



# City of West Hollywood Planning and Development Services Department

# PUBLIC NOTICE

## REVISED NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**To:** All Interested Persons and Agencies  
**Project Title:** The Bond Project  
**From:** City of West Hollywood, Planning and Development Services  
**Date:** August 14, 2019

**Lead Agency:** City of West Hollywood  
Planning and Development Services Department  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
**Project Applicant:** Truman & Elliott LLP  
626 Wilshire Boulevard, Suite 550  
Los Angeles, California 90017

A Draft Environmental Impact Report (DEIR) has been prepared for The Bond 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 within the City of West Hollywood in Los Angeles County and consists of properties fronting Santa Monica Boulevard, North Orange Grove Avenue, and North Ogden Drive. The site consists of three Assessor's Parcels, 5530-002-067, 5530-002-019, and 5530-002-027, which correspond to properties located at 7811 Santa Monica Boulevard, 1114 North Orange Grove Avenue, and 1125 North Ogden Drive, respectively. The parcel fronting North Orange Grove Avenue is rectangular in shape and is currently used as a parking lot; the parcel fronting Santa Monica Boulevard is an irregular L-shaped parcel and is currently occupied by a gym and parking lot; and the parcel fronting North Ogden Drive is rectangular in shape and is currently occupied by a multifamily residential building. Together, they encompass an approximately 0.92-acre project site. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the 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 October 24, 2016. During the scoping period, comments were received regarding potential effects to aesthetics, air quality impacts to nearby sensitive receptors, hazardous materials from adjacent land uses, land use and planning, population and housing, public services, and transportation.

### Project Description:

The proposed project would consist of a mixed-use structure of approximately 214,483 square feet in gross building area with a maximum height of 71.5 feet. The structure would consist of an 86-room hotel, a restaurant, 70 residential units, and an art gallery. Construction of the proposed project would involve demolition of the existing 10,000-square foot commercial building located on the existing 7811 Santa Monica Boulevard parcel, the parking lot adjacent to the commercial building, the parking lot currently leased by the City that is located along Orange Grove Avenue, and the multifamily residential building located on the parcel along Ogden Drive. The proposed building would include approximately 63,104 square feet of hotel and commercial space with a total of 86 hotel rooms, 62,750 square feet of residential space (70 residential units), 14,368 square feet of common open space area, and 75,483 square feet of parking area (175 parking spaces). Of the 70 residential units, at least 11 units would be affordable housing units, including six very low-income units and five moderate-income units. The residential units would be composed of 9 two-bedroom units (in the building along Ogden Drive), 38 studio units, and 23 one-bedroom units.

### 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.). No impacts to agricultural and forestry resources or to mineral resources would occur as a result of the proposed project. Impacts related to aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, utilities and service systems, and energy would be less than significant. Impacts to cultural resources and noise would be less than significant with mitigation measures incorporated.

### Public Comment Period:

The public comment period for this Draft EIR will begin on August 14, 2019, and end on **Monday, October 7, 2019** (comment letters must be received by 5:00 p.m. on October 7, 2019). 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 Planning and Development Services 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](http://www.weho.org). Please submit comments in writing to:

City of West Hollywood Planning and Development Services Department  
Attn: Antonio Castillo, Associate Planner  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
Fax: 323-848-6854  
Email: [acastillo@weho.org](mailto:acastillo@weho.org)

### Public Meetings:

Two public meetings will be held during the Draft EIR public comment period to solicit comments from interested parties on the content of the Draft EIR. The first hearing will be a Transportation Commission meeting and will be held at the date, time, and location specified below.

**Date:** Wednesday, August 21, 2019  
**Time:** 6:30 p.m.  
**Location:** City Hall; 8300 Santa Monica Blvd, West Hollywood, CA 90069

Revised Planning Commission meeting date will be held at the date, time, and location specified below.

**Date:** Thursday, October 3, 2019  
**Time:** 6:30 p.m.  
**Location:** West Hollywood Park Meeting Room - Council Chambers, 625 North San Vicente Boulevard, West Hollywood, CA

If you require additional information, please contact Antonio Castillo in the City of West Hollywood Planning and Development Services Department at (323)848-6854. Мы сообщаем вам об обсуждении проекта. Для дополнительной информации на русском языке звоните: 323-848-6826



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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: August 14, 2019  
Signature: Alycia P. Powell