

# 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.

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: Emergency demolition of an existing municipal parking structure and replacement with a surface lot located at 1155 Morningside Drive and 316 12th Street in the Downtown Commercial (CD) Zoning District, Area District III (City Council Resolution No. 24-0105).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Adam Finestone, Planning Manager

Phone No: (310) 802-5510

Project Location: 1155 Morningside Drive and 316 12th Street, Manhattan Beach, CA, Los Angeles County

Project Description: The project involves the emergency demolition of the City of Manhattan Beach's Parking Lot 3 parking structure due to concerns of imminent structural failure. Upon completion of demolition, the lot would be regraded and paved to provide surface parking for up to 80 vehicles, along with associated public improvements.

Public Agency Approving Project: City of Manhattan Beach

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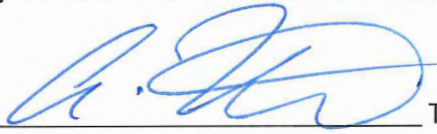
Name of Person Carrying Out Project: Jeff Fijalka, P.E.  
City of Manhattan Beach  
Public Works Department  
Phone: (310) 802-5358  
Email: [fijalka@manhattanbeach.gov](mailto:fijalka@manhattanbeach.gov)

Reason for Exempt Status: The project is statutorily exempt for the requirements of the California Environmental Quality Act (CEQA) pursuant to the statutory exemption for Emergency Projects (State CEQA Guidelines Section 15269) because the demolition is necessary to address a clear and imminent danger and requires immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. Because the existing structure overhangs the public right of way on three sides, potential collapse poses a threat to life, health, property and essential public services.

Additionally, the project is categorically exempt from the requirements of CEQA as it relates to activities necessary to accommodate surface parking on the project site because it qualifies for the following categorical exemptions:

- Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines because the project would modify the ground floor of an existing parking facility to provide fewer parking spaces than the existing facility, thus resulting in no expansion of the existing use.
- Class 2 categorical exemption pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines because the existing parking structure would be replaced with a flat parking lot with substantially the same purpose as the existing structure and substantially the same capacity as the ground floor of the existing structure.
- Class 4 categorical exemption pursuant to Section 15304 (Minor Alterations to Land) of the State CEQA Guidelines because grading necessary to accommodate a surface parking lot would occur at a lot that has less than 10 percent slope, is not in a waterway, wetland, or scenic area, and is not in officially mapped areas of geological hazard.

Lead Agency Contact Person: Adam Finestone, AICP Phone: (310) 802-5510

Signature:  Title: Planning Manager  
Adam Finestone, AICP

Date: September 3, 2024