



## West Hollywood Cancer Center Project

### Initial Study – Notice of Preparation

*prepared by*

**City of West Hollywood**  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
Contact: Adrian Gallo, Associate Planner

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 1400  
Los Angeles, California 90012

**August 2019**



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)



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# Initial Study

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## 1. Project Title

West Hollywood Cancer Center

## 2. Lead Agency Name and Address

City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, California 90069

## 3. Contact Person and Phone Number

Adrian Gallo, Associate Planner  
(323) 848-6475

## 4. Project Location

The project site is located along Beverly Boulevard between Clark Drive and Robertson Boulevard in the City of West Hollywood, Los Angeles County. Figure 1 shows the location of the site in the region and Figure 2 shows the project site in its neighborhood context. As further explained under Section 6, *Existing Setting of Project Site*, the project site encompasses approximately 0.79 acres (34,485 square feet) of private property, including APNs 4334-001-020, 4334-001-001, and 4334-001-002; as well as an 0.06-acre (2,520 square-foot) alleyway that is publicly accessible and utilized.

## 5. Project Sponsor's Name and Address

### **Applicant**

Faring  
659 North Robertson Boulevard  
West Hollywood, California 90069

### **Owner**

High Street Robertson, LLC  
659 North Robertson  
West Hollywood, California 90069

## 6. Existing Setting of Project Site

The project site includes three parcels and an alleyway that runs north-south, parallel to North Clark Drive and North Robertson Drive with ingress/egress onto Beverly Boulevard (see Table 1 and Figure 3).

**Table 1 Project Site – Existing Conditions**

Address	APN	Lot Number(s)	Size	
			Square Feet	Acres
8800-8806 Beverly Boulevard (aka 157 North Robertson Boulevard)	4334-001-020	335 and 336	15,200	0.35
8816 Beverly Boulevard	4334-001-001	281 and 282	13,285	0.31
146 N. Clark Drive	4334-001-002	283	6,000	0.14
Existing Alley	ROW <sup>1</sup>	ROW <sup>1</sup>	2,520	0.06
<b>Total</b>			<b>37,005</b>	<b>0.85<sup>2</sup></b>

<sup>1</sup> ROW = right-of-way. This represents the existing alley between 8800 and 8816 Beverly Boulevard, as shown in Figure 3 and Figure 7.

<sup>2</sup> Correct total acreage of 0.85 acres is sum of total square feet divided by 43,560 (the number of square feet in an acre); which differs slightly from total acreage of 0.86 acres that would result from adding acreage totals, due to rounding.

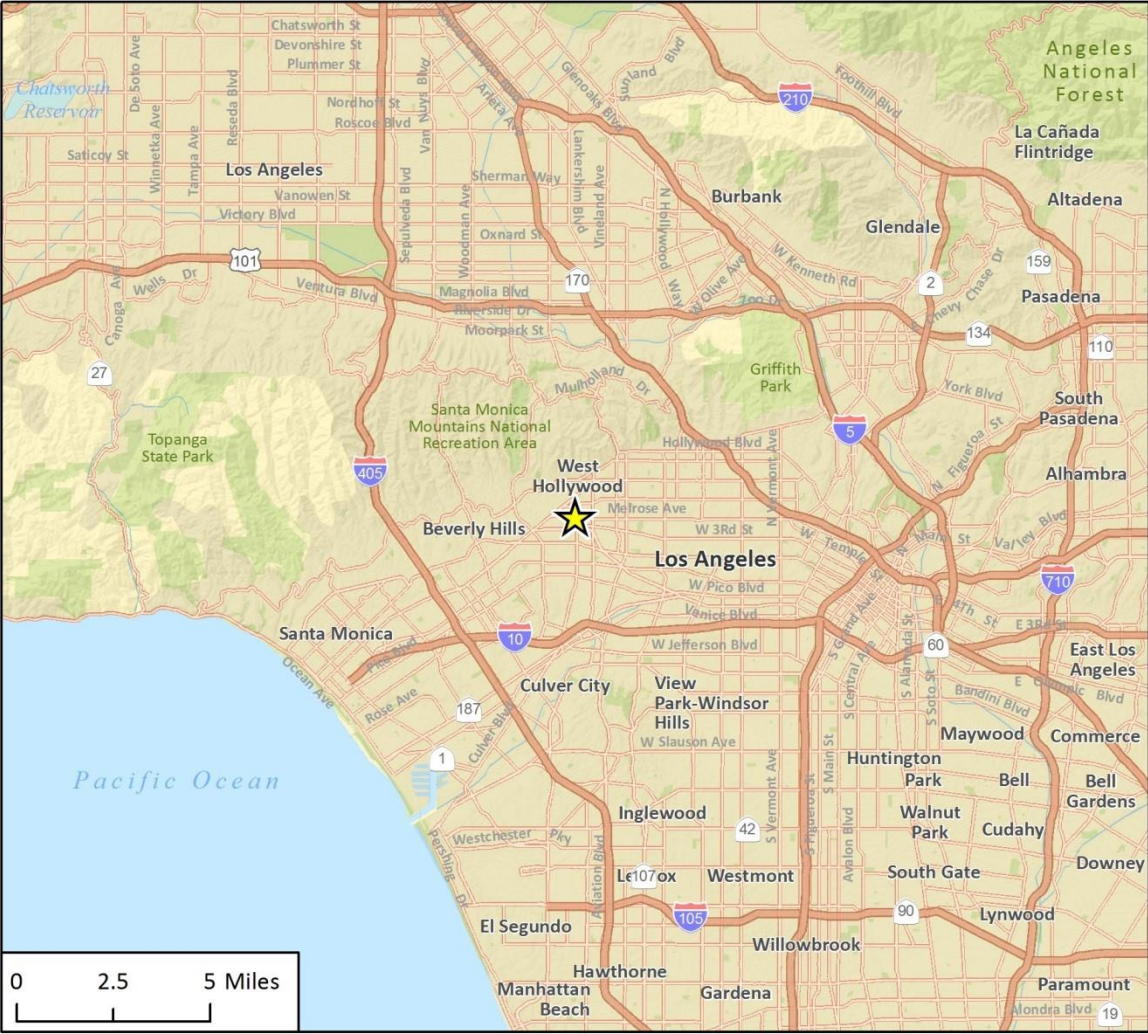
There are currently four buildings on the project site:

- A one-story commercial building at 157 North Robertson Boulevard, located on the corner of Beverly Boulevard and North Robertson Boulevard. This building is currently occupied by a Michael Aram retail store
- A one-story commercial building at 8806 Beverly Boulevard, located immediately to the west of the Michael Aram store. This building is currently occupied by Domus Design Collection (DDC). The building was designed by Ray and Charles Eames, and was formerly a showroom occupied by Herman Miller
- A one-story commercial building at 8816 Beverly Boulevard, currently occupied by Poliform and Hamilton Rugs retail stores
- A four-story residential building at 146 North Clark Drive with six (6) dwelling units, adjacent to the Poliform/Hamilton Rugs building

Figure 4 and Figure 5 show photographs of existing uses on the project site. For a description of surrounding uses, see Section 10, *Surrounding Land Uses and Setting*.



Figure 1 Regional Location



★ Project Location

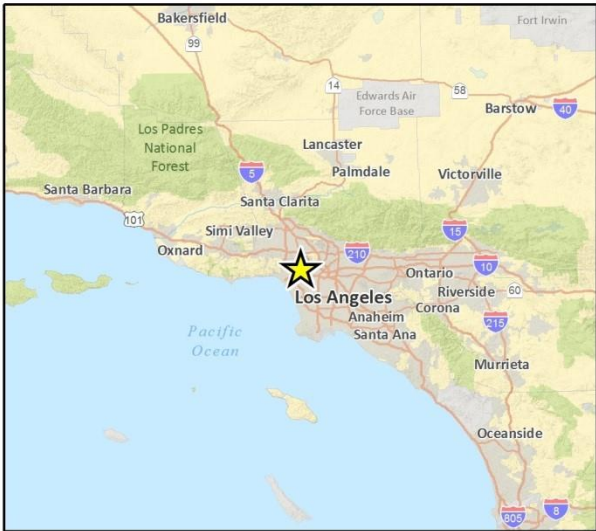


Fig 1 Regional Location\_ver



Figure 2 Project Location

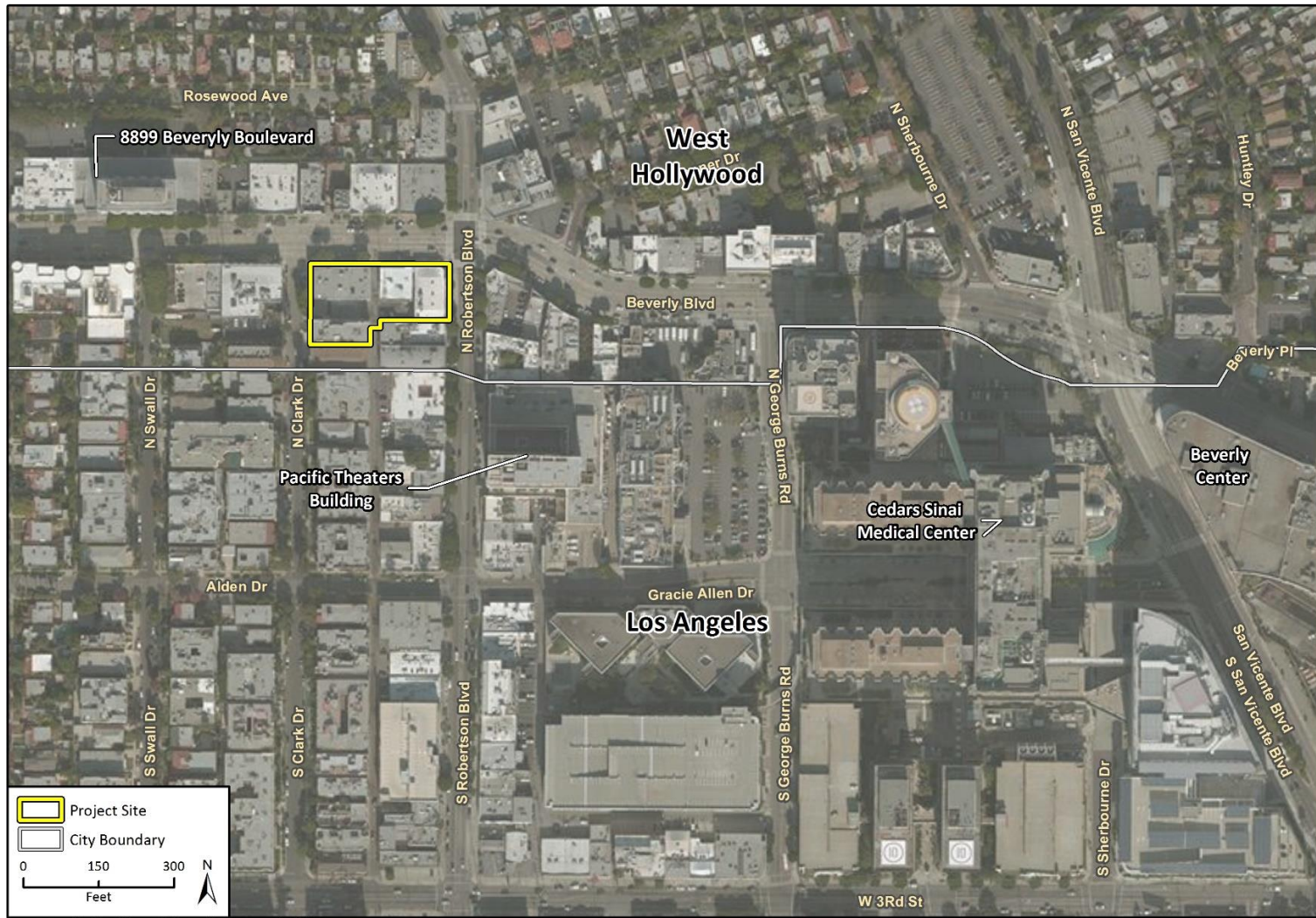




Figure 3 Parcels and Lots



Imagery provided by LA County, LARIAC 2011.

Fig X Project Parcels

**Figure 4 Site Photographs**



**Photo 1:** View of the site from across Beverly Boulevard, looking south.



**Photo 2:** View of the site and North Clark Drive, looking south.



**Figure 5 Site Photographs**



**Photo 3:** View of existing four-story residential building at 146 North Clark Drive, looking north.



**Photo 4:** Existing alley proposed for vacation, between 8806 and 8816 Beverly Boulevard. Looking south.

## 7. General Plan Designation

Commercial, Community 2 (CC2). The project site is within a Mixed-Use Incentive Overlay Zone, and is also located in the Melrose/Beverly District Commercial Sub-area, within which the policies listed under Goal LU-11 of the City's General Plan apply. Goal LU-11 is to expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices, and related businesses. Policy LU-11.1 is to encourage a variety of retail, creative office, commercial, and residential uses to support the vision for the area through various means including the following:

- a. Maintain and enhance the concentration of arts and design-related uses.
- b. Continue to allow a wide variety of uses including retail, galleries, boutiques, cafes, restaurants, creative office space, entertainment venues, bars, and nightclubs.

Policy LU-11.7 is to, as feasible, maintain a beautiful and attractive pedestrian environment with wider sidewalks, benches, and street trees, and continue to enhance the pedestrian experience in the area by implementing the following building and public realm concepts:

- a. Locate buildings on or near the sidewalk edge to create an attractive and interesting pedestrian environment.
- b. Support the overall experience of the streetscape through active and transparent ground floor frontages with main entries that face the street.

Policy LU-11.11 is to, as feasible, encourage public plazas as part of development projects.

## 8. Zoning

Commercial, Community 2 (CC2)

## 9. Description of Project

The proposed project would involve the demolition of approximately 30,044 gross square feet (gsf) of retail and residential buildings, and construction of a mixed-use medical office building with a maximum of ten stories. The building would be terraced with two components: a two- to four-story podium at the base, with a seven-story structure built atop the podium on the eastern part of the site (resulting in ten stories). The podium component would be comprised of retail space, restaurant, café, design showroom, medical office, lobby, and reception areas. The seven stories above the podium would be devoted to research, medical office, and restaurant uses. The building, which would also include four subterranean levels, would total approximately 270,940 gsf (not including approximately 16,190 of outdoor terraces and landscaping areas), or approximately 151,500 Floor Area Ratio (FAR) square feet. FAR square feet is a measurement of all the square feet in the building that are used to calculate FAR, which does not include subterranean levels or outdoor areas. The existing one-story Ray and Charles Eames-designed showroom ("Eames Building"), formerly occupied by Herman Miller, at 8806 Beverly Boulevard would be shored in place and preserved. Other on-site buildings would be demolished.

Table 2 provides a summary of the project components and Figure 6 shows the proposed site plan. Project components are discussed in further detail below.

The proposed building would be up to 148 feet in height above grade (up to 163 feet in height when including accessory rooftop structures such as elevator overruns and rooftop mechanical equipment) on the eastern part of the site where the building would be ten stories in height. On the western portion of the site, the building would be tiered in height from two stories to four stories with roof heights from 32.5 feet to 61.5 feet. Generally, the mixed-use building would be comprised of:

- Ground floor retail, restaurant, outdoor dining, design showroom, and support spaces, a premier cancer screening, treatment and research facility on levels 2 – 8, and restaurant uses on levels 9 and 10
- A first subterranean level containing amenity uses such as retail, design showroom and support space uses as well as drive aisles.
- A three-level, 346-space subterranean parking garage below the first subterranean level

### **Preservation/Restoration of 8806 Beverly Boulevard**

The project would preserve the existing Charles and Ray Eames-designed former Herman Miller showroom (“Eames Building”), which would serve as the central design showroom adjacent to the entrance courtyard at street level along Beverly Boulevard. The project includes the shoring in place, restoration, and preservation of the Eames Building. The Eames Building’s interior would be braced with structural beams and cross members, and the exterior structure would be underpinned with secure steel beams and concrete bond beams to maintain the building in place while the walls and floors of new subterranean levels are constructed on the project site.

### **Alleys**

The applicant proposes the vacation of approximately 2,520 square feet of the northern portion of the alley between 8800 and 8806 Beverly Boulevard. This portion of the alley currently provides ingress/egress onto Beverly Boulevard. The project would create a replacement alley by easement of approximately 2,968 square feet across the southern approximately 20 feet of the property at 146 North Clark Drive to provide access to and from North Clark Drive to and from the remaining portion of the existing alley that would not be vacated (see Figure 7), resulting in a 448 square-foot increase in the alleyway and a 448 square-foot decrease in private property (parcel area) on the project site, as shown in Table 2 and Figure 7. The replacement alley would ensure that all buildings and uses currently served by the existing alley will continue to be able to utilize the alley and that the alley will have two ingress/egress points onto public streets.

### **Access and Parking**

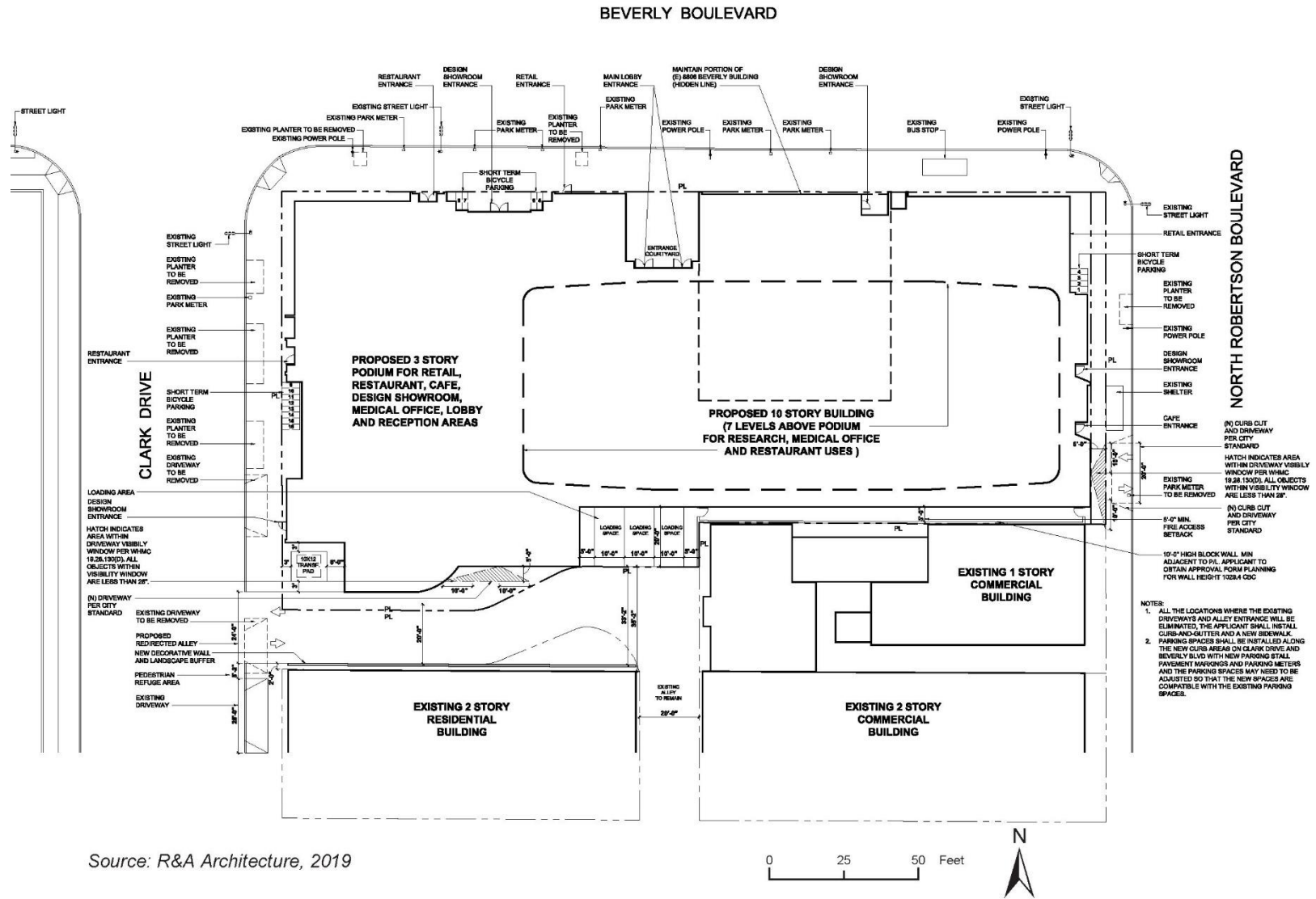
The project would include two ingress/egress driveways on the east and west sides of the site to access the four subterranean levels. A new 2,968 square foot alley on the south side of the site would provide internal access to the site and three at-grade loading spaces and connect to the existing alley which runs north/south. Parking would be provided through the use of tandem, compact, and mechanically stacked spaces on basement levels 2-4.

**Table 2 Project Summary**

<b>Proposed Building Area (in square feet)</b>			
<b>FAR</b>	151,500		
<b>Non-FAR</b>			
Parking	85,080		
Commercial <sup>1</sup>	34,360		
<b>Total Non-FAR</b>	<b>119,440</b>		
<b>Total FAR and Non-FAR<sup>2</sup></b>	<b>270,940</b>		
<b>Height, FAR, Setbacks</b>			
Height	Ten (10) stories, 163 feet max height <sup>3</sup>		
FAR	4.45 to 1.0 (151,500 FAR sf/34,045 sf lot size)		
Setbacks	Front: 0 feet Rear: 10 feet <sup>4</sup> is code required minimum. Project provides minimum of 24' incorporating re-routed alley between project structures and neighboring residential buildings Side: None		
<b>Parking</b>			
Vehicle	346 spaces		
Bicycle	37 stalls (21 employee and 16 short-term)		
<b>Public/Private Area Adjustments (in square feet)</b>			
	Existing Conditions	Proposed Project Conditions	Net Change
Alley Easement (ROW <sup>5</sup> )	2,520	2,968	+ 448
Private Property (parcels)	34,485	34,037	- 448
<b>Total Project Site</b>	<b>37,005</b>	<b>37,005</b>	<b>0</b>
<sup>1</sup> Includes ancillary areas (Support, Circulation, BOH), retail, design showroom, restaurant + terrace, and office terrace/therapy garden. <sup>2</sup> Building area total does not include terrace and landscaped areas. <sup>3</sup> Proposed 163 foot maximum height includes accessory rooftop structures such as elevator overruns and rooftop mechanical equipment. <sup>4</sup> Ten foot if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 feet between commercial and residential structures; none required otherwise. <sup>5</sup> ROW = right-of-way. Under existing conditions, this represents the existing alley between 8800 and 8816 Beverly Boulevard, as shown in Figure 3 and Figure 7. Under the proposed project, this represents the proposed, reconfigured alley, as shown in Figure 7.			

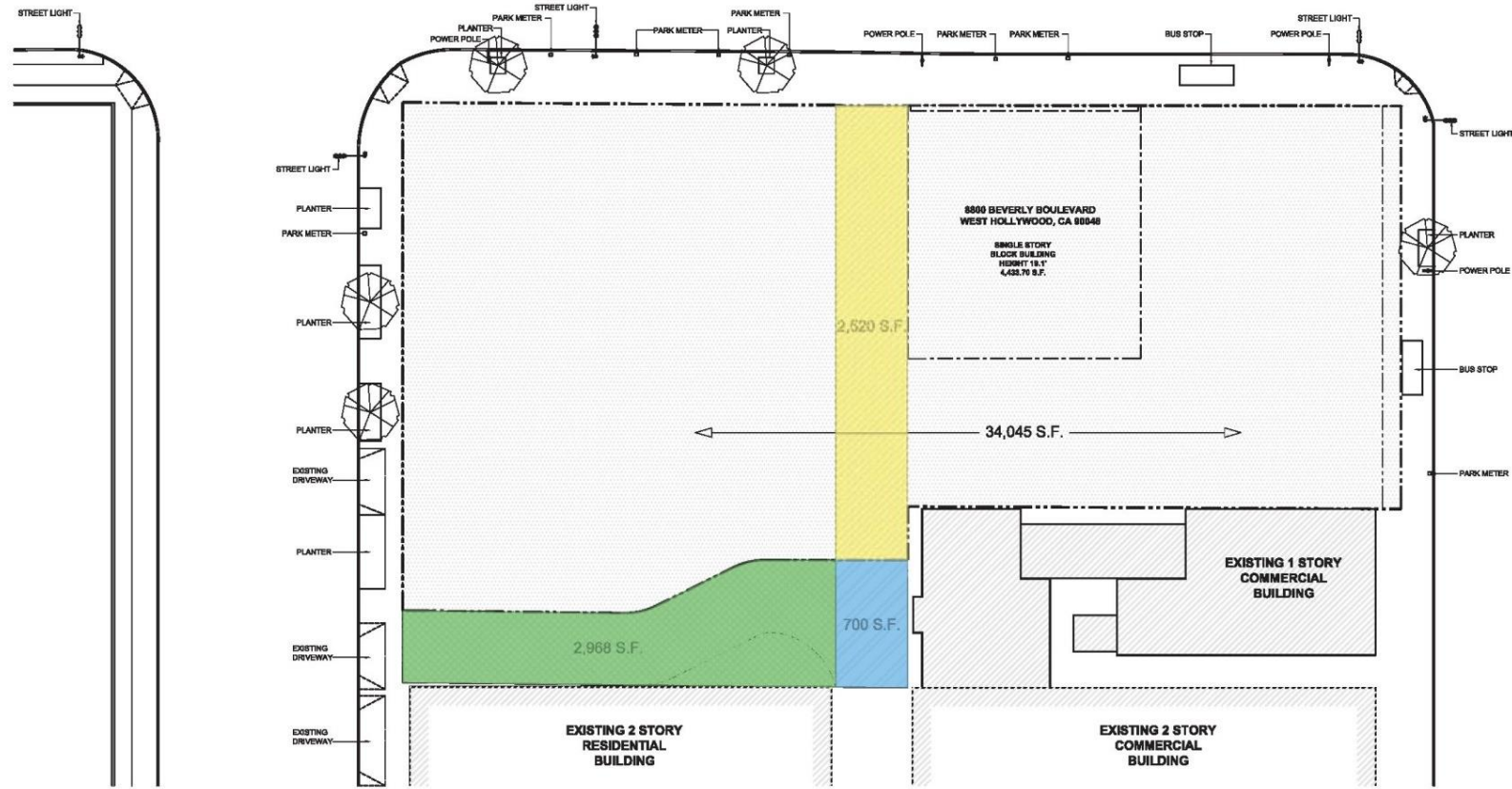


Figure 6 Proposed Site Plan



Source: R&A Architecture, 2019

**Figure 7 Proposed Alley Access**



**LEGEND**

- EXISTING ALLEY NO VACATION OR EASEMENT DEDICATION REQUIRED
- NEW ALLEY TO BE DEDICATED BY EASEMENT
- EXISTING ALLEY TO BE VACATED

Not to Scale

Source: R&A Architecture, 2019

## Landscaping

The project site currently contains two street trees on Beverly Boulevard, two street trees on North Robertson Drive, and four street trees along North Clark Drive. The project would include planting of additional street trees along areas with roadway frontage, as well as incorporating boxed trees in the terraced areas of the building. Figure 6 shows the proposed site plan at ground level.

## Construction

Construction of the proposed project would require approximately 30 months. Demolition and construction is anticipated in the following sequence:

- Bracing and protection of Eames Building for preservation
- Demolition of other existing buildings on-site
- Construction of the new east/west alley to connect the remaining portion of the existing north/south alley with Clark Drive
- Excavation and construction of below-grade levels
- Construction of above-grade levels including restoration/preservation of Eames Building

## SB 743

In September, 2013, Governor Brown of California signed Senate Bill 743 (SB 743) into law. This bill streamlines CEQA review for projects located within Transit Priority Areas (TPA). As stated in Public Resources Code (PRC) Section 21099(d)(1), a project's aesthetic and parking impacts shall not be considered significant impacts on the environment if the project is a residential, mixed use, or Employment Center Project, and the project is located on an Infill Site within a Transit Priority Area. Pursuant to PRC Section 21099, the proposed project would be an Employment Center Project since the project site is a commercially zoned site with a floor area ratio (FAR) greater than 0.75. The project site qualifies as a Transit Priority Area because it is located within a half-mile of a major transit stop, which is defined by Section 21064.3 of the Public Resources Code as "...the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon commute periods." A review of Metro bus schedules provides that there are four routes (Routes 14, 16, 17, and 316) traveling in north/south and east/west directions, as well as the City of West Hollywood's Cityline east/west local routes. Because the project meets the criteria set forth in Section 21099 (d) (1), aesthetic impacts shall not be considered a significant impact on the environment. Nevertheless, aesthetics and parking are discussed in this document for informational purposes.

## 10. Surrounding Land Uses and Setting

As shown in Figure 2, the project site is located in a neighborhood characterized by a mix of residential and commercial uses. The project site is bordered by North Robertson Boulevard to the east, North Clark Drive to the west, and Beverly Boulevard to the north. Land uses across from the project site along North Robertson Boulevard, North Clark Drive, and Beverly Boulevard are generally comprised of one- to four-story commercial/retail buildings with some substantially taller and denser development. The mixed-use building at 8899 Beverly Boulevard, which is located about one block west of the project site on the north side of Beverly Boulevard, is ten stories plus rooftop mechanical equipment and elevator overruns, and approximately 121 feet tall. The Pacific Theatres

building at 116 North Robertson Boulevard on the east side of Robertson Boulevard approximately 350 feet southeast of the project site is ten stories plus rooftop mechanical equipment and elevator overruns, and approximately 135 feet tall. The Cedars-Sinai Medical Center, which includes several nine and ten story buildings, is located approximately 750 feet to the east of the project site. The project site is bordered to the south by one- to four-story residential apartments and other multifamily residences along North Clark Drive, and generally one- to two-story commercial buildings along North Robertson Boulevard.

## 11. Required Approvals

The following entitlements are required for the proposed development:

- **General Plan Amendment** to change land use designations from Commercial, Community 2 (CC2) to West Hollywood Cancer Center Specific Plan (WHCCSP)
- **Zone Map Amendment** from Commercial, Community 2 (CC2) to West Hollywood Cancer Center Specific Plan (WHCCSP)
- **Establish the West Hollywood Cancer Center Specific Plan by Zone Text Amendment**
- **Vesting Tentative Tract Map** to merge and re-subdivide the property for commercial condominium purposes.
- **Certificate of Appropriateness** to allow the preservation and reuse of the Eames Building showroom as part of the Project
- **Demolition Permit** to allow demolition of approximately 30,044 gross square feet of commercial and residential buildings
- **Development Permit** to allow development of the project, totaling approximately 270,940 gross square feet (approximately 151,500 FAR square feet)
- **Conditional Use Permit** to allow Research and Development uses to occupy a portion of the site
- **Minor Conditional Use Permits (three)** for alcohol sales, service, and consumption related to restaurant/café uses on-site
- **Administrative Permit** for outdoor dining at ground level and tenth level
- **Alley vacation** and new alley easement

## 12. Other Public Agencies Whose Approval is Required

The City of West Hollywood is the lead agency with responsibility for approving the proposed project. It is not anticipated at this time that approval from other public agencies will be required.

## Environmental Factors Potentially Affected

This project may potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                 | <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology/Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology/Water Quality   | <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Population/Housing       | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                           | <input checked="" type="checkbox"/> Transportation           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                            | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

City of West Hollywood  
West Hollywood Cancer Center Project

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Adrian Gallo  
Signature

7/25/2019  
Date

ADRIAN GALLO  
Printed Name

ASSOCIATE PLANNER  
Title

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As previously discussed in Section 9 of the Initial Study, Description of Project, the project meets the applicability criteria in PRC Section 21099 (d)(1). Therefore, aesthetic impacts would not be considered a significant impact on the environment and do not warrant further analysis in an EIR. Nonetheless, the following is provided for informational purposes.

*a. Would the project have a substantial adverse effect on a scenic vista?*

The West Hollywood 2035 General Plan does not identify any designated scenic vistas. However, the Hollywood Hills lie just to the north of the City and are visible throughout the City. Views of the Los Angeles Basin and buildings in downtown Los Angeles are also visible from the more elevated portions of the City.

The proposed project involves construction of a ten-story mixed-use building. Public views of the Hollywood Hills and Los Angeles Basin around the project site are limited due to the fact that the project site is not in one the more elevated parts of the City in or near the hillsides, and existing

trees and multi-story development block views of the hills from public areas around the project site, except looking directly north along the north-south running streets of Clark Drive (as shown in Photo 3 of Figure 5) and Robertson Boulevard. Development on the project site would not block views looking directly up these streets; therefore, the proposed project would not block these existing views. Pursuant to PRC Section 21099, no impact would occur and further analysis is not warranted.

**NO IMPACT**

- b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The nearest state scenic highway is State Route 2, the Angeles Crest Scenic Byway, located approximately 15 miles northeast of the site. The project site is also located nine miles west of the Arroyo Seco Parkway portion of State Route 110 which, while not an officially designated nor eligible State Scenic Highway, is designated as a Historic Parkway (Caltrans, 2018). The project site is not visible from either of these roadways. Thus, the project site is not visible from any state scenic highway.

The project site is currently developed and contains a four-story residential building and three one-story commercial buildings occupied by a Michael Aram retail store, a Poliform retail store, a Hamilton Rugs retail store, and Domus Design Collection (DDC). The DDC building was designed by Ray and Charles Eames and was formerly a showroom occupied by Herman Miller. The project would preserve the existing Eames Building, which would serve as a central design showroom, consistent with its current and historic uses, adjacent to the main lobby and arrival space at street level.

Seven street trees are currently located in the sidewalk portion of the public right-of-way bordering the project site: two street trees on Beverly Boulevard, one street tree on North Robertson Drive, and four street trees on North Clark Drive. The project would involve removal and replacement of some of these trees, as well as planting additional street trees along areas with roadway frontage, and incorporating boxed trees in the terraced areas of the building. The project would therefore result in an overall increase in the number of trees in the public right-of-way and on the project site.

Based on the above, the proposed project would have no impact on scenic resources, including those within a state scenic highway. Further analysis of this issue is not warranted.

**NO IMPACT**

- c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The project site is located on Beverly Boulevard, which is an important commercial corridor within an urbanized area of West Hollywood. The area north of Beverly Boulevard is occupied by various commercial buildings followed by single-family residential uses. The area south of Beverly Boulevard is occupied by commercial, office, and multiple-family residential uses. The visual character of the area is diverse; the surrounding buildings have varying architectural styles, massing, and heights. The project site is currently developed and contains three one-story commercial buildings and a four-story residential building. While most of the immediately surrounding buildings are not taller than the four-story residential building currently on the project site, there are some nearby notable



exceptions. For example, the mixed-use building at 8899 Beverly Boulevard, which is located about one block west of the project site on the north side of Beverly Boulevard, is ten stories plus rooftop mechanical equipment and elevator overruns, and approximately 121 feet tall. The Pacific Theatres building at 116 North Robertson Boulevard on the east side of Robertson Boulevard approximately 350 feet southeast of the project site, is ten stories plus rooftop mechanical equipment and elevator overruns, and approximately 135 feet tall. Buildings of similar height and larger scale exist within the Cedars-Sinai Medical Center complex just to the east of the Pacific Theaters building approximately 750 feet east of the project site, and in the Beverly Center shopping mall further to the east.

The proposed project involves the construction of a 10-story mixed-use building (with four subterranean levels). The proposed project would be infill development, but at a larger scale than buildings currently on and immediately surrounding the project site. While the proposed building would be of similar height and scale as some other nearby uses, because the project would involve construction of a building that would exceed the height and scale of buildings currently on and some buildings immediately around the project site, it would represent a change in the visual character of the project site and its immediate surroundings. In addition, the project site is currently zoned Commercial, Community 2 (CC2). The maximum height limit in CC2 is four stories. The applicant is currently requesting a zone change amendment from Commercial, Community 2 (CC2) to West Hollywood Cancer Center Specific Plan (WHCCSP). Approval of the zone change amendment would ensure the proposed height (10 stories up to 163 feet) does not conflict with applicable zoning requirements. Pursuant to PRC Section 21099, no impact would occur, and further analysis of this issue is not warranted.

#### **NO IMPACT**

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project site is in an urbanized area with high levels of existing lighting. Primary sources of light on the project site include lighting associated with the existing commercial buildings, including building-mounted lighting. The primary source of glare on the project site is the sun's reflection from metallic and glass surfaces. The adjacent commercial, residential, and roadway uses may generate light and glare along all sides of the project site, from both day-time reflected light from reflective vehicle surfaces, and from indoor and outdoor lighting and vehicle headlights used during low-light conditions.

The proposed project would involve construction of a new ten-story mixed-use building that would incorporate exterior lighting in the form of pedestrian walkway lighting, building mounted lighting, and other safety related lighting. Light from these sources could affect nearby light-sensitive receptors. Headlights of vehicles entering and exiting the driveway on North Clark Drive could also affect nearby light-sensitive receptors, but these receptors are already subject to light from headlights driving along North Clark Drive, and entering and exiting driveways along North Clark Drive, including an existing driveway in the same location as the driveway onto North Clark Drive included in the proposed project. The proposed project includes another driveway on North Robertson Drive, but the commercial buildings that would be exposed to headlights entering and exiting this driveway are not light-sensitive receptors. The windows and building materials on the exterior elevations of the proposed building could increase sources of reflected sunlight (glare) during certain times of the day, and the proposed building could also increase daytime shade and shadows cast onto surrounding properties, but the project has been designed so that its western

portion only extends to three stories in height, in order to avoid casting excessive shadow onto residential properties across Clark Drive to its west.

Project plans will be reviewed by the City for conformance with all applicable City requirements relating to lighting, glare, shade, and shadows. For example, to limit excessive light and glare, the WHMC includes development standards and design guidelines. Specifically, Article 19-3 “Site Planning and General Development Standards” provides development standards and design guidelines for outdoor lighting and sign illumination to address light and glare. These development standards and design guidelines provide requirements to limit light and glare to the extent feasible while providing sufficient light for safety and practicality, including maximum heights of lighting fixtures; design, installation, and maintenance of lighting fixtures; standards for new development and remodeling; lighting for parking areas; and sign illumination. Development projects are required to adhere to these requirements and standards.

Pursuant to PRC Section 21099, no impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 
- a. *Would the project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
  - b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
  - c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
  - d. *Result in the loss of forest land or conversion of forest land to non-forest use?*

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site is within the Commercial, Community 2 (CC2) zone in a highly urbanized area in the City of West Hollywood. The project site does not contain any agricultural or forest land, land zoned for farmland/agricultural use or forest land, forest or agricultural uses, or land under Williamson Act contract (2035 General Plan; California Department of Conservation, 2010). Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; conflict with any zoning for agricultural uses or a Williamson Act Contract; conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code; or involve changes that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest uses. No impact would occur, and further analysis of these issues is not warranted.

**NO IMPACT**

### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is in the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether or not the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” The Basin is a non-attainment area for both the federal and state standards for ozone and PM<sub>2.5</sub>, as well as the state standard for PM<sub>10</sub>. Thus, the Basin currently exceeds several state and federal ambient air quality standards and is required to implement strategies to reduce pollutant levels to recognized acceptable standards. This non-attainment status is a result of several factors, the primary ones being the naturally adverse meteorological conditions that limit the dispersion and diffusion of pollutants, the limited capacity of the local airshed to eliminate air pollutants, and the number, type, and density of emission sources within the Basin. The health effects associated with criteria pollutants are described in Table 3.

**Table 3 Health Effects Associated with Criteria Pollutants**

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: pulmonary function decrements and localized lung edema in humans and animals, risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Carbon monoxide (CO)	Reduces oxygen leading to: (1) Aggravation of chest pain (angina pectoris) and other aspects of coronary heart disease; (2) decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (3) impairment of central nervous system functions; and (4) possible increased risk to fetuses.
Nitrogen dioxide (NO <sub>2</sub> )	(1) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (2) risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (3) contribution to atmospheric discoloration.
Sulfur dioxide (SO <sub>2</sub> )	(1) Bronchoconstriction accompanied by symptoms that may include wheezing, shortness of breath, and chest tightness during exercise or physical activity in persons with asthma.
Suspended particulate matter (PM <sub>10</sub> )	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). <sup>1</sup>
Suspended particulate matter (PM <sub>2.5</sub> )	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma. <sup>1</sup>

<sup>1</sup> More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: Office of Environmental Health Hazard Assessment, Particulate Matter Health Effects and Standard Recommendations, [www.oehha.ca.gov/air/toxic\\_contaminants/PM10notice.html#may](http://www.oehha.ca.gov/air/toxic_contaminants/PM10notice.html#may), May 9, 2002; and EPA, Air Quality Criteria for Particulate Matter, October 2004.

Source: USEPA, 2018a

The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards. The SCAQMD recommends the use of quantitative thresholds to determine the significance of temporary construction-related pollutant emissions and project operations. These thresholds are shown in Table 4.

The SCAQMD has also developed Localized Significance Thresholds (LSTs), which were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, distance to the sensitive receptor, etc. The project site is located in Source Receptor Area 2 (SRA-2, Northwest Coastal LA County). LSTs for construction and operation on a 1-acre site in SRA-2 are shown in Table 5. According to the SCAQMD’s publication *Final Localized Significant (LST) Thresholds Methodology*, the use of LSTs is voluntary, to be implemented at the discretion of local agencies. LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been

developed for NO<sub>x</sub>, CO, PM<sub>10</sub> and PM<sub>2.5</sub>. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to on-site development since the majority of emissions would be generated by cars on roadways.

**Table 4 SCAQMD Air Quality Significance Thresholds**

Pollutant	Mass Daily Thresholds	
	Operation Thresholds (lbs/day)	Construction Thresholds (lbs/day)
NOX	55	100
ROG	55	75
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
SO <sub>x</sub>	150	150
CO	550	550
Lead	3	3

Notes: lbs/day = pounds per day; NO<sub>x</sub> = oxides of nitrogen; VOC = volatile organic compounds (also referred to as ROG, or reactive organic gases); PM<sub>10</sub> = particulate matter with a diameter of 10 micrometers or less; PM<sub>2.5</sub> = particulate matter with a diameter of 2.5 micrometers or less; SO<sub>x</sub> = oxides of sulfur; CO = carbon monoxide

Source: SCAQMD 2015

**Table 5 SCAQMD LSTs for Construction**

Pollutant	Allowable emissions (lbs/day) as a function of receptor distance (meters) from site boundary for a 1-Acre site in SRA-2				
	25 meters	50 meters	100 meters	200 meters	500 meters
Gradual conversion of NO <sub>x</sub> to NO <sub>2</sub>	103	104	121	156	245
CO	562	833	1,233	2,367	7,724
PM <sub>10</sub>	4	12	27	57	146
PM <sub>2.5</sub>	3	4	8	18	77

Source: SCAQMD, October 2009

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to increased development and growth. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2016 AQMP relies on local cities' general plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan/Sustainable

Communities Strategy (RTP/SCS) forecasts of regional population, housing, and employment growth in its own projections for managing Basin air quality.

As discussed in Section 14, Population and Housing, the proposed project does not include residential uses or temporary dwelling units. New jobs created by implementation of the project would not exceed the SCAG forecast of 7,500 new jobs in West Hollywood by 2040, and any jobs created would likely be filled by existing residents in the region. The project would therefore not directly or indirectly induce substantial unplanned population growth, and would be consistent with the population forecasts contained in the AQMP. Because the project would not have the potential to generate growth and/or result in associated air pollutant emissions in excess of the forecasts used in the AQMP, it would not conflict with or obstruct implementation of the AQMP. No impact would occur, and further analysis of this issue in an EIR is not warranted.

#### **NO IMPACT**

- b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Emissions generated by the proposed project would include temporary construction emissions and long-term operational emissions.

Project construction would generate temporary air pollutant emissions associated with fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) and exhaust emissions from heavy construction vehicles, in addition to reactive organic gases (ROG) that would be released during the drying phase upon application of architectural coatings. It is assumed that the proposed project would comply with SCAQMD Rule 1113 regarding the use of low-volatile organic compound (VOC) architectural coatings. Construction is estimated to occur over approximately 30 months (2½ years). Construction would generally consist of demolition, excavation and grading, building construction, paving, and architectural coating.

Long-term emissions associated with operation of commercial uses included in the proposed project would include emissions from vehicle trips (mobile sources); natural gas and electricity use (energy sources); and landscape maintenance equipment, consumer products and architectural coating associated with onsite development (area sources).

Emissions from construction and operation of the proposed project have the potential to exceed SCAQMD significance thresholds for both regionally significant impacts and localized significance thresholds, or LSTs (further discussed under Impact 3d). Therefore, implementation of the project could potentially contribute to air quality impacts, which could also cause cumulative impacts in the Basin. Accordingly, this issue will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- c. Would the project expose sensitive receptors to substantial pollutant concentrations?*

Certain communities or population groups, such as children, the elderly, and people with health problems, are particularly sensitive to air pollution. Sensitive receptors are defined as land uses that are more likely to be used by these population groups and include health care facilities, retirement homes, school and playground facilities, and residential areas. The sensitive receptors nearest to the project site include single-family residences located north of Beverly Boulevard, multiple family residences located south of the project site, and the Cedars-Sinai Samuel Oschin Comprehensive



Cancer Institute located approximately 1/8<sup>th</sup> of a mile east of the project site along Beverly Boulevard. Due to the project site's proximity to these uses, project-related construction and operational emissions may expose sensitive receptors to additional pollutant concentrations. Accordingly, this issue will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The proposed commercial uses are similar to other commercial uses in the site vicinity. Substantial objectionable odors are normally associated with uses such as agriculture, wastewater treatment, industrial facilities, or landfills, none of which are included in the proposed project. The proposed project would therefore have a less than significant impact related to creation of objectionable odors and further analysis of this issue is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

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# 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*

Special-status species are those plants and animals that are:

- 1) Listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS and National Marine Fisheries Service (NMFS) under the Federal Endangered Species Act (FESAC)
- 2) Listed or proposed for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act (CESA)
- 3) Recognized as Species of Special Concern (SSC) by the CDFW
- 4) Afforded protection under Migratory Bird Treaty Act (MBTA) and/or California Fish and Game Code (CFGC)
- 5) Occurring on lists 1 and 2 of the CDFW California Rare Plant Rank (CRPR) system per the following definitions (CDFW, 2018):
  - List 1A** = Plants presumed extinct in California
  - List 1B.1** = Rare or endangered in California and elsewhere; seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
  - List 1B.2** = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened)
  - List 1B.3** = Rare or endangered in California and elsewhere, not very endangered in California (<20 percent of occurrences threatened or no current threats known)
  - List 2** = Rare, threatened or endangered in California, but more common elsewhere

In addition, special-status species are ranked globally (G) and subnationally (S) 1 through 5:

- **G1 or S1** - Critically Imperiled Globally or Subnationally (state)
- **G2 or S2** - Imperiled Globally or Subnationally (state)
- **G3 or S3** - Vulnerable to extirpation or extinction Globally or Subnationally (state)
- **G4 or S4** - Apparently secure Globally or Subnationally (state)
- **G5 or S5** - Secure Globally or Subnationally (state)
- **?** - Inexact Numeric Rank
- **T** - Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
- **Q** – Questionable taxonomy that may reduce conservation priority

The project site is located in an urbanized area and does not contain native biological habitat. The project site is currently developed; therefore, special status species are not likely to be found on or around the project site. The project site lacks native vegetation that might otherwise provide habitat for any sensitive or special status species.

The sidewalk portion of the public right-of-way bordering the project site contains seven non-native street trees, some of which would be removed and replaced while others would be retained. Additionally, the project would involve planting additional street trees along areas with roadway frontage, as well as incorporating boxed trees in the terraced areas of the building. The applicant would be required to comply with the following condition of approval:

*The two existing street trees on Beverly Boulevard will need to be removed and replaced with four trees with spacing and species to be determined by, and in accordance with, the Beverly Boulevard Design District Streetscape Master Plan. An irrigation system shall be installed to water the new trees planted. Additionally, the four existing street trees along Clark Street shall be retained and protected in place during construction. These trees will also have an irrigation system installed for watering needs.*

Although this condition of approval would ensure that trees removed during construction of the proposed project would be replaced, these trees could contain bird nests and birds that are protected under the Migratory Bird Treaty Act (MBTA). Birds protected under the MBTA include all common songbirds, waterfowl, shorebirds, hawks, owls, eagles, ravens, crows, native doves and pigeons, swifts, martins, swallows and others, including their body parts (feathers, plumes etc.), nests, and eggs. These and other migratory species may be present during the nesting season at the project site. The applicant would therefore also be required to comply with the following condition of approval to prevent impacts to protected birds in compliance with the MBTA:

*Trees shall not be removed during the nesting season, as defined by the California Department of Fish and Game (typically February 1 to August 15). Or, if trees are to be removed during the nesting season, a qualified biologist shall survey the site for the presence of nesting birds. If present, a protective buffer shall be established to ensure that nests are not disturbed.*

These conditions of approval would ensure compliance with the MBTA and prevent impacts to protected birds. The proposed project would therefore have a less than significant impact on sensitive species and further analysis of this issue is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The project site is in an urbanized area and is currently fully developed with buildings. Although seven non-native landscape trees are located in the sidewalk portion of the public right-of-way bordering the project site, there is no native biological habitat, riparian habitat, or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service on the project site or in the surrounding area. Additionally, the project would preserve or replace most or all of the existing on-site street trees, and would involve planting additional street trees along areas with roadway frontage, as well as incorporating boxed trees in the terraced areas of the building. Therefore, the proposed project would not result in the removal of any riparian habitat or other sensitive natural community. No impact would occur, and further analysis of this issue is not warranted.

#### **NO IMPACT**

- c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The project site is not located on or in the vicinity of a federally protected wetland (USFWS wetlands Mapper, 2018). No impact would occur, and further analysis of this issue is not warranted.

#### **NO IMPACT**

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

As described above, there is no native biological habitat on or around the project site. The City of West Hollywood is not recognized as an existing or proposed Significant Ecological Area that links migratory wildlife populations, as designated by the County of Los Angeles (City of West Hollywood, 2010). Additionally, as discussed in impact discussion 4a of this Initial Study, the applicant would be required to comply with a condition of approval to prevent impacts to protected birds in compliance with the MBTA. No impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, apply to the project site. Additionally, most or all of the seven non-native street trees currently located in the sidewalk portion of the public right-of-way bordering the project site would remain or be replaced, and the project includes additional trees and landscaping. No impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan (City of West Hollywood, 2010). No impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

# 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

The project site currently is developed and includes one four-story residential building and three one-story commercial buildings, one of which is a Charles and Ray Eames-designed building formerly occupied by Herman Miller’s showroom. The 2016 West Hollywood Commercial Historic Resources Survey by GPA Consulting identified the Eames Building eligible for listing in the NRHP/CRHR for its association as the “oldest purpose-built showroom” in West Hollywood and as an “example of the International Style of architecture and the work of master architects and designers, Charles and Ray Eames” (GPA Consulting 2016). The proposed project would preserve the Eames Building, which would serve as a central design showroom, consistent with its current and historic uses, adjacent to the main lobby and arrival space at street level, but further investigation regarding changes to the setting of this building and as to whether the project site or adjacent properties contain any additional historic resources defined under the California Public Resources Code § 15064.5 is necessary in order to determine the potential significance of this impact, and this issue will be further addressed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

PRC Section 21083.2(g) generally defines a unique archaeological resource as an artifact, object, or site. As discussed in Public Resource Code 2103.2, if a project can be demonstrated to cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a],

[b], and [c]). If archaeological resources are identified, the resource would be required to be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code as appropriate. Treatment may involve procedures such as avoiding the site entirely, halting work and establishment of buffers until a qualified archaeologist is retained, and/or establishment of a treatment plan and/or testing. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

The project site is in an urbanized area along Beverly Boulevard. The project site is developed, and there is no evidence that archaeological resources or human remains are present on-site. In the unlikely event that such resources are unearthed during excavation and grading, applicable regulatory requirements pertaining to the handling and treatment of such resources would be followed. Although project implementation is not expected to uncover archaeological resources or human remains, the possibility for such resources to exist beneath the surface cannot be ruled out until excavation occurs. Accordingly, potential impacts to these resources will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**



# 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project’s proposed construction activities, daily operational activities, and mobile sources (vehicle use) would generate energy demand. Construction of the proposed project is estimated to occur over approximately 30 months (2½ years). Project-related construction energy demand would be confined to this period, which would be relatively short in relation to the overall life of the proposed project. Operational energy use (electricity and natural gas) and transportation (petroleum) would continue for the life of the project.

In order to fully and accurately account for the proposed project’s energy demands in all these categories, the project’s emissions must be modeled based on details related to construction schedule, construction equipment, and building materials; energy use during operation; and transportation emissions based on the results of a traffic study (see Section 17, *Transportation*). In addition, consideration of any proposed sustainable design features would need to be incorporated into the models and estimates. To understand how the project would consume energy resources, and comply or conflict with a plan for renewable energy, these issues will be further evaluated in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	■	□	□	□
2. Strong seismic ground shaking?	■	□	□	□
3. Seismic-related ground failure, including liquefaction?	■	□	□	□
4. Landslides?	□	□	□	■
b. Result in substantial soil erosion or the loss of topsoil?	■	□	□	
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	■	□	□	□
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	■	□	□	□
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	□	□	□	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	□	□	

- a.1. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- b. Would the project result in substantial soil erosion or the loss of topsoil?*

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and does not address other earthquake hazards. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps, known as Alquist-Priolo (AP) maps (California Department of Conservation, 2017). According to the Beverly Hills Quadrangle AP map that covers the project site (California Department of Conservation, 2018), the project site is not located within an Alquist-Priolo (AP) fault zone, or on a known fault. However, due to the proximity of several AP fault zones in the vicinity, the issue of potential seismic surface rupture will be further explored in an EIR.

As with any site in the southern California region, the project site is susceptible to strong seismic ground shaking in the event of a major earthquake. Nearby active faults include the Hollywood Fault, the Santa Monica Fault, the Newport-Inglewood Fault Zone, the Raymond Fault, the Verdugo Fault, and the San Fernando Fault. These faults are capable of producing strong seismic ground shaking at the project site.

On-site structures would be required to be constructed to comply with the California Building Code (CBC). With adherence to the CBC, design and construction of the proposed project would be engineered to withstand the expected ground acceleration that may occur at the project site. In addition, project construction would be subject to review and approval by City building and safety officials. However, in order for the design and construction of the project to accurately account for site-specific geologic conditions, these conditions must be known. Therefore, the results of site-specific geologic reports will be analyzed in an EIR. The EIR will identify site-specific geologic conditions, and site-specific hazards related to seismic activity.

Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during groundshaking. According to the Beverly Hills Quadrangle AP map, the project site is in a liquefaction hazard zone. This potential hazard will therefore be further analyzed in an EIR.

Temporary erosion could occur during project construction. However, erosion impacts can be prevented or mitigated, and construction activity would be required to comply with West Hollywood Municipal Code Section 15.56.090. This Section requires storm water runoff containing sediment, construction materials or other pollutants from a construction site to be reduced to the maximum extent practicable. However, for the design and construction of the project to accurately account for site-specific erosion potential, the results of site-specific geologic reports will be analyzed in an EIR.

For the reasons discussed above, the proposed project may expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death from the potential

geologic hazards discussed above, except for landslides. These issues will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- d. *Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Lateral spreading hazards may also be present in areas with liquefaction risks. Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The proposed project would be required to comply with California Building Code requirements related to these hazards. Nevertheless, possible impacts associated with these soil-related hazards will be further studied in an EIR, based on site-specific geologic reports.

**POTENTIALLY SIGNIFICANT IMPACT**

- a.4. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. To fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes. The project site is located in a highly urbanized area and is generally flat. Additionally, the Beverly Hills Quadrangle AP map does not show the project site within an earthquake-induced landslide zone. There would therefore be no impact and further analysis of this issue is not warranted.

The project site is fully served by municipal utilities, including sewer, and would not use septic tanks or alternative wastewater disposal systems. No impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The project site is located in an urbanized area along Beverly Boulevard. The project site is developed, and there is no evidence that paleontological resources are present on-site. In the

unlikely event that such resources are unearthed during excavation and grading, applicable regulatory requirements pertaining to the handling and treatment of such resources would be followed. If paleontological resources are identified, as defined by Section 2103.2 of the Public Resources Code, the site would be required to be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code as appropriate.

Although project implementation is not expected to uncover paleontological resources, the possibility for such resources to exist beneath the surface cannot be ruled out until excavation occurs. Therefore, this issue will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Climate change is the observed increase in the average temperature of the earth’s atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of greenhouse gases (GHG), which contribute to the “greenhouse effect,” a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the earth’s surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions. This process is essential to support life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat and contribute to an average increase in Earth’s temperature.

GHGs occur naturally and from human activities. Human activities that produce GHGs include fossil fuel burning (coal, oil, and natural gas for heating and electricity, gasoline and diesel for transportation); methane generated by landfill wastes and raising livestock; deforestation activities; and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>). Since 1750, estimated concentrations of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent respectively, primarily due to human activity. Emissions of GHGs affect the atmosphere directly by changing its chemical composition. Changes to the land surface indirectly affect the atmosphere by changing the way in the Earth absorbs gases from the atmosphere.

According to California’s Fourth Climate Change Assessment, statewide temperatures from 1986 to 2016 were approximately 1°F to 2°F higher than those recorded from 1901 to 1960. Potential impacts of climate change in California may include loss in water supply from snow pack, sea level rise, more extreme heat days per year, more large forest fires, and more drought years (State of California 2018).

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

The project's proposed construction activities, energy use, daily operational activities, and mobile sources (traffic) would generate GHG emissions. Project-related construction emissions would be confined to the construction period of the proposed project, which is expected to be 30 months (2½ years). Operational emissions sources include area sources (consumer products, landscape maintenance equipment, and painting), energy use (electricity and natural gas), solid waste, electricity to deliver water, and transportation emissions.

In order to fully and accurately account for the proposed project's emissions in all these categories, the project's emissions must be modeled based on details related to construction schedule, construction equipment, and building materials; energy use during operation; and transportation emissions. Emissions related to construction and operation of the proposed project will be modeled and evaluated in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. *Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The City of West Hollywood adopted a Climate Action Plan (CAP) in September 2011 (City of West Hollywood, 2011b). The CAP outlines a course of action to reduce municipal and communitywide GHG emissions that contribute to climate change. It includes seven emission reductions strategies:

- 1) Community leadership and engagement
- 2) Land use and community design
- 3) Transportation and mobility
- 4) Energy use and efficiency
- 5) Water use and efficiency
- 6) Waste reduction and recycling
- 7) Green space.

The proposed project would be consistent with the City's CAP if it includes provisions to implement the applicable CAP GHG reduction measures. Consistency with applicable measures will be evaluated in an EIR. The GHG analysis included in the EIR will consider court direction provided in the Newhall Ranch decisions; the 2030 statewide 40 percent GHG emissions reductions targets in Senate Bill 32, which took effect January 1 2017; Executive Order B-55-18, which established a statewide goal of carbon neutrality by 2045; and CARB's Scoping Plan, which was adopted in December 2017 (CARB, December 2017).

**POTENTIALLY SIGNIFICANT IMPACT**



# 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The proposed project would involve the demolition of three existing one-story commercial buildings and one existing four-story apartment building and the construction of a 10-story mixed use building and four levels of subterranean parking/retail use. The proposed uses may involve the routine transport, use or disposal of small amounts of hazardous substances associated with the operation of the proposed uses, such as cleaning supplies, medical supplies and waste used in the proposed medical office and research uses, etc. Additionally, current uses on the project site, and soils beneath the project site, may contain hazardous materials such as asbestos or lead in buildings and contaminated soils. These possible hazards will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The schools closest to the project site are Albert Einstein Academy (AEA) Charter Elementary School, which is located approximately 0.3 miles south of the project site; and Rosewood Avenue Elementary, which is located 0.5 miles northeast of the project site. Therefore, there would be no impact relating to hazardous emissions or handling of hazardous materials, substances or waste within 0.25 miles of an existing school. Further analysis of this issue is not warranted.

**NO IMPACT**

- d. *Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

In order to determine the potential significance of this impact, it is necessary to conduct a standard record search from federal, state, county and city environmental record sources for known hazardous materials contamination at the project site; assess applicable Phase I environmental assessments (ESA) or other technical reports that may be available from the City, applicant, or other property owners in the study area; and examine files readily available from online databases, the Los Angeles County Fire Department, and the Regional Water Quality Control Board concerning past contamination spills and/or cleanup activities. These analyses will be conducted as part of an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- e. *For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The project site is not located within an airport land use plan, or within two miles of a public airport or public use airport. The closest airport is Santa Monica Airport, located approximately five miles to the southwest. No impact would occur, and further analysis of these issues is not warranted.

**NO IMPACT**

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed project involves development in a highly urbanized area of West Hollywood. While the project site generally has good vehicular access, the proposed project may result in an intensification of development on the project site, and increased traffic in an area that already experiences traffic congestion. While the project would be required to comply with applicable California Fire Code requirements, the mix of proposed uses and emergency access to them after development may affect emergency response and emergency access. For these reasons, the proposed uses, including the details of ingress and egress and their effect on local traffic patterns, will be evaluated further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The project site is in an urbanized area and not adjacent to wildlands. The project site is not located within the wildland hazard area defined by the City of West Hollywood 2035 General Plan Safety and Noise Elements (City of West Hollywood, 2011a). Therefore, no impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

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# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The proposed project would involve demolition of three existing one-story commercial buildings and one existing four-story apartment building and construction of a 10-story mixed-use building with four subterranean levels. It would not involve alteration of a stream or river and would not substantially alter drainage patterns in the area. During construction of the proposed project, local drainage patterns could be temporarily altered and erosion could occur that could produce polluted runoff or negatively affect stormwater drainage systems. However, construction activity would be required to comply with West Hollywood Municipal Code Section 15.56.090. This Section requires storm water runoff containing sediment, construction materials or other pollutants from a construction site to be reduced to the maximum extent practicable. Compliance with this requirement would reduce temporary erosion-related effects to water quality and stormwater drainage systems.

Because the project site is already fully developed, the proposed project would replace existing impermeable surfaces with new impermeable surfaces. Furthermore, the proposed project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board, which would require implementation of Best Management Practices (BMPs). BMPs would be required to reduce polluted runoff from the project site by retaining, treating, or infiltrating polluted runoff onsite.

Although compliance with the standards and regulations discussed above would be expected to reduce project impacts related to water quality and stormwater drainage systems, additional analysis of the project's potential to produce changes in absorption rates, drainage patterns, storm drain improvements, runoff, and downstream effects is necessary to fully determine the project's compliance with these standards and the extent of the project's potential drainage-related impacts. Therefore, these issues will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would impede or redirect flood flows?*

The project site is fully developed site and in an urban area. The proposed project would not result in the alteration of the course of a river or stream. As discussed above, further analysis of the project's potential to produce changes in absorption rates, drainage patterns, storm drain

improvements, runoff, and downstream effects will be included in an EIR to fully determine the project's compliance with applicable standards and the extent of the project's potential drainage, erosion, and flooding-related impacts.

**POTENTIALLY SIGNIFICANT IMPACT**

- d. *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Seiches are large waves generated within enclosed bodies of water. Tsunamis are tidal waves generated by fault displacement or major ground movement. The project site is approximately eight miles from the ocean and 180 feet above sea level, so the proposed project would have a less than significant impact related to inundation by tsunami. The project site is also over one mile from any exposed hillside areas that could produce mudflows, and not within any drainage areas that could convey mudflows from such areas and result in inundation by mudflow at the project site, so this impact is also less than significant.

As shown on Figure 3.7-1 of the Final EIR for the City's General Plan (City of West Hollywood, 2010), parts of the project site may be within the inundation area of the Greystone Reservoir in case of its failure. While the project site may be within the inundation area of Greystone Reservoir in case of its failure, Greystone Reservoir is an enclosed reservoir located approximately 1.5 miles from the project site, so potential impacts related to seiche would be less than significant. However, because the project site may be within the inundation area of the Greystone Reservoir in case of its failure, and flooding hazards from potential failure of Greystone Reservoir will be further studied in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed project involves the construction of a mixed-use building and subterranean levels that would likely incrementally increase water consumption compared to the uses currently on the project site. Water service to the project site would be provided by the Los Angeles Department of Water and Power (LADWP) (City of West Hollywood, 2018a). Because some local water supplies are obtained from groundwater, an increase in water consumption caused by the proposed project has the potential to impact local groundwater supplies or otherwise conflict with a groundwater management plan. The proposed project's effect on the City's groundwater supply will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*a. Would the project physically divide an established community?*

The proposed project involves development of a new mixed-use building in an urbanized area of West Hollywood, on a site that is already developed with commercial and multi-family residential uses. The project does not include new roads or other facilities that would be physically divide the community. The north/south alley that is proposed for vacation, and the proposed replacement east/west alley, are located in the interior and at the edge of the project site, respectively, and would not divide the community. Further, the construction of the replacement alley that would be routed east/west from North Clark Drive would improve access. There would be no impact in this regard and further analysis of this issue is not warranted.

**NO IMPACT**

*b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Applicable land use plans for the proposed project include the West Hollywood 2035 General Plan (City of West Hollywood, 2011a) and the West Hollywood Zoning Ordinance (City of West Hollywood, 2011c). Other policy documents with relevance and applicability to the proposed project include the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) of the Southern California Association of Governments (SCAG). As described in Section 11, *Required Approvals*, the proposed project requires a General Plan amendment, zone map amendment, and zone text amendment. In order to determine the project’s consistency with applicable plans and policies in terms of its potential environmental impacts, this issue will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The project site is already developed and in a highly urbanized area of West Hollywood that is not used for mineral resource extraction. No state-designated or locally designated mineral resource zones exist in the City (2035 General Plan FEIR, 2010). The proposed project would not result in the loss of availability of a known mineral resource. No impact would occur, and further analysis of this issue is not warranted.

**NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Other metrics for measuring noise include the day-night average sound level (Ldn or DNL), which is the average noise level over a 24-hour period with a 10-dBA penalty for noise occurring during nighttime (10 PM to 7 AM) hours; and the Community Noise Equivalent Level (CNEL), which is the average sound level over a 24 hour period, with a penalty of 5 dB added between 7:00 PM and 10:00 PM. and a penalty of 10 dB added for the nighttime hours of 10:00 PM to 7:00 AM. Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as construction equipment). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance. Noise levels may also be reduced by the introduction of intervening structures. For example, a single row of buildings between the receptor and the noise source reduces noise levels by about 5 dBA, while a solid wall or berm that breaks the

line-of-sight reduces noise levels by 5 to 10 dBA. The construction style for dwelling units in California generally provides a reduction of exterior-to-interior noise levels of about 30 dBA with closed windows (Federal Highway Administration [FHWA] 2018).

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses. The sensitive receptors closest to the project site are single-family residences located north of Beverly Boulevard, and multi-family residences located south of the project site.

The City of West Hollywood adopted the 2035 General Plan Safety and Noise Element in September 2011. The Noise Element provides a description of existing noise levels and sources and incorporates comprehensive goals, policies, and implementing actions. The Noise Element includes several policies on noise and acceptable noise levels. These policies address unnecessary, excessive, and annoying noise levels and sources such as vehicles, construction, special sources (e.g., radios, musical instrument, animals, etc.), and stationary sources (e.g., heating and cooling systems, mechanical rooms, etc.). The Noise Element also establishes land use compatibility categories for community noise exposure. The maximum “normally acceptable” noise level for the exterior of residential areas is 60 dBA CNEL or Ldn. The maximum “normally acceptable” noise level for commercial and professional uses is 65 dBA CNEL or Ldn.

To implement the City’s noise policies, the City adopted a Noise Ordinance. The Noise Ordinance is part of the West Hollywood Municipal Code (WHMC). The City of West Hollywood Noise Ordinance has no numerical standards but restricts unnecessary or excessive noise within the City limits. For example, the operation of any motor may not be audible at more than 50 feet from the source (Section 9.08.050[c]); loading and unloading activities are generally prohibited from 10:00 PM to 8:00 AM (Section 9.08.050[e]); and commercial activities may not be plainly audible at any residence between 10:00 PM and 8:00 AM (Section 9.08.050[k]).

The City has not adopted any thresholds or regulations addressing vibration. Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB) in the U.S.

The most common sources of noise in the project site vicinity are transportation-related, such as automobiles, trucks, buses and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to areas sensitive to noise exposure.

- a. *Would the project result generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The proposed project could generate temporary noise increases during construction and temporary or permanent long-term increases associated with project operation.

Construction would be required to comply with Section 9.08.050 of the WHMC, which generally prohibits construction between the hours of 7:00 PM and 8:00 AM on weekdays and Saturdays; or at any time on Sundays or City holidays. Through compliance with this ordinance, project-related construction would not occur during recognized sleep hours for residences. Nevertheless, the

proposed project could adversely affect adjacent noise-sensitive receptors. Temporary construction noise impacts will therefore be evaluated in an EIR.

Existing uses near the project site may be periodically subject to noises associated with operation of the proposed project, including noise that is typical of commercial development such as conversations, music, delivery trucks, and noise associated with rooftop ventilation and heating systems. Additionally, the proposed project includes outdoor uses, such as the proposed outdoor dining areas. The project would be required to comply with applicable regulations of the City of West Hollywood, including Section 9.08.050 of the WHMC, which states that commercial deliveries that would cause unreasonable noise disturbance are not permitted between the hours of 10:00 PM and 8:00 AM, except for normal handling of solid waste and recycling containers by a franchised collector. Nevertheless, potential impacts to noise-sensitive receptors from these uses will also be analyzed in an EIR.

The proposed project would also contribute to noise related to vehicular movement, since it would contribute to an increase in the number of vehicle trips to and from the project site. Long-term noise impacts associated with increased vehicle traffic will therefore also be evaluated in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

Commercial uses are not typically associated with the generation of vibration. However, the project could potentially increase ground borne vibration at and in the vicinity of the project site during construction, especially if it involved construction techniques that create high levels of vibration, such as pile driving. Vibration effects on nearby uses, specifically sensitive receptors, will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project site is not in an area covered by an airport land use plan, or within two miles of any public or private airport. The closest airport is Santa Monica Airport, which is located approximately five miles to the southwest. There would be no impact related to noise from airports or private airstrips and further analysis of these issues is not warranted.

**NO IMPACT**

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# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed development would not involve new residential units and, therefore, would not directly generate population growth. The proposed project would include retail commercial, medical office, and restaurant spaces which would result in the generation of additional employment opportunities. The Southern California Association of Governments (SCAG) estimates in its 2016 Regional Transportation Plan/Sustainability Communities Strategy (RTP/SCS) that the total number of jobs in the City of West Hollywood in 2012 was 29,800 (SCAG 2016). The 2016 RTP/SCS forecasts that the number of jobs in the City will grow to 37,300 by 2040, an increase of 7,500 jobs (25 percent) compared to the 2012 estimate. The applicant estimates that the proposed project would generate 309 full-time equivalent jobs (Faring, 2019). New jobs created by implementation of the project would not exceed the SCAG forecast of 7,500 new jobs in West Hollywood by 2040. In addition, any jobs created would likely be filled by existing residents in the region. The proposed project would be located in an urban area and would utilize existing infrastructure and be served by the existing transit network. For the reasons discussed above, the proposed project would not directly or indirectly induce substantial unplanned population growth. Therefore, a less than significant impact would occur, and further analysis of this issue in an EIR is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed project would involve demolition of a four-story residential building containing six (6) dwelling units and, therefore, would displace existing housing and people. Therefore, this impact will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	■	□	□	□
2 Police protection?	■	□	□	□
3 Schools?	□	□	□	■
4 Parks?	□	□	□	■
5 Other public facilities?	□	□	□	■

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Los Angeles County Fire Department (LACFD) provides fire protection and emergency medical services for the City of West Hollywood, which is within LACFD’s Battalion 1 service area. The LACFD operates six fire stations within the Battalion 1 area, with 2 fires stations, #7 and #8, located in West Hollywood.

As identified in Section 14.04.010 of the Municipal Code, the City of West Hollywood has adopted the Los Angeles County Title 32 (Fire Code), an amended California Fire Code (2010 edition), and an amended International Fire Code (2009 edition). The City’s Fire Code is based on the Los Angeles County Fire Code supplemented by the other fire codes identified. The Fire Code contains regulations related to construction, maintenance and design of buildings and land uses. The proposed project would be required to comply with applicable Fire Codes.

The proposed project would increase the amount of development on the project site, which would incrementally increase demand for fire protection services and could potentially create the need for

new or expanded fire protection facilities. Therefore, this potential impact will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

*a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Law enforcement services in West Hollywood are provided by contract with the Los Angeles County Sheriff's Department (LACSD). Protection services include emergency and non-emergency police response, routine police patrols, investigative services, traffic enforcement, traffic investigation, and parking code enforcement. The LACSD has established the West Hollywood Sheriff's Department and operates two stations: the headquarters for West Hollywood, located at 780 N. San Vicente Boulevard, and a sub-station at Universal City Walk. LACSD has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills police departments. According to the City's 2035 General Plan FEIR (City of West Hollywood, 2010), the City has a ratio of 3.6 sworn officers per 1,000 residents, which exceeds the average for cities in the Western United States of 1.7 officers per 1,000 residents.

Although the proposed project does not include housing construction, it includes medical service, restaurant, and other ancillary uses that would require police protection. Therefore, demand for police protection could be altered by the project and new or expanded police protection facilities could potentially be needed. This issue will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

As discussed in Section 14.a, the proposed project does not include housing construction and would not generate substantial unplanned population growth. Therefore, the proposed project would not increase demand for schools, parks, or other public facilities. There would be no impact and further analysis of these issues in an EIR is not warranted.

**NO IMPACT**

# 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

As discussed in Section 14.a, the proposed project does not involve housing construction and would not generate substantial unplanned population growth. Therefore, the proposed project would not increase demand for or use of recreational facilities. The project also does not include any recreational facilities. There would be no impact to or from recreational facilities and further analysis of this issue in an EIR is not warranted.

**NO IMPACT**

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# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

The addition of commercial and medical uses on the project site could increase vehicular traffic to and from the site as well as demand for transit. Increased traffic, as well as changes in circulation patterns included in the proposed project (such as re-routing the existing north-south alley so it would be accessed via North Clark Drive rather than Beverly Boulevard), may adversely affect operation of the local circulation system. Therefore, the project has the potential to conflict with applicable transportation plans or policies, substantially increase hazards due to a design feature, result in inadequate emergency access, or decrease the performance or safety of bikeways and pedestrian facilities, or generate an increase in VMT that would be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b), which describes specific considerations for evaluating a project’s transportation impacts and establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, shifting away from the use of level of service (LOS) analysis that evaluates a project’s impacts on traffic conditions on nearby roadways and intersections. Transportation-related impacts will be further studied in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?*

Tribal cultural resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: 1) included or determined to be eligible for inclusion in the California Register of Historic Resources (CRHR) or 2) included in a local register of historical resources. Tribal cultural resources are also resources determined by the lead agency (i.e., City of West Hollywood), in its discretion and supported by substantial evidence, to be significant. In making this determination, the lead agency is required to consider the significance of the resource to a California Native American tribe.

The CRHR includes resources listed in or formally determined eligible for listing in the National Register of Historic Places (NRHP). Pursuant to Public Resources Code, Section 21084.1, a “project

that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” Demolition, replacement, substantial alteration, and relocation of historic properties are actions that would change the significance of an historic resource (California Code of Regulations, Title 14, 15064.5).

On February 6, 2018 the City, as required under AB 52 (for all projects subject to CEQA) and SB 18 (for all projects involving a General Plan update/amendment/implementation; Specific Plan update/amendment/implementation; or zoning change), prepared and mailed consultation request letters to tribes with traditional lands or cultural places located in the vicinity of the project site. The time periods during which tribes are required to respond under AB 52 and SB 18 are 30 days and 90 days, respectively. One of these contacts (Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians, Kizh Nation) responded to the City’s request for consultation on February 9, 2018. In his response letter, Mr. Salas stated that the project location is within the Gabrieleno Band of Mission Indians, Kizh Nation Ancestral territory and that the discovery of cultural resources is possible, although he did not state that any cultural resources are known to be present on the project site. Mr. Salas expressed a desire to consult with the City to “provide a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.” The City responded to this request by email in March 2018, offering to consult with Mr. Salas, but no reply was received. No other consultation requests or other comments were received. The consultation requirements of AB 52 and SB 18 have been fulfilled.

As discussed in Section 5, *Cultural Resources*, because new ground disturbance associated with the subterranean parking garage would be below the level of past disturbance, potential impacts pertaining to previously undiscovered subsurface cultural resources and human remains will be examined in an EIR.

Because the City has complied with the tribal consultation requirements of applicable regulations, and because no tribal cultural resources have been identified on the project site, impacts to tribal cultural resources would be less than significant and further analysis of this issue in an EIR is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

# 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	■	□	□	□
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	■	□	□	□
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	■	□	□	□
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	■	□	□	□
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	■	□	□	□

a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

## Water/Wastewater/Stormwater

Wastewater impacts are discussed in item c below. Storm drain infrastructure in the City is owned and operated by the City of West Hollywood or the County of Los Angeles. The proposed project would be required to comply with Chapter 15.56 and Chapter 19.20.190 of the West Hollywood Municipal Code. These sections require stormwater runoff to be minimized and require Standard

Urban Storm Water Mitigation Plans (SUSMP) for new development. The proposed project would be required to implement Best Management Practices (BMPs) to reduce runoff. However, as discussed in Section 10, *Hydrology and Water Quality*, the project may have significant impacts related to runoff and available infrastructure requiring further analysis in an EIR. In addition, due to the increase in the total amount of development on the project site, the project may require new, relocated, or altered stormwater drainage and/or water supply pipelines to service the site. A discussion of these potential utility impacts will be further analyzed in an EIR.

### **Electric Power/Natural Gas/Telecommunications**

Operation of the proposed project would require energy use (electricity and natural gas) throughout the entirety of the project. In addition, the project would require connection to local telecommunication services. Because the proposed project's demand for electric power, natural gas, and telecommunications would be greater than under existing site conditions, since it would increase the total amount of development on the project site, new facilities may be required to provide these services to the site, the construction of which could cause environmental effects. Accordingly, this issue will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Water service to the project site would be provided by the Los Angeles Department of Water and Power (LADWP) (West Hollywood, 2018). Because the proposed project would represent an intensification of use on the project site compared to existing conditions, it would increase on-site water use. Such an increase could potentially exceed local supplies, which is a potentially significant impact that will be analyzed in an EIR. This evaluation will include an analysis of water demand associated with the project compared to available water supply.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The sewer collection system in West Hollywood is made up of City-owned local sewers and County-owned trunk sewer lines. Wastewater from the City is carried to the Hyperion Treatment Plant (HTP) in Playa Del Rey. This wastewater treatment plant provides full secondary treatment (City of West Hollywood, 2010).

Because the proposed project would increase the total amount of development on the project site, it may increase wastewater generation. Such an increase could potentially exceed wastewater treatment capabilities. Therefore, this issue will be analyzed in an EIR, which will calculate current wastewater generation and the project's wastewater generation and compare any increase to the available capacity of wastewater systems serving the project site and the City.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- d. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The City of West Hollywood contracts with Athens Services to collect, transport, and dispose of solid waste for all residential and commercial uses (City of West Hollywood, 2010). Solid waste from West Hollywood is collected by Athens Services and taken to their recycling and sorting facility, the City of Industry Materials Recovery Facility (MRF). Food waste is processed and delivered to their compost facility, American Organics, in Victorville (Athens Services, 2018). Waste that cannot be recycled is disposed of at a landfill.

Senate Bill (SB) 1016 requires that the 50 percent diversion requirement mandated by Assembly Bill (AB) 939 be measured in terms of pounds per person per day, instead of by volume or as an aggregate measure separate from population. CalRecycle sets a target for employee per capita per day disposal rates. The target is 7.7 for employees. In 2017 the per capita disposal rate per employee for West Hollywood was 4.6 ppd (CalRecycle, 2018). West Hollywood has achieved the employee targets set by CalRecycle.

Because the proposed project would increase the total amount of development on the project site, it may increase waste generation compared to existing conditions. This increase could exceed the capacity of solid waste disposal facilities. This issue will be studied further in an EIR, which will compare the project's solid waste generation to available landfill capacities and waste reduction mandates.

**POTENTIALLY SIGNIFICANT IMPACT**

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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes*

*or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project site is in an urbanized area of West Hollywood. As discussed in Section 8, *Hazards and Hazardous Materials*, the project site is not adjacent to wildlands with wildfire related hazards. The project site is not located in a Very High Fire Hazard Severity Zone as mapped by the State, and the project site is not located adjacent to vegetated or hillside areas where slopes or runoff issues from post-fire related hazards would have the potential to become a hazard. All future development on the site would be required to adhere to the California Building Code, which incorporates the California Fire Code by reference. The City of West Hollywood adopts the 2016 California Fire Code in Chapter 14.04 of the Municipal Code. In addition, all project plans would be reviewed by the Los Angeles County Fire Department prior to final plan approval. Implementation of the project would have no impact related to wildfire safety hazards, would not impair or conflict with the implementation of wildfire emergency response plans, and would not expose people or structures to significant risks involving wildfires. Further analysis of these issues in an EIR is not warranted.

**NO IMPACT**



# 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Does the project:

- |  |   |   |   |   |
|--|---|---|---|---|
| <p>a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | ■ | □ | □ | □ |
| <p>b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>   | ■ | □ | □ | □ |
| <p>c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | ■ | □ | □ | □ |

a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As discussed in Section 4, *Biological Resources*, the proposed project would have no impact on biological resources, since the project site is already developed and is in a fully urbanized area with no known sensitive biological resources. As explained in Section 5, *Cultural Resources*, the proposed project’s potential to disturb previously undiscovered cultural resources will be studied further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

As described in the discussion of environmental checklist sections 1 through 20, the proposed project has potentially significant impacts requiring further analysis in an EIR for all environmental issues except agriculture and forest resources, biological resources, mineral resources, recreation, and wildfires. The potential cumulative impacts of applicable environmental issues are therefore also potentially significant and will be studied in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in this Initial Study, the proposed project has potentially significant impacts related to each of these issues. These impacts will therefore be studied further in an EIR to determine whether the project would result, either directly or indirectly, in adverse hazards on human beings.

**POTENTIALLY SIGNIFICANT IMPACT**

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## List of Preparers

Rincon Consultants, Inc. prepared this IS-MND under contract to the City of West Hollywood. Adrian Gallo is the project planner from the City of West Hollywood. Persons involved in data gathering, analysis, project management, and quality control include the following.

### **RINCON CONSULTANTS, INC.**

Joe Power, AICP, Principal  
Greg Martin, AICP, Senior Planner/Project Manager

Nikolas Kilpelainen, Associate Environmental Planner  
Jamie Power, Planning Technician



# Appendix A

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Notice of Preparation







## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

**To:** All Interested Persons and Agencies  
**Project Title:** West Hollywood Cancer Center Project  
**From:** Department of Planning & Development Services  
**Date:** August 1, 2019  
**Lead Agency:** City of West Hollywood  
Planning & Development Services Department  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
**Project Applicant:** Faring Capital, LLC  
659 North Robertson Boulevard  
West Hollywood, CA 900469

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 West Hollywood Cancer Center Project (project).

### 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.

### Project Location:

The project site is located on three parcels, plus an alley right-of-way, with the **addresses of 8800-8806 Beverly Boulevard (aka 157 North Robertson Boulevard), 8816 Beverly Boulevard, and 146 N. Clark Drive.** The site encompasses approximately 0.79 acres (34,485 square feet [sf]). The 8800-8806 Beverly Boulevard (aka 157 North Robertson Boulevard) lot contains a one-story commercial building addressed 157 North Robertson Boulevard and currently occupied by a Michael Aram retail store, and a one-story commercial building at 8806 Beverly Boulevard currently occupied by Domus Design Collection (DDC). The Domus Design building was designed by Ray and Charles Eames, and was formerly a showroom occupied by Herman Miller. The 8816 Beverly Boulevard lot contains a one-story commercial building, currently occupied by a Poliform retail store. The 146 N. Clark Drive lot contains a four-story residential building. The alley runs in a north-south direction through the middle of the project site, connecting Beverly Boulevard to Alden Drive, which is located approximately 525 feet south of the project site.

### Project Description:

The project involves demolition of the buildings currently on the project site (described above) to construct a 270,940-gross sf mixed-use building consisting of medical research and office uses and retail, restaurant, café, and design showroom commercial uses. The proposed building would have three levels of subterranean parking containing 346 vehicle spaces. The proposed building would be ten stories and up to 163 feet in height above grade, plus four subterranean levels (three subterranean parking levels, plus one subterranean level of retail, design showroom, and support spaces). The project would preserve the existing Charles and Ray Eames-designed former Herman Miller showroom ("Eames Building"), which would serve as the central design showroom and arrival space at street level. In addition, the project would include the vacation of approximately 2,520 square feet of the northern portion of the alley between 8800 and 8806 Beverly Boulevard and creation of a new alley by easement of approximately 2,968 square feet across the southern 20 feet of the property at 146 North Clark Drive.

### Potential Environmental Effects:

The Initial Study has been prepared and will be available on the City's Current and Historic Preservation Planning webpage.

Potentially significant environmental impacts have been identified with regard to the following issue areas: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems. These impacts, together with other CEQA-mandated analyses, including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

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:

Adrian Gallo, Associate Planner  
City of West Hollywood  
Planning & Development Services Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
Phone: (323) 848-6475  
Email: agallo@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 Tuesday, September 3, 2019.**

### Scoping Meeting:

As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Tuesday, August 13, 2019 from 6:30 p.m. to 8:00 p.m., at West Hollywood Park Library – Community Meeting Room located at 625 N. San Vicente Boulevard in West Hollywood.** The purpose of the scoping meeting is to provide the public the opportunity to comment on what should be analyzed in the Draft EIR.

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

