

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-23-153

Project Title (Application Number): 2311-18 (SPR23-114)

Project Location – Specific: 832 E. 5th Street

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

Description of Nature, Purpose and Beneficiaries of Project:

A Site Plan Review request for the development of a six (6) story, 69-foot high, 40,312 SF, 100% affordable (11% VLI & 89% Moderate), 74 micro unit development, nine (9) of which units are at the Very Low-Income affordable level and 65 at the Moderate Income affordable level, on an existing surface parking lot located at 832 E. 5th Street in the PD-30 Zoning District. The project includes one (1) manager unit, 12 ground level parking stalls and 30 bicycle stalls.

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

Person or Agency Carrying Out Project: Great Broadway Investment, LLC c/o Gregory Yu

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: 15192 & 15195

Reasons why project is exempt:

The project is exempt per the above referenced statutory exemptions as the scope of work includes a residential infill project that consists of the development of 74 micro units with one (1) manager unit within a six (6) story, 69-foot tall, 40,312 square-foot multi-family structure that is within 1/2 mile of a major transit stop, promotes higher density infill housing, and is 100% affordable, which includes 11% very low income level affordable units (9 VLI units) and 89% Moderate income level affordable units (65 MI units) on a 0.24 acre site that is not expected to cause significant effects on the environment.

Lead Agency

Contact Person: Sergio Gutierrez Contact Phone: 562-570-5934

Signature: Sergio Gutierrez Digitally signed by Sergio Gutierrez
Date: 2025.03.26 14:52:30 -07'00' Date: 3/26/25 Title: Planner V