



CITY OF SANTA MONICA
CITY PLANNING DIVISION
1685 MAIN STREET, MAIL STOP 28
SANTA MONICA, CA 90401

**NOTICE OF COMPLETION/AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE 1242 20TH STREET WELLNESS CENTER PROJECT
DECEMBER 17, 2020**

OFFICIAL NOTICE is hereby given of the completion and availability of a Draft Environmental Impact Report (Draft EIR) for the proposed 1242 20th Street Wellness Center Project located in the City of Santa Monica (City). The Draft EIR (State Clearinghouse No. 2018011001) has been prepared in accordance with the California Environmental Quality Act (CEQA).

PROJECT LOCATION: The project site is located in Mid-City, north of Santa Monica Boulevard within the City's Healthcare Mixed Use (HMU) District. The approximately 45,009 sf (1.03 acre) project site includes two parcels addressed as 1925 Arizona Avenue and 1242 20th Street. The Assessor Parcel Numbers (APN) associated with these two parcels are 4276-013-033 and 4276-013-032, respectively. Specifically, the project site is bordered by 20th Street on the east, Arizona Avenue to the south, the 19th Court alley to the west, and the Lighthouse Church and School to the north. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

PROJECT DESCRIPTION: The proposed 1242 20th Street Wellness Center Project (proposed project) would involve the development of approximately 72,812 square feet (sf) of medical research and development (R&D) and clinical/medical office space within a "Wellness Center" located at 1925 Arizona Avenue and 1242 20th Street in the City of Santa Monica. The proposed project would include the construction of a new 3-story building adjacent to an existing historic Tudor-style building, which would be partially preserved in its current condition, and partially renovated/adaptively reused as part of the Wellness Center. The proposed on-site parking garage would consist of five subterranean parking levels and would provide approximately 275 vehicular parking spaces.

ENVIRONMENTAL IMPACTS ANALYZED: The Draft EIR analyzed potential environmental impacts associated with the proposed project, including Aesthetics, Air Quality, Construction Effects, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Energy. No significant and unavoidable impacts were found.

PUBLIC REVIEW PERIOD: In recognition of the COVID-19 pandemic, an extended 60-day public review period will be provided for all interested persons to submit comments on the adequacy of the Draft EIR, which exceeds the 45 days required by CEQA. **The comment period will start on December 17, 2020 and end at 5:30 p.m. on February 18, 2021.** Written comments should be sent to:

Rachel Kwok, Environmental Planner
City Planning Division
1685 Main Street, Mail Stop 28
Santa Monica, CA 90401
Email: Rachel.kwok@smgov.net

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: To reduce the risk of COVID19, City Hall remains closed to the public. The Draft EIR and background materials may be viewed online:

<https://www.smgov.net/Departments/PCD/Environmental-Reports/1242-20th-Street-Wellness-Center-Project/>

ESPAÑOL: Esta es una advertencia de que la Ciudad ha preparado un informe que describe los posibles efectos ambientales de la construcción propuesta de un proyecto de centro de salud, que puede ser de su interés. Para más información, llame a Carmen Gutiérrez al 310 458 8341.