

# 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

PO 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: Condominium Subdivision at 1011 Manhattan Ave in Hermosa Beach

Project Applicant: James W. Powers

Project Location - Specific:

1011 Manhattan Ave in Hermosa Beach

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

Description of Nature, Purpose and Beneficiaries of Project:

**A CONDITIONAL USE PERMIT AND VESTING TENTATIVE PARCEL MAP NO. 84662 FOR A CONDOMINIUM SUBDIVISION, AT 1011 MANHATTAN AVE.**

Name of Public Agency Approving Project: City of Hermosa Beach

Name of Person or Agency Carrying Out Project: Stacy Strous

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: 15303(b) Class 3 New Construction
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

It consists of a limited number (two) of new, small structures. More specifically, the project is comprised of subdivision of two detached units for condominium purposes in an urbanized area, totaling no more than six dwelling units.

Lead Agency

Contact Person: Deidra Tran Area Code/Telephone/Extension: 310-318-0243

**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: Deidra Tran Date: 9/17/25 Title: Assistant 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: \_\_\_\_\_