

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**  
for the Anaheim Street and Walnut Avenue Development Project

**This serves as the City of Long Beach’s (City) Notice of Intent to adopt a Mitigated Negative Declaration for the Long Beach Anaheim Street and Walnut Avenue Development Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.**

*Name of Project:* Anaheim Street and Walnut Avenue Development Project

*Project Location:* 1500 East Anaheim Street and 1209 Walnut Avenue, Long Beach, CA

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

*Project Description:* The project consists of a new 116,356-square-foot, mixed-use building that is approximately 60.2 feet above ground level (maximum five stories). The building includes an 88-unit, 5-story apartment building, with 93,656 square feet of residential space on levels two through five and 22,700 square feet on the street level, which includes 18,136 square feet of medical clinic space, 1,100 square feet of commercial office space, 1,200 square feet of residential leasing office space, and 2,264 square feet of recreation and lobby space. The building also includes a 3-story, 156-stall parking structure with partial 4th floor outdoor terrace for a total of 116,356 square feet of building area and 81,903 square feet of parking garage, on a 1.54-acre site. The entrance for the parking structure would be on the west side of the property from an existing alley. The project consists of 100-percent affordable housing units. Units would include 1 bedroom (32 units), 2 bedroom (32 units), and 3 bedroom (24 units) options.

The project requires the following entitlements and project approvals from the City of Long Beach:

- Zone change of three existing parcels and the northern portion of a large parcel on East Anaheim Street and one parcel on Walnut Avenue from CCP District to CCN District.
- Zone change of two existing parcels on Walnut Avenue and the southern portion of the large parcel on East Anaheim Street from R-2-N to CCN.
- Site Plan Review for a five-story, mixed-use building with a height of approximately 60.2 feet/five stories and attached parking structure, containing 116,356 square feet of building area and 81,903 square feet of parking space area.
- Tentative Tract Map for commercial or financing airspace subdivision (no individual residential condominiums).
- Density bonus/development standards waiver/concessions, per California Government Code §65915 and §65915.7.
- General Plan Amendment (Land Use District Map) from Land Use District Nos. 2 and 8A to 8R.

**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 Mark Twain Library, 1401 E. Anaheim St., Long Beach, California 90813; and
- City of Long Beach website at:  
[http://www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)

For questions regarding the Mitigated Negative Declaration contact:

**NAME:** Scott Kinsey, AICP                      **PHONE:** (562) 570-6194  
**TITLE:** Planner V                                **EMAIL:** [scott.kinsey@longbeach.gov](mailto:scott.kinsey@longbeach.gov)

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

*Public Review Period: **Begins – May 24, 2019***

***Ends – June 24, 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 Scott Kinsey, City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, Long Beach, California 90802.