

## CEQA Notice of Exemption

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

**FROM:** Department of Development Services  
411 W. Ocean Blvd, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

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

Exemption Number: CE-25-081

Project Title (Application Number): 2407-19 (SV24-005)- AC Unit Standards Variance

Project Location – Specific: 522 & 524 Coronado Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

A Standards Variance request to allow the installation of four (4) ground mounted air conditioner condenser units with screening (two condensers per structure) to project 4 feet into the 9.5-foot nonconforming front yard setback at a multi-family residential property, where ground mounted air conditioners are not allowed, located at 522-524 Coronado Avenue within the Low-Density Multi-Family Residential, Small Lot (R-3-S) Zoning District. (District 2)

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

Person or Agency Carrying Out Project: Thomas Hamilton

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, Class 1

Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act Section 15301, Class 1 – Existing Facilities, the project is utilizing an existing 16 unit multifamily development and permitting AC unit condensers in the front yard set back and is exempt from further environmental review.

### Lead Agency

Contact Person: Liana Arechiga

Contact Phone: 562-570-5081

Signature: Liana Arechiga Digitally signed by Liana Arechiga  
Date: 2025.07.14 17:29:29 -07'00'

Date: May 15, 2025

Title: Planner II

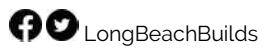


City of Long Beach

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