**MAY 18, 2020**
**NOTICE OF COMPLETION/AVAILABILITY**
**OF A DRAFT ENVIRONMENTAL IMPACT REPORT**
**FOR THE OCEAN AVENUE PROJECT**

OFFICIAL NOTICE is hereby given of the completion and availability of a Draft Environmental Impact Report (EIR) for the proposed Ocean Avenue Project (the Project) located in the City of Santa Monica (City). The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA).

**PROJECT LOCATION**: The Project site encompasses two adjacent sites in the Downtown District of the City of Santa Monica, County of Los Angeles: the "Ocean Avenue Parcel" and the "Second Street Parcel," which are collectively referred to as the "Project site." The Ocean Avenue Parcel is located at the northeast corner of Ocean Avenue and Santa Monica Boulevard and is about 1.2 acres in size. The Ocean Avenue Parcel consists of seven lots, currently improved with the following structures:

- 101 Santa Monica Blvd: An approximately 24,000-square-foot (sf) mixed-use retail/residential two-story building (plus a third-floor roof-top penthouse) and adjacent surface parking lot located at the corner of Ocean Avenue and Santa Monica Boulevard;
- 1327 Ocean Avenue: Approximately 10,000 sf commercial use in two interconnected two-story buildings;
- 1333 Ocean Avenue: A Queen Anne-style building, which is a City-designated Landmark, is located on the western (front) portion of the parcel and an approximately 2,600 sf non-designated structure is located on the eastern (rear) portion of the parcel, both used for commercial purposes;
- 1337 Ocean Avenue: A Spanish Colonial Revival-style building, which is a City-designated Landmark, is located on the western (front) portion of the parcel and an approximately 800 sf non-designated structure is located on the eastern (rear) portion of the parcel, both used for commercial purposes.

The Second Street Parcel consists of four lots with the address of 129 Santa Monica Boulevard and is approximately 0.69 acres in size. The Second Street Parcel is currently improved with a surface parking lot. The Ocean Avenue Parcel and the Second Street Parcel are separated by a public alleyway known as 1st Court.

**PROJECT DESCRIPTION:** The proposed Project would involve redevelopment of the site to include a hotel, residential apartments, cultural uses, a rooftop publicly-accessible observation deck, restaurant and retail uses, open space, and subterranean parking in the Downtown District of the City. The proposed development would provide 122,400 sf of full-service hotel space with up to 120 hotel guestrooms, meeting and banquet rooms, and a hotel spa; 100 residential apartment units (including deed-restricted affordable units, replacement rent-controlled units, and market-rate units); 36,110 sf of restaurant (including outdoor dining areas) and retail uses; and a 35,500-sf Cultural Use Campus (e.g., museum, gallery, event space). The Cultural Use Campus would include the relocation and rehabilitation of two existing City-designated Landmarks currently located at 1333 and 1337 Ocean Avenue as well as the development of a new building located behind (i.e., to the east of) these City-designated Landmarks.

The proposed Project would construct a total five new buildings onsite that would range in maximum height from 57 feet to 130 feet (excluding permitted rooftop projections) for a total Floor Area Ratio (FAR) of 2.95 and a total above ground building floor area (calculated per the Santa Monica Municipal Code [SMMC]) of approximately 245,090 sf with an additional 4,940 sf of outdoor dining. The proposed Project would also include a three-level subterranean parking garage providing space for up to approximately 285 vehicles, long-term bicycle parking/storage, and subterranean uses associated with the hotel, restaurant, and Cultural Use Campus.

1st Court is a one-way public alleyway between Ocean Avenue and Second Street running north-south from Arizona Avenue to Santa Monica Boulevard. The proposed Project would reroute 1st Court into an "L"-shaped configuration, which would turn vehicles traveling south from Arizona Avenue east toward 2nd Street partway down the alley across the northernmost portion of the Second Street Parcel (privately owned by the Applicant). This would effectively convert the southern portion of 1st Court to a "paseo" for pedestrian use, limiting vehicular-pedestrian interaction.

**ENVIRONMENTAL IMPACTS ANALYZED:** The Draft EIR analyzed potential environmental impacts associated with the Project, including Aesthetics and Shade/Shadow Effects, Air Quality, Construction Effects, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Neighborhood Effects, Noise, Transportation, Tribal Cultural Resources, and Utilities. The Draft EIR identified significant effects for ground-borne vibration during construction, traffic impacts on intersections (based on intersection levels of service), and neighborhood effects associated with traffic impacts on intersections.

**PUBLIC REVIEW PERIOD:** State CEQA guidelines require a minimum 45-day review period for public review of the Draft EIR. In recognition of the current COVID-19 pandemic, the City will provide an extended public review period of 90-days ending on August 17, 2020. All interested persons should submit written comments on the adequacy of the Draft EIR to:

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Rachel Kwok, Environmental Planner
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Santa Monica, CA 90401
Email: Rachel.kwok@smgov.net

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**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** The Draft EIR and project background materials may be viewed online at https://www.smgov.net/Departments/PCD/Environmental-Reports/Ocean-Avenue-Project-EIR/

**ESPAÑOL**: Este es un aviso sobre los posibles efectos ambientales de la construcción propuesta de un edificio de hotel y residencial, que pueden ser de su interés. Para más información, llame a Carmen Gutiérrez al (310) 458-8341.