

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: Master Use Permit amendment to modify an existing structure to reduce the indoor seating area and increase the outdoor seating area, expand hours of operation for outdoor dining, and allow for sale and service of distilled spirits in addition to existing beer and wine sales and service, at an existing tenant space located at 401 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District, Area District III (Planning Commission Resolution No. 24-06).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Angelica Ochoa, Associate Planner

Phone No: (310) 802-5517

Project Location: 401 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Master Use Permit amendment to reduce the existing indoor seating from 1,200 square feet to 951 square feet, increase the outdoor seating from 450 square feet to 699 square feet, extend the operating hours for outdoor dining from 7am to 10pm to 7am to 11pm and upgrade the alcohol license from a Type 41 ABC license to a Type 47 ABC license. 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

NOTICE OF EXEMPTION

Name of Person Carrying Out Project: Great White Partners Manhattan Beach, LLC

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 a negligible expansion to an existing eating and drinking establishment use. There are no unusual circumstances or other applicable exceptions to the Class 1 exemption. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Angelica Ochoa Phone: (310) 802-5517

Signature: Angelica Ochoa Title: Associate Planner
Angelica Ochoa

Date: July 29, 2024