

# 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 allow for the conversion of a former bank use to a new animal hospital use in an existing building at 1800 N. Sepulveda Boulevard in the General Commercial (CG) Zoning District, Area District II (Planning Commission Resolution No. 24-10).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Johnathon Masi, Associate Planner

Phone No: (310) 802-5535

Project Location: 1800 N. Sepulveda Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Master Use Permit Amendment to allow for the conversion at an existing commercial building from a bank use to a new animal hospital use located at 1800 N. Sepulveda Boulevard in the General Commercial (CG) Zoning District, Area District II. The animal hospital would operate 24 hours a day, 7 days a week.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Veterinary Emergency Group (VEG)  
Phone: 914-582-5334

Reason for Exempt Status: The Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Specifically, the project will generate similar or less customer traffic to the site, than the former use of the site, and proposes no exterior changes to the existing structure. Because the proposed animal hospital use will occur within a fully-enclosed and soundproofed building, as conditioned, impacts from the expanded hours will be minimal. The proposed use is thus a negligible expansion of an existing commercial use. Furthermore, there are no features that distinguish this project from others in the exempt class, and there are no unusual circumstances. 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: September 26, 2024