

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 the operation of a food and beverage sales use with off-sale of beer and wine, in conjunction with an ancillary eating and drinking use with on-sale beer and wine, located at 1121 Artesia Boulevard in the General Commercial, Residential Overlay District (CG-ROD) Zoning District, Area District I (Planning Commission Resolution No. 25-05).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Johnathon Masi, Associate Planner

Phone No: (310) 802-5535

Project Location: 1121 Artesia Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Use Permit to allow the operation of a food and beverage sales use with off-sale of beer and wine, in conjunction with an ancillary eating and drinking use with on-sale beer and wine, located at 1121 Artesia Boulevard in the General Commercial, Residential Overlay District (CG-ROD) Zoning District, Area District I.

Public Agency
Approving Project: City of Manhattan Beach

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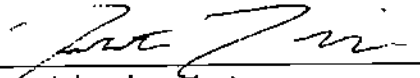
Name of Person
Carrying Out
Project:

The Butchery (Robert Hagopian and Brian Smith)

Reason for Exempt
Status:

The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. The project proposes continuing a commercial use at an existing commercially zoned property, with minimal exterior modification to the existing commercial building. The project also qualifies for a Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The project proposes the conversion of an existing commercial building from a retail use to a food and beverage sales use with an ancillary eating and drinking establishment use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Furthermore, there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

Lead Agency Contact Person: Johnathon Masi Phone: (310) 802-5535

Signature:  Title: Associate Planner
Johnathon Masi

Date: May 5, 2025