

# Notice of Exemption

To:  Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

From: City of Hermosa Beach  
Community Development Department  
1315 Valley Drive  
Hermosa Beach, CA 90254

County Clerk  
County of Los Angeles  
P.O. Box 1208  
Norwalk, CA 90650-1208

Project Title: Parking Plan Amendment at 1601 Pacific Coast Highway

Project Applicant: Margaret Taylor and John Farrace on behalf of the property owner 1601 PCH LP

Project Location - Specific:

Located at the intersection of Pacific Coast Highway and 16<sup>th</sup> Street in Hermosa Beach.

Project Location - City: Hermosa Beach

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Parking Plan Amendment to allow for the consolidation of four retail tenant units totaling 5,368 square feet into two units, and to allow the activation of 1,203 square feet of previously non-leased common space into new leasable office or retail space without providing additional parking

Name of Public Agency Approving Project: City of Hermosa Beach, Community Development Department

Name of Person or Agency Carrying Out Project: 1601 PCH LP

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: Class 1 Section 15301 (e)(1)  
 Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

It consists of an expansion of less than 50 percent of the existing floor area before the addition and less than 2,500 square feet total. Moreover, none of the exceptions to the categorical exemption(s) apply.

Lead Agency

Contact Person: Jake Whitney Area Code/Telephone/Extension: 310-318-0237

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: Jacob Whitney Date: 3/20/2025 Title: Associate 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.