

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: A Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 1315 Manhattan Avenue in the High Density Residential (RH) Zoning District, Area District III, coastal zone. (Planning Commission Resolution No. 24-16).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Angelica Ochoa, Associate Planner

Phone No: (310) 802-5517

Project Location: 1315 Manhattan Avenue, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map to demolish an existing triplex and construct a 3,826 square foot, three-stories, three-unit condominium building with nine parking spaces. The property is located in the High Density Residential (RH) zoning district, Area District III in the appealable portion of the Coastal Zone.

Public Agency
Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: 1317 Manhattan Avenue LLC, a California Limited Liability Company (Diko Kassabian)

Reason for Exempt Status: The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per State CEQA Guidelines Sections 15301 (Existing Facilities) for the demolition of six or fewer residential dwelling units, 15303 (New Construction or Conversion of Small Structures) for the construction of a new multi-family residential structure totaling no more than four dwelling units, and 15315 (Minor Land Divisions) for the subdivision of the subject property into four or fewer parcels. There are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances.

Lead Agency Contact Person: Angelica Ochoa Phone: (310) 802-5517

Signature: Angelica Ochoa Title: Associate Planner
Angelica Ochoa

Date: November 14, 2024