

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT**

RESIDENTIAL INFILL AND AFFORDABLE HOUSING EXEMPTION

901-945 E. Pacific Coast Highway

Application No. 2002-07

**ZONE CHANGE (ZCHG20-001), CONDITIONAL USE PERMIT (CUP20-005), and
SITE PLAN REVIEW (SPR20-005)**

1. **Project Title:** Mercy Housing
2. **Lead Agency Name and Address:** City of Long Beach, Development Services
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
3. **Contact Person and Phone Number:** Anita Juhola-Garcia or Gina Casillas (562) 570-6194
4. **Project Location:** 901-945 E. Pacific Coast Highway, Long Beach, CA, (APN's 7210-013-026, 023, 900, and 901)
5. **Project Sponsor's Name and Address:** Studio One Eleven, 245 E 3rd Street, Long Beach, CA 90802
6. **General Plan Designation:** NSC-M (Neighborhood Serving Center or Corridor - Moderate Density)
7. **Zoning:** CCN (Community R-4-N) District
8. **Prior Environmental Document(s) Analyzing the Effects of the Infill Project:**
General Plan Land Use Element Environmental Impact Report
9. **Location of Prior Environmental Document(s) Analyzing the Effects of the Infill Project:**
City of Long Beach website: <http://www.longbeach.gov/link/510748a90c6a4f2090384f0950fc266a.aspx>
10. **Description of project (Describe the whole action involved. Including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation).**
The proposed project involves demolition of the existing commercial buildings located on the western portion of the site and the construction of a new four-story, 100% affordable senior housing project consisting of 67 affordable units, one manager unit, and 4,000 square feet of commercial retail/office space. The ground floor will consist of approximately 4,000 square feet of commercial (retail/office) space, approximately 4,587 square feet of resident amenity space, and 38 (surface) parking stalls. The second floor will consist of 20 residential units, 670 square feet of resident amenity space (community room), and 4,745 square feet of shared open space (communal garden and covered patio). The third and fourth floors will each provide 24 residential units respectively. The development is an affordable senior housing project providing supportive housing for 67 senior households (aged 62+) consisting of 7 studio units, 60 one-bedroom units and one, two-bedroom dedicated to the onsite manager. The project includes a Zone Change to

Community R-4-N District (CCN) , the granting of a Conditional Use Permit (CUP) and a Site Plan Review (SPR) to facilitate development of the senior housing development.

11. Surrounding land uses and setting: Briefly describe the project's surroundings, including any prior uses of the project site, or, if vacant, describe the urban uses that exist on at least 75 percent of the project's perimeter.

The project site addressed as 901-945 E. Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901), is located on (east) Pacific Coast Highway between Myrtle Avenue and Martin Luther King Junior Boulevard. The site is located entirely in a dense, urban environment. The project site is generally rectangular in shape, measuring 270 feet by 105 feet. It encompasses four parcels for a total project area of .65 acres (approximately 28,350 square feet). The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway, and commercial uses to the west, across Myrtle Avenue; and commercial uses east, across Martin Luther King Junior Boulevard.

According to the Phase 1 Environmental Site Assessment Update (Partner Engineering and Science Inc. dated November 12, 2019), the western half of the project site, addressed as 901 East Pacific Coast Highway, is currently occupied by automotive repair uses. The subject property was formerly undeveloped as early as 1896; developed with dwellings between 1921 and 1950; and developed with the current structures between 1951 and 1962. Tenants on the subject property have included residences (1921-1950); Leo's Radiator Shop/Complete Auto Care (1957-2000); Tapatillo Service (2000-2009); X-Tream Auto Body & (2010-2017); D'Paz Automotive Service (2003-Present); and Arturo's Auto Body & Paint (2018-Present).

According to the Phase 1 Environmental Site Assessment Report (Partner Engineering and Science Inc., dated July 24, 2019), The eastern half of the project site, addressed as 925-945 (odds) East Pacific Coast Highway, is a former redevelopment site. The subject property was formerly undeveloped as early as 1914; was developed with two residential buildings by 1925; was additionally developed with a gas station and automotive repair shop as early as 1944 to 1972; and was redeveloped with a commercial/retail building from at least 1977 to 2010. The subject property has been vacant land since 2012. Tenants on the subject property include various residential occupants (circa 1925 to circa 1963); various occupants associated with gasoline service station/automotive repair operations (circa 1944 to 1972); and commercial retail occupant(s) and/or Whistler Liquor (circa 1977 to 2010). Due to the lack documentation of the removal of the underground storage tanks and associated equipment, Partner prepared a Remedial Excavation Report on the subject property on December 19, 2009 on behalf of the City of Long Beach Redevelopment Agency. Subsequent, remedial Excavation operations took place between October 27 and November 3, 2009 which included removal of contaminated soil and residual piping from a former UST excavation coupled with post-remediation sampling.

12. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

State of California Department of Housing, State of California Department of Housing, Los Angeles County Development Authority, City of Long Beach, Housing Authority of the City of Long Beach, California Department of Housing and Community Development, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, and Caltrans

A Residential infill project or an affordable housing project shall meet the threshold criteria set forth below (Section 15192 of the CEQA Guidelines) (Provide the information demonstrating that the residential infill or affordable housing project satisfies the following threshold criteria)

THRESHOLD REQUIREMENTS	EXPLANATION
a) The project must be consistent with:	
<p>1) Any applicable general plan, specific plan, or local coastal program including any mitigation measures required by such plan or program, as that plan, or program existed on the date that the application for the project pursuant to section 65943 of the Government Code was deemed complete; and</p>	<p>The Long Beach General Plan's Land Use Element, adopted in December 2019, located online at : http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/lueude/land-use-element-final-adopted-december-2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density) PlaceType. This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium intensity commercial uses and medium-density apartment and condominium buildings. The NSC-M designation is characterized with developments up to seven stories in height and residential densities up to 54 dwelling units per acre (du/acre), depending on lot size.</p>
<p>2) Any applicable zoning ordinance, as that zoning ordinance existing on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of the project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.</p>	<p>The project site is currently zoned Regional Highway District (CHW) and the project includes a Zone Change to the Community R-4-N District (CCN) to allow the senior housing project. The City's General Plan Land Use Element (LUE) identifies the General Plan PlaceType (e.g. General Plan land use designation) of the subject property as Neighborhood Serving Center or Corridor - Moderate (NSC-M), which is generally described as a moderate intensity, mixed use PlaceType. More specifically, the NSC-M Placetype allows for moderate-density apartment and condominium</p>

THRESHOLD REQUIREMENTS	EXPLANATION
	buildings on larger parcels of land and low Intensity, neighborhood-serving, commercial uses, up to seven stories in height. The City's 2019 General Plan LUE indicates that the Community R-4-N District (CCN) zoning designation is consistent with the NSC-M PlaceType. The rezoning will correct inconsistency between the General Plan and the zoning designation.
b) Community-level Environmental Review has been adopted or certified.	Certified Program Environmental Impact Report (PEIR) EIR 03-16, (State Clearinghouse No. 2015051054) was prepared for the 2019 General Plan Land Use Element Update and Urban Design Element and adopted by City Council on December 2019 can be found online at: http://www.longbeach.gov/link/510748a90c6a4f2090384f0950fc266a.aspx . This PEIR analyzed the entire 50 square miles within the limits of the City of Long Beach (excluding the City of Signal Hill) in Los Angeles County (County), California.
c) The project and other projects approved prior to the approval of the project can be adequately serviced by existing utilities, and the project applicant has paid or has committed to pay, all applicable in-lieu or development fees.	This site is in a dense urban environment which can be adequately served by all utilities. The project will redevelop an existing site that was previously developed with commercial uses. For these reasons, no impacts associated with this issue are anticipated.
d) The site of the project:	
1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the site is located in the southern edge of the Los Angeles Basin, a coastal plain between the Santa Monica Mountains to the north, the Elysian and Repetto Hills to the northeast, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills to the southeast. The project site is developed and located within an urbanized area in the City of Long Beach. There are no federally protected

THRESHOLD REQUIREMENTS	EXPLANATION
	wetlands located within or near the project site. For these reasons, no impact associated with this issue is anticipated.
2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.	The project site is in an urbanized area and is isolated from natural wildlife areas by the surrounding urban environment. The project site does not contain a riparian habitat or other sensitive natural community. For these reasons, no impact associated with this issue is anticipated.
3) Does not have any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 153 et. seq.), or by the Native Plant Protection act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (Commencing with Section 2050) of Division 3 of the Fish and game Code.	The project site is located in an area that has been developed with mixed land uses and is isolated from natural wildlife areas by the surrounding urban development. The project site does not contain any native plant or wildlife species because it is completely built-out and paved over. For these reasons, no impact associated with this issue is anticipated.
4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.	The project site is located in an area that has been developed with mixed land uses and is isolated from natural wildlife areas by the surrounding urban development. The project site does not contain any native plant or wildlife species because it is completely built-out and paved over. For these reasons, no impact associated with this issue is anticipated.
e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (Cortese List)	The project site is not included on a list of hazardous materials sites, compiled pursuant to the Government Code Section 65962.5. For this reason, no impacts associated with this issue are anticipated.
f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to	Phase I Environmental Site Assessment Update (Partner Engineering and Science Inc. dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway provided an assessment regarding potential environmental conditions at the subject property. The assessment revealed no evidence of recognized environmental conditions in connection with the subject property. Due to the previous use of the site (901 E. PCH), an automotive repair business, a Phase II Subsurface Investigation (Partner

THRESHOLD REQUIREMENTS	EXPLANATION
<p>significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:</p>	<p>Engineering and Science Inc., dated July 2, 2019) was prepared to evaluate the potential impact of petroleum hydrocarbons, VOCs, and/or PCBs to soil gas, soil, and/or groundwater as a consequence of a release or releases from the on-site automotive repair/body activities. Based on the proposed redevelopment of the subject property for residential use, the detected concentrations of VOCs in soil gas do not appear to represent a concern for vapor intrusion for the proposed construction at this time. Based on the lack of detections in soil, groundwater, and soil gas above current regulatory guidelines, there does not appear to be a release above <i>de minimis</i> concentrations at this time. Partner recommends the implementation of a Soil Management Plan during the proposed redevelopment activities.</p> <p>Phase I Environmental Site Assessment (Partner, dated July 24, 2019) for the property addressed as 925-945 E. Pacific Coast Highway provided an assessment related to site's environmental conditions. This assessment has not revealed evidence of current recognized environmental conditions or environmental issues in connection with the subject property.</p>
<p>1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p>	<p>Phase I Environmental Site Assessment Update (Partner, dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified due to the previous use of the site an automotive repair business. Phase II Subsurface Investigation (Partner dated July 2, 2019) recommends that the implementation of a Soil Management Plan during the proposed redevelopment activities and prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M)</p>

THRESHOLD REQUIREMENTS	EXPLANATION
	plan.
<p>2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p>	<p>Phase I Environmental Site Assessment Update (Partner, dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified due to the previous use of the site an automotive repair business. Phase II Subsurface Investigation (Partner dated July 2, 2019) recommends that the implementation of a Soil Management Plan during the proposed redevelopment activities and prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.</p>
<p>g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.</p>	<p>The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code. The western half of the site is currently used as automotive repair uses and the eastern half is vacant.</p>
<p>h) The project site is not subject to wildland fire hazard as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of wildland fire hazard.</p>	<p>The project site is not subject to wildland fire hazard as determined by the Department of Forestry and Fire Protection. The site is located in a dense urban environment which is not subject to wildland fire hazard.</p>
<p>i) The project site does not have an unusually high risk of fire</p>	<p>The project consists of a four story, (affordable) senior housing</p>

THRESHOLD REQUIREMENTS	EXPLANATION
or explosion from materials stored or used on nearby properties.	development. The project site is not anticipated to have an unusually high risk of fire or explosion from materials stored or used nearby. The project site fronts on Pacific Coast Highway and is bounded by Meryl Avenue to the west, Martin Luther King Junior to the east, and an alley to the north. The project site will be developed over the entire block which provides sufficient buffers from adjacent properties. The City of Long Beach Fire Department provides fire protection for the proposed project area. Fire protection is addressed by the incorporation of standard design features required by the City of Long Beach to be included in the design and construction of new development such as fire hydrants, sprinklers, fire flow standards, access requirements, construction requirements, and other measures designed to increase fire safety.
j) The Project site does not present a risk of public health exposure at a level that would exceed the standards establish by any state or federal agency.	The Project site does not present a risk of public health exposure at a level that would exceed the standards establish by any state or federal agency. Building, Fire and Health codes provide sufficient requirements that protect from the risk of exposure of health exposures.
k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or that the applicable general plan or zoning ordinance contains provisions to mitigate the risk of earthquake or seismic hazard.	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the site is not within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2019a; CGS, 2019b; CDMG, 1986) for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.
l) Either the project site does not present a landslide hazard, flood plans, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the topography at the site is relatively level. The County of Los Angeles Safety Element (Leighton, 1990) and the City of

THRESHOLD REQUIREMENTS	EXPLANATION
mitigate the risk of landslide or flood.	Long Beach (Woodward-Clyde Consultants, 1988) indicate the site is not within an area identified as a “Hillside Area” or an area having a potential for slope instability. Additionally, the site is not within an area identified as having a potential for seismic slope instability (CDMG, 1999). There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low.
m) The project site is not located on developed open space.	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the project site is located in dense urban environment. The previous use of the site has retail and automotive repair and the zoning of the site is commercial. The site is not located in any designated open space area.
n) The project site is not located within the boundaries of a state conservancy.	The previous use of the site was retail and a portion of the project site is used for automotive repair. The zoning of the site is commercial. The project site is not located within the boundaries of a state conservancy.
o) The Project has not been divided into small projects to qualify for one or more of the exemptions set for the in sections 15193 or 15195.	The project includes the demolition of existing commercial structures and the construction of a new four-story senior housing project which requires several entitlements. The project is not divided into smaller projects.

SECTION 15194---AFFORDABLE HOUSING EXEMPTION

AFFORDABLE HOUSING PROJECT CRITERIA	YES	NO
(a) The project meets the thresholds criteria set forth in section 15192. (See Checklist included in this packet.)	X	
(b) The project meets the following size criteria: The project site is not more than five (5) acres in area?	X	
(c) The project meets both of the following requirements regarding location:		
(1) The project meets one of the following location requirements relating to density:		
(A) The Project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.	X	
(B) The project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.		X
(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residences of the project due to unusual circumstances or due to the related or cumulative impacts of reasonable foreseeable projects in the vicinity of the project.	X	
(2) The project meets one of the following site-specific location requirements:		
(A) The project site has been previously developed for qualified urban uses.	X	
(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.	X	
(C) The project site has not been developed for urban uses and all of the following conditions are met:		X

AFFORDABLE HOUSING PROJECT CRITERIA	YES	NO
<ol style="list-style-type: none"> 1. No parcel within the site has been created within 10 years prior to the proposed development of the site. 2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses. 3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses. 		
(d) The project meets both of the following requirements regarding provision of affordable housing.		
(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.	X	
(2) The developer of the projects provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.	X	

SECTION 15195 RESIDENTIAL INFILL HOUSING EXEMPTION

INFILL HOUSING PROJECT CRITERIA	YES	NO
(a) Except as set forth in subdivision (b), CEQA does not apply to any development project that meets the following criteria:		
(1) The project meets the threshold criteria set forth in section 15192; provided that with respect to the requirement in Section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.	X	
(2) The project meets both of the following size criteria:		
(A) The site of the project is no more than four (4) acres in total area.	X	
(B) The project does not include any single level building that exceeds 100,000 square feet.	X	
(3) The project meets both of the following requirements regarding location:		
(A) The project is a residential project on an infill site.	X	
(B) The project is within one-half mile of a major transit stop.	X	
(4) The project meets both of the following requirements regarding number of units:		
(A) The project does not contain more than 100 residential units.	X	
(B) The project promotes higher density infill housing. The lead agency may establish its' own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:	X	
1. A project with a density of at least 20 dwelling units per acre is conclusively presumed to promote higher density infill housing.	X	

INFILL HOUSING PROJECT CRITERIA	YES	NO
2. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.	X	
(5) The project meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low or very low-income families as set forth in either A or B below:		
(A) The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.	X	
1. At least 10 percent of the housing sold to families of moderate income, or:		X
2. Not less than 10 percent of the housing is rented to families of low income, or	X	
3. Not less than 5 percent of housing is rented to families of very low income.	X	
(B) If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).		X
(b) A project that otherwise meets the criteria set forth in subdivision (a) is not exempt from CEQA if any of the following occur:		
(1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances.		X
(2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or		X

INFILL HOUSING PROJECT CRITERIA	YES	NO
adopted.		
(3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been known at the time that community-level environmental review was certified or adopted.		X
If a project is not exempt from CEQA due to subdivision (b), the analysis of the environmental effects of the project covered in the EIR or the negative declaration shall be limited to an analysis of the project-specific effect of the projects and any effects identified pursuant to subdivision (b) (2) and (3).		X