

NOTICE OF EXEMPTION

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

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk, the City has also posted the NOE to the City's website; 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: Manhattan Beach Hotel Project

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Ted Faturos, Associate Planner

Phone No: (310) 802-5512

Project Location: 600 S. Sepulveda Boulevard (northeast corner of Tennyson Street intersection),
Manhattan Beach, CA 90254

Project Description: The project is a mixed-use commercial development consisting of two buildings containing hotel, office, and retail uses that would replace an approximately 8,483-square-foot vacant restaurant building (formerly El Torito) and associated surface parking lot. A two-story, 14,500-square-foot commercial building would be constructed on the southwestern corner of the project site containing approximately 6,085 square feet of ground-floor retail uses and 8,415 square feet of office uses on the second floor. An L-shaped, four-story, 81,771-square-foot hotel would be constructed along the north and east property lines of the project site containing 161 hotel rooms and associated hotel amenities including full alcohol service for hotel patrons and their guests only. The project also includes a request for a reduction in the number of required parking spaces (152 parking spaces provided). Upon completion, the project would result in 96,271 square feet of total floor area and a floor area ratio of approximately 1.5:1.

Public Agency Approving Project: City of Manhattan Beach

Name of Person Carrying Out Project: MB Hotel Partners, LLC (Jan Holtze)

Exempt Status: Categorical Exemption pursuant to Title 14, Division 6, Chapter 3, Section 15332 (Class 32 In-Fill Development Projects) of the California Code of Regulations

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**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 15332 (Class 32 In-Fill Development Projects) in that the project is consistent with the City of Manhattan Beach General Plan and all applicable policies as well as with project site's CG-D8 (General Commercial, Sepulveda Boulevard Corridor Overlay) zoning designation and regulations. The project site is no more than five acres (1.52 acres) within city limits and is substantially surrounded by urban uses. The project site has no habitat for endangered, rare, or threatened species and can be adequately served by all required utilities and public services. Furthermore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

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

Signature Ted Faturos Title Associate Planner Date June 16, 2021