



Notice of Intent to Adopt a Mitigated Negative Declaration

To: All Interested Persons and Agencies
From: City of West Hollywood Planning and Development Services Department
Date: March 5, 2020
Project Title: 923-931 North Palm Avenue Senior Congregate Care Facility Project

Lead Agency: City of West Hollywood
 8300 Santa Monica Boulevard
 West Hollywood, CA 90069
Applicant: Dylan Investments
 10585 Santa Monica Boulevard, Suite 130
 Los Angeles, CA 90025

NOTICE IS HEREBY GIVEN that an Initial Study and Mitigated Negative Declaration have been prepared for the proposed 923-931 North Palm Avenue Senior Congregate Care Facility Project. The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location:

The project site is located at 923-931 North Palm Avenue, West Hollywood, CA 90069. The project site encompasses approximately 0.44 acre and includes Assessor Parcel Numbers (APN) 4339-013-014, 4339-014-012, and 4339-014-013.

Project Description:

The proposed project involves the demolition of an existing multi-family residential building at 923 North Palm Avenue, and the demolition of two detached garages and non-original rear additions associated with historic single-family bungalows at 927 and 931 North Palm Avenue. The project would construct a new four-story senior congregate care facility building and would rehabilitate and incorporate the two existing historic bungalows on the site as a reception area and as a stand-alone residence, respectively. The project would provide a total of 49 senior units, with 48 studio units in the main building and one unit in the standalone bungalow. Each floor of the main facility would also provide dining and recreation spaces and the ground floor would have a common room for exercise and physical therapy. The project would also include a subterranean parking level with 25 parking spaces, as well as kitchen facilities, laundry facilities, a media room, media storage, a hair salon/ barbershop for residents, and trash facilities. The overall floor area for the project, including the historical bungalows, would be approximately 33,018 square feet (excluding the subterranean level). An exercise path for residents would loop around the sides and back of the main facility.

Pursuant to Section 17702 of the California Environmental Quality Act, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

Pursuant to the authority and criteria contained in the California Environmental Quality Act, the Lead Agency has analyzed the project and determined that the project will NOT have a significant impact on the environment with incorporation of the recommended mitigation measures. Based on this finding the Lead Agency has prepared this MITIGATED NEGATIVE DECLARATION.

Public Comment Period:

Beginning on March 5, 2020, a minimum period of no less than twenty (20) days will be provided to enable public review of the project specifications, the Initial Study and Mitigated Negative Declaration prior to final adoption of the Mitigated Negative Declaration by the City of West Hollywood. **The review period shall end on March 25, 2020, at 5:00 P.M.**

The Mitigated Negative Declaration will be available for public review at the City Hall Planning Division counter and West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069 [310] 652-5340). The document is also available on the City of West Hollywood website, www.weho.org. Please submit comments in writing to the following address:

Attn: Antonio Castillo, Senior Planner
 City of West Hollywood
 Planning and Development Services Department
 8300 Santa Monica Boulevard
 West Hollywood, CA 90069
 (323) 848-6854
 E-mail: acastillo@weho.org

AFFIDAVIT OF POSTING

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I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: March 5, 2020
 Signature: Antonio Castillo

ALL INTERESTED PERSONS are invited to review the Mitigated Negative Declaration and to submit opinions or evidence for or against the Mitigated Negative Declaration.

Public Hearing:

The West Hollywood Planning Commission will hold a public hearing on this application and will make a decision on the project. The date of the project hearing is unknown at this time. Please check upcoming agendas on the Planning Commission website to find the date, time, and location of the project hearing: <http://www.weho.org/city-hall/boards-commissions/commissions/planning-commission>.