

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT
CLASS 32 (INFILL DEVELOPMENT) EXEMPTION DETERMINATION
210 East Ocean Boulevard
Application No. 1806-19
November 15, 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 to renovate and convert The Breakers Hotel (City-designated Historic Landmark) into a 185-room hotel with food and beverage venues (with on-site alcohol), banquet/meeting areas, and amenity uses in the Coastal Zone at 210 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6). (District 2).

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specific instance where exceptions to the established Classes of Exemptions included Class 32 -Infill Exemption are superseded; none of those conditions were found to apply to this project.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 in Subarea 7 of the Downtown Shoreline Planned Development District (PD-6); a designation that permits residential, hotel, and office with hotel or residential uses. This Zoning designation is consistent with the General Plan Land Use Designation (LUD) of LUD #7 Mixed Uses. The project would comply with all development standards and implements the General Plan objectives to provide adequate off-site parking, design standards for the new stairwell addition, and Victory Park landscaping improvements.

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 0.49-acre in size, which is less than maximum five acres specified. The project site is bounded by Locust Avenue to the west, Collins Way to the east, and the vacated Marine Way (former alley) to the south. Victory Park buffers the site from Ocean Boulevard to the north.

The project site was developed with a hotel in 1925, including restaurant and banquet uses. The building and was thereafter converted to a congregate care facility with restaurant and banquet facilities. The existing structure would remain and be expanded to the east to incorporate life-safety elements. The surrounding streets and public park separate the project site form a range of urban uses including both commercial and residential land uses.

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

The project site is a developed site and linear park that that has no value as, a habitat for endangered rare or threatened species.

Victory Park is a linear park in an urban setting. All modifications to vegetation in Victory Park shall comply with the Migratory Bird Treaty Act (MBTA).

D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS REALTING 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 as detailed in the Traffic Impact Analysis prepared by Overland Traffic Consultants, Inc. and dated October 2018 and is incorporated by reference here.¹

The added building area would include a stairwell and service elevator for a necessary life safety improvements for the building. No grading or earthwork would be required for the expansion of the building. This building expansion would not create additional gross floor area for the expansion or intensification of uses in the existing City-designated landmark building. Additional floor plan configurations were reviewed for potential impacts, but the reuse of the existing structure and addition of ancillary roof areas would not constitute an expansion of use that would result in significant impacts related to traffic. Therefore, due to the reuse of an existing building and the general construction scope, no significant effects relating to traffic and air quality 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. Operational noise associated with the hotel and ancillary uses would be generated by vehicles, doors, car alarms, music, and peoples talking as is typical of hotel, restaurant, and banquet uses. At the time of operation, the hotel and ancillary uses will not

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

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, there are three sites located approximately 350 feet east of the project site that are listed under a tiered permit or military evaluation.

The proposed stairwell addition would be an extension of the existing building beginning on the 3rd floor of the existing structure. No grading or excavation are required for construction of the proposed addition. Due to the nature of construction, there is no potential for exposure due to contamination. The proposed project will comply with all requirements of the Long Beach Municipal Code Chapter 18.74 pertaining to low impact development standards and practices for stormwater pollution mitigation.

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

The existing building was previously occupies and served by utilities and public services. The Project can adequately be served by utilities and public by reestablishing connections for water, sewer, electricity, and natural gas, which would be undertaken as part of the building permitting process.