



City of West Hollywood Planning and Development Services Department

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A REVISED DRAFT ENVIRONMENTAL IMPACT REPORT

To: All Interested Persons and Agencies **From:** Planning & Development Services Department
Project Title: The Bond Project **Date:** January 5, 2023

Lead Agency: City of West Hollywood **Project Applicant:** 1125 North Ogden LLC
Planning & Development Services Department 659 N. Robertson Boulevard
8300 Santa Monica Boulevard West Hollywood, California 90069
West Hollywood, California 90069

A Revised Draft Environmental Impact Report (RDEIR) has been prepared for the Bond Project (proposed project). The City of West Hollywood (City) is the local lead agency and, pursuant to the California Environmental Quality Act (CEQA), is responsible for preparation of the EIR.

Project Location:

The project site is located within the City of West Hollywood in Los Angeles County and consists of properties fronting Santa Monica Boulevard, North Orange Grove Avenue, and North Ogden Drive. The site consists of three Assessor's Parcels, 5530-002-067, 5530-002-019, and 5530-002-027, which correspond to properties located at 7811 Santa Monica Boulevard, 1114 North Orange Grove Avenue, and 1125 North Ogden Drive, respectively. The parcel fronting North Orange Grove Avenue is rectangular in shape and is currently used as a parking lot; the parcel fronting Santa Monica Boulevard is an irregular L-shaped parcel and is currently occupied by a gym and parking lot; and the parcel fronting North Ogden Drive is rectangular in shape and is currently occupied by a multifamily residential building containing seven residential units. Together, they encompass an approximately 0.92-acre project site. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the project footprint is not on any of the lists enumerated under Section 65962.5 of the Government Code.

Project History:

A Notice of Preparation (NOP) of a Draft EIR was issued for public review and comment on October 24, 2016, and a scoping meeting was held on November 16, 2016. A Draft EIR for the project was then circulated for public review from August 14, 2019, to October 7, 2019. During this time, a number of comment letters were received from government agencies, interested parties, and private individuals. Based on comment letters and additional information received, the City determined that two additional sections should be included in the EIR: Land Use and Planning and Tribal Cultural Resources. In addition, after the Draft EIR was circulated, the project was revised to include fewer hotel rooms and more residential units, among other design changes. As such, the City has prepared an RDEIR to address changes to the project and to include additional analyses in response to comments received on the original Draft EIR. This RDEIR is currently being circulated for public review and comment.

Project Description:

The proposed project would consist of a mixed-use structure of approximately 212,508 square feet (sf) in gross building area with a maximum height of 71.5 feet. The structure would consist of a 45-room hotel, a restaurant, 95 residential units, and an art gallery. Construction of the 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 North Orange Grove Avenue, and the multi-family residential building located on the parcel along North Ogden Drive. The proposed building would include approximately 36,132 sf of hotel and commercial space with a total of 45 hotel rooms, 86,722 sf of residential space (95 residential units), 14,272 sf of common open space area, and 74,011 sf of parking area (145 parking spaces) within two subterranean levels. Of the 95 residential units, at least 16 units would be affordable housing units, including eight very low-income units and eight moderate-income units.

Summary of Impacts:

An RDEIR 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 to agricultural and forestry resources or to mineral resources would occur as a result of the proposed project. Impacts related to aesthetics, biological resources, geology and soils, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire would be less than significant. Impacts to air quality, cultural resources, and noise would be less than significant with mitigation measures incorporated.

Public Comment Period:

The public comment period for the RDEIR will begin on **January 5, 2023**, and end on **February 20, 2023** (*comment letters must be received by 5:00 p.m. on February 20, 2023*). The City requests that comments be limited to the material contained in the RDEIR.

Copies of the RDEIR are available for review at the Planning and Development Services 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: Antonio Castillo, Senior Planner
8300 Santa Monica Boulevard
West Hollywood, California 90069
Email: acastillo@weho.org

Public Meetings:

Public Meetings before the City of West Hollywood Transportation and Planning Commissions will be held during the public comment period to solicit comments from interested parties on the content of the RDEIR. The date and time for the Transportation and Planning Commission hearings have been tentatively scheduled, as specified below. For up-to-date meeting information, please visit www.weho.org.

Transportation Commission

Date: **January 18, 2023**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (Zoom link and call-in number available on the Transportation Commission agenda, to be posted one week prior to the meeting at <https://www.weho.org/city-government/boards-commissions/commissions/transportation-commission>)

The second will be a Planning Commission meeting and will be held at the date, time, and location specified below:

Planning Commission

Date: **February 2, 2023**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (Zoom link and call-in number available on the Planning Commission agenda, to be posted one week prior to the meeting at <https://www.weho.org/city-government/boards-commissions/commissions/planning-commission>)

If you require additional information, please contact Antonio Castillo, Senior Planner, in the City of West Hollywood Planning and Development Services Department at (323) 848-6854, or via email at: acastillo@weho.org.