

NOTICE OF EXEMPTION

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

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 alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishment" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District and associated environmental determination in accordance with the California Environmental Quality Act. (Planning Commission Resolution No. 23-01).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Angelica Ochoa, Associate Planner

Phone No: (310) 802-5517

Project Location: 321 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: Consideration of a Use Permit Amendment to allow alcohol sales (the sale of beer and wine only for on-site consumption) at an existing "Eating and Drinking Establishments" use (Bluestone Lane restaurant) located at 321 Manhattan Beach Boulevard in the Downtown Commercial (CD) zoning district. Per LCP Section A.16.020(L), a use permit, or use permit amendment, shall be required for any new alcohol license within the Downtown Commercial (CD) zoning district. (Bluestone Lane restaurant)

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: BL 321 Manhattan CA LLC (Manny Diaz)

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, which exempts changes consistent with the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Furthermore, there are no features that distinguish this project from others in the exempt class. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Angelica Ochoa Phone: (310) 802-5517

Signature *Talyn Mirzakhani* Title Acting Community Development Director

Date February 28, 2023