

# NOTICE OF EXEMPTION

To:  Los Angeles County Clerk  
Business Filings and Registration  
P.O. Box 1208  
Norwalk, CA 90651-1208  
 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 at least 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: Planned Development Plan ("PD Plan") Amendment to amend and supersede all prior approvals to allow for the demolition of an existing office building, construction of a new pool and pool amenities, and an increase in club memberships for the continued operation of the Manhattan Country Club located at 1330-1332-1334 Parkview Avenue, located in the Planned Development (PD) zone, and approved via Resolution No. PC 26-04

Lead Agency: City of Manhattan Beach, Community Development Department

Project Applicant:  
Contact: Ted Faturos, Senior Planner  
Phone: (310) 802-5512

Project Location: 1330-1332-1334 Parkview Avenue

Project Description: PD Plan amendment to demolish the existing office building at 1334 Parkview Avenue and build additional club amenities where the office building currently stands for use by the adjacent Manhattan Country Club at 1330-1332 Parkview Avenue. These amenities include a new lap pool, wading pool and spa, and a 1,060 square-foot pool equipment building. The Project includes converting one existing tennis court in the northwest corner of the property into four pickleball courts and reconfiguring the existing surface parking lot. The Project also includes an increase in club membership up to 2,757 memberships.

Public Agency  
Approving Project: City of Manhattan Beach

# NOTICE OF EXEMPTION

Name of Person

Carrying Out Project: Pete Jones, on behalf of The Bay Club Company

## Reason for Exempt

### Status:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to a Class 32 categorical exemption, Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Specifically, based on the evidence set forth in the Categorical Exemption Report dated May 2026, prepared by Eyestone Environmental, LLC, which is incorporated herein by reference, the Project qualifies for the infill development project exemption because it would be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations; occurs within city limits in an area totaling less than five acres and substantially surrounded by urban uses; would be located on a site that has no habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and could be adequately served by all required utilities and public services.. 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:

Ted Faturos

Phone: (310) 802-5512

### Signature:

  
Ted Faturos

Title: Senior Planner

Date: May 18, 2026