

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH # 2013041091

Project Title: Miramar Hotel Project

Lead Agency: City of Santa Monica – City Planning Division

Contact Person: Rachel Kwok

Mailing Address: 1685 Main Street, Room 212

Phone: 310-458-8341

City: Santa Monica

Zip: 90401

County:

Los Angeles

Project Location: The Project Site is located in the City of Santa Monica, in the western portion of Los Angeles County. The Project Site is comprised of two parcels, the Hotel Parcel which is located at 1133 Ocean Avenue/101 Wilshire Boulevard on the City block bounded by Wilshire Boulevard, Ocean Avenue, California Avenue, and 2nd Street and the Second Street Parcel which is located at 1127/1129 2nd Street.

County: Los Angeles

City/Nearest Community:

Santa Monica

Cross Streets: Wilshire Boulevard/Ocean Avenue/2nd Street/California Avenue

Zip Code:

90041

Total Acres:

4.7 acres

Assessor's Parcel No.: 4292-028-001, 4292-021-010, and 4292-021-009

Section: 1 and 12

Twp. 2S

Range: 16W

Base: Beverly Hills

Within 2 Miles: State Hwy #: I-10 Waterways: Pacific Ocean

Airports: Santa Monica Municipal Airport Railways: N/A Schools: Numerous – McKinley ES, University Santa Monica, Evergreen Community School, The Lighthouse Christian Preschool, Pacifica Christian HS Others

Document Type:**CEQA:**☐ NOP☐ Early Cons☐ Neg Dec☒ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

☐ Other**NEPA:**☐ NOI☐ EA☐ Draft EIS☐ FONSI**Other:**☐ Joint Document☐ Final Document☐ Other**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☒ Redevelopment☒ Coastal Permit☒ Other: Development Agreement**Development Type:**☒ Residential: Units 108

Acres

☐ Office: Sq.ft.

Acres

Employees

☒ Commercial: Sq.ft. 502,157

Acres

Employees 387

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational☐ Recreational☐ Water Facilities: Type MGD N/A☐ Transportation: Type☐ Mining: Mineral☐ Power: Type☐ Waste Treatment: Type☐ Hazardous Waste: Type☐ Other: Hospital and Medical Uses, Limited Residential**Funding (approx.):**

Federal \$

State \$

Total \$

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☐ Population/Housing Balance☒ Public Services/Facilities☐ Recreation/Parks☐ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☐ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☐ Wildlife☒ Growth Inducing☒ Land use☒ Cumulative Effects☐ Other**Present Land Use/Zoning/General Plan Designation:**

The Project Site is within the City's Downtown Community Plan area. The Hotel Parcel is in the Ocean Avenue Transition subarea and has an Established Large Site (ELS) Overlay. The Second Street Parcel is in the Wilshire Transition subarea.

Project Description: Project components on the Hotel Parcel consist of (i) the rehabilitation and ongoing hotel use of the historic Palisades Building (a City-designated Landmark); (ii) the preservation and protection of the Moreton Bay Fig Tree (a City-designated Landmark) as a focal point of the Project; (iii) the relocation of the main entry drive from Wilshire Boulevard to 2nd Street; (iv) the removal of the existing surface parking lots; (v) the demolition of all non-landmarked buildings; (vi) the construction of two new buildings (the Ocean Building and the California Building); (vii) the expansion of public and guest open space areas on the ground level and in building

Reviewing Agencies Checklist

Form A, continued

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

Resources Agency

Boating & Waterways

✓ Coastal Commission

Coastal Conservancy

Colorado River Board

Conservation

Fish & Wildlife

Forestry & Fire Protection

✓ Office of Historic Preservation

Parks & Recreation

Reclamation Board

S.F. Bay Conservation & Development Commission

✓ Water Resources (DWR)

US Army Corps of Engineers, Los Angeles District

Business, Transportation & Housing

Aeronautics

✓ California Highway Patrol

✓ CALTRANS District # 7

Department of Transportation Planning (headquarters)

Housing & Community Development

Food & Agriculture

Health & Welfare

Health Services

State & Consumer Services

General Services

OLA (Schools)

Environmental Protection Agency

✓ Air Resources Board

California Waste Management Board

SWRCB: Clean Water Grants

SWRCB: Delta Unit

✓ SWRCB: Water Quality

SWRCB: Water Rights

✓ Regional WQCB # 4

Youth & Adult Corrections

Corrections

Independent Commissions & Offices

Energy Commission

✓ Native American Heritage Commission

Public Utilities Commission

Santa Monica Mountains Conservancy

State Lands Commission

Tahoe Regional Planning Agency

✓ Other SCAQMD

Public Review Period (to be filled in by lead agency)

Starting Date: February 24, 2020

Ending Date: April 24, 2020

Signature:

Rachel Kwok, Environmental Planner
City of Santa Monica, City Planning Division
Signature Date:

Lead Agency (Complete if applicable):

Consulting Firm: ESA

Address: 233 Wilshire Boulevard, Suite 150

City/State/Zip: Santa Monica, California 90401

Contact: Luci Hise-Fisher, Principal Planner

Phone: (310) 451-4488

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes:

Applicant: Ocean Avenue, LLC

Address: 100 Wilshire Boulevard, Suite 1700

City/State/Zip: Santa Monica, CA 90401

Phone: