

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)

Project Location - City: Santa Monica

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project: On 10/14/2024, the City approved a Certificate of Appropriateness for the design of the components of the Project on the Hotel Parcel and sign adjustments. The Project includes a 301-room hotel, up to 60 residential condominiums, ground-floor retail/restaurant uses, open space and subterranean parking. The portion of the Project on the Hotel Parcel consists of approx. 502,157 sf (239,873 net new sf), 2.6 FAR. As part of the Project, the historic Palisades Building (a City-designated Landmark) will be rehabilitated; the Moreton Bay Fig Tree (a City-designated Landmark) will be preserved and protected; existing surface parking will be removed; and all non-landmarked buildings will be demolished. The Project's 100% affordable housing building at 1127 2nd St was approved on 01/19/2021 and its design was approved on 05/15/2023.

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));
- Categorical Exemption. State type and section number: Sections 15182 and 15331 CEQA Guidelines
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: The Project is exempt from CEQA under CEQA Guidelines Section 15182 because it 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 (SHN 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. The Project is also exempt from CEQA under CEQA Guidelines Section 15331 because the Project's Certificate of Appropriateness application, including the associated plans for the design of the Miramar Hotel Project, is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This notice is filed without prejudice to the 10/01/2020 NOE filing.

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 Date: 10/28/24 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: _____