

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 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: Master Use Permit Amendment to allow the on-site sales and service of beer and wine in conjunction with food service at a proposed eating and drinking establishment, including a new outdoor dining patio, in the Downtown Commercial (CD) Zoning District, Area District III (Planning Commission Resolution No. 26-06).

Lead Agency: City of Manhattan Beach, Community Development Department

Project Applicant:
Contact : Tari Kuvhenguhwa, Associate Planner
Phone: (310) 802-5511

Project Location: 451 Manhattan Beach Boulevard, Suite B102

Project Description: A request for a Master Use Permit Amendment to allow for the on-site sale and service of beer and wine in conjunction with food service at a proposed eating and drinking establishment, including a new outdoor dining patio, in the Downtown Commercial (CD) Zoning District, Area District III.

Public Agency
Approving Project: City of Manhattan Beach

Name of Person
Carrying Out Project: Sogno Toscano (Pietro Brembilla)

Reason for Exempt

Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to a Class 1 categorical exemption,

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Section 15301 (Existing Facilities) of the State CEQA Guidelines. Specifically, the request involves tenant improvements to an existing commercial building to accommodate a new eating and drinking establishment with beer and wine service, which represents a negligible expansion of use. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

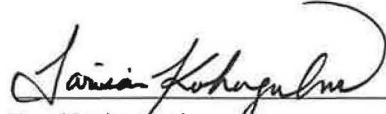
Lead Agency

Contact Person:

Tari Kuvhenguhwa

Phone: (310) 802-5511

Signature:


Tari Kuvhenguhwa

Title: Associate Planner

Date: June 29, 2026