

NOTICE OF EXEMPTION

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

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: 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: Coastal Development Permit, Use Permit, and Variance for the demolition of an existing structure and the construction of a new 4,494 square-foot, nine-room hotel with in-room alcohol cabinets at 1145 Highland Avenue in the Downtown Commercial (CD) Zoning District, Area District III (Planning Commission Resolution No. 24-05).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Ted Faturros, Senior Planner

Phone No: (310) 802-5512

Project Location: 1145 Highland Avenue, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Coastal Development Permit, Use Permit, and Variance for the demolition of an existing, approximately 2,740 square-foot two-story commercial building and the construction of a new 4,494 square-foot, two- to three-story hotel with nine rooms and in-room alcohol cabinets, and on-site partially underground parking located at 1145 Highland Avenue. The property is located in the Downtown Commercial (CD) zoning district, Area District III in the non-appealable portion of the Coastal Zone.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Beach Man Properties LLC (Tony Choueke)
310-809-5888
tonychoueke@gmail.com

Reason for Exempt Status: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per the Class 3 categorical exemption pursuant to Section 15303 (New Construction of Small Structures) of the State CEQA Guidelines. Specifically, the Project involves new construction of a building less than 10,000 square feet in an urbanized area, and is consistent with the zoning requirements for the site. The Project is also categorically exempt from CEQA per a Class 5 categorical exemption pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines. Specifically, the Project involves the minor alteration to the maximum height development standard with the approval of the variance in an area with an average slope of less than 20 percent, and where there is no change in land use or density. Furthermore, there are no features that would impact the environmental review of the Project which distinguish it from others in the exempt class.

Lead Agency Contact Person: Ted Faturos **Phone:** (310) 802-5512

Signature: *Ted Faturos* Title: Senior Planner
Ted Faturos

Date: July 11, 2024