**SCH #** 2013041091

**Notice of Completion & Environmental Document Transmittal**

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| **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 | | | | | | | | | | | |

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| **Document Type:** | |  | | |  |  |  |  |
| **CEQA:** | NOP | Supplement/Subsequent EIR | | | **NEPA:** | NOI | **Other:** | Joint Document |
|  | Early Cons | (Prior SCH No.) | |  |  | EA |  | Final Document |
|  | Neg Dec | Other | Final EIR | |  | Draft EIS |  | Other |
|  | Draft EIR |  | | |  | FONSI |  |  |

**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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Watts\_\_\_\_\_\_*

  Waste Treatment: *Type\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

  Hazardous Waste: *Type\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

  Other: Hospital and Medical Uses, Limited Residential

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| **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 terraces and rooftops; and (viii) the construction of a subterranean parking garage beneath the newly constructed buildings and open space. Proposed uses on the Hotel Parcel would include 312 hotel guest rooms (including meeting/banquet space, spa/fitness, and food and beverage space), 60 residential condominiums, and ground floor pedestrian-oriented retail uses at the corner of Wilshire Boulevard and 2nd Street. The total above-grade floor area on the Hotel Parcel would be 500,552 square feet (sf). Of this square footage, approximately 62,000 sf of floor area would be in the existing rehabilitated landmark Palisades Building, approximately 368,552 sf of floor area in the Ocean Building, and approximately 70,000 sf of floor area in the California Building. The Project would also include 8,373 sf of outdoor dining (2,153 net new sf). A total of 502,157 sf (239,873 net new sf) is utilized for the FAR calculation, resulting in a 2.6 FAR. The building heights on the Hotel Parcel would range from 78 feet to a maximum of 130 feet.

The Second Street Parcel development would include a 100% affordable housing building with a minimum of 30 and a maximum of 48 deed-restricted affordable apartment units. The development would comply with the DCP standards for 100% Affordable Housing Projects and would have a maximum FAR of 2.75 (41,250 sf of floor area) and a maximum height of six-stories and 60 feet.

**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:

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| --- | --- | --- |
| **Lead Agency** (Complete if applicable): |  | **For SCH Use Only:** |
| Consulting Firm: ESA |  | Date Received at SCH |
| Address:233 Wilshire Boulevard, Suite 150 |  | Date Review Starts |
| City/State/Zip: Santa Monica, California 90401 |  | Date to Agencies |
| Contact: Luci Hise-Fisher, Principal Planner |  | Date to SCH |
| Phone: (310) 451-4488 |  | **Clearance Date** |
|  |  | *Notes:* |
| **Applicant:****Ocean Avenue, LLC** |  |  |
| Address: 100 Wilshire Boulevard, Suite 1700 |  |  |
| City/State/Zip: Santa Monica, CA 90401 |  |  |
| Phone: |  |  |