

NOTICE OF EXEMPTION

To: X Los Angeles County Clerk
 Business Filings and Registration
 P.O. Box 1208
 Norwalk, CA 90651-1208

 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: Use Permit Amendment for the construction of a new 1,440 square foot prefabricated commercial building and outdoor seating area located at 877 Manhattan Beach Boulevard and associated with an existing office use on an adjacent property located at 875 Manhattan Beach Boulevard.

Lead Agency: City of Manhattan Beach, Community Development Department

Contact Justin Urbanski, Associate Planner

Phone No: (310) 802-5517

Project Location: 877 Manhattan Beach Boulevard, Manhattan Beach, CA, Los Angeles County

Project Description: Use Permit Amendment for the construction of a new 1,440 square foot prefabricated commercial building and outdoor seating area located at 877 Manhattan Beach Boulevard and associated with an existing office use on an adjacent property located at 875 Manhattan Beach Boulevard.

Public Agency
Approving Project City of Manhattan Beach

NOTICE OF EXEMPTION

**Name of Person
Carrying Out
Project:**

Neil Malik, on behalf of 865 MBBLVD LLC (11100 Santa Monica Boulevard,
Suite 600, Los Angeles, CA 90025

Phone: 800-310-2870

**Reason for Exempt
Status:**

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 3 categorical exemption pursuant to Section 15303 (New Conversion Small Structures) of the State CEQA Guidelines. Class 3 exemptions include the construction of an office building not exceeding 10,000 square-feet in floor area if located in an urbanized area. This Project proposes the construction of a new 1,440 square foot prefabricated office building with a seven-space parking lot on a vacant parcel of land, to be used by an office use on the adjacent lot. The proposed on-site improvements are minimal and would not result in land alterations with negative environmental impacts. Furthermore, there are no features that distinguish this Project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Justin Urbanski **Phone:** (310) 802-5517

Signature  Title: Associate Planner
Justin Urbanski

Date: June 2, 2025