



# City of West Hollywood Planning and Development Services Department

# PUBLIC NOTICE

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**To:** All Interested Persons and Agencies  
**Project Title:** 8850 Sunset Boulevard Project  
**From:** Planning & Development Services Department  
**Date:** September 3, 2021

**Lead Agency:** City of West Hollywood  
Planning & Development Services Department  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
**Project Applicant:** Silver Creek Commercial Development LLC  
8870 Sunset Blvd.  
West Hollywood, California 90069

A Draft Environmental Impact Report (Draft EIR) has been prepared for the proposed 8850 Sunset Boulevard Project (proposed project). The City of West Hollywood (City) is the local lead agency and, pursuant to the California Environmental Quality Act (CEQA), is responsible for preparation of the EIR.

### Project Location:

The approximately 39,983 square foot project site is bound by Sunset Boulevard to the north, Larrabee Street to the east, the London Hotel to the south, and San Vicente Boulevard to the west. The addresses associated with the project site consist of 8850–8878 Sunset Boulevard and 1025–1029 Larrabee Street, West Hollywood. The project site is comprised of eight Assessor Parcel Numbers (APNs): 4339-017-001, 4339-017-002, 4339-017-003, 4339-017-004, 4339-017-005, 4339-017-006, 4339-017-007, and 4339-017-008. The project site is currently developed with four one- and two-story commercial buildings totaling approximately 21,000 square feet. The existing buildings are currently occupied by the Viper Room nightclub, two liquor stores, two restaurants, a barbershop, a professional office, and two retail stores. The project site also has existing surface parking lots totaling 27,450 square feet and four existing billboards. The project site is not identified on standard government databases for hazardous materials sites pursuant to Government Code Section 65962.5

### Project History:

A Notice of Preparation (NOP) of a Draft EIR was issued for public review and comment on September 19, 2019. During the scoping period, a public scoping meeting was held, and comment letters were received in response to the NOP and Initial Study. The Draft EIR focuses on the environmental impacts identified as potentially significant during the Initial Study process.

### Project Description:

The proposed project consists of demolition of the existing commercial buildings and surface parking on the project site and construction and operation of a new mixed-use hotel and residential building. The new mixed-use hotel and residential building would contain approximately 240,000 square feet of floor area (420,000 gross square feet including below grade components) and 15 stories (approximately 200 feet measured from the lowest point of the site on the southwest corner and 189 feet measured from Sunset Boulevard) and would incorporate new digital and static billboard signage on Sunset Boulevard. The commercial portion of the project would include 115 hotel guestrooms with ancillary uses such as meeting rooms, spa/gym, outdoor pools, restaurants, lounges, and retail ancillary to the hotel, as well as a new nightclub space for the Viper Room. The residential portion would provide 31 market-rate condominiums and 10 income-restricted units with residential amenities including a gym, movie screening room, and an outdoor pool. The proposed project also would include an emergency helicopter landing facility for police and fire services only, and five subterranean levels, four of which would primarily be used as a parking garage, providing 240 spaces.

### Summary of Impacts:

A Draft EIR has been prepared pursuant to the CEQA statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.). No impacts to agricultural and forestry resources or to mineral resources would occur as a result of the proposed project. Impacts related to aesthetics, air quality, biological resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire would be less than significant. Impacts to cultural resources, geology and soils, and/or hazards and hazardous materials would be less than significant with mitigation measures incorporated. Temporary construction-related noise impacts would be considered significant and unavoidable.

### Public Comment Period:

The public comment period for this Draft EIR will begin on **September 3, 2021**, and end on **November 5, 2021** (*comment letters must be received by 5:00 p.m. on November 5, 2021*). The City requests that comments be limited to the material contained in the Draft EIR.

Copies of the Draft EIR are available for review at the Planning and Development Services Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069) and at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069). The document is also available on the City of West Hollywood website, [www.weho.org](http://www.weho.org). Please submit comments in writing to:

City of West Hollywood Planning and Development Services Department  
Attn: Doug Vu, Senior Planner  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
Email: [dvu@weho.org](mailto:dvu@weho.org)

### Public Meetings:

Two public meetings will be held during the Draft EIR public comment period to solicit comments from interested parties on the content of the Draft EIR. The first will be a Transportation Commission meeting and will be held at the date, time, and location specified below:

Date: **September 15, 2021**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (<https://www.weho.org/city-government/boards-commissions/commissions/transportation-commission>)

The second will be a Planning Commission meeting and will be held at the date, time, and location specified below:

Date: **October 21, 2021**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (<https://www.weho.org/city-government/boards-commissions/commissions/planning-commission>)

If you require additional information, please contact Doug Vu in the City of West Hollywood Planning and Development Services Department at (323) 848-6318.