CITY OF LONG BEACH

Community Development Department
Planning Bureau
411 West Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194

CEQA Notice of Exemption

TO: ■ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Community Development Department
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

■ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Exemption Number: CE-25-056

Project Title (Application Number): 2401-13 (CUP23-026)

Project Location – Specific: 3200 East Pacific Coast Highway Suites C & D

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

A Conditional Use Permit (CUP23-026) request to allow off-site alcohol beverage sales (License Type 21 - Off-Sale General) for a proposed specialty grocery store within an existing 3,028-square-foot commercial tenant space within 500 feet of a zoning district allowing residential uses located at 3200 East Pacific Coast Highway Suites C & D. This project is being reviewed under the Regional Highway Commercial (CHW) Zoning District standards, which was the zoning district in effect at the time of project filing. The site was rezoned in October 2024 to the MU-3 (Mixed Use) Zoning District as part of the Zone In: City Core Rezoning Efforts. (District 2)

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: Kiet Hong

Exempt Status: **(Check One)**

- ☐ Ministerial (Sec 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- ■ Categorical Exemption. State type and section number: Section 15301 - Existing Facilities
- ☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE25-056), because the project involves a change of use within an existing 3,028 Square foot tenant space located at a 13,000 square-foot multi tenant shopping center.

Lead Agency

Contact Person: Alex Muldrow Contact Phone: 562-570-6607

Signature: Alex Muldrow Digitally signed by Alex Muldrow Date: 2025.07.11 11:17:37 -07'00' Date: 07/11/2025 Title: Planner III

City of Long Beach

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