



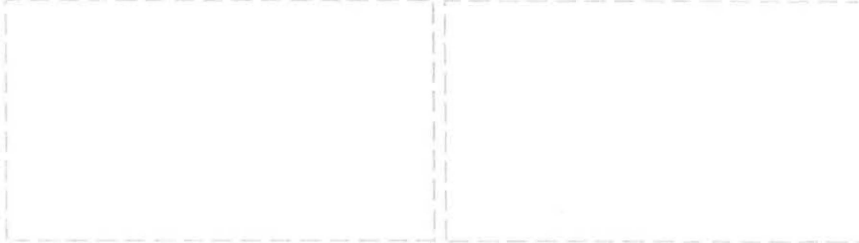
CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | COMMUNITY DEVELOPMENT DEPARTMENT
411 W. OCEAN BLVD., 3RD FLOOR, LONG BEACH, CA 90802
(562) 570-6194 WWW.LONGBEACH.GOV/LBCD

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 24-055

Project Title (Application Number): 2212-010

Project Location – Specific: 4151 Fountain Street and 4220 Wehrle Court

Project Location – City/County: Long Beach, CA

Description of Nature, Purpose and Beneficiaries of Project: A request for a General Plan Amendment to change the PlaceType from FCN (Founding Contemporary Neighborhood) to NSC-M (Neighborhood Serving Commercial) and a Zone Change to amend the zoning designation from R-2-N (Two Family Residential District with standard lots) to CCN (Community Auto-Oriented District) which also allows medium density residential development pursuant to R-4-N densities to facilitate consistency for an approved 100-percent affordable multi-family housing project (App. No. 2212-10 [SPR22-136] – Transit Priority Project) with 73 dwelling units and 67 at-grade parking stalls at 4151 Fountain Street & 4220 Wehrle Court in the R-2-N Zoning District. The Site Plan Review (SPR) application (App. No. 2212-10[SPR22-136]) was approved by the Site Plan Review Committee on June 6, 2023, per the 2020-2045 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Public Agency Approving Project: City of Long Beach

Person or Agency Carrying Out Project: City of Long Beach

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: Section 21155.1

Reasons why project is exempt:

Project involves approval of a General Plan Amendment and Zone Change on two properties to bring consistency with a prior approved, 100% affordable Transit Priority Project.

Lead Agency

Contact Person: Amy L. Harbin, AICP	Contact Phone: 562.570.6782
Signature: <i>Amy L. Harbin</i>	Date: April 23, 2024
	Title: Planner