

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 and posting it on the CEQAnet web portal, the City has also posted it on the City's website, where it will remain posted for 30 calendar days.

From: City of Manhattan Beach
Address: 1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: Filing of a NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Resources Code.

Project Title: Master Use Permit Amendment to allow for the on-site sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an eating and drinking establishment located at 1131 Manhattan Avenue (Coucous), and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act.

Lead Agency: City of Manhattan Beach, Community Development Department

Project Applicant:
Contact : Jesse Feldman
Phone: (917) 972-2737

Project Location: 1131 Manhattan Avenue

Project Description: Master Use Permit Amendment to allow for the on-site sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an eating and drinking establishment located at 1131 Manhattan Avenue (Coucous), and associated environmental determination finding the project is exempt from further review pursuant to the California Environmental Quality Act.

Public Agency
Approving Project: City of Manhattan Beach

Name of Person
Carrying Out Project: Jesse Feldman

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**Reason for Exempt
Status:**

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to a Class I categorical exemption, Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class I exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Because the request consists of adding on-site sales and service of distilled spirits in a restaurant space that is already permitted on-site sales and service of beer and wine, this represents a negligible expansion of use. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

Lead Agency

Contact Person:

Justin Urbanski

Phone: (310) 802-5517

Signature:


Justin Urbanski

Title: Associate Planner

Date: December 15, 2025