

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hermosa Beach
Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

County Clerk
County of Los Angeles
P.O. Box 1208
Norwalk, CA 90650-1208

Project Title: TWO NEW, 30-FOOT-TALL RESIDENTIAL CONDOMINIUM BUILDINGS WITH TWO UNITS EACH ON TWO ADJACENT LOTS LOCATED AT 819-825 BARD ST _____

Project Applicant: Aref A. Hayati and Nahid Mohammadifar, as Trustees of The Hayati Family Trust, dated 02/28/2008

Project Location - Specific: 819-825 Bard St (Intersection of Bard St and 8th St)

Project Location - City: Hermosa Beach

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

CONDITIONAL USE PERMITS (CUP 24-13 & 24-14), PRECISE DEVELOPMENT PLANS (PDP 24-16 & 24-17), AND VESTING TENTATIVE PARCEL MAP (VTPM NO. 84426) TO ALLOW TWO NEW, 30-FOOT-TALL RESIDENTIAL CONDOMINIUM BUILDINGS WITH TWO UNITS EACH ON TWO ADJACENT LOTS LOCATED AT 819-825 BARD ST

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

Name of Person or Agency Carrying Out Project: Aref A. Hayati and Nahid Mohammadifar, as Trustees of The Hayati Family Trust, dated 02/28/2008

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));
- Categorical Exemption. State type and section number: Class 3 Section 15303(b) _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Because the proposal pertains to construction of limited numbers (four) new, small structures. More specifically, the project is comprised of construction of four condominium units in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemptions apply.

Lead Agency

Contact Person: Jake Whitney _____ Area Code/Telephone/Extension: 310-318-0237

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: Jacob Whitney Date: 4/17/2025 Title: Associate 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.