



**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT**

To: All Interested Agencies, Organizations, and Persons
From: City of West Hollywood Community Development Department
Date: December 20, 2013
Project Title: **8899 Beverly Blvd**

Lead Agency:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Applicant:
Tyler Siegel
Beverly Blvd, L.P.
P.O. Box 10506
Beverly Hills, CA 90213

A Draft Environmental Impact Report (EIR) has been prepared for the proposed 8899 Beverly Blvd. Project. The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location:

The 1.73-acre Project Site is located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood in the City of West Hollywood, western Los Angeles County. The site consists of 17 legal lots. Five lots are located on the north side of Beverly Boulevard between Almont Drive and Robertson Boulevard and 12 lots fronting Rosewood Avenue, on the south side of the street, between Almont Drive and Robertson Boulevard. The project site is currently developed with an 89,630 square-foot, 10-story (including one basement level and a penthouse level), 125-foot, commercial building, originally built in 1963 that fronts Beverly Boulevard. The lots fronting Rosewood Avenue contain a total area of approximately 48,000 square feet and developed with a surface parking lot that serves the 8899 Beverly Boulevard commercial building. Also, an easement for public roadway widening purposes is located over the northerly 10 feet of the Rosewood Avenue lots.

Project Description:

The proposed Project is a mixed-use development of the adaptive re-use of the existing 10-story commercial office building at 8899 Beverly Boulevard (Existing Building) and development of new residential uses to the rear along Rosewood Avenue on the existing surface parking lot serving the Existing Building. The total number of units within the Project would be 81, including 69 market-rate units and 12 affordable units.

The Existing Building would be a mixed-use of 64 residential units (56 condominium units and eight affordable apartment units) and approximately 39,728 sf of office, street front retail and restaurant space. The Existing Building would be expanded on the north, east and west elevations by approximately 53,401 sf to accommodate the proposed condominium uses. In addition, the third floor of the building currently used as parking would be enclosed and converted to office space and eight affordable apartments. The Project also includes new construction on the Surface Parking Lot (at the rear of the Existing Building, fronting Rosewood Avenue) of 17 residential units (including 13 townhomes and four affordable apartment units) totaling approximately 38,175 sf and an approximate 4,417 sf indoor pool house. Total new construction on the Project Site would total approximately 121,765 square feet. With the Existing Building (currently approximately 89,630 sf), Project total square footage would be approximately 211,395.

The Project proposes to continue to provide parking within the existing parking garage area on Level 1 of the Existing Building, and to provide new parking spaces within a new subterranean parking garage to be constructed upon the portion of the Project Site that is currently occupied by the surface parking lot. Approximately 32 parking spaces will be provided within the existing garage. The new subterranean garage, which is internally connected and at the same level as the existing garage, will provide approximately 162 parking spaces. In addition, valet-assisted parking will enable another 50 vehicles to be parked within the garage. The total number of vehicles that can be accommodated within the subterranean parking area is approximately 244. Access to these parking areas will be provided solely from Beverly Boulevard via the existing ramp that currently provides access to the Level 1 parking area and the surface parking lot. Parking for all uses in the Existing Building and the new parking garage will be valet-assisted and served by parking attendants who will staff the garage 24 hours per day, seven days per week, which will help to minimize traffic queuing on Beverly Boulevard. The Townhomes will have individually accessible one-car garages, for a total of 13 parking spaces. Each Townhome unit will also have the right to an additional parking space within the subterranean garage. In addition, the Townhome driveways will each accommodate parking for one vehicle, although these spaces are not counted in the parking supply totals. In total, the Project will provide off-street parking in garages for approximately 257 vehicles.

Summary of Impacts:

A Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (§2100-21189.3) and CEQA Guidelines (§15000-15387). For purposes of CEQA compliance, the City of West Hollywood is identified as the Lead Agency for this Project. The Lead Agency is responsible for preparing this EIR in accordance with CEQA and the CEQA Guidelines. As mandated by the CEQA Guidelines, the EIR has been subject to the City's internal review process and reflects the Lead Agency's independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis.

The Draft EIR examined potential impacts with respect to the following issue areas: Aesthetics, Air Quality, Cultural Resources (Historic, Archaeology, Paleontology), Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services (Fire, Police, Schools, Recreation & Parks, Libraries), Transportation/Traffic and Utilities (Wastewater, Water, Solid Waste, Electricity/Natural Gas).

The proposed project would result in temporary significant unavoidable adverse impacts related to construction noise.

Public Comment Period:

The public comment period for this Draft EIR will begin on **Friday, December 20, 2013** and end on **Tuesday, February 18, 2014** (comment letters must be postmarked by February 18, 2014).

Copies of the Draft EIR are available for review at the City Hall Planning Division counter and West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069 ([310] 652-5340). The document is also available on the City of West Hollywood website, www.weho.org. Please submit comments in writing to the following address:

Attn: Emily Stadnicki, Senior Planner
City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069

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