

NOTICE OF EXEMPTION

To: Los Angeles County Clerk
12400 E. Imperial Highway, Room 1201
Norwalk, CA. 90650

State Clearinghouse CEQAnet Web Portal

In addition to submitting this Notice of Exemption (NOE) electronically to the State Clearinghouse CEQAnet Web Portal, the City has posted the NOE on the City's website, where it will remain posted for 35 days; and has emailed the NOE to the Applicant, all in accordance with the Governor's Executive Order.

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 Establish a Mixed-Use Development, Located at 325 12th Place

Lead Agency: City of Manhattan Beach, Community Development Department
Contact: Ted Fatuross, Assistant Planner
Phone No: (310) 802-5512

Project Location: 325 12th Place, Manhattan Beach, CA, Los Angeles County

Project Description: Use Permit for a mixed-use development consisting of a one-room hotel facilities (limited) use in the first floor while maintaining the second floor as a residential use in an existing two-story, two-unit residential building in the Downtown Commercial (CD) Zone, located at 325 12th Place.


Public Agency Approving Project: City of Manhattan Beach

Name of Person Carrying Out Project: Robert Correa

Exempt Status: Categorical Exemption pursuant to Title 14, Division 6, Chapter 3, Section 15303 (Conversion of Small Structures) of the California Code of Regulations

Reasons for Exempt Status: The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Conversion of Small Structures) in that the project is an existing two-unit multi-family residential structure that will convert one of the two residential units into a hotel facilities (limited) use with no modifications made to the exterior of the structure. The existing structure is classified as a small structure in that the structure is under 10,000 square feet of buildable floor area. The proposed use is in a structure located in an urbanized area, does not involve significant amounts of hazardous substances, is located in an area where all necessary public services and facilities are available, and is located in an area where the surrounding area is not environmentally sensitive.

Lead Agency Contact Person: Ted Fatuross Phone: (310) 802-5512

Signature  Title Assistant Planner Date June 25, 2020