

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 # 2016101063

Project Title: The Bond Project (formerly known as 7811 Santa Monica Boulevard Project)
Lead Agency: City of West Hollywood **Contact Person:** Antonio Castillo
Mailing Address: 8300 Santa Monica Boulevard **Phone:** (323) 848-8854
City: West Hollywood **Zip:** 90069 **County:** Los Angeles

Project Location: County: Los Angeles City/Nearest Community: West Hollywood
 Cross Streets: Santa Monica Boulevard, North Orange Grove Avenue, North Ogden Drive Zip Code: 90048
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 28.19 " N / 118 ° 21 ' 35.39 " W Total Acres: 0.92
 Assessor's Parcel No.: 5530-002-067, -019 and -027 Section: 18 Twp.: 1 South Range: 14 West Base: _____
 Within 2 Miles: State Hwy #: 2 Waterways: None
 Airports: None Railways: None Schools: Numerous

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/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: _____

Development Type:
 Residential: Units 70 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 63,104 Acres _____ Employees _____ Power: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: 88-room hotel
 Water Facilities: Type _____ MGD _____

Governor's Office of Planning & Research
 AUG 14 2019
 STATE CLEARINGHOUSE

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
Commercial, Community 2; Multi-family Medium Density Residential (35' 3 stories, 1 dwelling unit/1210 sf of lot area)

Project Description: (please use a separate page if necessary)
 The proposed project would consist of a mixed-use structure of approximately 214,483 square feet in gross building area with a maximum height of 71.5 feet. The structure would consist of an 86-room hotel, a restaurant, 70 residential units, and an art gallery. Construction of the proposed project would involve demolition of the existing 10,000-square foot commercial building located on the existing 7811 Santa Monica Boulevard parcel, the parking lot adjacent to the commercial building, the parking lot currently leased by the City that is located along Orange Grove Avenue, and the multifamily residential building located on the parcel along Ogden Drive. The proposed building would include approximately 63,104 square feet

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 8 - 14 - 2019
 SCH COMPLIANCE 9 - 27 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input checked="" type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery
<input type="checkbox"/> Colorado Rvr Bd	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> CDFW # <u>5</u>	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> Reg. WQCB # <u>4</u>
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> DWR	<input type="checkbox"/> Corrections
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Independent Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Protection Comm
<input type="checkbox"/> CHP	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> Caltrans# <u>7</u>	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Other	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Other: _____
<input type="checkbox"/> General Services	

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____
Please forward late comments directly to the Lead Agency

AQMD/APCD 33
 (Resources: 8 / 17)

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".

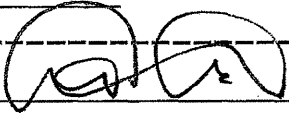
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date Wednesday, August 14, 2019 Ending Date Friday, September 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Truman & Elliott LLP</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>626 Wilshire Boulevard, Suite 550</u>
City/State/Zip: <u>Pasadena, CA 91103</u>	City/State/Zip: <u>Los Angeles, CA 90017</u>
Contact: <u>Nicole Cobleigh</u>	Phone: <u>213.629.5300</u>
Phone: <u>626.204.9829</u>	

Signature of Lead Agency Representative:  Date: 08/05/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.