

NOTICE OF DETERMINATION

TO:	\boxtimes	Office of the	County Clerk
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Environmental Filings

12400 E. Imperial Highway, Room 1201

Norwalk, CA 90650

 \boxtimes Office of Planning and Research

1400 Tenth St., Room 121 Sacramento, CA 95814

FROM: City of Long Beach

Department of Development Services 411 W. Ocean Boulevard, 3rd Floor

Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner

Phone: (562) 570-6194

Lead Agency (if different from above): N/A

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to Clearinghouse): 2009071006

Project Title: The Mosaic Project (App. No. 2205-32, EIRA-02-22) (City of Long Beach Downtown Plan [EIR-04-08])

Project Applicant: Oren Hillel of Waterford Property Company for Long Beach Center Loan, LLC

Project Location (include county): 450 The Promenade North and 501-599 Long Beach Blvd., City of Long Beach, Los

Angeles County

APN(s): 7280-005-025, 7280-005-051, 7280-005-063

Project Description:

The Project consists of Site Plan Review for the construction of three (3) eight (8)-story apartment buildings with a total of 900 dwelling units, 38,405 square feet of ground floor commercial space, and 1,383 parking stalls in at-grade parking garages (SPR22-060), and a Vesting Tentative Parcel Map (No. 83693) to subdivide one 170,736-square-foot lot into two lots of 101,724 and 68,712 square feet (TPM22-002), located at 450 The Promenade North/501-599 Long Beach Blvd. in the Downtown Plan Planned Development District (PD-30). The Project includes the complete demolition of on-site improvements, removing all 197,513 square feet of existing commercial and retail uses in two buildings. The project will then develop one eight-story mixed-use building (Building B) on the southern portion of the site and two eight-story buildings [one mixed-use building (Building C1) and one residential building (Building C2)] on the northern portion of the site, and a standalone 2,405sq. ft. retail pavilion on the northern portion of the site. The project includes a total of 900 residential units, including 102 studio units, 476 one-bedroom units, 313 two-bedroom units, and 9 nine three-bedroom units. Each of the three buildings includes a residential garage with three levels of above-grade parking as well as bicycle storage areas located on the ground floor, with air conditioning units, boiler rooms, and space for future solar panels on the roof of each of the buildings. The project includes 31,195 square feet of common indoor open space, 62,027 square feet of common outdoor open space, and 29,747 square feet of private open space, including 451 units with private balconies, depicted on pages A0-5A through A0-5D of plans. The project also includes 181 individual residential storage units for residents, located in the parking structures. Additionally, the proposed project will develop 38,405 square feet of leasable commercial/retail space, including a 2,405 square-foot, one-story-plus-mezzanine retail pavilion on the north side of 5th Street at the intersection with The Promenade North, separate from the three eight-story buildings. A new pedestrian paseo on the project site's property will connect 5th Street and 6th Street on the west side of Buildings C1 and C2, abutting the City parking structure to the west.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR). An EIR Addendum (EIRA-02-22) was prepared for this project. The EIR Addendum analyzed the proposed project in accordance with the Downtown Plan PEIR (SCH No. 2009071006) and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR, with mitigation measures included. Additionally, the development is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required

Notice of Determination

The Mosaic Project, Application No. 2205-32, EIRA-02-22 (Downtown Plan Program EIR Addendum) SCH#2009071006 Page 2 of 2

and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

This is to advise that the Long Beach City Council (lead agency), on April 18, 2023, took the following actions:

- (1) Received supporting documentation into the record and concluded the public hearing and considered a third-party appeal (APL23-002) by the Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA), which appeal was submitted to the City on behalf of the Appellant by Alisha Pember of the law firm Addams Broadwell Joseph & Cardozo;
- (2) Adopted a Resolution approving and certifying an Addendum (EIRA-02-22) to the Program Environmental Impact Report (PEIR) for the City of Long Beach Downtown Plan (PEIR-SCH# 2009071006) relating to the development project at 450 The Promenade North/501–599 Long Beach Blvd. ("the project") in the Downtown Plan Planned Development District (PD-30) Area and pursuant to the approved Downtown Plan Program EIR Land Use Equivalency Program ("Equivalency Program"), in accordance with the provisions of the California Environmental Quality Act (CEQA) Section 15164 of the CEQA guidelines and making certain CEQA Findings and Determinations relative thereto, including a finding that the adopted Downtown Plan Mitigation Monitoring and Reporting Program mitigates, to the extent feasible, impacts associated with Equivalency Program projects, in accordance with those measures set forth in the Downtown Plan; and that no new or different mitigation measures are required; and
- (3) Denied the appeal and upheld the decision of the Planning Commission to approve the Site Plan Review for the project, consisting of construction of three (3) eight (8)-story apartment buildings with a total of 900 dwelling units, including 54 affordable housing units, and 38,405 square feet of ground floor commercial space, and 1,383 parking stalls in at-grade parking garages (SPR22-060), and approve Vesting Tentative Parcel Map No. 83693 to subdivide one 170,736-square-foot lot into two lots of 101,724 and 68,712 square feet (TPM22-002), located at 450 The Promenade North/501-599 Long Beach Blvd. in the Downtown Plan Planned Development District (PD-30).

In connection with the foregoing approvals and actions, on April 18, 2023, the Long Beach City Council (lead agency), made the following determinations regarding the above-described project:

1. The project (⊠will/ will not) have a significant effect on the environment.

2.	☐ The project was determined to be within the scope of a previously-certified EIR. (Downtown Plan PEIR)					
	☐ An Environmental Impact Repo	ort was prepared for this project pursuar	nt to the p	rovisions of CEQA.		
	☐ A Negative Declaration was pr	epared for this project pursuant to the p	rovisions	of CEQA.		
3.	Mitigation Measures (were/ were not) made a condition of the approval of the project. (Downtown Plan PEIR)					
4.	A Mitigation Monitoring and Reporting Program (was / was not) adopted for this project. (Downtown Plan PEIR)					
5.	. A Statement of Overriding Considerations (⊠ was/□ was not) adopted for this project. (PEIR SOC)					
6.	Findings (⊠ were/ were not) made pursuant to the provisions of CEQA. (PEIR Findings)					
		11 W. Ocean Blvd., 2 nd Floor, Long Bo <u>lenvironmental/reports/</u>	each, CA	90802 and at:		
			each, CA	90802 and at:		
Signatu	ure (Public Agency)Scc	ott Kinsey, Project Planner	Title:	Planner V		
Date: A	April 18, 2023	Date Received for filing at OPR_				
Δuthori	ty cited: Sections 21083 Public Res	sources Code: Reference Section 21000	_21174	Public Resources Code		