



City of West Hollywood
California 1984

**PUBLIC NOTICE
NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
& SCOPING MEETING**

Date: August 26, 2016

Pursuant to California Public Resources Code (PRC) 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 7985 Santa Monica Boulevard Project (project), a 79,000-sf commercial building that would consist of office, retail, and restaurant spaces, a subterranean nightclub, and three levels of subterranean parking containing 250 vehicle spaces and 21 bicycle stalls.

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 project. The City has determined an EIR will be prepared to assess the 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 project will also be included in the Draft EIR, including the No Project Alternative.

This Notice of Preparation (NOP) is being circulated pursuant to PRC 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:

Rachel Dimond, Senior Planner
Community Development Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
Fax: (323) 848-6487
Email: rdimond@weho.org

Due to the time limits mandated by state law, any response 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 **September 26, 2016**.

Project Title: 7985 Santa Monica Boulevard Project

Project Applicant: Latham & Watkins LLP, 335 South Grand Avenue, Los Angeles, CA 90071

Project Location: The Project site is located at 7985-7965 Santa Monica Boulevard. The site encompasses approximately 0.9 acre (39,746 square feet [sf]) and includes two lots: 7985 and 7965 Santa Monica Boulevard. The 7985 Santa Monica Boulevard lot contains the former French Market, a two-story, 18,750 sf building. The 7965 Santa Monica Boulevard lot contains a one-story, 5,325 sf nightclub. Between the former French Market and the nightclub, there is a surface parking lot that is approximately 16,000 sf.

Project Description: The project involves demolition of the two-story building at 7985 Santa Monica Boulevard and removal of the adjacent parking lot to construct a 79,000-sf commercial building. The proposed building would consist of office, retail, and restaurant spaces, a subterranean nightclub, and three levels of subterranean parking containing 250 vehicle spaces and 21 bicycle stalls. The existing one-story nightclub building at 7965 Santa Monica Boulevard would remain. The project would also include a total of 15,825 sf of landscaping, terrace space, and a green roof.

Potential Environmental Effects: The Initial Study has been prepared and will be available online at the following web address: <http://bit.ly/2biE5md>.

Potentially significant environmental impacts have been identified with regard to the following issue areas: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service Systems. These impacts, together with other CEQA-mandated analyses, including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

Scoping Meeting: As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on Tuesday, September 6, 2016 from 6:00 p.m. to 7:00 p.m., at Plummer Park (Rooms 1 and 2) located at 7377 Santa Monica Blvd in West Hollywood. The purpose of the scoping meeting is to provide the public the opportunity to comment on the scope, or what is to be included in the contents of the Draft EIR.

AFFIDAVIT OF POSTING

State of California)
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City of West Hollywood)

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: SEPTEMBER 14, 2016

Signature: *Alyson Pollock*