

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-26-011

Project Title (Application Number): 2408-26 (SPR24-057)

Project Location – Specific: 115 Pine Ave

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

Description of Nature, Purpose and Beneficiaries of Project:

Site Plan Review request and adopt the proposed findings and conditions of approval thereto, to allow the adaptive reuse of an existing 6-story office building into 69 residential units on floors two through six. Of these units, 11 percent are designated as very low income and 9 percent are moderate income. The project includes a rooftop addition of 3,345 square feet, consisting of a trellis covered community garden and accessory circulation areas. Minor exterior modifications including restoration of the clock tower and minor historic rehabilitation to the building are also proposed. The first floor will include new areas for mail pick up and a community lounge and the basement will house shared laundry facilities and bike and scooter storage. The existing commercial spaces on the first floor will remain. The property is located at 115 Pine Avenue in the PD-30 Zoning district and is a designated Historic Landmark known as First National Bank Building of Long Beach. (District 1)

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

Person or Agency Carrying Out Project: Cameron Crockett

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 15331 and 15332 (Class 31: Historical Resource Restoration/Rehabilitation and Class 32: In-Fill Development Proj)

Statutory Exemption. State code number: _____

Reasons why project is exempt:

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project is exempt per Section 15331 and 15332 (Class 31: Historical Resource Restoration/Rehabilitation and Class 32: In-Fill Development Projects), as the proposed project involves the adaptive reuse and rehabilitation of a Historic Landmark (CE-26-011). The proposed project qualifies for a Class 32 Categorical Exemption (In-Fill Development), as demonstrated in the attached Class 32 evaluation, because it is consistent with the applicable general plan and zoning regulations, occurs within City limits on a project site no more than five acres, does not involve endangered species, would not result in significant effects related to traffic, noise, air quality, and water quality, and can be adequately served by all required utilities and public services (Attachment J – Class 32 In Fill Development Evaluation) The proposed project was found to be consistent with the Secretary of the Interior's Standards for Rehabilitation by the CHC through the approval of the COA as required by the Class 31 exemption.

Projects that are exempt from CEQA under the Class 32 Categorical Exemption, are required to demonstrate consistency with the Long Beach Climate Action Plan through a Consistency Review Checklist (Attachment K – LBCAP Consistency Review Checklist).

Lead Agency

Contact Person: Liana Arechiga Contact Phone: 562-570-5081

Signature: *Liana Arechiga* Date: 3/23/2026 Title: Planner III