



City of West Hollywood Community Development Department

PUBLIC NOTICE

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

To:	All Interested Persons and Agencies	From:	Community Development Department
Project Title:	Gindi Maimonides Academy Campus Improvements Project	Date:	August 13, 2026
Lead Agency:	City of West Hollywood Community Development Department 8300 Santa Monica Boulevard West Hollywood, California 90069	Project Applicant:	DJ Moore, Paul Hastings, LLP 1999 Avenue of the Stars, 27th Floor Century City, California 90067

Pursuant to California Public Resources Code Section 21165, the City of West Hollywood (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the development of the proposed Gindi Maimonides Academy Campus Improvements Project (proposed project).

Purpose of Notice of Preparation. Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an EIR will be prepared to assess the proposed project's effects on the environment, to identify significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Preparation (NOP) is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested agencies and persons to comment on the scope and content of the EIR.

Project Location. The Gindi Maimonides Academy (GMA) is a private school located both in the City of West Hollywood and City of Los Angeles. A 0.51-acre portion of the campus is located within the City of Los Angeles that is not being proposed for changes as a part of the proposed project (other than a pedestrian bridge connection described below). The remaining 1.25 acres of the campus located within the City of West Hollywood would be improved as part of the proposed project and is thus referred to herein as the "project site." The project site includes the entire campus within the City of West Hollywood, California, and is generally located on the north side of Beverly Place at the intersections of Westbourne Drive and Huntley Drive.

The project site is divided into two separate areas, referred to as the "Lower School Parcel" and the "Gymnasium Parcel." The Lower School Parcel (APNs 4337-015-026, 4337-015-049, and 4337-015-050; 8561 Beverly Place, 310 Huntley Drive, 309 Westbourne Drive) is approximately 0.66 acres in size and bound by residential uses to the north, Westbourne Drive to the east, Beverly Place to the south, and Huntley Drive to the west. The Gymnasium Parcel (APN 4337-012-041; 8511 Beverly Place) is approximately 0.59 acres in size and bound by residential uses to the north, the City of Los Angeles portion of the GMA campus to the east, Beverly Place to the south, and Westbourne Drive to the west. The Lower School Parcel and the Gymnasium Parcel are bisected by Westbourne Drive. The Lower School Parcel and the Gymnasium Parcel are currently improved with one- and two-story buildings consisting of educational uses and two existing residential units (occupied by school personnel), surface parking areas, and outdoor recreational facilities.

Project Description. The proposed project would result in the demolition of all existing uses at the Lower School Parcel and Gymnasium Parcel, totaling approximately 16,000 square feet of building demolition and approximately 45,000 square feet of surface parking and outdoor recreational area removals. A new "Lower School" building would replace the existing uses on the Lower School Parcel. The new Lower School building would consist of approximately 41,000 square feet of aboveground enclosed space across three levels. Outdoor common recreational spaces would be incorporated at the first, third, and rooftop levels. Two replacement residential units are proposed to be incorporated into the second level of the building. The new Lower School building would also include a new cafeteria, classrooms, faculty and administrative rooms, and spaces for kindergarten, second-year, daycare, nursery, pre-nursery, and parent/caregiver and child programming. As part of the project, maximum enrollment at the Lower School under GMA's existing Conditional Use Permit (No. 2002-10) from the City would be increased

by 146 students, for a new total of 466 students. At the Gymnasium Parcel, a two-level gymnasium building consisting of approximately 12,000 above-ground enclosed square feet would be constructed. A new pedestrian bridge would provide a connection from the Gymnasium building at the second level over an existing alleyway to the existing Upper School building located in the City of Los Angeles. Both the Lower School building and the Gymnasium building would be constructed over single-level subterranean parking garages, providing a total of approximately 88 parking spaces.

The proposed project would be implemented through the adoption and implementation of the proposed Gindi Maimonides Academy Specific Plan (GMA Specific Plan). The GMA Specific Plan would establish floor area, height, setback, and other development requirements applicable to the entire portion of the GMA campus located within the City of West Hollywood. The GMA Specific Plan would also address operational requirements for the portion of the GMA campus located within the City of West Hollywood, including regulations applicable to public and private events.

Potential Environmental Impacts. Potentially significant impacts have been identified for the following issue areas, which will be analyzed in detail in the EIR: Air Quality, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement will also be addressed in the EIR. The proposed project is anticipated to result in no impact or less-than-significant impacts for the following issue areas: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Hazards and Hazardous Materials, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire. These issues will still be addressed in the EIR but in less detail.

This NOP is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. In accordance with CEQA, agencies are requested to review this NOP and provide comments on the scope and content of the environmental information which is germane to the statutory responsibilities of the agency in connection with the proposed project. All comments should be directed to the City at the following address:

Roger Rath, Associate Planner
City of West Hollywood, Planning Division
8300 Santa Monica Boulevard
West Hollywood, CA 90069
E-mail: rrath@weho.org

This NOP is being circulated for an approximately 30-day scoping period, starting August 13, 2026, and ending September 14, 2026. Your responses to this NOP should be sent at the earliest possible date but not later than **September 14, 2026**. This NOP is available for review at the Community Development Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069), at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069), and on the City of West Hollywood website, www.weho.org.

Scoping Meeting

As part of the EIR scoping process, the City will hold a public scoping meeting on **August 26, 2026, from 6:00 p.m. to 7:00 p.m., at the City of West Hollywood Aquatic and Recreation Center, Doheny Room, 8750 El Tovar Place, West Hollywood, CA 90069**. The purpose of the scoping meeting is to: (1) facilitate consultation between the Lead Agency (i.e., the City) and responsible/trustee agencies, adjacent cities/counties, public transit agencies, and/or interested organizations/individuals; and (2) facilitate information gathering to help determine the scope and content of the environmental information to be addressed in the EIR. We encourage you to provide the City with written comments related to the potentially significant environmental effects of the project during the upcoming scoping meeting or at any time during the approximately 30-day scoping period.

If you require additional information, please contact Roger Rath in the City of West Hollywood Planning Division at (323) 848-6425.