



## 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>8228-8240 Sunset, The Harper Project</b>	<b>Date:</b>	<b>September 6, 2022</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>	8240 Sunset Associates, LP and 8228 Associates, LP 8228 Sunset Boulevard, Suite 211 West Hollywood, California 90046

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 5228-8240 Sunset, The Harper 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 is comprised of approximately 0.88-acres located at 8228 through 8240 Sunset Boulevard, on the south side of Sunset Boulevard, east of North Harper Avenue, and west of Havenhurst Drive, in the City of West Hollywood. The project site is comprised of two Assessor Parcel Numbers (APNs): 5554-018-020, and -23, currently developed with a 13,083-square-foot, four-story office building (three-stories fronting Sunset Boulevard) at 8228 Sunset Boulevard and a 12,818-square-foot, two-story office building with a commercial parking lot in the rear at 8240 Sunset Boulevard. There are two existing billboards on the Project site. The first billboard is a double-sided billboard located on the roof of the existing office building at 8228 Sunset Boulevard. The second billboard is a single-faced billboard mounted on a pole structure in front of the 8240 Sunset Boulevard office building. The Project site is currently accessed from two curb cuts on Sunset Boulevard and a driveway on North Harper Avenue.

### Project Description

The project proposes to remove existing on-site uses and develop a mixed-use hotel, commercial and residential structure with subterranean parking, including 167 hotel rooms, 45 residential units, restaurants, retail, commercial uses, and other ancillary hotel and residential amenities. The project is designed to give the appearance of three separate but integrated structures within the site. The new building would be approximately 170,000 square feet in size and 12 levels, which would include two subterranean parking levels (basement levels B1 and B2), a lower ground level for vehicular circulation, a ground level with restaurants and commercial uses, and eight floors of hotel and residential uses, with a maximum height of approximately 111 feet and eight inches. The south building would primarily include the residential units and rooftop pool on the eighth floor, with commercial uses on the ground floor, and the central and east buildings would include the hotel and commercial uses. The project would include four signs integrated into the project's design to promote the new project and emphasize the site as a gateway into the Sunset Strip and the City of West Hollywood. Three of these signs would include off-site signage. The proposed broad curved volume of the project would include a digital billboard off-site sign composed of graphic vertical LED strips. The digital billboard display would wrap around the highly visible southeast corner of Sunset Boulevard and North Harper Avenue. The two existing billboards on the project site would be replaced with a two-sided horizontal billboard on the rooftop of the east building and a two-sided vertical billboard between the east and central

buildings. An additional vertical on-site sign would be located on the portion of the project fronting Harper Avenue. Vehicles would enter the project site from North Harper Avenue via a 20-foot driveway located at the southwest corner of the project site. The project would include 172 subterranean parking spaces incorporating an electronic stacked parking system. Residential parking would be fully separated from hotel and commercial parking. The project would provide 12 short-term and 23 long-term bicycle parking spaces for the residential uses and 20 short-term and 13 long-term spaces for the commercial uses.

### **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: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. 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:

Antonio Castillo, Senior Planner  
Planning & Development Services Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
E-mail: ACastillo@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 October 5, 2022.** 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 virtual public scoping meeting on **Tuesday, September 20, 2022, at 6:00 p.m. via Zoom** <https://us06web.zoom.us/j/89873209813> (Meeting ID: 898 7320 9813). The purpose of the scoping meeting is to share information regarding the proposed project and environmental review process, and to receive comments regarding the scope and content of the environmental analysis to be addressed in the EIR.