

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

## for the 4800 Long Beach Boulevard Project

This serves as the City of Long Beach's (City) Notice of Intent to adopt an Initial Study/ Mitigated Negative Declaration for the 4800 Long Beach Boulevard Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

*Name of Project:* 4800 Long Beach Boulevard Project

*Project Location:* The project site is located at 4800 Long Beach Boulevard, Long Beach, California. The project site encompasses 1.1 acres (approximately 48,003 square feet [sf]) and includes five parcels that are identified as Assessor Parcel Numbers (APNs) 7133-010-900, -901, -902, -903, and -904. Additionally, the project includes a zone change for two parcels located immediately to the east of the project site, which are identified as APN 7133-010-003 (132 E. 49<sup>th</sup> Street – Adjacent Lot 1) and APN 7133-010-004 (134 E. 49<sup>th</sup> Street – Adjacent Lot 2) ("Adjacent Lots 1 and 2")

*Lead Agency:* Planning Bureau, Development Services, City of Long Beach, 411 W. Ocean Boulevard, 3<sup>rd</sup> Floor, Long Beach, California 90802

*Project Description:* The proposed project involves development of 18, three-story townhomes that would be a maximum height of 38 feet. Nine of the proposed units would consist of 1,411 square feet (sf) and nine would be 1,747 sf. The site would include two buildings with eight townhomes each and one building with two townhomes. The proposed project would provide 41 parking spaces, including 36 residential spaces (two spaces per home) and five guest spaces (0.25 spaces per home). The proposed project would provide 10,880 sf of open space, including 6,856 sf of common open space and 4,024 sf of private open space. Project entitlements include a Site Plan Review, Vesting Tentative Tract Map, and Zone Changes. The project site is currently zoned CCA (Community Commercial Automobile-Oriented); the project includes a zone change to R-4-N (Medium-density Multiple Residential) to allow for the development of the proposed townhomes along with a zone change for the adjacent Lots 1 and 2 located to the east of the project site to R-3-T (Multi-family Residential, Townhouse) to be consistent with the adjacent neighborhood residential zoning. No new development is proposed on Lots 1 and 2.

**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 City of Long Beach website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

For questions regarding the Mitigated Negative Declaration, contact:

**NAME:** Anita Juhola-Garcia **PHONE:** (562) 570-6469  
**TITLE:** Planner **EMAIL:** Anita.Juhola-Garcia@longbeach.gov  
**ADDRESS:** City of Long Beach  
Development Services Department  
411 W. Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802

*Public Review Period: Begins – May 11, 2020*

*Ends – June 9, 2020*

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed 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 Anita Juhola-Garcia, City of Long Beach, Development Services Department, 411 W. Ocean Boulevard, 3<sup>rd</sup> Floor Long Beach, California 90802.