

NOTICE OF EXEMPTION

To: X Los Angeles County Clerk
12400 E. Imperial Highway, Room 1201
Norwalk, CA. 90650

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk, the City has posted the NOE on the City's website, where it will remain posted for 30 days; and has emailed the NOE to the Applicant.

From: City of Manhattan Beach
Address: 1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: **Filing of NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Resources Code.**

Project Title: Master Use Permit Amendment to extend the hours of operation for an existing medical office use (Suite #150) within an existing commercial building located at 1000 N. Sepulveda Boulevard in the General Commercial (CG) Zoning District, Sepulveda Boulevard Corridor Overlay (D8), and Area District 1 (Planning Commission Resolution No. 23-08).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Tari Kuvhenguhwa, Associate Planner

Phone No: (310) 802-5511

Project Location: 1000 North Sepulveda Boulevard #150, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Master Use Permit Amendment to extend the hours of operation for an existing medical office use (Suite #150) within an existing commercial building located at 1000 N. Sepulveda Boulevard in the General Commercial (CG) Zoning District, Sepulveda Boulevard Corridor Overlay (D8), and Area District 1. Hours of operation would be changed from 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday to 7:00 a.m. to 11:00 p.m. daily (seven days a week). Per Manhattan Beach Municipal Code Section 10.84.100(A), a request for changes in the conditions of approval of a use permit shall require a use permit amendment. Aside from the request for extended hours of operation, no other changes to the master use permit are proposed.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Sollis Health (Kevin Kozal)

Reason for Exempt Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1, Existing Facilities, Section 15301 of the State CEQA Guidelines, which exempts changes "consistent with the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing for former use." The proposed Master Use Permit Amendment involves only a change in the hours of operation and is considered a negligible expansion of operations. There are no unusual circumstances or other applicable exception to the Class 1 exemption. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Tari Kuvhenguhwa **Phone:** (310) 802-5511

Signature  **Title:** Planning Manager
Adam Finestone, AICP

Date: January 2, 2024