



City of West Hollywood Community Development Department

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: All Interested Persons and Agencies
Project Title: 9160-9176 Sunset Boulevard Project
SCH # 2021060528
From: City of West Hollywood Department of Community Development
Date: October 27, 2022

Lead Agency: City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, California 90069
Project Applicant: LDRL CA 306 LLC
C/O Jake Stevens
659 N. Robertson Boulevard
West Hollywood, CA 90069

A Draft Environmental Impact Report (DEIR) has been prepared for the proposed 9160-9176 Sunset Boulevard Project (Project). The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location:

The project site is located at 9160, 9166, 9174, and 9176 Sunset Boulevard in the City of West Hollywood (City), Los Angeles County. The site encompasses approximately 18,608 square feet [sf] and includes APNs 4340-028-001, 4340-028-002 and 4340-028-010.

Project History:

A Notice of Preparation (NOP) of a Draft EIR was issued for public review and comment on June 17, 2021. During the scoping period, comments were received regarding potential effects to aesthetics, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, tenants' relocation and rights, transportation, and utilities.

Project Description:

The proposed project consists of the demolition of the existing buildings and surface parking on the project site, and construction and operation of a new 52,999 square feet, five-story (approximately 90 feet high) commercial retail and office building. The project would include high-turnover restaurant and office uses on the first floor and, office uses on the upper floors. The project would provide approximately 86 car parking and 2 loading spaces in a three-level underground parking structure, in addition to 16 bicycle parking spaces. The project would include an LED media system, or digital canvas, integrated into the west, north and east facades of the proposed new building.

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 related to agricultural and forestry resources, mineral resources, population and housing, public services and recreation would occur as a result of the proposed project. Impacts related to energy consumption, hazards and hazardous materials, hydrology and water quality, land use and planning, utilities and service systems, and wildfire would be less than significant. Impacts related to air quality, aesthetics, and greenhouse gas emissions would be less than significant with implementation of the proposed project design features. Impacts to biological resources, cultural resources, geology and soils, noise, transportation and traffic, and tribal cultural resources would be less than significant with mitigation measures incorporated. Project impacts related to increased noise levels in the short-term during project construction would be potentially significant and unavoidable after the implementation of mitigation measures.

Public Comment Period:

The public comment period for this Draft EIR will begin on Thursday, October 27, 2022, and end on Monday, December 12, 2022 (*comment letters must be received by 5:00 p.m. on December 12, 2022*). 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 Community Development 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. Please submit comments in writing to:

City of West Hollywood Planning and Development Services Department
Attn: Dereck Purificacion, Associate Planner
8300 Santa Monica Boulevard
West Hollywood, California 90069
Email: dpurificacion@weho.org

Public Meeting:

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 date, time, and location of both meetings are as follows:

Planning Commission

Date: Thursday, November 17, 2022
Time: 6:30 p.m.
Location: West Hollywood Park Public Meeting Room
Council Chambers
625 N. San Vicente Blvd. West Hollywood, CA 90069

Transportation Commission

Date: Wednesday, November 16, 2022
Time: 6:30 p.m.
Location: Plummer Park Community Center
7737 Santa Monica Blvd, West Hollywood, CA 90046

If you require additional information, please contact Jennifer Alkire in the City of West Hollywood Current and Historic Preservation Planning Division at (323) 848-6475.