

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/Environmental Planner
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401
 (Address)

Project Title: Mixed-use housing project at 2600 Wilshire Boulevard

Project Applicant: Wilshire-26, LLC, a California limited liability company

Project Location - Specific:
 2600 Wilshire Blvd. & 1215 26th Street, Santa Monica, CA 90403

Project Location - City: Santa Monica Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project: Mixed-use housing development project with density bonuses located on two contiguous project sites separated by an alley. The project site at 2600 Wilshire is comprised of 39 market rate rental dwellings plus one ADU on the upper three floors above a ground floor with approximately 12,362 sf of commercial retail/restaurant. The 2600 building will be 4-stories/55' above 2 levels of subterranean parking with 101 parking spaces. 1215 26th Street will provide 5 very low income apartments in 2-stories/23'.

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: Wilshire-26, LLC, a California limited liability company

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: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Per applicable Interim Zoning Ordinance No. 2645 (CCS), this mixed-use housing project does not require discretionary review and has been administratively approved with density bonuses to which the project is entitled as a matter of law. (AA No. 22ENT-0308) Therefore, the project is a ministerial project exempt from CEQA (CEQA Guidelines Section 15268).

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:  Date: 2/5/24 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: _____