



THIS NOTICE WAS POSTED

ON July 18 2025

UNTIL August 18 2025

REGISTRAR – RECORDER/COUNTY CLERK

NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:
City of Hawthorne
Planning Department
4455 W 126th Street
Hawthorne, CA 90250

2025 146970

FILED
Jul 18 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CAROLINA QUEVEDO

Project Title: Menlo Hotel Project

Project Applicant: ZS Development

Project Address: 11410 Menlo Avenue (APN: 4047-006-001 and 4047-006-002), Hawthorne, CA 90250
Nearest cross street: Menlo Avenue/Imperial Highway

Project City: Hawthorne

Project County: Los Angeles

Project Description: The Menlo Hotel Project is proposed at the 17,424-square-foot site located at 11410 Menlo Avenue (APN: 4047-006-001 and 4047-006-002) in Hawthorne, Los Angeles County, California. The Project proposes a 57-room, six-story hotel on a site that is a paved lot and vacant of built structures. A total of 47,584 square feet of floor area would be developed, resulting in a total floor-area ratio of approximately 2.73:1. The proposed building would consist of six stories and a maximum height of 78 feet, 2 inches, including the parapet. Level 1 of the hotel would include a lobby and ancillary uses as well as a valet service area with 13 mechanically stacked parking spaces. Level 2 would include a storage room and a total of 44 mechanically stacked parking spaces. Levels 3 through 5 would provide 19 hotel rooms per floor. Level 6 would feature indoor amenities, including a fitness center, hospitality flex space, lounge, and an administrative/back-of-house area. Outdoor amenities on Level 6 would include a rooftop terrace with seating with landscaping, and hours would be limited to daytime hours until 10:00 pm. Vehicle access would be located along Menlo Avenue via one ingress driveway and two egress driveways. A drop-off/pick-up area would also be located at a porte-cochere adjacent to the lobby. The parking spaces located on Levels 1 and 2 would be available to guests by valet only.

Name of Public Agency Approving Project: City of Hawthorne

Name of Person or Agency Carrying Out Project: ZS Development

Exempt Status (Check one):

- Ministerial (CEQA Sec. 21080(b)(1);(CEQA Guidelines Section 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269)(b)(c))
- Categorical Exemption: California Code of Regulations Title 14, Division 6, Chapter 3, Section 15332
- Statutory Exemption

Reason why project is exempt:

The Project meets the requirements of CEQA Guidelines Section 15332 for Class 32, In-Fill Development Projects, as it meets the definition of infill development; would be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations; occurs within City limits on a Project Site of no more than 5 acres substantially surrounded by urban uses; would be located on a site that has no habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and could be adequately served by all required utilities and public services. Further, none of the exceptions to the use of a categorical exemption apply to the Project. Finally, there are no features that distinguish the Project from others in the exempt class and therefore there are no unusual circumstances. Therefore, the Project is categorically exempt from CEQA pursuant to Section 15332 of the State CEQA Guidelines—Class 32, In-Fill Development Projects.

Lead Agency: City of Hawthorne

Contact Person: Maria Majcherek, Senior Planner

Phone: (310) 349-2970

COMPLETED BY: Maria Majcherek

DATE: 7/16/2025

TITLE: Senior Planner

SIGNATURE:



2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 07/18/2025 — 202507181230009
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HAWTHORNE	LEAD AGENCY EMAIL	DATE 07/18/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025146970	
PROJECT TITLE MENLO HOTEL PROJECT		
PROJECT APPLICANT NAME MARIA MAJCHEREK	PROJECT APPLICANT EMAIL	PHONE NUMBER (310)349-2970
PROJECT APPLICANT ADDRESS 4455 W 126TH ST	CITY HAWTHORNE	STATE CA
		ZIP CODE 90250

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ 0.00 |
|
 | | |
| <input checked="" type="checkbox"/> Exempt from fee | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ 75.00 |
| <input type="checkbox"/> Other | | \$ 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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