Print Form

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: Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

From: (Public Agency): City of Santa Cruz
809 Center St. Room 101
Santa Cruz, CA 95060
(Address)

Project Title: 201 Front St.

Project Applicant: Owen Lawlor, Lawlor Land Use

Project Location - Specific:
APN 007-031-04; 201 Front Street

Project Location - City: Santa Cruz Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project:

Nonresidential Demolition Authorization Permit, Coastal Permit, Design Permit, Administrative Use Permit, Heritage Tree Removal Permit, and Downtown Density Bonus Request to demolish a commercial building and construct an eight-story mixed-use building consisting of approximately 12,000 square feet of ground floor commercial space, live/work units on the ground floor, and 245 rental apartments on a parcel located in the CBD (Central Business District) Subdistrict E – Lower Pacific Avenue/CZ-O (Coastal Zone Overlay)/FP-O (Floodplain Overlay) zone districts and within the South of Laurel Area District of the Downtown Plan.

Name of Public Agency Approving Project: City of Santa Cruz

Name of Person or Agency Carrying Out Project: Owen Lawlor, Lawlor Land Use

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: 21080.66

Reasons why project is exempt:

The project utilizes a Statutory Exemption that was added to section 21080.66 of the Public Resources Code in 2025. The exemption allows for eligible Housing Development Projects (HDP) to be exempt from CEQA under certain conditions. The project qualifies for this Statutory Exemption as it meets the list of prescriptive requirements/criteria listed under Public Resources Code Section 21080.66(a).
Per the requirements of Public Resources Code Section 21080.66, Native American consultation was required to be done as part of the CEQA process. Notices regarding the proposed project and the request for consultation were sent to all Tribes listed on the formal Native American Heritage Commission contact list on January 6, 2026. The City received one request for consultation from the Indian Canyon Band of Costanoan Ohlone People on January 20, 2026. A consultation was held on February 18, 2026. An Enforceable Agreement, dated May 14, 2026, was entered into between the City, project applicant, and the Tribe, which include the Tribe's requests for the proposed project. Conditions of Approval regarding the Native American Tribe Engagement, Environmental Assessment and Labor Standards have been included with the project. There are no exceptions to this Statutory Exemption.

Lead Agency Contact Person: Samantha Haschert Area Code/Telephone/Extension: 831-420-5141

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: _____ Date: July 1, 2026 Title: Principal 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: _____