

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: Exterior and Interior Remodel of 90 Pier Avenue

Project Applicant: Jaden Theodora

Project Location - Specific:

90 Pier Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

A Precise Development Plan (PDP26-04) and Certificate of Appropriateness (HRR26-01) for exterior and interior remodel of 90 Pier Avenue

Name of Public Agency Approving Project: City of Hermosa Beach

Name of Person or Agency Carrying Out Project: Jaden Theodora

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
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

the project consists of the operation, maintenance, and minor alteration of existing private structures and would involve no expansion of the existing use. Moreover, none of the exceptions to the categorical exemption(s) apply to the project, as defined in section 15300.2 of the State CEQA Guidelines

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: 7/29/26 Title: Associate 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: _____