

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: Lot Line Adjustment and Variance-1244 2nd St & APN 4186-027-030 St, Hermosa Beach

Project Applicant: Amir Esfahani

Project Location - Specific:

1244 2nd Street and APN 4186-027-030 (no address) in Hermosa Beach

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

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: City of Hermosa Beach

Name of Person or Agency Carrying Out Project: Amir Esfahani

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: Class 5 Section 15305

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project consists of Variance and minor Lot Line Adjustment not resulting in the creation of any new parcel, in an area with an average slope of less than 20%, and does not result in any changes to land use or density, additionally none of the exceptions to the Categorical Exemptions apply.

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: 3/18/26 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: _____