

# EXHIBIT I

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
STATEMENT OF SUPPORT  
CLASS 32 (INFILL DEVELOPMENT) EXEMPTION DETERMINATION  
200 W. Ocean Blvd.  
Application No. 1804-22  
October 18, 2018**

Section 15300 through 15333 of the California Environmental Quality Act (CEQA) establishes certain classes of projects as categorically exempt from the provisions of CEQA because they do not ordinarily result in a significant effect on the environment. The Project proposes modify existing approved permits including, Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals to add twelve (12) units, 21 parking spaces, a reduction in amenity space, an increase in building height and a vesting tentative tract map to convert the originally approved apartment development to condominiums on a 22,755 square-foot site located at 200 West Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6) Zoning District.

CEQA Section 15300.2 provides specific instance where exceptions to the established Classes of Exemptions included Class 32 -Infill Exemption are superseded; none of those conditions were found to apply to this project. The following analysis provides substantial evidence to support a conclusion that the proposed project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development, and would not have a significant effect on the environment.

**A. THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.**

The project site is located within the Downtown Shoreline Planned Development District (PD-6) zoning designation; this that permits multi-family residential, retail and service uses. This Zoning designation is consistent with the General Plan Land Use Designation (LUD) of LUD #7—Mixed use District. The project is designed to comply with all applicable development standards and implements the General Plan objectives to provide adequate parking as applicable, utilize existing curb cuts, and designs commercial structures that are sensitive to nearby residential uses through its site configuration.

**B. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.**

The project site is entirely within the city limits of Long Beach, on a site that is 0.52 acres in size which is less than maximum five acres specified. The project site is bounded by Ocean Boulevard to the north, Pacific Avenue to the east, walk of 1000 Lights to the south, and Camden Multi-Family Residential development to the west. The project site was previously developed as a high-rise office building for the former General Telephone and Verizon corporations. The surrounding streets separate the project site from a range of downtown urban uses including both commercial and residential land uses.

**C. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES**

The project site is a formerly developed site that has not value as, a habitat for endangered rare or threatened species.

**D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.**

The project will not result in any significant effects relating to traffic within the area or on the local streets for several reasons: (1) the adaptive reuse of the building to a residential use from a more intensive use (office) will generate less vehicle trips; (2) the Project's location is ideal in that it is centrally located to an employment center; (3) several alternative modes of transportation, such as Metro Bus, Long Beach Transit, Metro Blue Line Train are available within walking distance of the Project; and (3) the addition of twelve (12) dwelling units will produce significantly less than the City's minimum threshold of fifty (50) peak-hour trips. Based upon these criteria, supplemental analysis is not required and is incorporated by reference here.<sup>1</sup>

The Project's emissions were calculated using CalEEmod Version 3.0 and is incorporated by reference here. Unfortunately, the CalEEmod system doesn't reflect the true project because there are no presets within the software for the adaptive reuse of an existing building. However, it is anticipated that the remodel of 102,456 square feet of existing building floor area and 23,534 s.f. of gross floor area which is brand new construction, will fall below the thresholds of significance for the six criteria pollutants established by the South Coast Air Quality

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<sup>1</sup> Referenced documents are available for review at City Hall, Planning Bureau, 333 W. Ocean Blvd., 5<sup>th</sup> Floor, Long Beach, CA 90802.

Management District. Therefore, there are not significant effects relating to traffic are anticipated.

The ambient noise environment of the Project site consists primarily of traffic noise from the adjacent streets. Short term noise levels associated with construction will comply with the City's Noise ordinance. Limited operational noise is anticipated typically generated by vehicles, doors, car alarms, and people talking. Once completed, the residential units will not will not introduce a substantial new noise source relative to existing conditions and the project will operate within the standards of the adopted Noise Ordinance. Furthermore, the project has been condition to prohibit noise levels from the project to exceed the noise standards specified in the Long Beach Municipal Code.

The site is not identified as a contaminated or spill site, according to the Department of Toxic Substance Control's database EnviroStor. However, the site is listed on the State of California's Leaking Underground Storage Tank (LUST) list, but was closed in May, 1996. Furthermore, the proposed project will comply with all requirement of the Long Beach Municipal Code Chapter 18.74 pertaining to low impact development standards and practices for stormwater pollution mitigation and Chapter 21.45.400 relating to green building standards for public and private development.

**E. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.**

The project was previously developed as an office use and served by utilities and public services. The Project can adequately be served by utilities and public services by reestablishing connections for water, sewer, electrically and natural gas, which would be undertaken as part of the building permitting process. A condition of the tentative tract map is that the Applicant provide will-serve letters from all utility providers ensuring adequate utilities to the project.





## NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbds.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☐ L.A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Project Title: CE-18-162

Project Location/Address: 200 W. Ocean Blvd.

Project Activity/Description: A request to modify a Site Plan Review, Local Coastal Development Permit and Adaptive Reuse approvals (Application #1503-22) to add 21 parking spaces, on level 1 convert 4,529 s.f. of retail space to 4 residential units, modify levels 2 through 9 adding an additional unit per level (total of 8 units), a reduction in amenity space, an increase in overall building height by 14 feet to 166 feet, and a tentative tract map for a change from a previously approved apartment development to condominiums.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Matthew Wister--Studio 11 Architects

Mailing Address: 245 E. 3rd Street, Long Beach, CA 90802

Phone Number: 562-901-1500

Applicant Signature: 

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1804-22 (MOD 18-010) Planner's Initials: MW

Required Permits: Modification to Approved Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 Class 1 and Class 32 (15332)

Statement of support for this finding:

Project involves interior alterations not creating additional square-footage and is in compliance with Section 15301 and 15332 of CEQA.

Contact Person: Nick Vasuthasawat

Contact Phone: 562 570-6410

Signature: 

Date: 10/9/18

