NOTICE OF PREPARATION/NOTICE OF SCOPING MEETING FOR
A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE 500 BROADWAY MIXED USE HOUSING PROJECT

DATE: November 20, 2014

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401
Contact: Steve Mizokami
Phone: (310) 458-8341

The City of Santa Monica intends to prepare an Environmental Impact Report (EIR) for a proposed mixed-use development project at 500 Broadway in Downtown Santa Monica.

In accordance with Section 15082 of the State CEQA Guidelines, the City of Santa Monica has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with information describing the proposed project and its potential environmental effects. Environmental factors that would be potentially affected by the proposed project are:

- Aesthetics
- Air Quality
- Construction Effects
- Cultural Resources
- Greenhouse Gas Emissions
- Geology/Soils
- Hazards and Hazardous Materials
- Land Use/Planning
- Neighborhood Effects
- Noise
- Population/Housing
- Public Services
- Shade/Shadow Effects
- Traffic and Circulation
- Utilities and Service Systems
- Mandatory Findings of Significance

PROJECT APPLICANT: DK Broadway LLC
315 S. Beverly Drive, Suite 201
Beverly Hills, CA 90212

PROJECT LOCATION: 500 Broadway, Santa Monica, California, located on the southeast corner of Broadway and 5th Street (refer to Figures 1 and 2).

PROJECT DESCRIPTION: The proposed 500 Broadway Mixed Use Housing Project would involve the demolition of the existing one-story commercial (Fred Segal) building and a 92-space surface parking lot on two contiguous parcels totaling approximately 67,500 square feet (sf) of land area and the construction of 336,630 sf of mixed use development in a 84-foot high building. The building would be divided into four separate building forms above the podium level (refer to Figures 2 and 3). The proposed project would include up to 262 residential units consisting of a mix of studio, one-, two-, and three-bedroom units. In addition to market-rate housing, the project would include deed-restricted affordable housing (either provided on-site, off-
Regardless of where the affordable units are provided, the maximum number of dwellings to be constructed at 500 Broadway will be 262 units. If affordable housing is built off-site as part of this project, the off-site locations would be located in the Downtown area and there would be a maximum of 60 off-site units, all of which would be deed-restricted affordable units, at a maximum of two locations. Thus, if affordable housing is provided off-site, a maximum of up to 322 dwellings would be constructed as a result of this project.

The project is designed with approximately 19,500 sf of common residential open space, including shared open courtyards and rooftop recreation spaces divided into four rectangular above-grade structures connected by a system of external pedestrian bridges. The podium level includes approximately 14,700 sf of landscaped courtyards and gardens, and the rooftop deck includes approximately 4,800 sf that would provide gardens, pool/spa, and barbeque amenities. The ground floor of the project would include pedestrian-oriented commercial uses, including retail and restaurant, as well as residential lobbies. The project would also include approximately 5,500 sf of ground floor open space, including a public plaza with seating and landscaping, outdoor seating for dining, and widened sidewalks with new landscaping and decorative paving. The project would also include a shared “Cross Court” vehicular, pedestrian, and bicycle access way to provide a mid-block connection between 5th Street and 5th Court. Vehicular access to the subterranean parking structure would be provided off 5th Street via the proposed Cross Court driveway midway along the block; additional residential and loading access would be provided off of 5th Court via Broadway. The project would include a four-level subterranean parking garage at 500 Broadway providing a total of approximately 577 commercial and residential parking spaces, and 32,800 sf of commercial floor area, potentially including an exercise facility and including 5,480 sf of commercial storage, secured long-term bicycle parking, and bike locker and shower facilities.

The 500 Broadway Mixed Use Housing Project would be implemented through a Development Agreement with the City of Santa Monica. The EIR to be prepared will analyze the project related and cumulative environmental impacts of the proposed project.

REVIEW PERIOD: As specified by the State CEQA Guidelines, the Notice of Preparation will be circulated for a minimum 30-day review period. The City of Santa Monica welcomes agency and public input during this period regarding the scope and content of environmental information related to your agency’s responsibility that must be included in the Draft EIR. Comments may be submitted, in writing, by 5:30 p.m. on December 22, 2014 and addressed to:

Steve Mizokami
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401
E-mail: steve.mizokami@smgov.net

SCOPING MEETING: The City has scheduled a Public Scoping Meeting for the EIR to describe the proposed project, the environmental review process, and to receive your verbal input on the information that should be included in the EIR. The Public Scoping Meeting is scheduled at the following time and location:
ESPAÑOL: Esto es una noticia de la preparación de un reporte sobre los posibles efectos ambientales en referencia a la construcción propuesta de un edificio, lo cual puede ser de interés a usted. Para más información, llame a Carmen Gutierrez, al número (310) 458-8341.

Amanda Schachter
Planning Manager

Date

Figures
1. Project Location Map
2. Project Site Map
3. Project Site Plan
4. Conceptual Project Design