

Notice of Exemption

Appendix E

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of
El Segundo
350 Main Street
El Segundo, CA 90245

To: County Clerk/Registrar/Recorder
County of Los Angeles
12400 E. Imperial Hwy., #2001
Norwalk, CA 90650

Project Title: Environmental Assessment No. EA-1377, Subdivision No. SUB 24-02 for Tentative Parcel Map No. 84670 and Adjustment No. ADJ 24-01

Project Location – Specific: 226 Arena Street

Project Location - City: El Segundo

Project Location - County: Los Angeles

Description of Project: The proposed project results in a four-lot subdivision, where the parcels range in size between 1,289 square feet to 2,000 square feet. The applicant intends to develop each lot with a single-family residence and one uncovered parking space. The western most parcel (parcel no. 1) will front along Arena Street and vehicular access provided via the existing driveway and curb cut along Arena Street. Vehicular access to the remaining three parcels (parcel nos. 2, 3, and 4) will be from the abutting the alley along the rear (east). In conjunction with the proposed subdivision, the applicant is requesting an adjustment to reduce the parking space dimensions (width and length) for three parking spaces from a minimum width requirement of 9 feet (standard) to 8.5 feet (compact) and 20-feet (standard) to 15-feet (compact) for each parcel being developed with a single-family residence on Parcel No. 2, 3, and 4). The project does not propose any new development as part of this subdivision request, but an Adjustment is included since they have identified the need in a reduction to the parking standard to facilitate development of a single-family residence on three lots.

Name of Public Agency Approving Project: City of El Segundo

Name of Person or Agency Carrying Out Project: Meno Urban, LLC c/o Ashleigh Ranney

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.
- Statutory Exemption.

Reasons why project is exempt: Senate Bill 684 provides for a ministerial review process for specified subdivisions; a ministerial project is statutorily exempt from CEQA pursuant to CEQA Guidelines § 15268 (Ministerial Projects).

The proposed Adjustment is also exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines § 15300.1 (Relation to Ministerial Projects). Since the proposed Adjustment is necessary to facilitate development on lots approved in accordance with SB684. Further, to ensure a streamlined, ministerial approval process for certain residential developments, SB 684 broadens the scope of CEQA's exemption for ministerial approvals. As this project qualifies for ministerial approval, it is therefore exempt from CEQA.

Lead Agency

Contact Person: Jazmin Farias, Assistant Planner **Area Code/Telephone/Extension:** (310) 524-2342

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: Jazmin Farias Date: 4/29/2025 Title: Assistant Planner
Jazmin Farias

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____