

NOTICE OF EXEMPTION

To: X Los Angeles County Clerk From: City of Manhattan Beach
 Business Filings and Registration Planning Division
 P.O. Box 1208 1400 Highland Avenue
 Norwalk, CA 90651-1208 Manhattan Beach, CA 90266
 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.

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 60 units, including 48 market-rate units, and 12 low-income units located at 201-207 N. Sepulveda Boulevard, located in the General Commercial (CG) zone and Residential Overlay District (ROD), with plans approved via BLDC-25-00576

Lead Agency: City of Manhattan Beach, Community Development Department

Project Applicant: Hasmig Derderian, on behalf of The 119, LLC

Project Location: 201-207 N. Sepulveda Boulevard

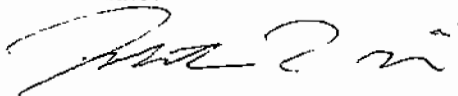
Project Description: A multifamily rental housing project with 48 units market-rate units, and 12 low-income units.

Public Agency
Approving Project: City of Manhattan Beach

Name of Person
Carrying Out Project: Hasmig Derderian, on behalf of The 119, 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 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: Johnathon Masi Phone: (310) 802-5535

Signature:  Title: Associate Planner
 Johnathon Masi

Date: September 29, 2026