

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/Environmental Planner
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401

(Address)

Project Title: 528 Arizona Avenue Mixed Use Project

Project Applicant: US 528 Arizona Owner LLC

Project Location - Specific:

520-528 Arizona Avenue, Santa Monica, CA 90403

Project Location - City: Santa Monica

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project is an 8-story, mixed-use development with 150 units, 18 of which are provided as on-site affordable units to be deed restricted. The project includes 6,609 SF of ground floor commercial, 106,369 SF of residential, and 199 parking spaces across 4-levels of subterranean parking. The project uses state density bonus law and local incentives for residentially zoned surface parking lots.

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: US 528 Arizona Owner 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));

Categorical Exemption. State type and section number: _____

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This housing project (23ENT-0159) does not require discretionary review and has been administratively approved with density bonuses to which the project is entitled as a matter of law. Therefore, the project is a ministerial project exempt from CEQA. (CEQA Guidelines Section 15268)

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: Rachel Kwok Digitally signed by Rachel Kwok Date: 2024.08.18 12:14:06 -0700 Date: 8/18/2024 Title: Environmental Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____