

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for the 5100 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 5100 Long Beach Boulevard Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

- Name of Project:* 5100 Long Beach Boulevard Project
- Project Location:* The project site is located at 5100 Long Beach Boulevard, Long Beach, California. The project site encompasses 1.8 acres (approximately 78,621 square feet [sf]) and includes seven parcels, which are identified as Assessor Parcel Numbers (APNs) 7131-032-900, -905, -909, -910, -911, and -912, and -913.
- Lead Agency:* Planning Bureau, Development Services, City of Long Beach, 411 W. Ocean Boulevard, 3rd Floor, Long Beach, California 90802
- Project Description:* The proposed project involves demolition of the existing 1,478 sf single-family residence and the development of 38 three-story townhomes within seven buildings that would be a maximum height of 38 feet. Of the proposed units, 21 would be three-bedroom, three-bathroom units consisting of 1,411 sf and 17 would have three-bedroom, three-bathroom and a den consisting of 1,747 sf. The proposed project would provide 86 parking spaces on site, including 76 spaces in garages (two spaces per garage) and ten guest parking spaces. The proposed project would provide 12,735 sf of open space, including 4,729 sf of common open space and 8,006 sf of private open space. Project entitlements include a Site Plan Review, Vesting Tentative Tract Map, and Zone Change. The project site is currently zoned CCA (Community Commercial Automobile-Oriented) and R-1-N (Single-Family Residential), and the proposed zoning is CCN (Community R-4-N) to allow for the development of the proposed townhomes.

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:	Cynthia de la Torre	PHONE: (562) 570-6559
TITLE:	Planner IV	EMAIL: Cynthia.delaTorre@longbeach.gov
ADDRESS:	City of Long Beach Development Services Department 411 W. Ocean Blvd., 3 rd 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 Cynthia de la Torre, City of Long Beach, Development Services Department, 411 W. Ocean Boulevard, 3rd Floor Long Beach, California 90802.