

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

1685 Main Street

Santa Monica, CA 90401

(Address)

Project Title:

Approval of deal terms and loan for development of affordable housing on 3 sites and declaration of 1402 Wilshire Blvd as "Exempt Surplus Land"

Project Applicant: City of Santa Monica

Project Location - Specific:

1217 Euclid Street, 1211-1217 14th Street, 1402 Wilshire Blvd, Santa Monica, CA

Project Location - City: Santa Monica

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed actions consist of approving deal terms, authorizing Development and Disposition Agreements and Ground Leases, and executing documents to make a Housing Trust Fund Loan, for development of Affordable Housing on three sites and declaration of a site at 1402 Wilshire Boulevard as "Exempt Surplus Land".

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: City of Santa Monica

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: Section 15182 (b); Section 15061(b)(3)

Statutory Exemptions. State code number: _____

(310) 458 8341

Reasons why project is exempt:

The actions of approving deal terms, authorizing Development and Disposition Agreements and Ground Leases, and executing documents to make a Housing Trust Fund Loan, for development of Affordable Housing on three sites and declaration of a site at 1402 Wilshire Boulevard as "Exempt Surplus Land" are exempt from environmental review pursuant to Section 15182 (b). Section 15182 (b) statutorily exempts qualifying residential or a mixed use projects from CEQA that are proximate to transit. The DDA and Ground Lease for development of affordable housing meets the criteria described in Section 15182 (b) in that the project would have a floor area ratio of at least 0.75, is located in a transit priority area, is consistent with the 6th Cycle Housing Element for which an Environmental Impact Report was certified, and is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the Southern California Association of Governments' Sustainable Communities Strategy. Additionally, the declaration of 1402 Wilshire Boulevard as exempt surplus land upon transfer of fee title to the City would have no possibility of significant effect on the environment, and therefore, is exempt pursuant to Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines. The City of Santa Monica has found that the proposed project does not trigger subsequent or supplemental environmental review under the California Environmental Quality Act, and the proposed projects impacts were addressed in the City's 6th Cycle Housing Element Environmental Impact Report (SCH# 2020100575).

Lead Agency

Contact Person: Jing Yeo

Area Code/Telephone/Extension: 310-458-8341

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: Jing Yeo

Date: 12/20/2024

Title: Planning Manager

■ 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: _____