

# 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 for the construction of a new 7,400 square-foot, three-story medical office building with on-site partially underground parking located at 222 North Sepulveda Boulevard in the General Commercial (CG) Zoning District, Area District I (Planning Commission Resolution No. 24-07).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Angelica Ochoa, Associate Planner

Phone No: (310) 802-5517

Project Location: 222 North Sepulveda Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Use Permit to demolish an existing 4,470 square-foot auto repair building and construct a new 7,400 square-foot three-story medical building with on-site partially underground parking. Two floors of medical office will be provided above the garage, with 3,733 square feet of floor area on the first floor and 3,667 square feet of floor area on the second floor. 35 parking spaces will be provided, inclusive of accessible and electric vehicle parking spaces. The property is located in the General Commercial (CG) zoning district, Area District I of the city.

Public Agency Approving Project: City of Manhattan Beach

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**Name of Person Carrying Out Project:** Divya Shokeen (on behalf of A & A Holdings, LLC)

**Reason for Exempt Status:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 3, New Construction of Small Structures, Section 15303 of the State CEQA Guidelines, which exempts construction and location of limited numbers of new, small facilities or structures; specifically in urbanized areas, the exemption also applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed Use Permit 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 property. There are no unusual circumstances or other applicable exceptions to the Class 3 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: September 9, 2024