

**NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION
AND NOTICE OF INTENTION TO CONSIDER RECOMMENDING ADOPTION OF A DEVELOPMENT AGREEMENT
VIA TELECONFERENCE
Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom**

SUBJECT: Planning Commission recommendations to the City Council for the following:

11DEV-003 (Development Agreement)
13EIR-001 (Environmental Impact Report)
20ENT-0153 (Vesting Tentative Tract Map)
1992 Local Coastal Plan, Land Use Plan Amendment

1133 Ocean Avenue, Santa Monica, CA 90401

APPLICANT: Ocean Avenue, LLC

PROPERTY OWNER: Ocean Avenue, LLC

A public hearing will be held by the Planning Commission to consider recommendations to the City Council for the following:

The Applicant, Ocean Avenue LLC, has submitted applications for a Development Agreement, 1992 Local Coastal Plan Land Use Plan Amendment, and Vesting Tentative Tract Map to comprehensively redevelop the existing Fairmont Miramar Hotel as a new mixed-use hotel project with the following key components:

- 312 hotel guest rooms.
- New food/beverage space, meeting/banquet space, and spa/fitness facilities.
- New retail space along Wilshire Boulevard.
- Up to 60 for-sale residential condominium units.
- 14,000 SF publicly-accessible open space at the corner of Wilshire Boulevard and Ocean Avenue.
- Approximately 428 parking spaces in an on-site subterranean garage.
- Preservation of the Landmark Moreton Bay Fig Tree.
- Preservation and rehabilitation of the Landmark Palisades Building.
- Funding and land for a minimum of 42 deed-restricted affordable apartments located in a 100% affordable housing building to be developed by a nonprofit housing provider on property currently owned by the Applicant and used as a surface parking lot at 1127-1129 Second Street.
- In addition to the historic preservation and 100% affordable housing components above, other negotiated community benefits include public art, historic preservation interpretive feature, local hiring program, internship program, community meeting space availability, sustainable design features, open space programming, enhanced development impact fee contributions, sustainable water infrastructure contribution, affordable lodging contribution, and an economic equity/opportunity fund contribution.

The proposed project on the hotel parcel would result in approximately 502,157 SF of above-grade floor area (239,873 net new SF compared to the existing hotel) and a 2.6 floor area ratio (FAR). Building heights at the hotel parcel would vary and would range from the existing Palisades Building height of 78 feet to a maximum of 130 feet for the new Ocean Building. The 100% affordable housing building at 1127-1129 Second Street would be approved through a separate Administrative Approval and is approximately 41,250 SF of floor area, maximum 2.75 FAR, split four- and five-story design up to 60 feet in height, and provide on-site parking.

A Local Coastal Land Use Plan Amendment is proposed to amend the 1992 Land Use Plan (LUP) with development parameters for 1133 Ocean Avenue (Miramar project site) and 1127-1129 Second Street (100% affordable housing site) to be consistent with the City's Local Coastal Program Land Use Plan that was adopted by the City Council on October 9, 2018. The City's adopted 2018 LUP is pending review and certification by the California Coastal Commission. The Amendment to the 1992 LUP may become unnecessary depending on timing of the California Coastal Commission's certification of the 2018 Draft LUP and their review of the Miramar project and the 100% affordable housing building.

The proposed project was analyzed in accordance with the California Environmental Quality Act (CEQA) and this analysis is contained in the project's Final Environmental Impact Report (SCH #2013041091) (FEIR). The Planning Commission will consider the analysis and make a recommendation to the City Council on the FEIR.

DATE/TIME: Wednesday, September 2, 2020 AT 5:30 PM

LOCATION: In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Planning Commission and City Staff will participate via teleconference. The meeting will be broadcast on CityTV Channel 16 and streamed on the City's website as normal but members of the public wishing to observe the meeting may also join the teleconference via <https://primetime.bluejeans.com/a2m/live-event/cxhyvrcb> or by dialing in at 1-415-466-7000 (PIN: 2779636 #)

HOW TO COMMENT

The City of Santa Monica encourages public comment. Those wishing to submit written public comment may email comments to planningcomment@smgov.net. Written comments received prior to 12 p.m. on the day of the meeting will be distributed to the Planning

Commission prior to the meeting and posted online for viewing. Additional public comment can be made by telephone during the meeting by calling (310) 458-8423. Remarks from the public made by telephone will be limited to no more than three (3) minutes.

Address your comments to: Roxanne Tanemori, Principal Planner
Re: Miramar Hotel Project Development Agreement

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Roxanne Tanemori by phone at (310) 458-8341, or by e-mail at roxanne.tanemori@smgov.net. The Zoning Ordinance is available on the City's web site at www.smgov.net. The Downtown Community Plan is available on the City's web site at <https://www.smgov.net/Departments/PCD/Plans/Downtown-Community-Plan/>.

For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. All written materials are available in alternate format upon request.

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si deseas más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.