NOTICE OF EXEMPTION

Los Angeles County Clerk X 12400 E. Imperial Highway, Room 1201 Norwalk, CA. 90650

<u>X</u> State Clearinghouse CEQAnet Web Portal

In addition to filing this Notice of Exemption (NOE) with the Los Angeles County Clerk, the City has also submitted the NOE electronically to the State Clearinghouse CEQAnet Web Portal; posted the NOE on the City's website, where it will remain posted for 35 days; and has emailed the NOE to the Applicant, all in accordance with the Governor's Executive Order N-80-20 signed on September 23, 2020.

From: City of Manhattan Beach Address: 1400 Highland Avenue Manhattan Beach, CA 90266

Filing of NOTICE OF EXEMPTION in compliance with Section 21152 of the Public Subject: Resources Code.

- Project Title: Manhattan Beach Hotel Project
- Lead Agency: City of Manhattan Beach, Community Development Department
- Contact: Ted Faturos, Assistant Planner
- Phone No: (310) 802-5512

To:

- Project Location: 600 S. Sepulveda Boulevard (northeast corner of Tennyson Street intersection), Manhattan Beach, CA 90254
- **Project Description:** The project is a mixed-use commercial development consisting of two buildings containing hotel, office, and retail uses that would replace an approximately 8,483-square-foot vacant restaurant building (formerly El Torito) and associated surface parking lot. A two-story, 16,348-square-foot commercial building would be constructed on the southwestern corner of the project site containing approximately 6,893 square feet of ground-floor retail uses and 9,455 square feet of office uses on the second floor. An L-shaped, four-story, 81,775-square-foot hotel would be constructed along the north and east property lines of the project site containing 162 hotel rooms and associated hotel amenities including full alcohol service for hotel patrons only. The project also includes a request for a reduction in the number of required parking spaces (152 parking spaces provided). Upon completion, the project would result in 98,123 square feet of total floor area and a floor area ratio of approximately 1.5:1.

Public Agency City of Manhattan Beach Approving Project:

Name of Person	MB Hotel Partners, LLC (Jan Holtz)
Carrying Out	
Project:	

Exempt Status: Categorical Exemption pursuant to Title 14, Division 6, Chapter 3, Section 15332 (Class 32 In-Fill Development Projects) of the California Code of Regulations

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Reasons for Exempt Status: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15332 (Class 32 In-Fill Development Projects) in that the project is consistent with the City of Manhattan Beach General Plan and all applicable policies as well as with project site's CG-D8 (General Commercial, Sepulveda Boulevard Corridor Overlay) zoning designation and regulations. The project site is no more than five acres (1.52 acres) within city limits and is substantially surrounded by urban uses. The project site has no habitat for endangered, rare, or threatened species and can be adequately served by all required utilities and public services. Furthermore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

Lead Agency Contact Person: Ted Faturos Phone: (310) 802-5512