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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Ararat Homes Residential Care and Nursing Facility Project

Project Location: 15105 Mission Hills Road, Los Angeles, California 91345

Project Description: The proposed project would be an addition to the pre-existing Ararat Nursing Home located at 15105 Mission Hills Road. The proposed project would consist of a three-story lower campus with an underground parking garage and a four-story upper campus with both surface parking and an underground parking garage. The proposed building footprint of the lower campus would be 51,000 square feet (sf) for the skilled nursing facility and 96,150 sf for the assisted living (third floor) and memory care (first and second floors) facility. The skilled nursing in-patient building would provide 96 beds in 84 double rooms and 12 semi-private rooms, while the memory care and assisted living facility would provide 234 beds in 117 double rooms (39 rooms per floor). The upper campus would consist of a 61-unit apartment building and 40 townhouse units in four buildings. The building footprint of the upper campus would be 90,460 sf in size. In total, the proposed project would result in 101 new residential units (townhomes and apartments) and 330 new assisted living, memory care, or in-patient beds. The large unoccupied areas of the site would be used as open space and would be landscaped accordingly. A total of 299 parking spaces for the project will be provided in the underground parking garages and proposed small surface parking lot.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning February 29, 2024 for 30 days, ending March 30, 2024. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 6262 Van Nuys Blvd., Room 430, Los Angeles, CA 91401.

Signature: Renata Ooms Date: 2/26/24