



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd. Long Beach, CA 90802 (562) 570-6458 - FAX (562) 570-6068

## Notice of Availability of a Draft Environmental Impact Report

**TO:** Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (EIR) for the 2<sup>nd</sup> and PCH Project (SCH# 2014031059).

As the Lead Agency overseeing this project's environmental review, the City of Long Beach initiated the preparation of a EIR to determine the nature and extent of the proposed project's impact upon the environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this Notice has been prepared to advise that the City of Long Beach has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

**PROJECT TITLE:** 2<sup>nd</sup> and PCH

**PROJECT APPLICANT:** PCH Property, LLC

**PROJECT LOCATION:** 6400 E. Pacific Coast Highway (bounded by 2nd Street to the north, Pacific Coast Highway to the east, a retail shopping center (Marina Shores Shopping Center) to the south, and Marina Drive to the west. Primary regional access is provided by PCH, which runs northwest-southeast adjacent to the Project Site, and Interstate 405 (I-405 Freeway), which runs northwest-southeast approximately one mile to the northeast of the Project Site.

**PROJECT DESCRIPTION:** The proposed project involves demolition of the existing Seaport Marina Hotel and construction of a commercial center totaling 245,000 square feet, which would include approximately 95,000 square feet of retail uses, a 55,000-square-foot grocery store, a 25,000-square-foot fitness/health club, and approximately 70,000 square feet of restaurant uses, as well as 1,150 parking spaces. The proposed commercial structures would be one- and two-story buildings with a maximum height of 35 feet.

**SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT:** The Draft EIR has determined that the Project would have potentially significant and unavoidable environmental impacts in the areas of air quality and traffic. The Project would also have the potential for significant environmental impacts in the areas of air quality, cultural resources, geology and soils, hazards and hazardous materials, noise, and traffic and access in which mitigation measures have been included to reduce these impacts to a less than significant level.

**PUBLIC COMMENT PERIOD:** The public comment period during which the City of Long Beach will receive written comments on the Draft EIR is:

**Beginning:** Friday April 21, 2017

**Ending:** Monday June 5, 2017

The City of Long Beach must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Monday June 5, 2017. Comments should be sent to:

John Kim  
Planning Bureau, Development Services Department  
City of Long Beach  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Or via email to: [john.kim@longbeach.gov](mailto:john.kim@longbeach.gov)

**DOCUMENT AVAILABILITY:** The Draft EIR is available for public review online and at the locations listed below during regular business hours:

Long Beach City Hall, 333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach Main Library, 101 Pacific Avenue  
Bay Shore Branch Library, 195 Bay Shore Avenue  
Online at: [www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)

If you require additional information, please contact John Kim at (562) 570-5934 or at [john.kim@longbeach.gov](mailto:john.kim@longbeach.gov).