



CITY OF SANTA MONICA  
CITY PLANNING DIVISION  
1685 MAIN STREET, MAIL STOP 28  
SANTA MONICA, CA 90401

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**NOTICE OF COMPLETION/AVAILABILITY  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE 1633 26<sup>TH</sup> STREET OFFICE PROJECT  
NOVEMBER 19, 2020**

OFFICIAL NOTICE is hereby given of the completion and availability of a Draft Environmental Impact Report (Draft EIR) for the proposed 1633 26<sup>th</sup> Street Office Project located in the City of Santa Monica (City). The Draft EIR (State Clearinghouse No. 2020050142) has been prepared in accordance with the California Environmental Quality Act (CEQA).

**PROJECT LOCATION:** The approximately 87,651 square foot (2.01-acre) project site is located at 1633 26th Street, on the east side of 26th Street, between Pennsylvania Avenue and Colorado Avenue in the Bergamot Area Plan's Bergamot Transit Village in the City of Santa Monica. The project site is comprised of two parcels, Assessor Parcel Numbers (APN) 4268-001-025 and 4268-001-026. The site is bordered by a recently constructed 4 story office building on the north, Pennsylvania Avenue on the south, surface parking serving a 4 story office building on the east and 26th Street on the west. The project site is currently developed with a 3-story, brick, office building totaling approximately 45,529 sf and approximately 40 feet in height that was constructed in 1972. The project site also includes a surface parking lot serving the office building with 152 parking spaces (148 standard and 4 handicap).

**PROJECT DESCRIPTION:** The proposed 1633 26th Street Project would consist of the refurbishment of the project site's existing three-story, 45,429 square feet (sf) office building, and the development of two new adjacent four-story, creative and business professional office buildings comprising a total of 129,265 sf of new floor area. The project would also include a three-level subterranean garage with 399 parking spaces with vehicular access provided from Pennsylvania Avenue. The project's three buildings would total approximately 174,685 sf.

**ENVIRONMENTAL IMPACTS ANALYZED:** The Draft EIR analyzed potential environmental impacts associated with the proposed project, including Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation and Circulation, and Tribal Resources.

**PUBLIC REVIEW PERIOD:** A 60-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR, which exceeds the 45 days required by CEQA. **The comment period will start on November 19, 2020 and end at 5:30 p.m. on January 18, 2021.** Written comments should be sent to:

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1685 Main Street, Mail Stop 28  
Santa Monica, CA 90401  
Email: [Rachel.kwok@smgov.net](mailto:Rachel.kwok@smgov.net)

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** To reduce the risk of COVID19, City Hall remains closed to the public. The Draft EIR and background materials may be viewed online <https://www.smgov.net/Departments/PCD/Environmental-Reports/1633-26th-Street-Project-EIR/>.

**ESPAÑOL:** Esta es una advertencia de que la Ciudad ha preparado un informe que describe los posibles efectos ambientales de la construcción propuesta de un proyecto de oficinas, que puede ser de su interés. Para más información, llame a Carmen Gutiérrez al 310458 8341.