## NOTICE OF EXEMPTION

To:

X Los Angeles County Clerk

12400 E. Imperial Highway, Room 1201

Norwalk, CA. 90650

X CEQAnet Web Portal

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: Address: City of Manhattan Beach 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:** 

Use Permit Amendment to allow a new outdoor seating area, alteration of an

existing drive-thru lane into a two-vehicle lane drive-thru (Y-lane), and

modification of the parking lot configuration at an existing commercial building located at 815 N. Sepulveda Boulevard, in the General Commercial (CG) Zoning District, Area District I (Planning Commission Resolution No. 24-02).

Lead Agency:

City of Manhattan Beach, Community Development Department

Contact:

Austin Chavira, Assistant Planner

Phone No:

(310) 802-5514

**Project Location:** 

815 N. Sepulveda Boulevard, Manhattan Beach, CA, Los Angeles County

**Project Description:** 

A request for a Use Permit Amendment to allow the construction of a new 181 square-foot unenclosed outdoor patio area with patron seating, alteration of an existing drive-thru lane into a two-vehicle lane drive-thru (Y-lane), and modification of the existing parking lot configuration at an existing commercial building located at 815 N. Sepulveda Boulevard, in the General

Commercial (CG) Zoning District, Area District I.

Public Agency Approving Project:

City of Manhattan Beach

## NOTICE OF EXEMPTION

Name of Person Carrying Out Project: Starbucks (Elizabeth Valerio)

310-704-7133

evalerio@valerioinc.com

Reason for Exempt Status:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which is a Class 1 exemption. The proposed Use Permit Amendment involves a new unenclosed outdoor patio area with patron seating, alteration of an existing drive-thru lane into a two-vehicle lane drive-thru (Y-lane), and modification of the existing parking lot configuration at an existing commercial building. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. The modifications constitute minor alterations to the existing private structure and parking / circulation facilities, which are intended to accommodate existing patrons, and are not intended to accommodate an expansion of use at the site. To the extent that there is any expansion of use, it would be negligible.

Lead Agency Contact Person: <u>Austin Chavira</u> Phone: <u>(310)</u> 802-5514

Signature: \_\_\_\_\_Title: Assistant Planner

Date: March 5, 2024