

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Santa Monica (Rachel Kwok)
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401

(Address)

Project Title: Miramar Hotel Project

Project Applicant: Ocean Avenue, LLC

Project Location - Specific:

1133 Ocean Ave/101 Wilshire Blvd (Hotel Parcel) & 1127/1129 2nd St (Second Street Parcel)

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

Description of Nature, Purpose and Beneficiaries of Project:

Project components on the Hotel Parcel at 1133 Ocean Avenue consist of: the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated Landmark); the preservation and protection of the Moreton Bay Fig Tree (a City-designated Landmark); the removal of the existing surface parking lots; the demolition of all non-landmarked buildings; the construction of two new buildings; the expansion of public and guest open space areas on the ground level and in building terraces and rooftops; and the construction of a subterranean parking garage. Proposed uses on the Hotel Parcel would include 312 hotel guest rooms (including meeting/banquet space, spa/fitness, and food and beverage space), 60 residential condominiums, and ground floor pedestrian-oriented retail uses. A total of approximately 502,157 sf (239,873 net new sf) would result with a 2.6 FAR. The building heights on the Hotel Parcel would range from 78 feet to a maximum of 130 feet. The Second Street Parcel development at 1127 2nd St would include a 100% affordable housing building with a maximum of 48 deed-restricted affordable units. The development would comply with the Downtown Community Plan standards and would have a maximum FAR of 2.75 (41,250 sf of floor area) and a maximum height of six-stories and 60 feet.

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: Ocean Avenue, 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));
[X] Categorical Exemption. State type and section number: Section 15182 CEQA Guidelines
Statutory Exemptions. State code number:

Reasons why project is exempt:

The Miramar Hotel Project is (a) located within a transit priority area as it is within 0.5 mile of a major transit stop, including those stops provided by Santa Monica Big Blue Bus Route 2 and Los Angeles County Metro Rapid Route 720, both of which travel the length of Wilshire Boulevard between the City of Santa Monica and downtown Los Angeles as well as the Exposition Light Rail Line Downtown Santa Monica station, which is located at the intersection of Colorado Avenue and 4th Street, (b) consistent with the Downtown Community Plan (DCP), for which an EIR was certified (State Clearinghouse No. 2013091056), and (c) consistent with the general use designation, density, building intensity, and applicable policies of the Southern California Association of Government's (SCAG's) adopted Regional Transportation Plan/Sustainable Communities Strategy. Therefore, the Project meets eligibility requirements and is exempt from CEQA under CEQA Guidelines Section 15182.

Lead Agency
Contact Person: Rachel Kwok Area Code/Telephone/Extension: 310 458 8341

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: [Signature] Date: 9/29/20 Title: Environmental 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.