

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: An appeal of the Community Development Director's decision to approve a Coastal Development Permit to allow the replacement of an existing canopy at an existing service station at 2121 Highland Avenue in the Local Commercial (CL) Zoning District, Area District III (Planning Commission Resolution No. 24-12).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Johnathon Masi, Associate Planner

Phone No: (310) 802-5535

Project Location: 2121 Highland Avenue, Manhattan Beach, CA, Los Angeles County

Project Description: A request for an appeal of the Community Development Director's decision to approve a Coastal Development Permit to allow the replacement of an existing canopy at an existing service station at 2121 Highland Avenue in the Local Commercial (CL) Zoning District, Area District III.

Public Agency
Approving Project: City of Manhattan Beach

NOTICE OF EXEMPTION

Name of Person Carrying Out Project: United Pacific

Reason for Exempt Status: The Project qualifies for a Class 2 categorical exemption pursuant to Section 15302 Section 15302 (Replacement or Reconstruction). The project proposes replacing an existing canopy, with one of similar size and purpose, in the same location, and at a height below what is allowed by the City's applicable height regulations. There are no features that distinguish this project from others in the exempt class; therefore, 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 Project.

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

Signature:  Title: Associate Planner
Johnathon Masi

Date: September 26, 2024