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*Via Email*

November 1, 2023

Richard Lewis, Chair  
Jane Templin, Vice Chair  
Alvaro Castillo, Commissioner  
Josh LaFarga, Commissioner  
Michael Clemson, Commissioner  
Michele Ware, Commissioner  
Planning Commission  
City of Long Beach  
411 West Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
[PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov)

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**Re: Comment on the Proposed 335 Pacific Avenue Project (SPR22-135); Planning Commission Hearing, November 2, 2023 – Agenda Item No. 3**

Dear Chair Lewis and Honorable Members of the Long Beach City Planning Commission:

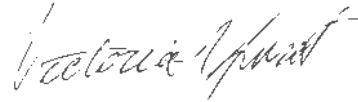
I am writing on behalf of **Supporters Alliance for Environmental Responsibility (“SAFER”)** regarding the City of Long Beach’s (“City”) reliance on the EIR Addendum (EIRA-06-20) (PECC-06-22) (“EIR Addendum”) to the Downtown Plan Program Environmental Impact Report (EIR-04-08) (SCH No. 2009071006) (“PEIR”), Downtown Plan Program EIR Land Use Equivalency Program (“PEIR Land Use Equivalency Program”), and Downtown Plan Mitigation Monitoring and Reporting Program (“MMR”), for the proposed 335 Pacific Avenue Project (SPR22-135) (“Project”). The proposed Project includes all actions related to or referring to the proposed construction of a new eight-story multifamily residential building consisting of 141 dwelling units, located at 335 Pacific Avenue in the City of Long Beach.

After reviewing the PEIR, the PEIR Land Use Equivalency Program, the MMR, and the EIR Addendum relied upon for the proposed Project, we conclude that the Project is not within the scope of the PEIR, the PEIR Land Use Equivalency Program, or the EIR Addendum and was not analyzed in these prior CEQA documents. Also, the Project will have significant environmental impacts that were not analyzed in the PEIR, the PEIR Land Use Equivalency Program, or the EIR Addendum and could not have been analyzed in these prior CEQA documents because the Project was not proposed or even contemplated at that time. Therefore, we request that the City prepare an EIR for the Project pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000, et seq.

We reserve the right to supplement these comments during review of the Final EIR for the Project and at

public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

A handwritten signature in cursive script, appearing to read "Victoria Yundt".

Victoria Yundt  
Lozeau Drury LLP