

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 23-04 and Lot Line Adjustment 23-03

Project Applicant: Kyle Ransford

Project Location - Specific:

901 Hermosa Avenue, Hermosa Beach, CA 90254 (APN 4187-003-028)

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

Description of Nature, Purpose and Beneficiaries of Project:

A Precise Development Plan and Lot Line Adjustment to allow the remodel and third-story addition to an existing two-story commercial building.

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

Name of Person or Agency Carrying Out Project: Kyle Ransford

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 and 15305, Class 5
- ☐ 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 the renovation of an existing building and pursuant to section 15305, class 5 as the project includes a lot line adjustment

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: [Signature] Date: 12-17-25 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: _____