

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ORIGINAL FILED

SEP 29 2022

LOS ANGELES, COUNTY CLERK

County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

Project Title: WP Beach Restaurant

Project Applicant: PCH Beach Associates LLC

Project Location - Specific:

The proposed project is located at 17300 Pacific Coast Highway in the City of Los Angeles, California.

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project entails construction of a new restaurant at 17300 Pacific Coast Highway which is currently developed with an existing restaurant, commonly known as Gladstones. The proposed project would require the demolition of the existing restaurant, construction of a new restaurant structure, and reconfiguration of the adjacent surface parking lot to accommodate valet service, local bus layover, and public beach parking. In addition to construction of the proposed restaurant, the proposed project includes the operation of the restaurant consistent with an Option to Concession Agreement as well as a 50-year Concession Agreement.

Name of Public Agency Approving Project: County of Los Angeles

Name of Person or Agency Carrying out Project: PCH Beach Associates LLC

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: Section 15302 (Class 2)
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project is exempt from CEQA under the Categorical Exemption Class 2 (Replacement or Reconstruction) as defined in Section 15302 of the CEQA Guidelines. The exemption allows for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This section also provides four examples of projects that are categorically exempt under this class of exemption, including, (b) replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed project would replace an existing restaurant structure with a new restaurant structure within the same site and of a similar size and capacity. The proposed project would include a restaurant building with a square footage of approximately 12,500 square feet which while larger than the existing Gladstones aggregate floor area (approximately 12,091 square feet inclusive of existing main restaurant, secondary restaurant, and accessory structure) is programmed with a smaller capacity and fewer seats (proposed 450 seats compared to existing capacity of 707 seats).

Lead Agency Contact Person: Jolee Hui Area Code/Telephone/Extension: (213) 893-7011

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:  Jolee Hui
2022.09.28 19:28:14-07'00' Date: 9/28/2022 Title: Senior Regional Planner

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code