

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

6700 E. Pacific Coast Highway Mixed-Use Project

Project Title

The project site is located at 6700 East Pacific Coast Highway in the City of Long Beach in Los Angeles County. The project site is located in the southeast side of the City and of the Southeast Area Specific Plan (SEASP) area, near the border with Orange County. The project site encompasses approximately 113,874 square feet (approximately 2.6 acres) and is comprised of two parcels with assessor parcel numbers (APN) 7242-012-006 and -007. The project site is bordered by the Pacific Coast Highway to the northeast; San Gabriel River channel and a paved path to the southeast; two undeveloped parcels, Marina Drive to the southwest; and Studebaker Road to the northwest.

Project Location - Specific

Long Beach

Project Location – City

Los Angeles

Project Location – County

The proposed project involves the demolition of all structures on site to facilitate development of a new mixed-use project consisting of: 281 residential dwelling units (268 market rate units and 13 affordable at the very low-income level), 3,100 square feet of commercial retail space in a building with 592,100 square feet of total area, including parking and an overall building height of 85 feet 6 inches (at roof level). The project includes 507 parking spaces, 143 bicycle parking spaces and approximately 27,534 square feet of common and private open space areas on the property within the MU-CC Zoning District. (District 3)

On April 20, 2023 and June 15, 2023, the Long Beach Planning Commission approved the proposed project and associated discretionary actions (site plan review, sign program, and local coastal development permit). Since the Planning Commission hearings, the proposed project was appealed to City Council. On July 18, 2023, City Council took the following actions:

- Adopt a Resolution determining that the proposed 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 making certain findings and determinations related thereto and warrants no further environmental review.
- Deny the appeals and uphold the decision of the Planning Commission to approve the Site Plan Review (SPR 22-093) and a Local Coastal Development Permit (LCDP 2208-36) and adopt certain

findings and determinations related thereto for a project within the appealable area of the Coastal Zone.

Description of Nature, Purpose, and Beneficiaries of Project

City of Long Beach

Name of Public Agency Approving Project

Holland Partner 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 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

Amy Harbin, Planner

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Contact Person:

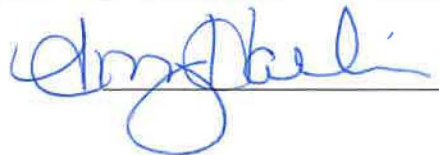
Area Code/Telephone/Extension:

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:

Signature:



Title:

Planner