



**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
FOR THE COLORADO & EUCLID MIXED USE OFFICE/RETAIL PROJECT**

The City of Santa Monica has prepared an Initial Study and Mitigated Negative Declaration for the Colorado & Euclid Mixed Use Office/Retail project. This Notice of Intent provides responsible agencies and other interested parties with information describing the project and its potential environmental effects.

PROJECT APPLICANT: Euclid Owner Entity, LLC

PROJECT LOCATION: 1550 Euclid Street, Santa Monica, CA

PROJECT DESCRIPTION: The project would demolish the existing building and parking lot and construct an approximately 36,783 sf 2 to 3-story commercial building with a height of up to 36 feet. The project building would provide for a mix of office/creative office and retail/restaurant uses. Specifically, approximately 30,198 sf would be dedicated to creative and/or business and professional office and approximately 4,086 sf would be dedicated to retail or restaurant space on the ground floor. The remaining 2,499 sf would be mechanical/electrical room space. The ground floor retail/restaurant space would be located along the Colorado Avenue frontage with a building setback, allowing for potential outdoor seating and dining opportunities. The anterior of the first floor, 2nd, and 3rd floors of the building would be occupied with office/creative office space. The 2nd floor along the Colorado façade is separated into two distinct bars of office space creating an elevated open-air terrace in between. Primary pedestrian access to the project's ground floor retail/restaurant uses would be provided along the building's south-facing Colorado Avenue frontage. There are two pedestrian access points to the office space, one from the building's east-facing Euclid Street frontage near the corner of Euclid and Colorado and the other on the building's south-facing Colorado Avenue frontage, near the corner of 12th Court and Colorado Avenue. Vehicular site access would be off the 12th Court alley where a ramp would provide access to a three-level subterranean parking garage.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Initial Study/Mitigated Negative Declaration on the project may be reviewed online at <https://www.smgov.net/Departments/PCD/Plans-Projects/> or in person at the following locations:

City Planning public counter
Room 111
1685 Main Street
Santa Monica, CA

Office of the City Clerk
Room 102
1685 Main Street
Santa Monica, CA

City of Santa Main Library
601 Santa Monica Blvd.
Santa Monica, CA

REVIEW PERIOD: As specified by the State CEQA Guidelines, a minimum 30-day public review period for the Mitigated Negative Declaration will commence on **September 5, 2017** and end on **October 5, 2017**. The City of Santa Monica welcomes agency and public comments on the document during this period. Any comments on the Mitigated Negative Declaration must be received within the public review period. **Comments may be submitted, in writing, by 5:30 p.m. on October 5, 2017** and addressed to:

Rachel Kwok, Environmental Planner
1685 Main Street, Room 212
Santa Monica, CA 90401
E-mail: Rachel.kwok@smgov.net

Español: Este es un aviso de intención de adoptar un documento que describa los posibles efectos ambientales en referencia a la construcción propuesta de un edificio de oficinas de uso mixto, que puede ser de su interés. Para más información, llame a Carmen Gutierrez al (310) 458-8341.