

Notice of Determination

Appendix D

To:

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

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

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

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): 2013041091

Project Title: Miramar Hotel Project

Project Applicant: Ocean Avenue LLC

Project Location (include county): 1133 Ocean Ave/101 Wilshire Blvd, City of Santa Monica, Los Angeles County (Hotel Parcel)

Project Description: 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. Various approvals for the Project were granted by the City on 09/29/2020 & Notice of Determination #2020153343 was filed on 10/01/2020. 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. On 10/14/2024, the Landmarks Commission determined that the environmental impacts regarding aspects of the Project covered by the Certificate of Appropriateness application including sign adjustments were fully analyzed pursuant to CEQA in the Final EIR certified by the City Council on 09/29/2020 and no further review is required pursuant to CEQA Guidelines 16162. This notice is filed without prejudice to the 10/01/2020 NOD filing.

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
 (date)
 described project.

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): Rachel Kwok Title: Environmental Planner

Date: 10/28/24 Date Received for filing at OPR: _____