

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: Coastal Development Permit and Minor Exception for the construction of a single-family residence with less than the minimum amount of required open space located at 2800 Ocean Drive in the High-Density Residential (RH) Zoning District, Area District 3, and appealable portion of the Coastal Zone (Planning Commission Resolution No. 25-08).

Lead Agency: City of Manhattan Beach, Community Development Department

Contact Tari Kuvhenguhwa, Associate Planner

Phone No: (310) 802-5511

Project Location: 2800 Ocean Drive, Manhattan Beach, CA, Los Angeles County

Project Description: A request for a Coastal Development Permit and Minor Exception for the construction of a 1,478 square foot single-family residence with less than the minimum amount of required open space at 2800 Ocean Drive in the High-Density Residential (RH) Zoning District, Area District 3, and appealable portion of the Coastal Zone.

Public Agency
Approving Project: City of Manhattan Beach

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Name of Person Carrying Out Project: Don E. Murphy, Trustee of the DJM Family Trust

Reason for Exempt Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303 of the State CEQA Guidelines. Specifically, the project involves the construction of a new single-family residence, and is consistent with the zoning requirements for the site. There are no unusual circumstances or other applicable exceptions to the Class 3 exemption. Thus, no further environmental review is necessary.

Lead Agency Contact Person: Tari Kuvhenguhwa **Phone:** (310) 802-5511

Signature  **Title:** Associate Planner
Tari Kuvhenguhwa

Date: July 23, 2025