

NOTICE OF EXEMPTION

To: X Los Angeles County Clerk
 Business Filings and Registration
 P.O. Box 1208
 Norwalk, CA. 90651-1208

 X 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 Amendment to allow the on-site sales and service of alcohol (beer, wine, and distilled spirits) in conjunction with food service at an existing eating and drinking establishment in the Downtown Commercial (CD) Zoning District, Area District III (Planning Commission Resolution No. 25-04).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact Tari Kuvhenguhwa, Associate Planner

Phone No: (310) 802-5511

Project Location: 1209 Highland Avenue, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Use Permit Amendment to allow for the on-site sale and service of distilled spirits in addition to the existing beer and wine service in conjunction with food service at an existing eating and drinking establishment in the Downtown Commercial (CD) Zoning District, Area District III.

Public Agency City of Manhattan Beach
Approving Project:

NOTICE OF EXEMPTION

Name of Person Carrying Out Project: MB Rockefeller 1209 LLC (Chris Bredesen)

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. Specifically, the request involves adding on-site sales and service of distilled spirits at an existing restaurant that already includes on-site sales and service of beer and wine, which represents a negligible expansion of use. There are no unusual circumstances or other applicable exceptions to the Class 1 exemption. Thus, no further environmental review is necessary.

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

Signature  **Title:** Associate Planner
Tari Kuvhenguhwa

Date: May 6, 2025