

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-25-138

Project Title (Application Number): Upgrade of ABC license type at existing restaurant (Case No. 2505-20)

Project Location – Specific: 4702 East 2nd Street (APN: 7256-022-001)

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

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit and Local Coastal Development Permit to allow an existing restaurant to upgrade an existing California Department of Alcoholic Beverage Control (ABC) Type 41 License (On-Sale Beer and Wine - Eating Place) to a ABC Type 47 License (On-Sale General - Eating Place)

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

Person or Agency Carrying Out Project: HJM Sunrise Plaza LLC c/o Zarape Concina & Cantina (Mostafa Mozher)

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: Sections 15301 (Existing Facilities)

☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

The project consists of the upgrade of an ABC license at an existing restaurant with no new floor area proposed. 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: 2026.06.10 15:34:24 -0700

Date: 06/10/2026

Title: Planner