



**LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Use Permit amendment to modify operating hours of an existing outdoor dining area within the public right-of-way adjacent to an existing eating and drinking establishment at 1305 Highland Avenue.

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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: 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: A Use Permit amendment to modify operating hours of an existing outdoor dining area located within the public right-of-way adjacent to an existing eating and drinking establishment located at 1305 Highland Avenue in the Downtown Commercial zoning district (CD), Area District III in the non-appealable portion of the Coastal Zone. (Planning Commission Resolution No. 24-17).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact: Angelica Ochoa, Associate Planner

Phone No: (310) 802-5517

Project Location: 1305 Highland Avenue, Manhattan Beach, CA, Los Angeles County

Project Description: A request of a use permit amendment to modify operating hours of an existing outdoor dining area within the public right-of-way adjacent to an existing eating and drinking establishment located at 1305 Highland Avenue, Uncle Bill's Pancake House. Permitted operating hours would shift from 9:00 a.m. to 5:00 p.m. to 7:00 a.m. to 3:00 p.m. The property is located in the Downtown Commercial zoning district (CD), Area District III in the non-appealable portion of the Coastal Zone.

Public Agency
Approving Project: City of Manhattan Beach

NOTICE OF EXEMPTION

Name of Person Carrying Out Project: Jeanette Van Amburgh (Uncle Bill's Pancake House)

Reason for Exempt Status: The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15301 (Existing Facilities) because the request involves a change in operating hours and not the addition of operating hours within the public right-of-way. As such, the request involves no expansion of the existing use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

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

Signature: Angelica Ochoa Title: Associate Planner
Angelica Ochoa

Date: December 16, 2024