

# 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: Coastal Development Permit to allow the demolition of an existing single-family residence and construction of a new single-family residence with attached three-car garage in the Medium-Density Residential (RM) Zoning District, Area District 3, and appealable portion of the Coastal Zone (Planning Commission Resolution No. 24-09).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Tari Kuvhenguhwa, Associate Planner

Phone No: (310) 802-5511

Project Location: 3212 The Strand, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Coastal Development Permit to allow the demolition of an existing single-family residence and construction of a new 3,907 square foot single-family residence with attached three-car garage located at 3212 The Strand in the Medium-Density Residential (RM) Zoning District, Area District 3, and appealable portion of the Coastal Zone. Per Manhattan Beach Local Coastal Program Section A.96.040, any proposed development within the Coastal Zone shall require a coastal development permit.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: 3212 JK LLC (Jacqueline Katz)

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 and Class 3, New Construction or Conversion of Small Structures, Section 15303 of the State CEQA Guidelines. Specifically, the proposed Coastal Development Permit involves the demolition of a single-family residence and the construction of a new single-family residence, which is consistent with the zoning requirements for the site. There are no unusual circumstances or other applicable exceptions to the Class 1 or Class 3 exemptions. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Tari Kuvhenguhwa Phone: (310) 802-5511

Signature  Title: Associate Planner  
Tari Kuvhenguhwa

Date: October 3, 2024