

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

From:
Public Agency: City of Manhattan Beach
Address: 1400 Highland Avenue
Manhattan Beach, California 90266
Contact: Angelica Ochoa
Phone: (310) 802-5517

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, California 90650

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040438

Project Title: Sunrise Senior Living Manhattan Beach Project

Project Applicant: Sunrise Development, Inc.

Project Location (include county): 250-400 N. Sepulveda Blvd, City of Manhattan Beach, County of Los A

Project Description:

The proposed project would involve construction of a new assisted living facility with a 26,754 square-foot building footprint. It would be constructed with two to three building levels above existing grade and one level of partially subterranean parking. The partially subterranean parking level would include 61 parking spaces and mechanical equipment rooms. The proposed building would have a maximum height of 30 feet and contain approximately 79,772 square feet of floor space consisting of 95 rooms, a facility kitchen, common areas, two loading spaces for deliveries, and internal trash storage. The project would include 64 assisted living rooms and 31 memory care rooms for Alzheimer's patients and individuals with memory loss. The project would require demolition of 14,562 square feet of existing commercial space contained in three existing commercial buildings, three existing driveways on North Sepulveda Boulevard, one existing driveway on 5th Street, and 37,387 square feet of existing paved parking lot and internal driveways.

This is to advise that the City of Manhattan Beach has approved the above (Lead Agency or Responsible Agency)

described project on 7/28/2021 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach, CA 90266

Signature (Public Agency): Title: Planning Manager

Date: August 2, 2021 Date Received for filing at OPR: August 4, 2021