CITY OF SANTA MONICA
CITY PLANNING DIVISION
1685 MAIN STREET, ROOM 212
SANTA MONICA, CA 90401

NOTICE OF PREPARATION/NOTICE OF PUBLIC SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 1633 26TH STREET OFFICE PROJECT

DATE: May 6, 2020

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Santa Monica
City Planning Division
1685 Main Street, Room 212
Santa Monica, California 90407
Contact: Rachel Kwok, Environmental Planner
Email: Rachel.Kwok@smgov.net

The City of Santa Monica (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 1633 26th Street Office Project. In accordance with Section 15082 of the State CEQA Guidelines, the City has prepared this Notice of Preparation to provide the public, Responsible Agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The EIR will address the proposed project's potentially significant effects in the following environmental issue areas:

- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Transportation/Circulation
- Tribal Cultural Services
- Mandatory Findings of Significance

PROJECT APPLICANT: Kilroy Realty

PROJECT LOCATION AND EXISTING ONSITE USES: The approximately 87,651 square foot (2.01-acre) project site is located at 1633 26th Street, on the east side of 26th Street, between Pennsylvania Avenue and Colorado Avenue in the Bergamot Area Plan's Bergamot Transit Village in the City of Santa Monica. The project site is comprised of two parcels, Assessor Parcel Numbers (APN) 4268-001-025 and 4268-001-026. The site is bordered by a recently constructed 4 story office building on the north, Pennsylvania Avenue on the south, surface parking serving a 4 story office building on the east and 26th Street on the west. The project site is currently developed with a 3-story, brick, office building totaling approximately 45,529 sf and approximately 40 feet in height that was constructed in 1972. The project site also includes a surface parking lot serving the office building with 152 parking spaces (148 standard and 4 handicap).

PROJECT DESCRIPTION: The project would consist of the refurbishment of the project site's existing three story, 45,529 square feet (sf) office building, and replacement of the existing 58,940 sf surface parking lot with two new four-story, creative and/or business professional office buildings. The proposed new buildings (Buildings A and B) would comprise a total of 129,265 sf of new floor area building (Building C) rising to a maximum height of 54 feet. Together, the three buildings would total approximately 174,684 sf and would form a campus-like area leaving open space in the middle as a courtyard. The approximately 10,436 sf courtyard would feature a large mature specimen tree that would be a focal point of the open space. The project would also include a three level subterranean garage with 399 parking spaces with access provided from Pennsylvania Avenue. The project would require a Development Review Permit and/or other discretionary or ministerial approvals.

REVIEW PERIOD: State CEQA Guidelines requires circulation of a Notice of Preparation for a minimum 30-day review period. In consideration of the current Coronavirus (COVID-19) pandemic, the City will be circulating the NOP

for this project to 60 days. Please go to the City's webpage https://www.smgov.net/Departments/PCD/Environmental-Reports/1633-26th-Street-Project-EIR/ for the NOP and associated project info (including project location map, site plan, rendering). The City welcomes agency and public input during this period regarding the scope and content of environmental information that must be included in the Draft EIR. **Comments may be submitted, in writing, by 5:30 p.m. on July 5, 2020** and addressed to:

Rachel Kwok, Environmental Planner
E-mail: rachel.kwok@smgov.net

PUBLIC SCOPING MEETING: In an effort to reduce the risk of COVID-19, the City will hold a scoping meeting via teleconference on May 19, 2020 at 5:30 PM to describe the proposed project, the environmental review process, and to receive public comments on the scope of the EIR. City staff, the City's consultants, and the project Applicant will participate via teleconference. Participants may join the teleconference via https://primetime.bluejeans.com/a2m/live-event/wjgcjtpq or by dialing in at +1 (415) 466-7000 PIN is: 1894061#

Those wishing to give public comment for the meeting must make that request via email to Rachel.Kwok@smgov.net prior to 12 p.m. on the day of the meeting and will be posted online on the project's webpage. Written information received after 12 p.m. will be read aloud at the meeting for a total of three minutes. The City will consider all comments, written and oral, in determining the final scope of the evaluation to be included in the EIR.

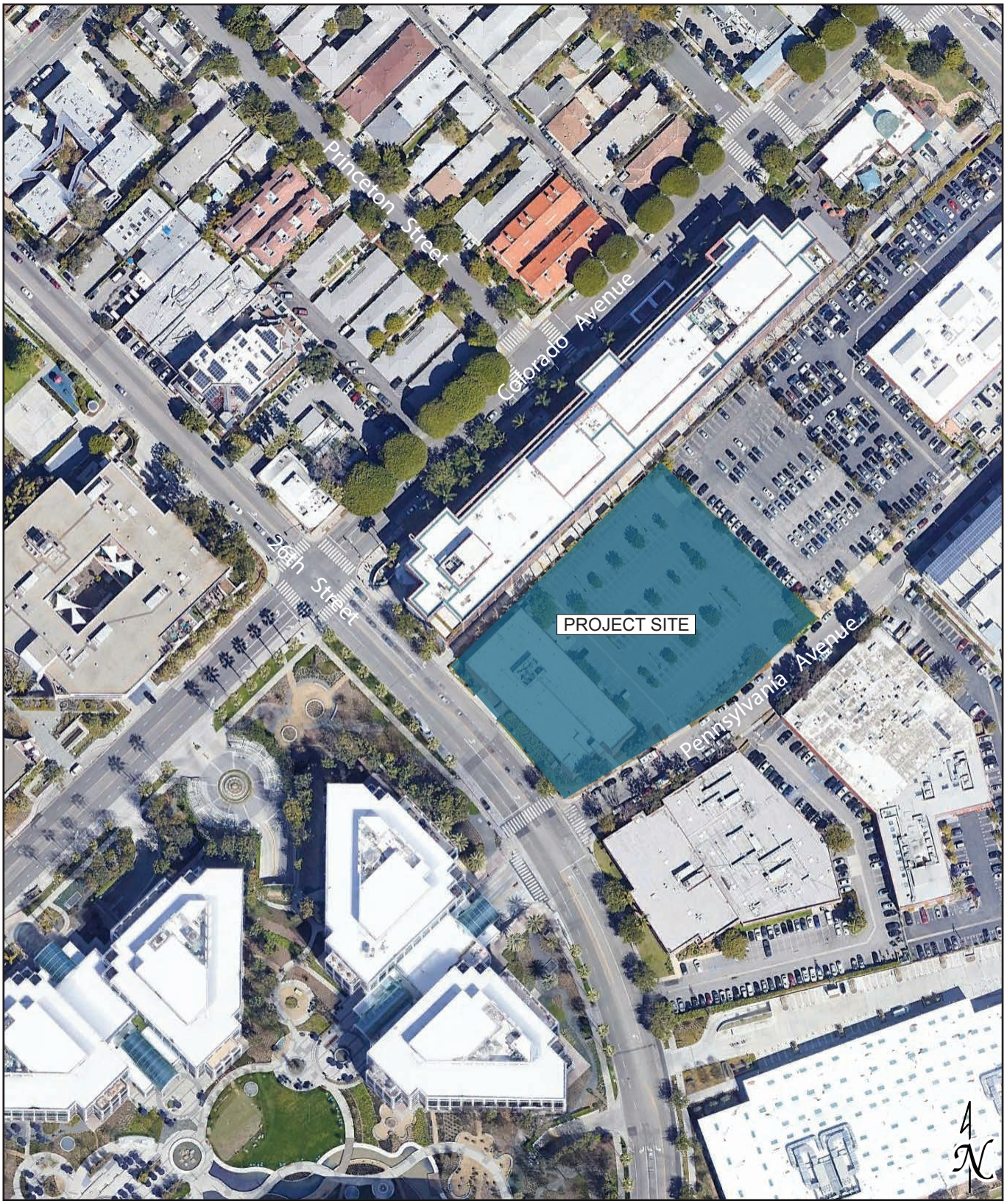
ESPAÑOL: Este es un aviso de que la Ciudad está preparando un informe que describe los posibles efectos ambientales de la construcción propuesta de un centro de salud, que puede ser de su interés. Para más información, llame a Carmen Gutiérrez al 310 458 8341.



Project Site

Source: OpenStreetMap, March 2020.

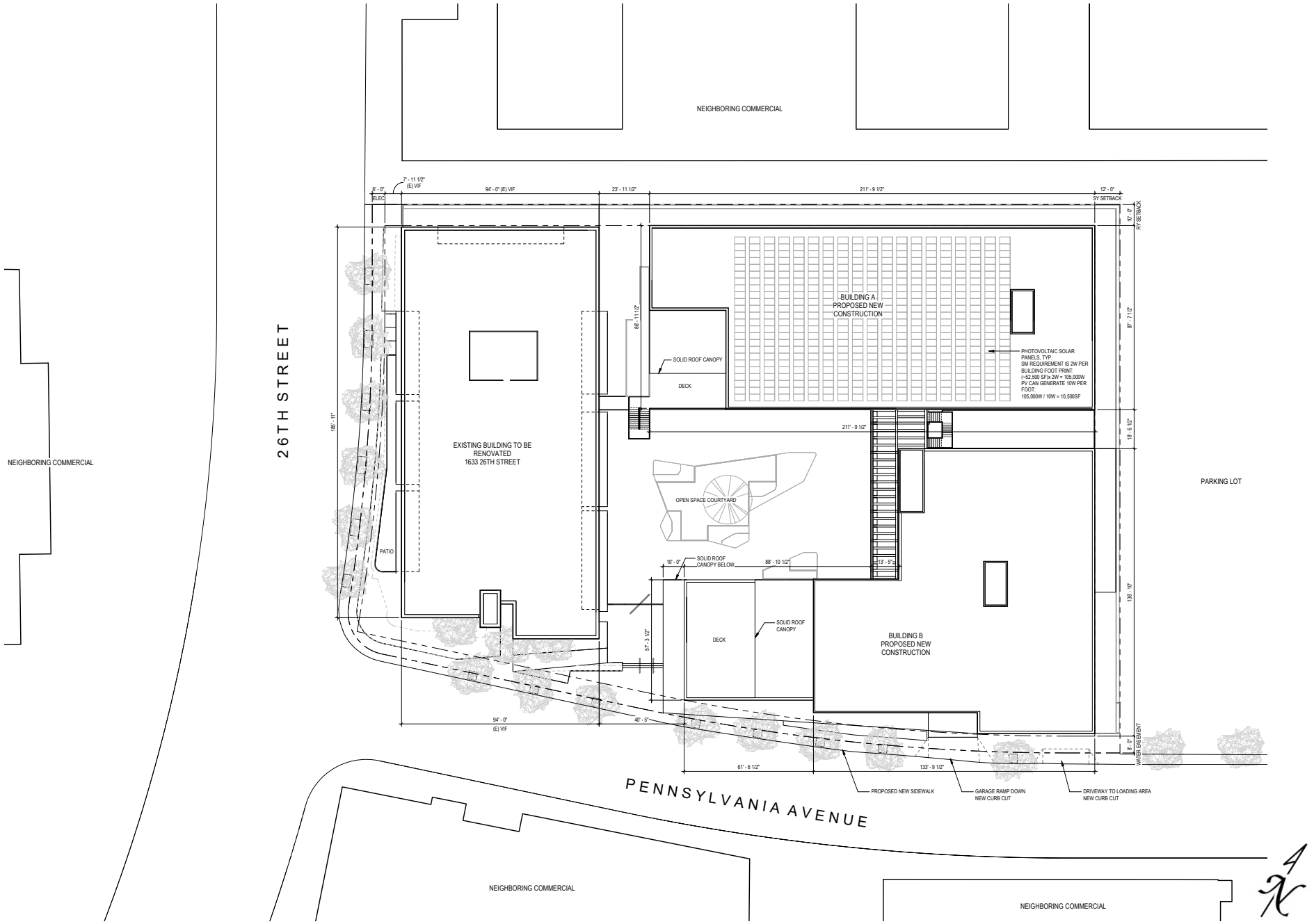
Figure 1
Regional Location Map



Project Site

Source: Google Earth, March 2020.

Figure 2
Project Site Location



Source: Belzberg Architects, August 2019.

Figure 3
Project Site Plan



26TH/ PENNSYLVANIA VANTAGE (LOOKING NORTHEAST)

Source: Belzberg Architects, August 2019.

Figure 4
Project Rendering