

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, Mail Stop 28

Santa Monica, CA 90401

(Address)

Project Title: 1420-1422 20th Street Development Review Permit (22ENT-0305)

Project Applicant: E.D. Flores, LLC

Project Location - Specific:

1420-1422 20th Street

Project Location - City: Santa Monica

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Development Review Permit for construction of an eight-story mixed-use building with 50 residential units, inclusive of 10 deed-restricted affordable units; a 40-room hotel; ground floor commercial; roof level amenity space; and two levels of subterranean parking in the Low Density Residential (R2) Zoning District. The project is proposed pursuant to the "Builder's Remedy" statute of the Housing Accountability Act, Government Code Section 65589.5(d)

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: TPP-Section 21155.1 of the CEQA Guidelines
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21155.1 of the CEQA Guidelines, which exempts a special class of Transit Priority Project (TPP) determined to be a Sustainable Communities Project (SCP) by the local jurisdiction.

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 Date: 1/7/25 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: _____