



**CITY OF WEST HOLLYWOOD
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that an Initial Study and Mitigated Negative Declaration have been prepared for the proposed 8713 Beverly Boulevard Mixed-Use Project. The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location: 8711-8713 Beverly Boulevard and 321-327 N. Sherbourne Drive, West Hollywood, CA 90048. The project site encompasses approximately 0.36 acres and includes Assessor Parcel Numbers (APNs) 4336-001-019, 4336-001-015, and 4336-001-016.

Project Description:

The proposed project involves the demolition of the existing on-site nightclub building and construction of a mixed-use retail, office, and residential project. The mixed-use project would include two five-story buildings joined by two levels of underground parking, a ground-level courtyard, and pedestrian bridges on the second, third, and fourth floors. The overall floor area of the two buildings would be approximately 40,718 square feet, including 9,391 square feet of commercial space and 30 apartment units. Of the 30 units proposed, 28 would be one-bedroom units and two would be two-bedroom units. Six units would be affordable (three very low income units and three moderate income units).

The southern building facing Beverly Boulevard would include 2,425 square feet of ground floor retail, 3,050 square feet of second-floor retail, 3,416 square feet of third-floor office, and two two-bedroom residential units and a residential community garden on the fourth and fifth levels.

The northern building facing Sherbourne Drive would include a 500-square foot art gallery, a 344-square foot residential lobby, a 399-square foot residential gym, and parking on the ground-level, and 28 one-bedroom residential units on the second through fifth floors.

Pursuant to Section 15072 of the California Environmental Quality Act, this site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

Pursuant to the authority and criteria contained in the California Environmental Quality Act, the Lead Agency has analyzed the project and determined that the project will NOT have a significant impact on the environment with incorporation of the recommended mitigation measures. Based on this finding the Lead Agency has prepared this MITIGATED NEGATIVE DECLARATION.

PUBLIC COMMENT PERIOD: Beginning on Thursday, July 28, 2016, a minimum period of no less than twenty (20) days will be provided to enable public review of the project specifications, the Initial Study and Mitigated Negative Declaration prior to final adoption of the Mitigated Negative Declaration by the City of West Hollywood. The review period shall end on Wednesday, August 17, 2016, at 5:00 P.M.

ALL INTERESTED PERSONS are invited to review the Mitigated Negative Declaration and to submit opinions or evidence for or against the Mitigated Negative Declaration. The Mitigated Negative Declaration will be available for public review at the City Hall Planning Division counter and West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069 ([310] 652-5340). The document is also available on the City of West Hollywood website, www.weho.org. Please submit comments in writing to the following address:

Attn: Laurie Yelton, Associate Planner
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Community Development Department
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West Hollywood, CA 90069
Fax: (323) 848-6569
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Yvonne Quarker,
City Clerk

AFFIDAVIT OF POSTING

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I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: JULY 28, 2016
Signature: [Signature]

Мы сообщаем вам об обсуждении проекта. Для дополнительной информации на русском языке звоните: 323-848-6826.