



**City of West Hollywood
Community Development
Department**

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: All Interested Persons and Agencies
Project Title: Arts Club Project

From: City of West Hollywood Department of Community Development
Date: September 28, 2017

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

Project Applicant: 8920 Sunset Boulevard, LLC
11661 San Vicente Blvd, Ste 301
Los Angeles, CA 90049

A Draft Environmental Impact Report (DEIR) has been prepared for the proposed Arts Club Project (proposed 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 Project Site is located at 8920 West Sunset Boulevard and 1024–1036 North Hilldale Avenue in the City of West Hollywood and is assigned Assessor's Parcel Number 4340-001-024. The Project Site is comprised of approximately 20,241 square feet and is generally bounded by Sunset Boulevard to the north, Hilldale Avenue to the west, residential development to the south, and commercial uses to the east. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the proposed Project footprint is not on any of the lists enumerated under Section 65962.5 of the Government Code.

Project History:

A Notice of Preparation (NOP) of a Draft EIR was issued for public review and comment on April 21, 2016, with a revised NOP issued on April 28, 2016. During the scoping period, comments were received regarding potential effects to aesthetics, particularly the effect of massing and height on the surrounding uses. Since the NOP publication, the design of the parking garage has been changed. Previously, the proposed parking garage consisted of a four-level subterranean garage (Levels B2 through B5), providing 220 parking spaces, beneath the Project Site with an internal valet court and lobby for the Arts Club and building loading area on a partially subterranean level (Level B1). The proposed garage has since been redesigned to consist of a five-level subterranean garage beneath the Project Site, which would collectively provide for a total of 354 parking spaces with ingress and egress occurring solely to and from Hilldale Avenue. The parking system would be automated through the use of autonomous guided vehicle technology, which would provide service for up to 349 parking spaces and would transport vehicles to and from the valet reception for drop-off and pick-up. The remaining 5 parking spaces would be on-site parking spaces located on the partial subterranean level (Level B1), which would accommodate unconventional vehicle sizes and temporary parking.

Project Description:

The Project Site is currently developed with an approximately 19,670-square-foot, two-story commercial building, with associated surface parking and two and a half levels of subterranean parking. The existing building is occupied by a retail store and café on the ground floor and office space and a gym/fitness center on the second floor. The Project would replace the existing uses with a new multi-use commercial building up to 141 feet in height above the northeastern corner of the site on Sunset Boulevard, that would serve as the first U.S. West Coast location for the Arts Club, a private membership-based social club founded in London in 1863 for those interested in the arts, science, and literature. The proposed approximately 132,000-square-foot building would include publicly-accessible retail space, an art gallery, and creative offices, as well as a variety of uses for members and guests of the Arts Club, including restaurants, lounges, bars, screening rooms, a supper club, fitness/spa facilities, 15 guestrooms, and a rooftop deck with a swimming pool, changing rooms, a bar and dining space, and an emergency helipad.

Summary of Impacts:

A Draft EIR has been prepared pursuant to the CEQA statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.). It has been determined that there is no substantial evidence that the proposed Project could result in significant environmental impacts in the following areas: Aesthetics—*Scenic Highways*; Agricultural Resources; Air Quality—*Odor*; Biological Resources; Cultural Resources; Geology and Soils—*Septic Tanks*; Hazards and Hazardous Materials—*Airport*; Hydrology and Water Quality—*Groundwater Recharge, Flooding, and Inundation*; Land Use and Planning—*Community Division and Conservation Plans*; Mineral Resources; Noise—*Airport*; Population and Housing; Public Services—*Schools, Parks, and Other Public Facilities*; Recreation; Transportation and Traffic—*Design Feature Hazards*; and Utilities and Service Systems—*Compliance with Solid Waste Regulations*. Impacts related to Aesthetics; Air Quality; Greenhouse Gas Emissions; Hydrology and Water Quality; Hazards and Hazardous Materials; Land Use; Public Services—*Police and Fire*; and Utilities and Service Systems—*Water Supply and Infrastructure, Wastewater, Solid Waste, and Energy*, would be less than significant. Impacts to Geology and Soils would be less than significant with mitigation measures incorporated. Impacts related to noise and vibration (associated with human annoyance) from on-site construction activities, cumulative noise from on-site construction activities (in the event that Related Project No. 43 and the proposed Project are constructed concurrently), noise from off-site traffic during operation of the proposed Project in comparison to existing conditions, and cumulative noise from off-site traffic during operation of the proposed Project would be significant and unavoidable.

Public Comment Period:

The public comment period for this Draft EIR will begin on Thursday, September 28, 2017, and end on Monday, November 13, 2017 (comment letters must be received by 5:00 p.m. on November 13, 2017). The City requests that comments be limited to the material contained in the Draft EIR.

Copies of the Draft EIR are available for review at the Community Development Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069) and at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069). The document is also available on the City of West Hollywood website, www.weho.org. Please submit comments in writing to:

City of West Hollywood Community Development Department
Attn: Jennifer Alkire, AICP, Senior Planner
8300 Santa Monica Boulevard
West Hollywood, California 90069
Fax: 323-848-6569
Email: jalkire@weho.org

If you require additional information, please contact Jennifer Alkire in the City of West Hollywood Current and Historic Preservation Planning Division at (323) 848-6475.

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

City of West Hollywood • 8300 Santa Monica Boulevard • West Hollywood, CA • 90069-6216 • (323) 848-6400 • www.weho.org



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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: September 28, 2017

Signature: [Handwritten Signature]