

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: The Los Angeles County Registrar
 Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Long Beach
 Address: 411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802
 Contact: Gina Casillas, Planner
 Phone: 562.570.6872

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024080441

Project Title: Park Tower Student Housing Project

Project Applicant: Derek Burnham, Burnham Development

Project Location (include county): 5150 Pacific Coast Highway, City of Long Beach, CA 90805 LA County

Project Description:

The Project will adaptively reuse an existing seven-story office building with three levels of subterranean parking located at 5150 Pacific Coast Highway in the City of Long Beach (City), California. The existing office building is approximately 120,000 square feet (sf), of which 109,600 sf is currently leased. The Project would involve the adaptive reuse of the existing building into a private dormitory (housing for students) with 149 student residential suites (593 beds). The Project is proposing a General Plan

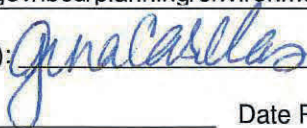
This is to advise that the City of Long Beach has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 11/18/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.longbeach.gov/lbcd/planning/environmental/reports/>

Signature (Public Agency):  Title: Planner

Date: 11/18/2025 Date Received for filing at OPR: 11/18/2025