

# 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 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:**            A multifamily rental housing project with 40 units, including 29 market-rate units, eight low-income units, and three moderate-income units located at 2301 N. Sepulveda Boulevard, located in the General Commercial (CG) zone and Residential Overlay District (ROD), with plans approved via BLDC-24-00407

**Lead Agency:**            City of Manhattan Beach, Community Development Department

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

**Project Location:**        2301 N. Sepulveda Boulevard

**Project Description:**    A multifamily rental housing project with 40 units, including 29 market-rate units, eight low-income units, and three moderate-income units.

**Public Agency**  
**Approving Project:**    City of Manhattan Beach

**Name of Person**  
**Carrying Out Project:** Matt Moore, on behalf of 2301 Sepulveda LLC

**Reason for Exempt**  
**Status:**                    The project is statutory exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15268 of the State CEQA

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Guidelines, as the project is a ministerial project. Per Section 21080(b)(1) of the State CEQA Guidelines, ministerial projects are not subject to CEQA.


**Lead Agency**

**Contact Person:**

Ted Faturos

Phone: (310) 802-5512

Signature:

  
Ted Faturos

Title: Senior Planner

Date: May 18, 2026