

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

From:
Public Agency: City of Santa Monica
Address: 1685 Main Street, Mail Stop 28 Santa Monica, CA 90401
Contact: Rachel Kwok
Phone: 310 451-4488

[] County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway Norwalk, CA 90650

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 20 13041091

Project Title: Miramar Hotel Project

Project Applicant: Ocean Avenue, LLC

Project Location (include county): 1133 Ocean Ave/101 Wilshire Blvd & 1127/1129 2nd St, City of Santa Monica, Los Angeles County

Project Description:

Project components on the Hotel Parcel at 1133 Ocean Avenue consist of: the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated Landmark); the preservation and protection of the Moreton Bay Fig Tree (a City-designated Landmark); the removal of the existing surface parking lots; the demolition of all non-landmarked buildings; the construction of two new buildings: the expansion of public and guest open space areas on the ground level and in building terraces and rooftops; and the construction of a subterranean parking garage. 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. A total of approximately 502,157 sf (239,873 net new sf) would result with a 2.6 FAR. The building heights on the Hotel Parcel would range from 78 feet to a maximum of 130 feet. The Second Street Parcel development at 1127 2nd St would include a 100% affordable housing building with a maximum of 48 deed-restricted affordable units. The development would comply with the Downtown Community Plan standards and would have a maximum FAR of 2.75 (41,250 sf of floor area) and a maximum height of six stories and 60 feet.

This is to advise that the City of Santa Monica has approved the above ([] Lead Agency or [] Responsible Agency)

described project on Sept 29, 2020 and has made the following determinations regarding the above described project. (date)

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Santa Monica, Community Development Department, 1685 Main Street, Santa Monica, CA

Signature (Public Agency): [Signature] eTIE Environmental Planner

Date: 9/29/20 Date Received for filing at OPR: