

**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: Precise Development Plan 24-14

Project Applicant: Pouya Payan

Project Location - Specific:

700 Pacific Coast Highway, Hermosa Beach, CA 90254 (APN 4186-012-014)

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

Description of Nature, Purpose and Beneficiaries of Project:

A Precise Development plan to allow the interior and exterior remodel to divide an existing 4,750-square-foot commercial building into a multi-tenant commercial building.

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

Name of Person or Agency Carrying Out Project: Pouya Payan

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: 15301, Class 1
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project is categorically exempt from the California Environmental Quality Act pursuant to section 15301, class 1, existing facilities, as it consists of the renovation of an existing building.

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: KP2 Date: 07-29-25 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: \_\_\_\_\_