

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

Marketplace Mixed-Use Project at 6615 E. Pacific Coast Highway

Project Title

6615-6695 East Pacific Coast Highway in the City of Long Beach in Los Angeles County. The project site encompasses private property and public right-of-way (Pacific Coast Highway, and Studebaker Road)

Project Location – Specific

Long Beach

Project Location – City

Los Angeles

Project Location – County

The proposed project involves the demolition of two existing office buildings (6615 and 6695 East Pacific Coast Highway) on the site, and the construction of a new six-story mixed-use project consisting of 390 residential dwelling units (seventeen [17] of which are affordable [very low income]), 5,351 square feet of commercial/retail space in a building with 576 vehicular parking spaces in an above-grade parking structure, 196 bicycle parking spaces, and 45,141 square feet of public and private open space area within the Mixed-Use Community Core (MU-CC) designation of the Southeast Area Specific Plan (SP-2) located at 6615, 6621, and 6695 East Pacific Coast Highway. A request to approve a lot line adjustment to reposition the eastern property line between two parcels (APNs: 7237-020-050 and 7237-020-041); and merge two (2) lots (APNs: 7237-020-050 and 7237-020-040) into a single 163,249-square-foot (3.75-acre) lot is included as part of the project request. The proposed project also includes public right-of-way improvements to the terminus of Studebaker Road immediately south of the proposed mixed-use development, which would include a new center median, sidewalk, bicycle lane, and round-about. Along Pacific Coast Highway, the proposed project would construct a curb between the existing bicycle lane and the vehicle travel lane and construct a new bus turn out near the current bus stop. The proposed project includes the following discretionary approvals: Site Plan Review, Lot Line Adjustment, Lot Merger, and Local Coastal Development Permit.

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 appealed to City Council. On September 19, 2023, City Council took the following actions:

- Adopt a Resolution determining 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) (PECC 03-23) 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 pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168, 15162, and 15183;
- Deny the appeals and uphold the decision of the Planning Commission to approve the Site Plan Review (SPR22-082), and adopt the proposed findings and conditions of approval related thereto, for a project within the city jurisdiction of the Coastal Zone consisting of the demolition of two existing office buildings (6615 and

6695 East Pacific Coast Highway) on the site, and the construction of a new six-story mixed-use project consisting of 390 residential dwelling units (seventeen (17) of which are affordable [very low income]), 5,351 square feet of commercial/retail space in a building with 576 vehicular parking spaces in an above-grade parking structure, 196 bicycle parking spaces, and 45,141 square feet of public and private open space area within the Mixed- Use Community Core (MU-CC) designation of the Southeast Area Specific Plan (SP-2) located at 6615, 6621, and 6695 East Pacific Coast Highway;

- Deny the appeals and uphold the decision of the Planning Commission to approve the Lot Line Adjustment (LLA22-002), and adopt the proposed findings and conditions of approval related thereto, to reposition the eastern property line between two parcels (APNs: 7237-020-050 and 7237-020-041);
- Deny the appeals and uphold the decision of the Planning Commission to approve a request to merge (LMG22-012) two (2) lots (APNs: 7237-020-050 and 7237-020-040) into a single 163,249-square-foot (3.75-acre) lot, and adopt the proposed findings and conditions of approval related thereto; and,
- Deny the appeals and uphold the decision of the Planning Commission to approve a Local Coastal Development Permit (LCDP22-049) for all discretionary and subdivision actions required for the proposed project and adopt the proposed findings and conditions of approval related thereto. (District 3)

Description of Nature, Purpose, and Beneficiaries of Project

City of Long Beach

Name of Public Agency Approving Project

CP VI Marketplace, LLC

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

Maryanne Cronin, Planner

562-570-5683

Contact Person:

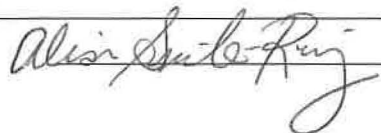
Area Code/Telephone/Extension:

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:

