



**NOTICE OF PREPARATION/NOTICE OF SCOPING MEETING FOR
A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE ROBERTS CENTER PROJECT**

DATE: December 14, 2011

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

LEAD AGENCY: City of Santa Monica
1685 Main Street
Santa Monica, CA 90407
Contact: Jing Yeo
Phone: (310) 458-8203

The City of Santa Monica intends to prepare an Environmental Impact Report for the proposed Roberts Center Project (the proposed project).

In accordance with Section 15082 of the State CEQA Guidelines, the City of Santa Monica has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects. Environmental factors that would be potentially affected by the proposed project are:

- Air Quality
- Aesthetics
- Biological Resources
- Construction Effects
- Greenhouse Gas Emissions
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Neighborhood Effects
- Noise
- Public Services/Recreation
- Shadows
- Transportation/Traffic
- Utilities
- Mandatory Findings of Significance

PROJECT APPLICANT: The Roberts Companies
2886 Colorado Avenue
Santa Monica, CA 90404

PROJECT LOCATION: 2849-2912 Colorado Avenue, Santa Monica, California (Refer to Figure 1)

PROJECT DESCRIPTION: The proposed project would require the removal of the approximately 79,000 square feet (sf) of existing commercial space, surface parking areas, and vegetation on the project site. The proposed project would consist of mixed uses in four buildings with an overall allowable floor area ratio of 2.5 to 1. The project uses would include creative office/production space, neighborhood-serving retail and restaurant space such as a green grocer or café, and housing units estimated to consist of somewhere between 169 and 231 for-rent units in a mix of housing types (ranging from market rate to low income with studios, one and two bedrooms, as well as live-work units). The proposed project would result in the construction of approximately 304,368 sf of building area within four buildings. The



buildings would be five stories and oriented as illustrated in Figure 2 (Proposed Site Plan).

Building A along Colorado Avenue would consist of up to 50,065 sf of floor area, comprised of (1) up to 7,590 sf of floor area to be used for retail and/or restaurant uses on the ground floor (together with other ancillary uses permitted), (2) up to 5,020 sf of floor area to be used for live-work units on the ground floor (including mezzanine space), and (3) up to 37,455 sf of floor area to be used for residential uses on floors two through five, together with a swimming pool and other outdoor amenities on the roof of Building A. The height of the building would not exceed 45 feet total, with a 35-foot high frontage along Colorado, provided that additional height will step back in accordance with the plans.

Building B, fronting along the west side of the plaza, would contain up to 72,760 sf of floor area, comprised of (1) up to 7,850 sf of floor area to be used for a combination of neighborhood-serving retail and/or restaurant uses on the ground floor (together with the other ancillary uses permitted), (2) up to 8,560 sf of floor area to be used for live-work units on the ground floor (including mezzanine space), and (3) up to 50,400 sf of floor area to be used for residential uses in up to five stories. Building height would not exceed 57 feet.

Building C, fronting on the north side of the Pennsylvania Avenue extension, would contain up to 61,424 sf of floor area, comprised of (1) up to 6,110 sf of floor area to be used for a yoga/dance studio, restaurant, and retail uses on the ground floor (together with the other ancillary uses permitted), (2) up to 4,915 sf of floor area to be used for live-work units on the ground floor (including mezzanine space), and (3) up to 50,400 sf of floor area to be used for residential uses on all stories. Building C would not exceed 57 feet in height.

Building D, fronting on the south side of the Pennsylvania Avenue extension, would be constructed with one of two options. The first option (Option 1) would include up to 95,151 sf of floor area to be used for production and post-production studio and creative office space, and the second option (Option 2) would consist of up to 95,151 sf of floor area comprised of (1) up to 37,220 sf of floor area to be used for production and post-production studio and creative office space uses on the ground floor and floor two (together with the other ancillary uses permitted) and (2) up to 57,931 sf of floor area to be used for residential units on floors three through five (which is inclusive of 160 sf of lobby on the ground floor). In either option, the building would not exceed 57 feet in height.

A two-level parking garage would be provided. Gym and exercise areas and ancillary improvements such as lobbies, public showers, etc. in the subterranean garage would aggregate up to 24,468 sf of floor area. The amenities at the subterranean levels would be private, serving the project tenants. Both options of the project would include a large plaza and public paseos allowing pedestrian access through the project site to streets at the boundaries of the property and related facilities. In addition, a retail kiosk up to 500 sf of floor area would be provided in the plaza.

Under Option 1, a maximum of approximately 95,151 sf of creative office uses, 22,050 sf of retail, 22,468 sf of amenity/open space (including the spa/gym or game room), and 169 residential units (18 Live-Work, 48 Junior Executive, 80 one-bedroom, and 23 two-bedroom) would be located on the site. Option 2 would develop up to 37,220 sf of creative office, 22,050 sf of retail, 22,468 sf of amenity/open space (including the spa/gym or game room), and 231 residential units (18 Live-Work, 95 Junior Executive, 86 one-bedroom, and 32 two-bedroom).



Total square footage and site plan would be the same for both Options.

The project proponent would extend Pennsylvania Avenue between Stewart Street and Stanford Street only across the project site. If the approved related project immediately to the west (Lionsgate) and the pending related project immediately to the east (Village Trailer Park) are constructed, the proposed project and the two related projects would extend Pennsylvania Avenue from Stewart Street east to provide a complete connection between Stanford and Stewart Streets.

In addition, a new north-south street (New Road) would be developed along the site's eastern border from Colorado Avenue. The New Road would intersect the Pennsylvania Avenue extension and terminate at the property's southern boundary. Access to the project site would be from Colorado Avenue, and Stanford Street and Stewart Street if and when the adjacent related projects are completed.

REVIEW PERIOD: As specified by the State CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The City of Santa Monica welcomes agency and public input during this period regarding the scope and content of environmental information related to your agency's responsibility that must be included in the Draft EIR. **Comments may be submitted, in writing, by 5:30 p.m. on January 26, 2012** and addressed to:

Jing Yeo
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401
Fax: (310) 458-3380
E-mail: jing.yeo@smgov.net

SCOPING MEETING: The City is scheduled to hold a Public Scoping Meeting for the EIR to describe the proposed project, the environmental process, and to receive your verbal input on the information to be included in the EIR. The Public Scoping Meeting is scheduled at 7:00 P.M. on January 12, 2012 at Virginia Avenue Park (Thelma Terry Room), located at 2200 Virginia Avenue, Santa Monica (see Figure 3).

ESPAÑOL: Esto es una noticia de la preparación de un reporte sobre los posibles efectos ambientales referente a la construccion propuesta de edificios de uso mixto, lo cual puede ser de interes a usted. Para más información, llame a Carmen Gutierrez, al número (310) 458-8341.

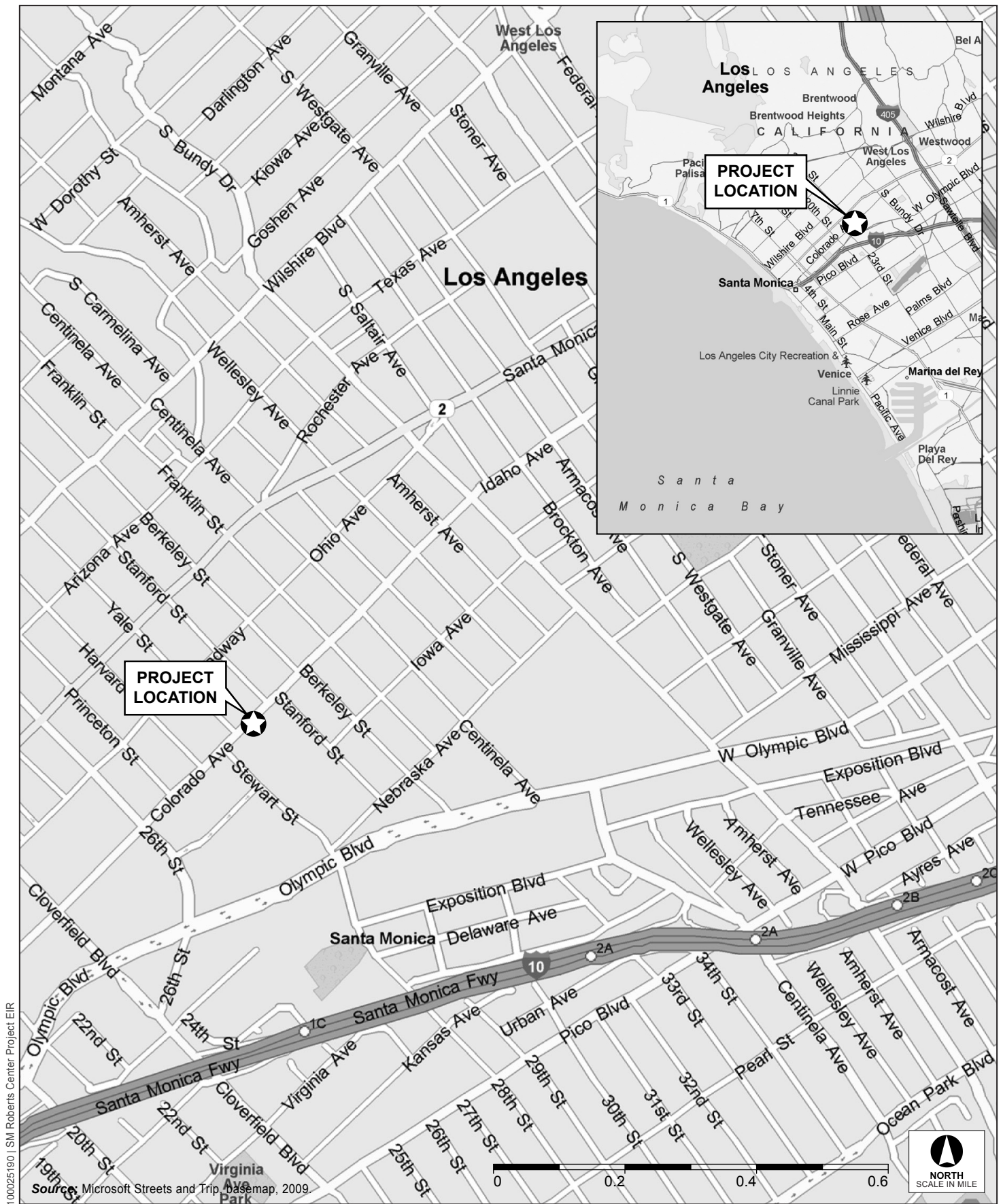


Figure 1
Site Location Map

Source: E.D.D.G., Inc., June 2011

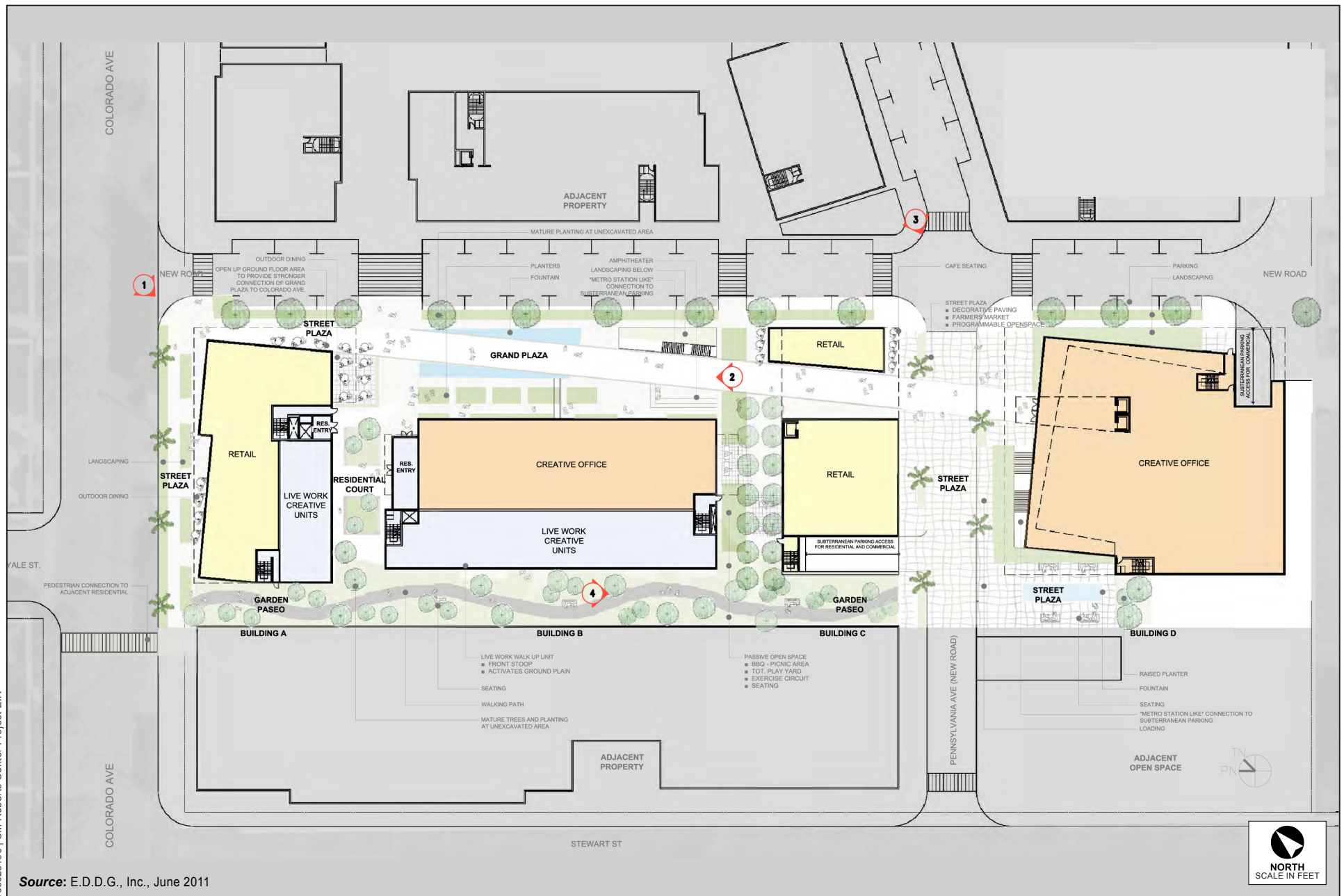


Figure 2
Proposed Site Plan

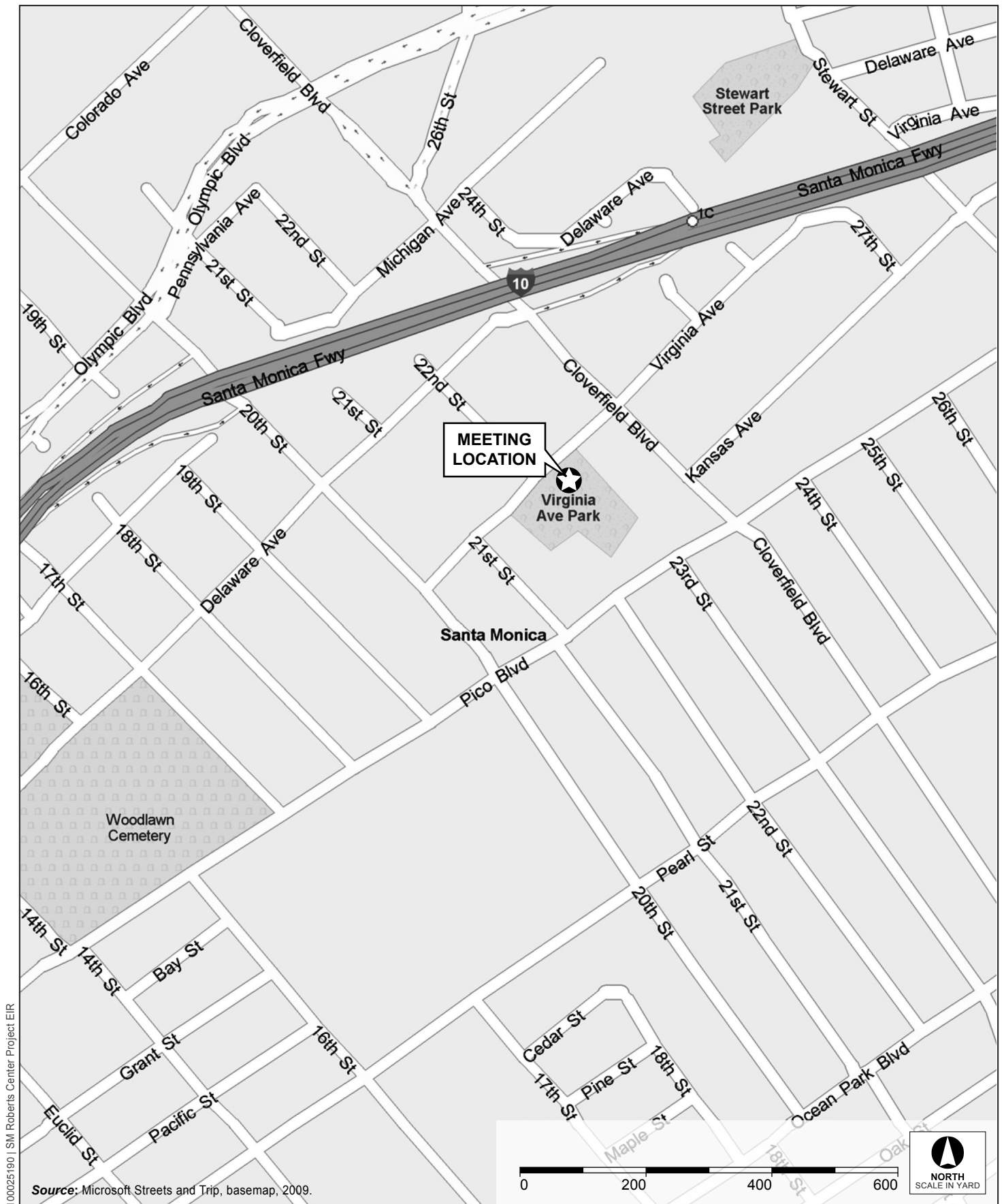


Figure 3
Scoping Meeting Location