

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2023110626

Project Title: 1000 North La Brea Avenue Project

Lead Agency: City of West Hollywood

Contact Person: Antonio Castillo, Senior Planner

Mailing Address: 8300 Santa Monica Boulevard

Phone: (323) 848-6854

City: West Hollywood

Zip: 90069

Country: United States

Project Location: County: Los Angeles

City/Nearest Community: West Hollywood

Cross Streets: North La Brea Avenue and Romaine Street

Zip Code: 90069

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 22 " N / 118 ° 20 ' 37 " W Total Acres: 0.99

Assessor's Parcel No.: 5531-014-015, -016, -017

Section: 00

Twp.: 1 South

Range: 14 West

Base: _____

Within 2 Miles: State Hwy #: U.S Route 101

Waterways: None

Airports: None

Railways: Metro B Line

Schools: Melrose Elementary School

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplemental/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other Dev. Permit & Agreement

Development Type:

Residential:

Units 514 Acres 0.99

Office:

Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial:

Sq.ft. 30,000 Acres _____ Employees 59

Mining: Mineral _____

Industrial:

Sq.ft. _____ Acres _____ Employees _____

Power: Type MW

Educational:

_____ Acres _____ Employees _____

Waste Treatment: Type MGD

Recreational:

_____ Acres _____ Employees _____

Hazardous Waste: Type _____

Water Facilities:

Type _____ MGD _____

Other: _____

Project Issues Discussed in Document

Aesthetics

Energy

Mandatory Findings of Significance

Sewer Capacity

Agriculture and Forestry Resources

Fiscal Impacts

Mineral Resources

Solid Waste

Air Quality

Flood Plain/Flooding

Noise

Transportation

Biological Resources

Geology/Soils

Population/Housing

Tribal Cultural Resources

Coastal Zone

Greenhouse Gas Emissions

Public Services

Utilities/Service Systems

Cultural Resources

Growth Inducement

Recreation

Vegetation

Cumulative Effects

Hazards & Hazardous Materials

Schools/Universities

Wetland/Riparian

Drainage/Absorption

Hydrology/Water Quality

Septic System

Wildfire

Economics/Jobs

Land Use/Planning

Other _____

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Commercial and Industrial/ Zoning: Commercial, Regional Center (CR)/ General Plan Designation: Commercial, Regional Center (CR) with Mixed-Use Incentive Overlay

Project Description:

The project site is located at 1000, 1014, 1020, and 1028 North La Brea Avenue on the northeast corner of the North La Brea Avenue and Romaine Street intersection in the City of West Hollywood. The site encompasses 43,316 square feet, or approximately 0.99 acre, and consists of three contiguous parcels: Assessor Parcel Numbers (APNs) 5531-014-015, -016, and -017. As detailed further in the Draft EIR, the project site was developed with a concrete batch plant located at 1000 and 1014 North La Brea Avenue previously operated by CEMEX until expiration of their lease in December 2024, and a 11,906-square-foot vacant warehouse building at 1020 and 1028 North La Brea Avenue. The project involves the demolition of on-site buildings and structures for the construction and operation of a 34-story (approximately 352-foot-tall) mixed-use residential and commercial building with 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. The ground floor would include an entry plaza open to the public, a café with outdoor seating, and other residential amenities. The project would provide seven floors of parking, including two subterranean floors, totaling 674 parking spaces. Other amenities include outdoor gardens, a fitness center, recreation rooms, a library, an outdoor swimming pool, and a firepit. Approximately 27,976 square feet of common open space and 32,420 square feet of private open space would be provided throughout the building. The rooftop would also include a solar photo-voltaic system and an emergency helipad structure that would exceed the finished 352-foot height of the building by an additional 25 feet. The project would also integrate up to seven billboards proposed to be a combination of static and/or full motion video with varied dimensions throughout all facades of the building.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
|--|--|
| <input type="checkbox"/> S Native American Heritage Commission, California (NAHC) | <input type="checkbox"/> General Services, Department of (DGS) |
| <input checked="" type="checkbox"/> X Natural Resources Agency, California | <input type="checkbox"/> Highway Patrol, California (CHP) |
| <input checked="" type="checkbox"/> X Parks and Recreation, Department of | <input type="checkbox"/> S Historic Preservation, Office of |
| | <input type="checkbox"/> Housing and Community Development, California |
| <input checked="" type="checkbox"/> X Water Resources, Department of (DWR) | <input checked="" type="checkbox"/> X Department of (HCD) |
| <input checked="" type="checkbox"/> X Air Resources Board (ARB) | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS) |
| <input type="checkbox"/> Attorney General | <input type="checkbox"/> Pesticide Regulation, Department of (DPR) |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC) | <input checked="" type="checkbox"/> X Public Utilities Commission, California (CPUC) |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | |
| | <input type="checkbox"/> S Regional Water Quality Control Board <u>4</u> |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> S Caltrans <u>7</u> | <input checked="" type="checkbox"/> X (CalRecycle) |
| <input type="checkbox"/> Cannabis Control, Department of (DCC) | <input type="checkbox"/> San Diego River Conservancy (SDRC) |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC) | <input type="checkbox"/> San Joaquin River Conservancy (SJRC) |
| <input type="checkbox"/> Coastal Commission (CCC) | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC) | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC) |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Sierra Nevada Conservancy |
| <input checked="" type="checkbox"/> X Conservation, Department of (DOC) | <input type="checkbox"/> State Lands Commission, California (SLC) |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR) | <input checked="" type="checkbox"/> X State Water Resources Control Board (SWRCB) |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Statewide Health Planning and Development, California |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Office of (OSHDP) |
| <input type="checkbox"/> Education, California Department of | <input type="checkbox"/> Strategic Growth Council, California (SGC) |
| <input type="checkbox"/> Emergency Services, Office of (OES) | <input checked="" type="checkbox"/> X SWRCB <u>Water Quality</u> |
| <input checked="" type="checkbox"/> X Energy Commission | <input type="checkbox"/> Tahoe Conservancy |
| <input type="checkbox"/> Fish and Game Commission (CDFGC) | <input type="checkbox"/> Tahoe Regional Planning (TRPA) |
| <input checked="" type="checkbox"/> X Fish and Wildlife <u>5</u> | <input type="checkbox"/> S Toxic Substances Control, Department of (DTSC) |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA) | <input type="checkbox"/> Transportation Commission, California (CATC) |
| <input type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> S Other <u>SWRCB: Storm Water</u> |
| | <input type="checkbox"/> Other _____ |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 23, 2025 Ending Date March 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>1014 North La Brea Owner, LLC</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>4700 Wilshire Boulevard</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Los Angeles, California 90010</u>
Contact: <u>Vanessa Villanueva, Project Manager</u>	Phone: <u>(323) 860-1808</u>
Phone: <u>(213) 444-3482</u>	

Signature of Lead Agency Representative:  _____ **Date:** January 23, 2025