

NOTICE OF EXEMPTION

To: Los Angeles County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90651-1208
 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: Use Permit to allow a new eating and drinking establishment with full alcohol service in conjunction with food service within an existing, vacant commercial building located at 1019 Manhattan Beach Boulevard in the Local Commercial (CL) Zoning District, Area District II (Planning Commission Resolution No. 24-11).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Tari Kuvhenguhwa, Associate Planner

Phone No: (310) 802-5511

Project Location: 1019 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Use Permit to establish a new eating and drinking establishment with full alcohol service in conjunction with food service within an existing, vacant commercial building located at 1019 Manhattan Beach Boulevard in the Local Commercial (CL) Zoning District, Area District II.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Hootan Hamedani

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 of the State CEQA Guidelines. Class 1 exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or facilities involving negligible or no expansion of existing or former use. Specifically, the request is to allow tenant improvements to accommodate a new eating and drinking establishment with full alcohol service in conjunction with food service within an existing, vacant commercial building, which is consistent with the prior use of the building. The proposed change would be negligible with no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances.

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

Signature:  Title: Associate Planner
Tari Kuvhenguhwa

Date: December 3, 2024