

## 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, 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-25-147

Project Title (Application Number): Construction of new 3-story, 8-unit apartment building (Case No 2404-08)

Project Location – Specific: 2301 Elm Avenue (APN: 7208-015-006)

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

Description of Nature, Purpose and Beneficiaries of Project:

A Site Plan Review application to allow the construction of a new 3-story, 8-unit multi-family apartment building with attached garage at 2301 Elm Avenue in the Midtown Specific Plan - Corridor District (SP-1-CDR)

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

Person or Agency Carrying Out Project: Old Town Holdings, LLC c/o Adam Nasry

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 15332 (In-fill Development Projects)
- ☐ Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project consists of the construction of a new 3-story, 8-unit, multi-family apartment building with attached garage on a currently vacant and undeveloped parcel within the parcels footprint. The project is consistent with the General Plan policies, zoning regulations, below 5 acres, and would not result in significant effects related to noise, traffic, air or water quality. The project site has no value to rare or endangered species.

### Lead Agency

Contact Person: Miguel Samayoa Contact Phone: 562-570-6410

Signature:  Digitally signed by Miguel Samayoa  
Date: 2025.11.20 10:44:43 -08'00' Date: 11/20/2025 Title: Planner