



Community Development Department
Planning Division
24300 Narbonne Avenue
Lomita, CA 90717
310/325-7110
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NOTICE OF EXEMPTION

Project Title: Dutch Bros Coffee

Project Description: A request to demolish an existing 2,187 square foot bank building, and construct and operate a new 1,025 square foot coffee shop (Dutch Bros Coffee) with a drive-thru window and attached canopies located at 2270 Pacific Coast Highway

Finding:

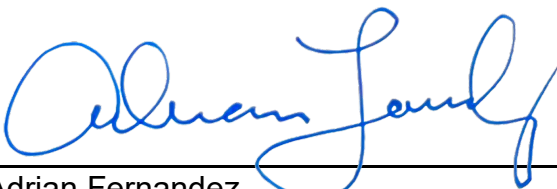
The Planning Division of the Community Development Department of the City of Lomita has reviewed the proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption [CEQA Guidelines, 15301(I) (Existing Facilities), 15303 (New Construction of Small Structures), and 15332 (In-Fill Development Projects)]
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, Section 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(4)]

Supporting Reasons: The proposed project is a hardscape expansion of an existing driveway to accommodate a second parking space in the front yard of a single-family residential lot. Pursuant to CEQA Guidelines Section 15300.2, six exceptions to categorical exemptions may apply to projects. None of the six exceptions apply to the proposed project or project site.

August 28, 2026

Date



Adrian Fernandez
Community and Economic Development
Director