



**City of West Hollywood**  
**Community Development**  
**Department**

**PUBLIC NOTICE**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

<b>To:</b>	All Interested Persons and Agencies	<b>Date:</b>	November 30, 2017
<b>From:</b>	City of West Hollywood Community Development Department	<b>Lead Agency:</b>	City of West Hollywood Community Development Department
<b>Project Title:</b>	8497-8499 Sunset Boulevard Commercial Project		8300 Santa Monica Boulevard West Hollywood, California 90069

A **Mitigated Negative Declaration** has been prepared for the proposed 8497-8499 Sunset Boulevard Commercial 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 **8497-8499 Sunset Boulevard, West Hollywood, CA 90069**. The project site encompasses approximately 0.34 acres. The project site is currently developed with a multi-family residential building.

**Project Description:** The proposed project involves the demolition of the existing multi-family apartment building on the project site and construction of a 22,566 gross-square-foot commercial building with three stories of office and restaurant space above grade and a four-level below grade subterranean parking garage. The project would also include either a static or digital billboard on the east section of the south side of the building, fronting Sunset Boulevard. The proposed three-story building would have a maximum height of 45 feet above natural grade. Vehicular access to the subterranean parking garage would be provided via a ramp from Miller Drive on the southwest corner of the site. The project would include a total of 138 on-site parking spaces, six of which would be compliant with the Americans with Disabilities Act (ADA). Ten bicycle parking spaces would also be provided. Pursuant to Section 15072 of the California Environmental Quality Act, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

**Summary of Impacts:** The proposed project was analyzed pursuant to CEQA and would result in no impacts or less than significant impacts to aesthetics, agriculture and forestry resources, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. Impacts to biological resources, cultural resources, geology/soils, and tribal cultural resources would require the implementation of mitigation to reduce impacts to a less than significant level. **The project would not result in any significant impacts.**

**Public Comment Period:** The public comment period for this Initial Study/Mitigated Negative Declaration will begin on **Thursday, November 30, 2017**, and end on **Thursday, December 22, 2017** (comment letters must be received by 5:00 p.m. on December 22). The City requests comments be limited to the material contained in the Initial Study/Mitigated Negative Declaration. The document is 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), and on the City of West Hollywood website, [www.weho.org](http://www.weho.org). Please submit comments in writing to the following address:

City of West Hollywood, Community Development Department, Attn: Laurie Yelton  
 8300 Santa Monica Boulevard  
 West Hollywood, California 90069  
 Email: [yelton@weho.org](mailto:yelton@weho.org) / Phone: (323) 848-6890

**AFFIDAVIT OF POSTING**

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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: November 30, 2017

Signature: [Handwritten Signature]

Yvonne Quarker, City Clerk