



## NOTICE OF DETERMINATION

<b>TO:</b>	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Los Angeles Address: 12400 East Imperial Hwy Norwalk, CA 90650	<b>FROM:</b>	Public Agency/Lead Agency: City of Arcadia, Development Services Department Community Development Division/ Planning Services Division Address: 240 West Huntington Drive, Arcadia, CA 91007 Contact: Edwin Arreola, Senior Planner Phone: (626) 821-4334
------------	---	--------------	--

<b>TO:</b>	<input type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	
------------	--	---	--

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):	Not applicable	
Project Title: Addendum to the Artis Senior Living Project Initial Study/Mitigated Negative Declaration		
Project Applicant: O&I Development, LLC		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):		
<p>The Project Site is located at the southeast corner of Colorado Boulevard and Michillinda Avenue at 1150 W. Colorado Boulevard (AIN: 5776-001-012) near the western City boundary. The Project Site is bounded by the Interstate 210 (I-210) to the north, commercial uses to the west in the unincorporated Los Angeles County area, and residential homes to the east and south of the Project Site in the City of Arcadia.</p>		



General Project Location (City and/or County): City of Arcadia, County of Los Angeles

**Project Description:**

Architectural Design Review No. ADR 23-13 with a Density Bonus and Conditional Use Permit No. CUP 23-09

On August 18, 2020, the City of Arcadia City Council adopted a Mitigated Negative Declaration (2020 MND) for the Artis Senior Living Project, which was proposed at the southeastern corner of the intersection of Colorado Boulevard and Michillinda Avenue at 1150 West Colorado Boulevard in the City of Arcadia. The Artis Senior Living Project involved the demolition of an approximately 13,000-square-foot building (previously occupied by a Coco's Bakery and Restaurant) and the development of a new two-story, 44,192-square-foot senior/assisted living care facility with 80 senior housing units and on-site amenities, inclusive of a community center, a gallery, a café, a barber/beauty shop, and a small health center for the residents, and 58 parking spaces and one loading space (Approved Project).

The Project Applicant, O&I Development, LLC, is now proposing to develop the Project Site with a new 107,706-square-foot, three-story building containing 100 units (with 114 beds) of varying types, including studio, one-bedroom, and two-bedroom units for assisted living and private and shared studios for memory care; this constitutes the Revised Project, known as The Ivy Arcadia. As with the Approved Project, the Revised Project would support assisted living and memory care services, the latter of which would entirely be dedicated to people afflicted with Alzheimer's disease and related memory disorders. The facility would also provide on-site amenities, such as a dining room and a café, a laundry room, a sensory wellness room, a reading room, a sitting and music area, separate open air courtyards for assisted living and memory care patients, a dining room with an exhibition kitchen, a bar/lounge, an activity room, a media room, a fitness center with a physical therapy area, a beauty salon, an exterior patio for memory care patients, a workout seating area with outdoor workout equipment, a dog park, and a bocce ball court. Vehicle parking would include 61 parking spaces, comprising 3 parking spaces that comply with the requirements of the Americans with Disabilities Act (ADA), 6 electric vehicle (EV) parking spaces, and 1 EV parking space that complies with ADA requirements.

The Revised Project requires approval of a Conditional Use Permit for the use and an Architectural Design Review for the site plan and design review.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

O&I Development, LLC

This is to advise that the ( Lead Agency or  Responsible Agency) has approved the above described project on September 17, 2024, and has made the following determinations regarding the above described project:

1.	<input type="checkbox"/> The project will have a significant effect on the environment.
	<input checked="" type="checkbox"/> The project will NOT have a significant effect on the environment
2.	<input type="checkbox"/> An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input checked="" type="checkbox"/> An Addendum to a Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/> Mitigation measures were made a condition of the approval of the project.
	<input type="checkbox"/> Mitigation measures were NOT made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/> A Mitigation Monitoring or Reporting Plan was adopted for this project.
	<input type="checkbox"/> A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/> A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/> A Statement of Overriding Considerations was NOT adopted for this project
6.	<input type="checkbox"/> Findings were made pursuant to the provisions of CEQA.
	<input checked="" type="checkbox"/> Findings were NOT made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
Custodian:	Location:
City of Arcadia, Planning Services Division	240 West Huntington Drive, Arcadia, California 91007

<b>Date:</b> <u>September 18, 2024</u>	 <b>Signature</b>
<b>Date Received for Filing:</b> _____	<b>Senior Planner</b> <b>Title</b>

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.