

## NOTICE OF EXEMPTION

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

City of Manhattan Beach Website

In addition to submitting this Notice of Exemption (NOE) to the LA County Clerk's Office, 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 and VTPM No. 83261 to Establish Three New Condominium Units, Located at 1421 15<sup>th</sup> Street

Lead Agency: City of Manhattan Beach, Community Development Department  
Contact: Austin Chavira, Assistant Planner  
Phone No: (310) 802-5514

Project Location: 1421 15<sup>th</sup> Street, Manhattan Beach, CA, Los Angeles County

Project Description: Use Permit and Vesting Tentative Parcel Map No. 83261 for Three New Condominium Units at 1421 15<sup>th</sup> Street, and Adoption of an Environmental Determination in Accordance with the California Environmental Quality Act in the Medium-Density Residential (RM) Zone, located at 1421 15<sup>th</sup> Street.

Public Agency Approving Project: City of Manhattan Beach

Name of Person Carrying Out Project: 1421 15<sup>th</sup> Street MB, LLC

Exempt Status: Categorical Exemption pursuant to Title 14, Division 6, Chapter 3, Section 15303(b) (Conversion of Small Structures) and Section 15315 (Minor Land Divisions) 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), per Section 15303 (b), for new construction of multi-family residential structure totaling no more than four dwelling units and Section 15315 (Minor Land Divisions) for the subdivision of the subject property into separate condominium ownership, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

Lead Agency Contact Person: Austin Chavira Phone: (310) 802-5514

Signature  Title Assistant Planner Date March 29, 2021