

CITY OF WEST HOLLYWOOD

CEQA DOCUMENT REQUEST FOR PROPOSAL February 19, 2016

Project Description

The City of West Hollywood is seeking a qualified individual or firm to prepare an environmental review document (Environmental Document) pursuant to the California Environmental Quality Act (CEQA) for a development proposal submitted to the City by Latham & Watkins on behalf of L&R Laurel Project (CA), LLC.

The project site is located on Santa Monica Boulevard between Laurel Avenue and Hayworth Avenue. The project site includes two lots. 7985 Santa Monica Boulevard contains the former French Market, a two story, 18,750 square foot building that is proposed to be demolished. 7965 Santa Monica Boulevard contains a one-story 4,214 square foot nightclub that will remain and be incorporated into the project. The proposed project is a 79,000 square foot commercial building with creative office, retail, nightclub (existing nightclub at 7965 to remain and a proposed subterranean nightclub), and restaurant spaces. The proposed project will be three stories in height plus three levels of subterranean parking with 267 parking spaces.

The Project involves a zone text amendment to allow for increased height in the CC2 District for office uses. The project will also require a demolition permit, development permit, a reduction in required off-street parking through a shared parking analysis, a conditional use permit for nightclub/bar, minor conditional use permits for alcohol service, a minor conditional use permit to allow for extended hours for a 24-hour restaurant, and three administrative permits for outdoor dining.

Scope of Work

The selected consultant is anticipated to follow the following scope of work:

- Initial Study, followed by recommendation on the type of Environmental Document most suitable for the Project pursuant to the requirements of CEQA, e.g. Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR);
- Attend public scoping meeting(s);
- Administer all required noticing pursuant to CEQA and circulate and document all CEQA notices;
- Review the Project proposal and redevelopment and design review processes;
- Conduct a preliminary visual survey of the Project site and district;
- Compile and review previous survey material, and existing data and documentation;
- Study Project proposal and plans;
- Assess whether the Project would have any impacts;
- Conduct a base analysis to determine whether a traffic study is required, and if so, conduct traffic study
- Peer review of the completed parking assessment
- Recommend mitigation measures if impacts are identified;
- Write applicable environmental documents (including Administrative draft for City staff review) based on existing Project proposal;

- Attend a minimum of two public hearings (Planning Commission and City Council), additional hearings may be required depending if impacts are identified (e.g. Historic Preservation Commission, etc.); and
- Complete any necessary follow up CEQA procedures after permit processing and approval of the Project.

Areas of Study

It is anticipated that the Environmental Document will address the following topic areas:

- Aesthetics, including analysis of views, light and glare
- Air Quality, including analysis of construction and operations
- Cultural Resources
- Geology and Soil
- Hazardous Materials
- Historic Preservation
- Hydrology and Water Quality
- Noise
- Public Services
- Transportation/Circulation, peer review of the completed parking assessment
- Utilities
- Land Use Impacts
- Population and Housing
- Agricultural Resources or Biological Resources

Work Products (Type of Environmental Document to Be Determined Based on Consultant Proposals)

- Public scoping meeting(s), if determined necessary
- Notice of Preparation and documentation, if determined necessary
- Draft Environmental Documents analyzing proposed Project
- Notice of Availability
- Final Environmental Documents based on final project
- All necessary follow up documentation after the adoption of the Project
- Meeting attendance (periodic meetings with staff and anticipated meetings before the Planning Commission, and the City Council)
- Other documentation as required by CEQA

Budget

The proposal must include the consultant's estimate of the costs of completing the environmental review for the Project. The proposal must include a complete description of how costs will be charged, and any charges beyond the set fee. If any portion of the work is to be done on a time and materials basis, the proposal submitted should specify hourly fees to be charged and a fee cap. Also, the cost estimate must include a breakdown of how much work for each step in the CEQA process is anticipated (e.g. how much of the budget is dedicated to writing the documents, responses to comments, etc.).

Project Schedule

The proposal must include a schedule for completing the Scope of Work. This should include a detailed timeline for completing the work tasks identified in the Scope of Work above. The City of West Hollywood requests an expedited review of the Project, if possible, with 3 months for an MND and 6 months for a draft EIR.

Proposal Package

The proposal submitted should include:

- Name, address and phone number of primary consultant and all subcontractors, with a contact person for each.
- Consultant qualifications and resumes of all persons to be assigned to the project if a contract is entered into, and individual project responsibilities.
- Description of experience in complex redevelopment and educational facility projects.
- Examples of related work.
- Tentative schedule of tasks.
- Budget.
- List of three (3) references for both primary Contractor and all subcontractors.

Please submit three (3) copies of your proposal to:

Office of the City Clerk
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(Proposal: CEQA Document)

Questions regarding this Request for Proposals should be directed to Rachel Dimond at (323)848-6486 or Rdimond@weho.org (email preferred).

Proposal must be received by 5:00 p.m. on Monday, March 14, 2016.

Attachments

1. Project Description/ Application Materials
2. Abridged Set of Project Plans

State of California)
County of Los Angeles)
AFFIDAVIT OF POSTING
City of West Hollywood)

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

Date: Feb. 19, 2016

Signature 