



NOTICE OF EXEMPTION

To: County of Los Angeles
Registrar-Recorder/Clerk
Business Filing & Registration
12400 Imperial Highway,
Room 1201
Norwalk, California 90650

From: Port of Long Beach
Environmental Planning Division
415 West Ocean Boulevard
Long Beach, California 90802

Project Title: First Amendment to Lease HD-9615 – Harmony Kiosk, LLC
Project Location – Specific: 415 W. Ocean Boulevard; Port Administration Building Courtyard
Project Location – City: Long Beach **Project Location – County:** Los Angeles County

Description of Nature, Purpose and Beneficiaries of Project:

The Board of Harbor Commissioners approved to a first amendment to an existing two-year lease (HD-9615) with Harmony Kiosk, LLC, for the use of an existing 160 square foot limited food and beverage service establishment (Container Café) in the Port Administration Building courtyard located at 415 W. Ocean Boulevard. The first amendment to Lease HD-9615 decreases the monthly rent from \$750 per month to \$375 per month for the first year and to 4% in the second year of the term. In addition, the hours of operations will be as follows: 7:00 am to 5:00 pm on Mondays and Wednesdays; 7:00 am to 6:00 pm on Tuesdays when City Council meetings are scheduled; 7:00 am to 5:00 pm on Tuesdays when no City Council Meetings are scheduled; and 7:00 am to 2:00 pm on Thursdays and Fridays. There are no proposed changes to the existing use of the limited food and beverage service establishment; all other terms and conditions of HD-9615 remain the same; the first amendment to Lease HD-9615 will become effective on the date of execution by the Chief Executive Officer of the Port of Long Beach.

Name of Public Agency Approving Project: Port of Long Beach
Name of Person or Agency Carrying out Project: Port of Long Beach and Harmony Kiosk, LLC

Exempt Status: (check one):

- Ministerial Exemption [Section 21080(b)(1); 15268];
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project [Section 21080(b)(4); 15269(b)(c)]
- Categorical Exemption.
State type and section number: Section 15301 Existing Facilities
- Statutory Exemption.
State code number:
- Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt:

Section 15301 Existing Facilities (Class 1): The Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project merely consists of a first amendment to existing Lease HD-9615 to decrease the monthly rent and modify hours of operations. No physical modifications or change in existing use are proposed. Therefore, the project involves negligible or no expansion of existing or former use.


The Port has determined that none of the exceptions to the exemptions in the California Environmental Quality Act (CEQA) Guidelines Section 15300.2 foreclose the use of the categorical exemption CEQA Guidelines Section 15301 (Existing Facilities); therefore the Project is exempt from CEQA and no further environmental review is required.

Lead Agency

Contact Person: Amy Wong **Area Code/Telephone/Extension:** (562) 283-7100

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** 1/10/24 **Title:** Director of Environmental Planning
Matthew Arms

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____