

# 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 to replace an existing Use Permit and Variance for an existing commercial property located at 1129 N. Sepulveda Boulevard (Wells Fargo) and 1039 Manhattan Beach Boulevard (vacant pad). The request would modify conditions of approval related to permitted land uses on the property to allow office uses and restaurant uses with beer and wine service in the General Commercial (CG) Zoning District, Area District II. (Planning Commission Resolution No. PC 24-15).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Ted Faturos, Senior Planner

Phone No: (310) 802-5512

Project Location: 1129 N. Sepulveda Boulevard and 1039 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Master Use Permit to replace an existing Use Permit and Variance for an existing commercial property located at 1129 N. Sepulveda Boulevard (Wells Fargo) and 1039 Manhattan Beach Boulevard (vacant pad). The request would modify conditions of approval related to permitted land uses on the property to allow office uses and restaurant uses with beer and wine service in the General Commercial (CG) Zoning District, Area District II.

Public Agency Approving Project: City of Manhattan Beach

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**Name of Person Carrying Out Project:** Richmond Limited Partnership (Christian Briggs)  
(562) 549-2631

christian.briggs@tfgflp.com

**Reason for Exempt Status:** The project qualifies for Categorical Exemptions from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) for the modification of conditions applicable to the existing structure at 1129 N. Sepulveda Boulevard, and 15303 (Construction of New Small Structures) for construction of a new, small commercial building that is less than 10,000 square feet at 1039 Manhattan Beach Boulevard. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Thus, no further environmental review is necessary. 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:** Ted Faturos **Phone:** (310) 802-5512

Signature: /s/Ted Faturos Title: Senior Planner  
Ted Faturos

Date: November 13, 2024