NOTICE OF EXEMPTION

To:

X Los Angeles County Clerk

12400 E. Imperial Highway, Room 1201

Norwalk, CA. 90650

X CEQAnet Web Portal

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: Address: City of Manhattan Beach 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 conformance for an existing legal, nonconforming ground floor bank use (currently Chase Bank) and to establish a new commercial parking facility use within the bank's parking lot at an existing commercial building located at 201 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District, Area District III (Planning

Commission Resolution No. 24-01).

Lead Agency:

City of Manhattan Beach, Community Development Department

Contact:

Ted Faturos, Associate Planner

Phone No:

(310) 802-5512

Project Location:

201 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description:

A request for a Use Permit to establish conformance for an existing legal, nonconforming ground floor bank use (currently Chase Bank) and to establish a new commercial parking facility use within the bank's parking lot at an existing commercial building located at 201 Manhattan Beach Boulevard in the Downtown Commercial (CD) Zoning District, Area District III. The commercial parking facility use would allow for paid parking at the subject property

during hours when the bank use is closed.

Public Agency Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: LAZ Parking (Adam Karp)

Reason for Exempt Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include 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 existing or former use. Because the request consists of introducing a commercial parking facility use to a portion of an existing building that is already used for parking, it is considered an existing facility, and is a negligible expansion of the use at the site. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

Lead Agency Contact Person: <u>Ted Faturos</u> Phone: <u>(310)</u> 802-5512

Signature: Ted Fatures Title: Associate Planner

Date: <u>February 15, 2024</u>