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

Condiitonal Use Permit (CUP 24-09), Precise Development Plan (24-09), and Tentative Tract Map No. 83011

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.

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles
P.O. Box 1208
Norwalk, CA 90650-1208

From: (Public Agency): City of Hermosa Beach
Community Development Department
1315 Valley Drive, Hermosa Beach, Ca 90254
(Address)

Project Title: Conditional use Permit (24-09), Precise Development Plan (24-09), Tentative Tract Map 83011

Project Applicant: Luigi Schiappa

Project Location - Specific:
911 1st Street, Hermosa Beach, CA 90254 (APN 4186-026-047)

Project Location - City: Hermosa Beach Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Conditional Use Permit, Precise Devleopment Pla, and TTM to consolidate three existing lots into a single ground lot, a subdivision creating 13 condominums and develop four new buildings for a mixed-use development consisitng of 12 residential units and 1 commercial unit.

Name of Public Agency Approving Project: City of Hermosa Beach, Community Development Department

Name of Person or Agency Carrying Out Project: Luigi Schiappa

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 153332, Class 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project is categorically exempt from the California Environmental Quality Act pursuant to section 15332, Class 32, In-fill development as it consists of a mixed-use development which meets all conditions of a class 32 exemption. Aditionally, noe of the exceptiosn ot the cateogrical exemptions apply, nor would the project result in damage of a scenice highway or resource.

Lead Agency Contact Person: Kaneca Pompey Area Code/Telephone/Extension: 714-568-1010 ext. 2752

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 7-29-25 Title: contract planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

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