



**NOTICE OF COMPLETION/AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE MIRAMAR HOTEL PROJECT**

OFFICIAL NOTICE is hereby given of the completion and availability of a Draft Environmental Impact Report (Draft EIR) for the proposed Miramar Hotel Project located in the City of Santa Monica (City). The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA).

PROJECT LOCATION: The project site encompasses two parcels in the Downtown district of the City of Santa Monica, County of Los Angeles. The main parcel, occupied by the Miramar Hotel, is approximately 4.5 acres in size and is located at 1133 Ocean Avenue (Hotel Parcel). The Hotel Parcel is currently improved with 301 hotel rooms and related hotel programming space located within a number of buildings. There are two city-designated landmarks located on the Hotel Parcel – the Moreton Bay Fig Tree and the six-story Palisades Building. The other parcel is located directly across the street to the east at 1127 2nd Street (Second Street Parcel). The Second Street Parcel is currently improved with a surface parking lot.

PROJECT DESCRIPTION: Project components on the Hotel Parcel consist of (i) the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated landmark); (ii) the preservation and protection of the Moreton Bay Fig Tree (a City-designated landmark); (iii) the relocation of the main entry drive from Wilshire Boulevard to Second Street; (iv) the removal of the existing surface parking lots; (v) the demolition of all non-landmarked buildings; (vi) the construction of two new buildings (referred to herein as the Ocean Building and the California Building); (vii) the expansion of public and guest open space areas on the ground level and in building terraces and rooftops; and (viii) the construction of a subterranean parking garage beneath the newly constructed buildings and open space. 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 at the corner of Wilshire Boulevard and Second Street. Overall, the total above-grade floor area on the Hotel Parcel would be 500,552 square feet (sf). Of this square footage, approximately 62,000 sf of floor area would be in the existing rehabilitated landmark Palisades Building, approximately 368,552 sf of floor area in the new Ocean Building, and approximately 70,000 sf of floor area in the new California Building. The Project would also include 8,373 sf of outdoor dining (2,153 net new sf) on the Hotel Parcel that the City considers as Project floor area, although outdoor dining visible from the public right-of-way is deducted for the Project's FAR calculation. Therefore, 502,157 sf (239,873 net new sf) is utilized for the FAR calculation on the Project. The building heights on the Hotel Parcel would vary and would range from the existing Palisades Building height of 78 feet to a maximum of 130 feet.

The Second Street Parcel development would include a 100% affordable housing building with a minimum of 30 and a maximum of 48 deed-restricted affordable apartments. In accordance with the Downtown Community Plan standards for 100% Affordable Housing Projects, the building would have a maximum FAR of 2.75 (41,250 sf of floor area) and a maximum height of six-stories and 60 feet.

ENVIRONMENTAL IMPACTS ANALYZED: The Draft EIR analyzed potential environmental impacts associated with the proposed project, including Aesthetics/Shadows, Air Quality, Construction Effects, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services -Fire and Police, Transportation and Circulation, Tribal Resources, and Utilities and Service Systems.

PUBLIC REVIEW PERIOD: A minimum 60-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR, exceeding the minimum 45-day public review period required by CEQA. **The comment period will start on February 24, 2020 and end at 5:30 p.m. on April 24, 2020.** Written comments should be sent to:

Rachel Kwok, Environmental Planner
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401
Email: Rachel.kwok@smgov.net

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR and background materials may be viewed online at <https://www.smgov.net/Departments/PCD/Environmental-Reports/Miramar-Hotel-Project-EIR/> or in person at the following locations:

Santa Monica Library
Main Branch
601 Santa Monica Blvd., Santa Monica, CA

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

ESPAÑOL: Este es un aviso sobre los posibles efectos ambientales de la construcción propuesta de un edificio de hotel, que pueden ser de su interés. Para más información, llame a Carmen Gutiérrez al (310) 458-8341.