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# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 9160-9176 Sunset Boulevard Project

Lead Agency: City of West Hollywood

Contact Name: Dereck Purificacion, Associate Planner

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Project Location: 9160, 9166, 9174, and 9176 Sunset Boulevard, West Hollywood Los Angeles
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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 project site is currently developed with a two-story automotive dealership building and surface parking lot.

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 restaurant and office building. The new building would be approximately 52,999 gross square feet in area and five stories (approximately 90 feet) in height. The project would include high turnover restaurant and office uses on the first floor, and office uses on the second through fifth floors. The project would also include approximately 86 automobile parking plus 2 loading spaces and 10 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 billboard integrated into the west, north and east facades of the new building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts to biological resources, cultural resources, paleontological resources, hazards and hazardous materials, noise, transportation and traffic, wildfire, and tribal cultural resources would be less than significant with the implementation of mitigation measures. 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.

Mitigation Measures:
Biological Resources: Preconstruction Nesting Bird Surveys and biological monitoring during project construction between January 1 through August 31.
Cultural/Tribal Cultural Resources: Retain a Native American Monitor during all ground disturbing activities, procedures for unanticipated discovery of human remains and funerary objects, and proper burial.
Paleontological Resources: Implementation of a Paleontological Resources Impact Mitigation Program and monitoring.
Noise: Noise Control measures for construction equipment, installation of noise barriers during construction, advance notice of construction start to the community, repave alleyway for loaded truck with smooth surface.
Traffic/Hazards/Wildfire: Implementation of a construction management plan, installation of keep clear sign at Cory Ave.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public, during the public review of the CEQA Initial Study prepared for the project, included project impacts on: 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.

Provide a list of the responsible or trustee agencies for the project.

The City of West Hollywood is the CEQA Lead Agency for the Project.