

Notice of Exemption



Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Del Rey Oaks
650 Canyon Del Rey Blvd
Del Rey Oaks, CA 93940

County Clerk
County of: Monterey
168 West Alisal, 1st Floor
Salinas, CA 93901

(Address)

FILED

APR 28 2026

Project Title: 120 Del Rey Gardens

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
2026-0048 DEPUTY

Project Applicant: Banyan Group Construction, Inc. c/o George McGuire

Project Location - Specific:

120 Del Rey Gardens Drive, Del Rey Oaks, CA 93940, APN 012-601-024-000

Project Location - City: Del Rey Oaks Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to remodel and expand the floor area of the existing two-story commercial/office building and convert the second floor into two residential apartments to be made available for short-term rental use. The first floor would be converted into a private automobile design studio, sales showroom, and event venue. In addition, the project proposes to use the ground floor for automobile-related events throughout the year. The project will also add a four car enclosed garage structure on the existing parking lot located immediately to the south of the existing building. Uses included under the project consist of a showroom, automobile design area, and sales area on the ground floor and two short-term residential apartments on the second floor. In addition, the project proposes automobile-related gatherings throughout the year.

Name of Public Agency Approving Project: City of Del Rey Oaks

Name of Person or Agency Carrying Out Project: City of Del Rey Oaks

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));
[X] Categorical Exemption. State type and section number: 15301, 15303(e)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Section 15301 (Existing Facilities) would categorically exempt the project because it would involve minor alterations to existing public or private facilities with negligible or no expansion of use. Section 15301(e)(2) allows for the addition of up to 10,000 square feet for existing structures if the project allows for maximum development permissible in the General Plan and is not in an environmentally sensitive area. The project would convert an existing commercial building to a mixed-use building accommodating professional services uses on the first floor and short-term housing on the second floor, constituting a negligible change in use. The improvements to the existing building and patio would constitute an overall increase of 4,646 square feet within the previously developed and disturbed areas of the project site. Since the project has a zoning designation of C-1, mixed-use commercial and short-term residential development is permissible on the site, subject to a conditional use permit.

Section 15303(e) (New Construction or Conversion of Small Structures) would categorically exempt the project because it would involve the construction and location of limited numbers of new, small facilities or structures, including accessory structures such as garages and patios. The project would improve parking facilities by adding a covered parking garage within the existing footprint of the southern parking area, covering 1,390 square feet. The project would also improve existing patio space, totaling 1,946 square feet at the front entrance of the main building. None of the exceptions in Section 15300.2 would be triggered as described in the attached CE Memo. The project location is not considered sensitive or located in a disturbed area. There are no unusual circumstances related to the project. The project is not located within a state scenic highway or a hazardous waste site, and the site does not contain any historical resources that would be impacted. No other similar projects are proposed in the same place that over time, would result in cumulative impacts. Therefore, the project is categorically exempt under CEQA.

Lead Agency
Contact Person: Karen Minami, KMinami@delreyoaks.org Area Code/Telephone/Extension: (831) 394-8511

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: Karen Minami Date: 4/28/26 Title: City Clerk

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: