

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: SE-25-104

Project Title (Application Number): 2505-21 (SPR25-018) (PLNE59746) Interim Motel/Hotel Conversion Permit

Project Location – Specific: 4105 E. Willow Street (cross street: Grand Avenue)

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

Description of Nature, Purpose and Beneficiaries of Project:

An Interim Motel/Hotel Conversion Permit to convert a former hotel at 4105 East Willow Street into interim supportive housing (temporary use) permitted under Chapter 21.65 of the Long Beach Municipal Code. The project will provide 150 beds of supportive housing for individuals with a Serious Mental Illness (SMI), including those with co-occurring Substance Use Disorder (SUD), who are experiencing homelessness subject to an executed agreement with the Los Angeles County Mental Health Department and the Applicant. See further details in the attached Notice of Administrative Action.

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

Person or Agency Carrying Out Project: SHP Long Beach LLC

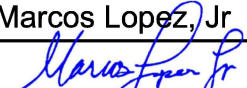
Exempt Status: **(Check One)**

- 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: _____
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), Section 15268, projects that are ministerial in nature are exempt from environmental review. A ministerial project involves a governmental decision where the public official's discretion is limited to applying fixed, objective standards, as exemplified by the issuance of a business license. The City of Long Beach has identified such projects in its regulations. In this instance, the project was processed as a ministerial action in accordance with Section 21.65 of the Long Beach Municipal Code, and therefore, was not subject to the environmental review requirements of CEQA.

Lead Agency

Contact Person: Marcos Lopez, Jr Contact Phone: 562.570.5087
Signature:  Date: 9/5/2025 Title: Project Planner



NOTICE OF ADMINISTRATIVE ACTION

Case No.: 2505-21 (SPR25-018)
Project Location: 4105 East Willow Street (APN: 7218-001-029)
Applicant: SHP Long Beach LLC c/o John W. Wong, Jr.
1613 Chelsea Rd.
San Marino, CA 91108
Permit(s) Requested: Interim Motel/Hotel Conversion Permit

Project Description: An Interim Motel/Hotel Conversion Permit to convert a former hotel at 4105 East Willow Street into interim supportive housing (temporary use) permitted under Chapter 21.65 of the Long Beach Municipal Code. The project will provide 150 beds of supportive housing for individuals with a Serious Mental Illness (SMI), including those with co-occurring Substance Use Disorder (SUD), who are experiencing homelessness subject to an executed agreement with the Los Angeles County Mental Health Department and the Applicant. The conversion will utilize all 134 existing hotel rooms for interim supportive housing and administrative functions on the 2.39-acre (56,192 square feet) site located in the Willow Street Center Planned Development District (PD-27). Of the existing rooms, 100 rooms will be for resident housing (50 rooms for shared occupancy and 50 for single occupancy) and 34 rooms will be repurposed for essential program functions, such as administrative offices, lounges, storage, and community spaces. Residents of the interim supportive housing shall be referral only by the Los Angeles County Mental Health Department per the executed agreement on file with the Department of Community Development, Planning Bureau. A public meeting was held at the Grand Long Beach Event Center on August 4, 2025 to discuss the project. The interim use shall remain in compliance with the Performance Standards outlined in Section 21.65.070 of the Zoning Regulations.

Upon any termination of the executed agreement, the Applicant shall be required, within ninety (90) days, to notify the Department of Community Development and to complete one of the following:

- A. Submit an application to the Department of Community Development to return to the original use existing on the Interim Motel/Hotel Housing Project application, or to any use permitted by the current zoning regulations; or
- B. Provide a copy of a newly executed agreement to the Department of Community Development, in accordance with the requirements in Section 21.65.040 of the Zoning Regulations, to begin a new agreement term for the provision of supportive or transitional housing.

This Interim Motel/Hotel Conversion Permit shall expire on July 31, 2030, which aligns with the end of the executed agreement with the Los Angeles County Mental Health Department and the Applicant, or upon termination of the executed agreement.

Action was taken by the: Zoning Administrator
On August 27, 2025

Decision: Approved

Action is final on: August 27, 2025

This project is not in the Coastal Zone and IS NOT appealable to the Coastal Commission.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Handwritten signature of Maryanne Cronin in blue ink.

Maryanne Cronin
Zoning Administration Officer

Handwritten signature of Marcos Lopez in blue ink.

Marcos Lopez, Planner
Phone No.: (562) 570-5087

A small, stylized handwritten mark or signature in the bottom right corner of the page.



ML

Approval Acknowledgement

August 27, 2025

Case No.: 2505-21 (SPR25-018)

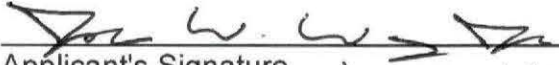
Project address: 4105 East Willow Street (APN: 7218-001-029)

SHP Long Beach LLC
c/o John W. Wong, Jr.
1613 Chealsea Rd.
San Marino, CA 91108


Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Notice of Final Action and will construct the proposed project in compliance with approved plans. I realize that the approval is based on specific building plans, as indicated in the Notice of Final Action, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all this approval and of this acknowledgement."


Applicant's Signature *John W. Wong, Jr.*

8-27-25
Date


Owner's Signature *Manager
SHP Long Beach LLC*

8-27-25
Date

Owner's Signature

Date