

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION for the Laserfiche Office Project

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

Name of Project: Laserfiche Office Project

Project Location: 3443 Long Beach Boulevard and 210 East 35th Street, Long Beach, CA

Lead Agency: City of Long Beach, 333 W. Ocean Boulevard, 5th Floor, Long Beach, California 90802

Project Description: The project site is approximately 2.1 acres and consists of ten parcels most of which are now vacant, dirt-covered lot. The project site includes Assessor Parcel Numbers (APNs) 7141-004-019, 020, 027, 028, 029, 030, 031, 033, and 034. The project includes a new 102,848-square-foot office building that is up to 74 feet in height (maximum four stories) above ground level. The building includes offset terraces and mezzanine design features, along with a separate three-story parking garage with rooftop level of parking with a total of 343 parking spaces. Access to the parking structure would occur from East 35th Street west of the existing alley entrance in the center of the project site. This project would require the vacation of a portion of the alley running south from East 35th Street, as well as modification of the East 35th Street intersection from a two-way stop controlled intersection to a signalized intersection. Altogether, the proposed improvements for the site would include four-story office building, a three-story parking structure, and installation of a traffic signal.

In addition, the project requires the several entitlements and discretionary actions described below.

- Zone change for all ten parcels: five existing lots fronting on Long Beach Boulevard from Community Commercial Automobile-Oriented (CCA) District to Community R-4-N Commercial (CCN) District and five existing lots fronting on Locust Street from Single-Family Residential District (R-1-N) to CCN District in conjunction with a General Plan Amendment from LUD 1 to LUD 8
- Zoning code amendment to permit the averaging of setbacks within the High-Rise Overlay (HR-4) District
- Site plan review
- Tentative Tract Map to create a single lot for development
- General Plan Conformity Finding for the alley vacation

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: Alexis Oropeza

PHONE: (562) 570-6413

TITLE: Planner

EMAIL: Alexis.Oropeza@longbeach.gov

ADDRESS: City of Long Beach
Development Services Department
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

*Public Review Period: **Begins – December 17, 2018***

Ends – January 17, 2019

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 Alexis Oropeza, City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, Long Beach, California 90802.