

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
P.O. Box 1208
Norwalk, CA 90650-1208

From: (Public Agency): City of Hermosa Beach
Community Development Department
1315 Valley Drive Hermosa Beach, CA 90254
(Address)

Project Title: Precise Development Plan (PDP 23-10)

Project Applicant: Koko Avo

Project Location - Specific:
830 The Strand, Hermosa Beach, CA 90254 (APN: 4187-002-005)

Project Location - City: Hermosa Beach Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Precise Development Plan (PDP 23-10) to allow the interior and exterior remodel for an existing four-unit apartment building including a new two-car garage.

Name of Public Agency Approving Project: City of Hermosa Beach, Community Development Department

Name of Person or Agency Carrying Out Project: Koko Avo

- Exempt Status: (check one):
[ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15301, Class 1
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is Cateogrically Exempt from the California Environmentla Quality Act pursuant to Section 15301, class 1 as it consists of alterations to an existing structure.

Lead Agency
Contact Person: Kaneca Pompey Area Code/Telephone/Extension: 310-318-0269

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 4/16/25 Title: contract Planner

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

