

# 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: Use Permit Amendment to allow off-sale of distilled spirits in addition to the existing allowance for off-sale beer and wine in conjunction with the operation of an existing service station and convenience store located at 3633 North Sepulveda Boulevard in the General Commercial (CG) Zoning District, Sepulveda Boulevard Corridor Overlay District 8 (D-8), Area District II (Planning Commission Resolution No. 24-04).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Johnaton Masi, Associate Planner

Phone No: (310) 802-5535

Project Location: 3633 N Sepulveda Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: Request for a Use Permit Amendment to allow off-sale of distilled spirits in addition to the existing allowance for off-sale beer and wine in conjunction with the operation of an existing service station and convenience store located at 3633 North Sepulveda Boulevard in General Commercial (CG) Zoning District, Sepulveda Boulevard Corridor Overlay District 8 (D-8), Area District II. The expanded alcohol use would allow for the sale of distilled spirits, beer, and wine between 6:00 a.m. and 12:00 a.m. daily.

Public Agency Approving Project: City of Manhattan Beach

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**Name of Person Carrying Out Project:** Steve Rawlings (on behalf of Chevron)  
Phone: 951-667-5152  
Email: ser@rawlingspm.com

**Reason for Exempt Status:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include 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 or former use. Specifically, the project proposes allowing for sales of distilled spirits at an existing facility that already sells beer and wine, which would be a negligible expansion of the existing use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances associated with the project. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

**Lead Agency Contact Person:** Johnathon Masi Phone: (310) 802-5535

Signature:  Title: Associate Planner  
Johnathon Masi

Date: July 22, 2024