

NOTICE OF EXEMPTION

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

CEQAnet

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk and CEQAnet, 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.

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: Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for the demolition of existing structures and construction of a new 79-unit housing project located at 401 Rosecrans Avenue and 3770 Highland Avenue (City Council Resolution No. 23-0014)

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Ted Fatuross, Associate Planner

Phone No: (310) 802-5512

Project Location: 401 Rosecrans Avenue and 3770 Highland Avenue
Manhattan Beach, CA, 90266 Los Angeles County

Project Description: The demolition of existing structures and the construction of a new 96,217 square-foot, four-story, 50-foot tall multifamily residential structure with 79 dwelling units, six of which will be set aside for "very low income" households, with an attached 127-car subterranean garage, located in the North End Commercial (CNE) District, Area District III. Project entitlements include a Precise Development Plan for the development of affordable housing utilizing State density bonus provisions pursuant to California Government Code Section 65915, a Coastal Development Permit, and a Tentative Parcel Map (No. 083628) for the consolidation of two parcels into one. Precise Development Plans are subject to an administrative, non-discretionary review, pursuant to the City's certified Local Coastal Program and General Plan Housing Element.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Highrose El Porto, LLC

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons for Exempt status: This project is a ministerial project.

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

Signature  Title Acting Community Development Director
Date January 23, 2023