

**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
for the Staybridge Suites Hotel Project**

This serves as the City of Long Beach's (City) Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the Staybridge Suites Hotel project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Staybridge Suites Hotel

Project Location: The project site consists of two areas: one area with the proposed hotel building and parking structure, and another area subject to the proposed zone change. The hotel area is located on an approximately 5.6-acre property at 2640 North Lakewood Boulevard. The area is situated along the north side of Willow Street, east of the intersection with North Lakewood Boulevard and directly south of Interstate 405. The zone change area is a 6.7-acre area on both sides of Lakewood Boulevard, north of Willow Street. This zone change area includes 4141 to 4217 Willow Street and 2610 Lakewood Boulevard.

Lead Agency: City of Long Beach, 333 W. Ocean Boulevard, Long Beach, California 90802

Project

Description: The proposed project involves demolition of the existing two-story hotel and construction of a new six-story, 125-room hotel and two-level parking structure as well as an associated zone change (described below) to accommodate the proposed hotel. The project also includes relocating the pool from its current location between the existing two-story, 50-room hotel and 13-story hotel, to the center of the site. The project would result in a net increase of 75 hotel rooms. The project also includes the addition of 2,496 sf of conference room space. The existing 13-story hotel building would remain unchanged. The new hotel would connect to the existing 13-story hotel on the first floor. The proposed restaurant would be accessible from the interior of the new hotel and the existing 13-story hotel.

A portion of the existing parking lot would be demolished and replaced with a two-level, 135-space parking structure. The 135 parking spaces would include 61 on the first level and 74 on the second level. When added to the 244 existing parking spaces that would remain, the proposed structure would bring total onsite parking to 379 parking spaces.

The project site is currently in the Regional Highway Commercial Zoning District (CHW), which has a maximum building height allowance of 28 feet or two stories. In order to allow for the proposed building height of six stories (73 feet), the applicant is requesting a zone change to place the site in the Willow Street Center Planned Development District (PD 27). This District allows for a maximum height of 230 feet or 20 stories.

A more detailed description, location and probable environmental effects discussion are contained in the Negative Declaration and Initial Study.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Mitigated Negative Declaration and supporting materials are available for public review at the following locations:

- City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, 5th Floor, Long Beach, California 90802;
- Long Beach Main Library, 101 Pacific Avenue, Long Beach, California 90802; and
- City of Long Beach website at:
http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

For questions regarding the Mitigated Negative Declaration contact:

NAME: Mr. Craig Chalfant
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Long Beach, CA 90802

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Public Review Period: **Begins –November 16, 2016**

Ends – December 15, 2016

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and **received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please submit your written comments to Mr. Craig Chalfant, City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, Long Beach, California 90802.