

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, California 90650

From: (Public Agency): City of Santa Monica

1685 Main Street, Mail Stop 28

Santa Monica, California 90401

(Address)

Project Title: Mixed-use housing project at 2800 28th Street

Project Applicant: SMBP LLC

Project Location - Specific:

2800 28th Street, Santa Monica, California 90405

Project Location - City: Santa Monica

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project: Mixed-use housing development with 390 residential apartments (including 47 affordable units), approx. 82,030 sf of retail/fitness/restaurant uses, and on-site parking (approx. 568 spaces located above grade and in one subterranean level). A total of approximately 565,710 sf of Floor Area, FAR of 3.10. Building height varies with a max. of 84 feet 10 1/4 inches. The 47 affordable residential units include 16 very-low income, 16 low-income and 15 moderate-income units. The project utilizes State Density Bonus Law. The project benefits include increasing California's housing supply.

Name of Public Agency Approving Project: City of Santa Monica

Name of Person or Agency Carrying Out Project: SMBP LLC

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: _____

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Per SMMC Section 9.39.020(A)(1), this mixed-use housing project does not require discretionary approval and has been administratively approved (AA No. 25ENT-0273). The project is a ministerial project exempt from CEQA (CEQA Guidelines Section 15268). The Architectural Review Board ("ARB") also approved this project's design (25ARB-0252).

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: 6/5/26 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: _____