

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: Pico & 9th Apartments

Project Applicant: Kara Block, DFH Architects

Project Location - Specific:

901-913 Pico Boulevard, Santa Monica, CA 90405

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

Description of Nature, Purpose and Beneficiaries of Project:

Housing development project with density bonus, incentive concession, and waivers or reductions of development standards. 5-story/47' tall, 22,935 sf project with 45 units (40 market rate and 5 very low-income) above one level of subterranean parking containing 20 vehicular parking spaces. Four protected rent-controlled units currently exist onsite and will be replaced as part of the proposed 5 very low-income units.

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: 901-907 Pico Blvd, LLC & 913 Pico Blvd, LLC

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 Interim Zoning Ordinance 2699 (CCS), this 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. 23ENT-0126). 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: Rachel Kwok Digitally signed by Rachel Kwok
Date: 2024.08.14 09:51:48 -0700 Date: 8/13/2024 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: _____