



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

<b>To:</b>	<b>All Interested Persons and Agencies</b>	<b>From:</b>	<b>Department of Planning &amp; Development Services</b>
<b>Project Title:</b>	<b>9160-9176 Sunset Boulevard Project</b>	<b>Date:</b>	<b>June 17, 2021</b>
<b>Lead Agency:</b>	City of West Hollywood Planning & Development Services Department 8300 Santa Monica Boulevard West Hollywood, California 90069	<b>Project Applicant:</b>	LDRL CA 306 LLC c/o Jake Stevens 659 N. Robertson Boulevard West Hollywood, CA 90069

Pursuant to California Public Resources Code Section 21165, the City of West Hollywood is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the development of the proposed 9160-9176 Sunset Boulevard 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 project site comprises approximately 18,608 square feet located on the south side of Sunset Boulevard, between Carol Drive and Cory Avenue in the City of West Hollywood. The addresses associated with project site are 9160, 9166, 9174, and 9176 Sunset Boulevard, West Hollywood. The project site is comprised of three Assessor Parcel Numbers (APNs): 4340-028-001, 4340-028-002 and 4340-028-010. The project site is currently developed with a two-story automotive dealership building and surface parking lot. The project site is surrounded by medical and commercial land uses to the north across Sunset Boulevard, residential land uses to the south, a surface parking lot to the east, and commercial land uses to the west.

### Project Description

The proposed project consists of demolition of the existing commercial buildings and surface parking lot on the project site and construction and operation of a new commercial retail and office building. The new building would be approximately 53,029 gross square feet in area and five stories (approximately 90 feet) in height. The project would include retail, food and beverage, and office uses on the first floor and office uses on the second through fifth floors. The project would also include approximately 105 automobile parking and eight bicycle parking spaces in a three-level underground parking garage, in addition to six bicycle parking spaces on the ground level. The project would include an LED media system, or digital canvas integrated into the west, north and east facades of the new building.

### Potential Environmental Impacts

An Initial Study has been prepared for the project and is available on the City's Current and Historic Preservation Planning webpage. The Initial Study contains a description of the project, its location, and preliminary determinations of the environmental resource topics to be addressed in the EIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed project to be addressed in the Draft EIR will include, but may not be limited to the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems and Wildfire. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

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. A 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Dereck Purificacion, Associate Planner  
Planning & Development Services Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
E-mail: [dpurificacion@weho.org](mailto:dpurificacion@weho.org)

Responses to this NOP should be sent at the earliest possible date, but not later than 30 days after issuance of this notice. **The response deadline is Wednesday, August 4, 2021.** This NOP and the Initial Study for the proposed project are available for review at the Planning and Development Services 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](http://www.weho.org).

### **Scoping Meeting**

As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Wednesday, July 21, 2021, from 6:30 p.m. to 8:00 p.m.** In an effort to protect public health and prevent the spread of COVID-19, this public meeting is held pursuant to Executive Order N-29-20, which ordered Californians to stay home and authorized public meetings to take place via teleconference. The purpose of the scoping meeting is to share information regarding the proposed project and environmental review process, and to receive written comments regarding the scope and content of the environmental analysis to be addressed in the EIR.

To view the Scoping Meeting via Zoom: <https://zoom.us/j/91416227299>

Мы сообщаем вам об обсуждении проекта. Для дополнительной информации на русском языке звоните: 323-848-6826.