



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

Project Title: Arts Club
Project Applicant: 8920 Sunset Boulevard, LLC c/o L&R (US) Holdings Manager, LLC

Project Location: The 20,241-square-foot Project Site is located within the City of West Hollywood in Los Angeles County at the southeastern corner of West Sunset Boulevard and North Hilldale Avenue. **The Project Site consists of the following addresses: 8920 West Sunset Boulevard and 1024 and 1026 North Hilldale Avenue.**

Project Description: The Arts Club Project involves demolition of the existing structures on the Project Site and the construction of an approximately 132,000-square-foot, nine-story, multi-use commercial building that would house retail spaces and an art gallery on the ground floor (Level 1); creative office space on Levels 2 through 4; and the Arts Club, which would include restaurants, lounges and bars, private dining areas, dining terraces, a supper club, 15 guest rooms, and fitness room/spa on Levels 5 through 8, and a pool, changing rooms, sun deck, and a bar on the roof top (Level 9). There would be 220 parking spaces in four subterranean parking levels (Levels B2 through B5) with an internal valet court and lobby for the Arts Club and building loading area on a partially subterranean Level B1 with ingress and egress on North Hilldale Avenue. Pedestrian access to the site would be provided from both West Sunset Boulevard and North Hilldale Avenue. Vehicle access would be provided from North Hilldale Avenue. The Project involves the following discretionary actions: (1) a General Plan Amendment to change the General Plan Land Use designation on the southern portion of the Project Site from High Density Residential (R4B) to Sunset Specific Plan, (2) a corresponding Specific Plan Amendment to add this portion of the site to the Sunset Specific Plan (SSP), (3) a Specific Plan Amendment to change the allowable floor area ratio (FAR) and height for the entire site, (4) a Zone Map Amendment to change the zoning on this portion of the site from Multi-family High Density Residential (R4B) and Parking Overlay (PK) to SSP, (5) a Major Conditional Use Permit for a Private Membership Club in the SSP zone, (6) a Minor Conditional Use Permit for alcohol sales and service for on-site consumption, (7) Administrative Permit for outdoor dining on the terraces and pool deck, (8) a Development Permit, and (9) a Demolition Permit.

Potential Environmental Effects: Potentially significant environmental impacts have been identified with regard to the following issue areas: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic, 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.

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 Arts Club, an approximately 132,000-square-foot, nine-story building that would house a private membership club (Arts Club) with retail spaces and an art gallery on the ground floor, creative office space on the lower levels, and the club's amenities on the higher/top levels (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 that an EIR will be prepared to assess the Project's effects on the environment, to identify significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the Project will also be included in the Draft EIR, including the No Project Alternative.

This Notice of Preparation (NOP) is being circulated pursuant to PRC Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Rachel Dimond, AICP, Senior Planner

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

Due to the time limits mandated by state law, any response to this NOP should be sent at the earliest possible date, but not later than 30 days after issuance of this notice. **The response deadline is May 31, 2016.**

Scoping Meeting: As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Wednesday, May 11, 2016 from 6:30 p.m. to 7:30 p.m.**, at the West Hollywood Elementary School located at 970 Hammond Street in West Hollywood. The purpose of the scoping meeting is to provide the public the opportunity to comment on the scope, or what is to be included in the contents of the Draft EIR.

Date: April 28, 2016

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

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
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: April 28, 2016
Signature: Alysa T. Pobador