC Zoning District (District 3).

On July 20, 2023, the Long Beach Planning Commission approved the proposed project and associated discretionary actions. Since the Planning Commission hearing, the proposed project was redesigned to provide a 25-foot setback from the bioswale onsite. Number of dwelling units, parking stalls, and ground-floor commercial square footage remains the same. On December 21, 2023, Planning Commission took the following actions:

- Determine that the project is consistent with and within the scope of the project previously analyzed as part of the Southeast Area Specific Plan Program Environmental Impact Report (State Clearinghouse No. 2015101075) and subject to the Southeast Area Specific Plan Mitigation Monitoring and Reporting Program and that no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168, 15183 and 15162; and

CEQA: California Environmental Quality Act

- Approve Site Plan Review SPR22-109 and Local Coastal Development Permit LCDP22-062 and adopt the proposed findings and conditions of approval related thereto for a mixed-use project within the appealable area of the Coastal Zone consisting of two, 5-story buildings with a total of 563,529 square feet (net) containing 600 residential units and 4,000 square-feet of ground-level restaurant space located at 6500 E. Pacific Coast Highway in the Southeast Area Specific Plan (SEASP) District.

Description of Nature, Purpose, and Beneficiaries of Project

City of Long Beach

Name of Public Agency Approving Project

Onni Group

Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number:
- State CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, and State CEQA Guidelines Section 15168(c)(2), Program EIR

The proposed project is consistent with the development density and use regulations established by the Southeast Area Specific Plan (SEASP) for which a Program Environmental Impact Report (PEIR) was certified in 2017 (SCH Number 2015101075). The proposed project is consistent with the SEASP and zoning. Therefore, pursuant to Sections 15183 of the State California Environmental Quality Act (CEQA) Guidelines, the evaluation of environmental impacts in a checklist is focused on project-specific significant effects that are peculiar to the project or its site. Consistent with CEQA Guidelines Sections 15162, 15168(c)(2) and 15183, the checklist confirms that environmental effects of the proposed project are within the scope of the SEASP PEIR. No significant impacts not already identified in the SEASP PEIR would result from implementation of the proposed project.

Reasons why project is exempt

Cuentin Jackson, Planner

562.570.6345

Contact Person:

Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project  Yes  No

Date

Received for

Filing:

12/22/23

Signature:

Cuentin Jackson

Title:

Planner