

CHAPTER 2 PROJECT DESCRIPTION

This chapter provides a description of The Bond Project (project or proposed project). Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15124, this chapter describes the location, objectives, and characteristics of the proposed project, followed by a statement describing the intended uses of this Environmental Impact Report (EIR).

2.1 PROJECT APPLICANT

1125 North Ogden, LLC
8311 Melrose Avenue
Los Angeles, California 90069

2.2 LEAD AGENCY AND CONTACT PERSON

City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, California 90069
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2.3 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.

Santa Monica Boulevard, which borders the project site to the south, is an arterial street within the City's General Plan. North Orange Grove Avenue (hereafter referred to as Orange Grove Avenue), borders the project site on the west. North Ogden Drive (hereafter referred to as Ogden Drive) is located to the east of the project site. Both Orange Grove Avenue and Ogden Drive are designated as local streets within the City's General Plan. Figure 2-1, Regional Map, and Figure 2-2, Vicinity Map, show the location of the project site in a regional and local context.

Regional access to the project site is provided by Santa Monica Boulevard, located adjacent to the southern boundary of the site; U.S. Highway 101 (US 101), located approximately 3 miles east of

the project site; Interstate 405 (I-405), located approximately 6 miles southwest of the site; and I-10, located approximately 4 miles south of the site.

2.4 PHYSICAL ENVIRONMENTAL SETTING

2.4.1 Existing Land Uses

As shown in Figure 2-3, Project Site, the project site is fully developed with one commercial building currently used as a gym, two surface parking lots, and one multifamily residential building with seven residential units and surface parking. The commercial building, which is approximately 10,000 square feet in size, is single-story and occupies the southwestern portion of the project site on the L-shaped parcel. The building has a largely unfinished interior and is currently occupied by Brick Crossfit training gym. One surface parking lot is located east of the gym and is used as parking for gym patrons. This lot contains 27 parking stalls. The second surface parking lot, located north of the gym, is accessed via Orange Grove Avenue and is a parking lot leased from the property owner by the City. This lot contains 45 parking stalls. Several stalls are used as monthly parking for the employees of nearby businesses through arrangements with the City. The lot also serves as a parking resource for school pick-ups and drop-offs for Fountain Day School, the preschool located immediately adjacent to the northern project site boundary, and as an overflow parking area for the Whole Foods Market and other neighboring businesses located across the street on the west side of Orange Grove Avenue. The 45 publicly available parking spaces to be provided onsite are intended to continue to meet the needs of surrounding neighborhood businesses, residents, employees, and customers, similar to existing conditions.

The multifamily residential building, which is approximately 3,718 square feet in size, houses seven residential units. This two-story building is accessed via Ogden Drive.

The project site has a gentle slope to the south. The topographic elevation of the project site is approximately 290 feet above mean sea level at Santa Monica Boulevard. Drainage from the site is by sheet flow towards the adjacent city streets. There are no known surface drains, catch basins, sumps, or standing water on the project site. Vegetation on the site is sparse and consists of ornamental plantings. Four street trees border the project site, with three along Santa Monica Boulevard, and one along Ogden Drive.

2.4.2 Surrounding Land Uses

The project site is generally bordered to the north along Orange Grove Avenue by Fountain Day School, a preschool, with residential development further to the north; to the east by Executive Car Leasing (a car rental agency) as well as multifamily residential (along Ogden Drive) and commercial uses (fronting Santa Monica Boulevard) beyond; to the south by Santa Monica Boulevard and commercial properties; and, to the west by Euro Design AutoCrafts Inc., an

automobile repair shop and painting business as well as a second commercial building. Further west is a commercial shopping center with a Whole Foods Market as well as other smaller commercial uses. Surrounding land uses are depicted in Figure 2-4, Surrounding Land Uses.

2.4.3 Land Use Designations

The project site is located within the Santa Monica/Fairfax Transit District, one of five commercial subareas identified within the City's General Plan. This district extends along Santa Monica Boulevard from Vista Street in the east to Havenhurst Drive in the west and generally includes the parcels fronting Santa Monica Boulevard. The district also includes Fairfax Avenue from Santa Monica Boulevard to the southern boundary of the City at Willoughby Avenue. As characterized in the General Plan, the Santa Monica/Fairfax Transit District is a corridor that supports diverse commercial uses serving adjacent residential neighborhoods and transit users. Santa Monica Boulevard, in its entirety, is a designed Pedestrian Destination Street, indicating that it is a popular location for walking to shops and restaurants and for a walkable nightlife scene (City of West Hollywood 2011).

The project area, as shown in Figure 2-5, Santa Monica/Fairfax Transit District, is characterized by service and retail businesses oriented to the local community. Within the vicinity of the project site are several transit routes and transfer points. CityLine is a free local shuttle bus system that serves the general public. The Eastbound Orange and Westbound Blue lines serve the City of West Hollywood, starting at Cedars Sinai Medical Center and terminating at the intersection of North La Brea Avenue and Fountain Avenue. The closest Eastbound Orange line stops to the project site include Santa Monica Boulevard/North Ogden Drive and Santa Monica Boulevard/Orange Grove Avenue. The closest Westbound Blue line stops to the project site include Santa Monica Boulevard/Orange Grove Avenue and Santa Monica Boulevard/Spaulding Avenue. The 704 route of the LA Metro Rapid Line Bus serves the City of West Hollywood. The closest stop to the project site is one block to the west, at the intersection of Fairfax Avenue and Santa Monica Boulevard. The 004 and 217 routes of the Local LA Metro Bus system serve the City of West Hollywood. The closest stops to the project site are also located one block to the west, at the intersection of Fairfax Avenue and Santa Monica Boulevard. As such, the project site is located within one-tenth of one mile of a Major Transit Stop.

As shown in Figure 2-6, General Plan Land Use and Zoning Designations, the majority of the project site (0.75 acres) is designated as Commercial, Community 2 (CC2) in the General Plan and is also within the CC2 zoning district. The CC2 land use designation and zoning district is intended to provide a wide variety of commercial opportunities to serve local community needs, as well as broader market areas. The CC2 designation identifies areas appropriate for a variety of commercial uses including retail; professional offices; business support and personal services; entertainment uses; restaurants; specialty shops; overnight accommodations; cultural uses; and small-scale manufacturing uses related to design furnishings, galleries, motion pictures, television, music or design-related uses. Permitted uses include retail, restaurant, office, wholesale design showroom,

art studios, fitness facilities, libraries, museums, vehicle sales, media production, and hotels. The base allowable floor-to-area ratio (FAR) within the CC2 zoning district is 2.00 and the base allowable height is 45 feet (generally equivalent to four stories) (City of West Hollywood Municipal Code, Chapter 19.10 and Chapter 19.90; City of West Hollywood 2011).

As shown in Figure 2-6, the portion of the project site currently developed with multifamily residential (0.17 acres) is on a parcel located along Ogden Drive that is zoned R3B, Residential, Multifamily Medium Density. The R3B zoning district generally limits building heights to 35 feet and three stories, with density not regulated by FAR, but rather by minimum lot size per dwelling unit. The R3 zoning district provides for the development of a wide range of multifamily dwelling units, including apartments and condominiums. The standards of the R3 zoning district are intended to ensure that new residential projects are compatible with the scale and character of existing medium-density multifamily residential neighborhoods. The R3 zoning district is consistent with the R3A, R3B, and residential land use designations of the General Plan (City of West Hollywood Municipal Code, Chapter 19.06.020; City of West Hollywood 2011).

As shown in Figure 2-6, the portion of the project site in the CC2 zone is also located within an overlay zone, the Mixed-Use Incentive Overlay Zone. The Mixed-Use Incentive Overlay zone is intended to focus residential mixed-use projects in high-priority nodes, focused on commercial corridors and includes locations with high transit levels of service and major intersections. New development with a mix of residential and commercial uses in this overlay zone may receive an incentive bonus of an additional 0.5 FAR and 10 feet in height. As such, because the project site is within the Mixed-Use Overlay Zone, that portion of the site can be developed with structures having a greater FAR and height than what is generally allowable under the base zoning regulations.

The proposed project also includes an affordable housing component, allowing for an additional bonus of 10 feet in height, one story, and an additional 0.875 FAR for the residential areas.

The project's green building components equate to an additional 0.1 FAR for the hotel uses. In total, the commercial component of the site may be developed with a structure that is 65 feet in height and that has a FAR of 3.475 without the need for further incentives.

2.5 PROJECT OBJECTIVES

CEQA Guidelines Section 15124(b) requires the project description to contain “[a] statement of the objectives sought by the proposed project.” In addition, CEQA Guidelines Section 15124(b) provides “[t]he statement of objectives should include the underlying purpose of the project.” The underlying purpose of the proposed project is to provide a mixed-use project with hotel, commercial and residential uses and exceptional architectural design employing environmentally friendly practices along Santa Monica Boulevard within the east side of the City of West Hollywood. The proposed project would encourage pedestrian activity at the project site along

Santa Monica Boulevard as well as provide excess parking at the project site to be used by the general public. The proposed mixed-use development would include residential, restaurant, and hotel uses, thus maximizing the efficiencies for local residents and reducing vehicle trips. In addition, the proposed project would accommodate the need for additional residential housing in the City and in the County of Los Angeles, including affordable housing, while supporting and promoting the economic vitality of the City. The following specific project objectives support the proposed project's underlying purpose:

1. Create an economically viable mixed use project along Santa Monica Boulevard in the City of West Hollywood, providing a full-service boutique hospitality use in the vicinity of complementary studio and creative office uses on the east side of the City of West Hollywood, thereby enhancing the east side's appeal as a visitor destination;
2. Provide a contemporary, high-quality design that exemplifies thoughtful urban in-fill development and contributes to the context of existing and future development;
3. Provide public parking in addition to required parking;
4. Provide housing and hospitality uses near alternative means of transportation, including mass transportation, with accessibility for commercial patrons arriving to the project site via a driveway on Santa Monica Boulevard;
5. Provide additional housing opportunities and contribute to the residential development of mixed-use areas by incorporating residential uses into an existing core of nearby community facilities, employment centers, retail goods and services, and restaurants to enhance the area's overall urban character;
6. Increase the City's rental housing stock for very low and moderate-income families;
7. Create a consistent pattern of development and uses along Santa Monica Boulevard that serves project residents and the surrounding community by redeveloping an underutilized site;
8. Provide jobs convenient to the existing labor pool living in and around the City and maximize the number of new permanent jobs generated by the new hotel and restaurant, helping to secure a strong and continuous tax base;
9. Maximize the number of temporary construction jobs created necessary to build the proposed project;
10. Maximize the site's economic value to the City by redeveloping and revitalizing an underperforming site;
11. Maximize new City revenues generated and contribute to its fiscal health with new sales, property and hotel occupancy taxes, thereby maximizing the direct and indirect fiscal and economic benefits for the City and the surrounding area;

12. Create a wide range of unit sizes, including affordable housing units, in close proximity to employment resources and public transportation;
13. Minimize the impact to the environment through the redevelopment of previously developed parcels;
14. Develop and encourage bicycle access and pedestrian-oriented uses by employing design features that improve the landscape and streetscape, making the area more pedestrian friendly, while ensuring necessary vehicular access in and out of the project site;
15. Provide adequate common open space and internal access within the project site to meet the needs of the proposed uses and users;
16. Provide improvements that encourage alternative and fuel-efficient forms of transportation (e.g., bicycle storage areas, preferential parking for low-emission/fuel-efficient vehicles and carpools/vanpools);
17. Promote sustainability, including measures to increase the efficient use of water and energy and the use of renewable resources while decreasing use of nonrenewable energy;
18. Implement green building design and construction practices capable of achieving Leadership in Energy and Environmental Design (LEED) Silver certification for the buildings within the project site.

2.6 PROPOSED PROJECT CHARACTERISTICS

2.6.1 Project Design

The applicant, 1125 North Ogden LLC, proposes to construct a mixed-use structure of approximately 214,483 square feet (sf) 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 characteristics of the proposed project are summarized in Table 2-1 and are depicted on the conceptual site plan shown on Figure 2-7, Conceptual Site Plan. The proposed building would include approximately 63,104 sf of hotel and commercial space with a total of 86 hotel rooms, 62,750 sf of residential space (70 residential units), 14,368 sf of common open space area, and 75,483 sf 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. The building heights of the proposed project

would range up to six stories above ground, up to 71.5 feet above grade in certain areas, with two subterranean levels of parking. Building elevations are depicted in Figures 2-8 through Figure 2-11. The proposed project would have a Floor Area Ratio (FAR) of 3.471, which is slightly less than what is allowable for the project site. The proposed project will provide 175 total parking spaces. Required parking for the project is established in Chapter 19.28 of the West Hollywood Municipal Code (WHMC). Approximately 130 parking spaces would be available to serve the proposed project. Approximately 45 additional excess parking spaces available for public parking through a Parking Use Permit, which are intended to replace the 45 existing parking spaces at the City-operated lot at 1114 N. Orange Grove.

Access to the project site would be available from three separate driveways: one on Santa Monica Boulevard, one on Orange Grove Avenue, and one on Ogden Drive. The proposed project would be accessible for hotel guests and the public from Santa Monica Boulevard and North Orange Grove Avenue with separate vehicular ingress/egress for residents only along Ogden Drive. An entrance would be constructed on Santa Monica Boulevard to serve the commercial patrons arriving at the project site. Pedestrians could access the site via North Orange Grove Avenue, Santa Monica Boulevard, or Ogden Drive.

Floors 2 through 6 accommodate both residential and hospitality occupancies. Rules and standards of conduct to allow harmonious co-occupancy of the project will be enforced. Swimming in the pool on the sixth level would be allowed 24 hours per day. Amplified music would be allowed in that area until 1 a.m. every evening. Alcohol could be sold until 1:30 a.m. and consumed until 2:00 a.m.

The project's commercial components would include the hotel and restaurant fronting Santa Monica Boulevard and art gallery space along Orange Grove Avenue. The design of these elements will focus on activating as much of the limited street frontage available with an emphasis on visually accentuating access points and placing publicly accessible restaurant and gallery spaces along sidewalks to ensure engagement with the public and walkability. While these uses are key to establishing a level of continued street life and energy, they are also critical elements to the commercial hotel operations proposed on the site. Given the limited frontage facing Santa Monica Boulevard, the project proposes a hybrid restaurant/lobby lounge experience, which ensures the downtimes for one use provide opportunities for the other, thereby increasing the activity and connectivity to street. The proposed gallery use is intended to provide viable commercial space along the Orange Grove frontage and serve as a community resource by reflecting the eclectic and well-established arts scene and galleries present in West Hollywood.

**Table 2-1
Project Components**

Hotel and Commercial Area	
Square Footage	63,104 sf
Rooms	86 units
Parking	51 stalls
Amenities	Fitness area
	Pool
	Hotel restaurant
	Valet
	Laundry
	Housekeeping
	Outdoor common areas
Residential	
Square Footage	50,172 sf (CC-2) 12,578 sf, totaling 62,750 sf
Units	70 units
Parking	79 stalls
Amenities	6 very low income units and 5 moderate income units
	38 studio apartments, 23 one-bedroom apartments, 9 two-bedroom apartments
	Outdoor common areas
Art Gallery	
Square Footage	1,381 sf
Parking	1 stall
Common Area	
Square Footage	14,368 sf
Excess Public Parking	
Parking	45 stalls (exceeds code required parking)
Restaurants	
Square Footage	3,756 sf
Parking	7 stalls
Amenities	Restaurant and outdoor dining

Note: sf = square feet.

The CC-2 portion of the project would have a Floor Area Ratio (FAR) of 3.471, which is slightly less than what is allowable for the project site under the City’s development standards. As part of the project and because the project site is located within a Mixed Use Incentive Overlay Zone, the applicant is requesting a 10-foot height increase. With the inclusion of affordable units in the project, an additional 10-foot height increase is also allowed for a total allowed increase of 20 feet above the base 45-foot height limit (i.e., 65 feet).

The proposed commercial component of the mixed use structure would be approximately 63.7 feet in height when measured from the ground surface at the northern (rear) property line adjacent to Orange Grove Avenue. At its tallest point, the commercial component of the structure would have a height of six stories, equating to 71.5 feet. The maximum proposed building height is approximately 6.5 feet taller than the 65 feet allowed for the commercial portion of the project site. To allow for the additional height, the applicant is requesting the use of concessions under State Density Bonus Law as part of its entitlement requests for the project.

Along Ogden Drive, the multifamily residential component of the project would have a maximum height of 45 feet with a total of four stories. The Ogden Drive site permits six units under the zoning code and with the inclusion of one unit for an extremely low income tenant, the project qualifies for a 35% density bonus for a total of nine units. By including one affordable (very low income unit) the R3B site is entitled to a concession of an additional level (45 feet maximum height rather than 35 feet).

The residential component of the project would include affordable housing units, consisting of six very low-income units and five moderate-income units.

2.6.2 Consistency with Zoning Ordinance and General Plan Requirements

The larger 32,637-square-foot portion of the project site is zoned and has a General Plan land use designation of CC2 with a Mixed-Use Overlay Incentive and the smaller 7,549-square-foot portion of the project site is zoned and has a General Plan land use designation of R3B. The area zoned R3B would only contain residential uses and would not include the retail or restaurant uses associated with the project. The resulting building site would have split zoning, which is allowed in the West Hollywood Zoning Ordinance (West Hollywood Municipal Code Section 19.36.170.A).

The proposed project would meet the requirements of California Government Code Section 65915 *et seq.*, the State law that provides for density bonuses and incentives for projects that include affordable housing. The proposed project includes 59 market-rate rental units and 11 affordable rental units (6 very low-income and 5 moderate-income). Accordingly, the project is eligible for a 35% density bonus.¹

The project applicant is seeking a density bonus in the CC-2 portion of the project based on the percentage of affordable units, as well as three associated regulatory “concessions” pursuant to state law (Government Code 65915). The requested concessions are:

- An additional story to allow approximately 10 feet of additional height to construct the sixth story and associated amenities.

¹ Pursuant to Government Code Section 65915, the project is eligible for a 35% density bonus for providing 11% of the baseline number of units for low income households, and a 5% density bonus for providing 5% of the baseline number of units for moderate income households, for a total density bonus of 40% Limited to 35% by the code.

- An increase in height of approximately 6.5 feet to allow truck loading given the elevation at the south (Santa Monica Boulevard) side of the property is approximately 6 feet higher than at the point on Orange Grove where trucks will exit the project. A minimum 14-foot truck height is required pursuant to WHMC 19.28.090 B (4).
- Allow a minimum aggregate site area of 40,186 square feet for a mixed-use project that spans both the CC2 and R3B zoning districts, in lieu of the minimum aggregate area of 60,000 square feet otherwise required by Section 19.36.170.A.1 of the WHMC.

For consistency with requirements of the Zoning Ordinance and General Plan see Table 2-2.

**Table 2-2
Consistency with Zoning Ordinance and General Plan Requirements**

Requirement	Allowed	Actual Provided by Proposed Project
Floor Area Ratio (FAR)	CC2 Base FAR: 2.0 + Mixed-Use Bonus FAR: 0.50 + 35% Density Bonus for Affordable Housing: 0.875 + Green Building Bonus: 0.10 <i>Total Allowed = 3.475</i> R3B: N/A	CC2: 3.471 R3B: N/A
Building Height	CC2 Allowed Height: 45 ft, 4 stories + Mixed-Use Bonus Height: 10 feet, 1 story + Affordable Housing Concession: 10 ft, 1 story + Affordable Housing Concession: 6.5 ft, <i>Total Allowed: 71.5 feet, 6 stories</i> R3B Allowed Height: 35 ft, 3 stories + Affordable Housing Concession: 10 ft, 1 story <i>Total Allowed: 45 ft, 4 stories</i>	CC2: 71.5 ft, 6 stories R3B: 45 ft, 4 stories

Notes: See Appendix B of building elevations.

2.6.3 Parking and Access

The proposed project would involve demolition of the existing 27-stall parking lot associated with the gym and the 45-stall parking lot leased by the City. The proposed project would include two subterranean levels of parking, totaling 75,483 square feet. A total of 175 parking spaces would be available to serve the project, with at least 45 parking spaces available for public parking. The parking stalls in the existing parking lot leased by the City therefore would be replaced by the public parking that would be available in the proposed subterranean garage. Table 2-1 shows the approximate distribution of the remaining parking spaces to the proposed hotel, residential, art gallery, and restaurant uses of the new structure. The project would also provide 37 bicycle parking spaces.

Upon implementation of the proposed project, the existing uses of the parking lot leased by the City for monthly parking, Fountain Day School drop-off and pick-up, and overflow parking for the nearby commercial uses would be accommodated by the additional 45 parking spaces included within the proposed project.

As shown in Figure 2-7, the project would provide vehicular access to hotel guests and the public from Santa Monica Boulevard and Orange Grove Avenue, with a separate vehicle entrance for project residents along Ogden Drive.

2.6.4 Landscape Plan

The proposed landscaping plans are shown in Figures 2-12a-d, Conceptual Landscaping Plan(s). The project would include landscaping comprised of climate-appropriate, drought-tolerant and native plants. Landscaping would be installed on five of the six levels of the proposed structure as well as on the roof.

2.6.5 Sustainable Design Features

The City adopted a mandatory green building ordinance in October 2007, which establishes a mandatory green building program (City of West Hollywood 2007). The ordinance focuses on the following:

- Establishes development standards that apply to all development, including all new residential and commercial projects as well as remodels and tenant improvements;
- Develops a point system for new construction with incentives for projects that achieve exemplary status; and
- Implements green building education and outreach program.

The proposed project is subject to the City’s green building program and has completed the required green building checklist. Based on the results of the checklist, the green components listed in Table 2-3 will be incorporated into the project. Also shown in Table 2-3 are the relative points the project received based on each green component incorporated into the project design.

**Table 2-3
Green Building Checklist Components**

Green Design Component	Points Received
<i>Site Location</i>	
Use recycled content mulch or other landscape amendments	1
<i>Natural Heating and Cooling</i>	
Plant deciduous canopy trees (minimum 36-inch box, planted in the ground) on exposed west and/or south elevations (1 point/tree, 5 points maximum)	5
Provide operable window to enable natural cross ventilation (minimum 20% of total window area)	2

**Table 2-3
Green Building Checklist Components**

Green Design Component	Points Received
Install exterior shading devices on south- and/or west-facing windows	2
Provide ceiling fans (2 points maximum)	2
<i>Foundation</i>	
Use recycled-content base or backfill material	1
Incorporate fly ash or slag ash in concrete	3
Increase fly ash percentage	2
<i>Structural Frame</i>	
Use engineered lumber or steel for minimum of 90% of subfloors, sheeting, floor joists, beams, headers, and trusses, as applicable	5
Use engineered vertical wood studs	2
Use FSC-certified wood for framing (maximum points 5)	5
<i>Plumbing</i>	
Insulate the full length of all hot water pipes	1
Install low-flow showerheads	1
Install water efficient kitchen and bathroom faucets	1
Install water efficient toilets	1
Install tankless water heaters	2
<i>Insulation</i>	
Install formaldehyde-free, recycled-content (minimum 25%) insulation	1
<i>Energy Efficiency and Renewable Energy</i>	
Exceed Title 24 energy code by 5%	5
Exceed Title 24 energy code by more than 5% (1 point for each additional 1% above 5%; maximum 15 points)	5
Participate in Energy Star (residential) or Savings by Design (commercial) programs	3
Pre-plumb and provide conduit for solar water heating	1
Install solar water heating system for domestic hot water	2
Install solar water heating system for pool heating	2
Install photovoltaic (PV) panels (1 point per kW; maximum 10 points)	5
Install Energy Star lighting (50% of total fixtures)	3
Install Energy Star exit signs	1
Install Energy Star programmable thermostats	1
Install timer and photo sensor for exterior lights	1
Seal all ducts with Mastic (residential) or install per SMACNA standards (commercial)	1
<i>Indoor Air Quality</i>	
Use no-VOC paints on interior applications	2
Use low-VOC sealants and adhesives	2
Use composite wood with no added urea formaldehyde for counters and cabinets	2
Use carpet certified by CRI Green Label Program	1
Vent kitchen range hoods to the outside (minimum 80% of units)	2
Install fan with humidistat sensor or timer in all bathrooms	1
Install high efficiency HVAC filters (minimum MERV 8) or provide ductless system	1

**Table 2-3
Green Building Checklist Components**

Green Design Component	Points Received
Provide daylighting for 50% of occupied spaces	1
<i>Roofing</i>	
Install Energy Star or cool roof	2
Install durable roof with long-term warranty or demonstrated long-term durability (40-year warranty for asphalt shingles, 15-year warranty for built-up roof, metal or clay tile)	3
Install extensive vegetated green roof (3 points per each 50% of roof not occupied by mechanical equipment or access stairs)	3
<i>Exterior Finish</i>	
Use durable exterior finishes (1 point per 30% of exterior area), including integral-color or uncolored unpainted stucco, fiber-cement panels or siding, metal panels or siding, composite wood panels, glass, and other similar durable finishes	3
Use recycled-content or FSC-certified outdoor flooring materials	1
Total Points Earned	91
Mandatory Points for Compliance	60
Points Needed for Incentives	90

Notes: VOC = volatile organic compound; HVAC = heating, ventilation, and air conditioning; MERV = minimum efficiency reporting value; FSC = Forest Stewardship Council.

In addition to the green building checklist, per City codes, there are a number of mandatory measures for which no points are provided. These additional mandatory green building measures are listed in Table 2-4.

**Table 2-4
Mandatory Green Building Measures**

Mandatory Measures from Green Building Ordinance
• Provide secure bike parking (1 space per 7 employees or 10,000 square feet or 1 space per 4 dwelling units).
• Label storm drains adjacent to the property.
• Provide roof location and install conduit from roof to electrical room for future photovoltaic (PV) system installation.
• Install Energy Star appliances – refrigerator, washing machine, and dishwasher.
• Provide construction Air Quality Management Plan in specifications (at a minimum to protect ducts during construction and change filters and vacuum ducts prior to occupancy).
• Use low-VOC interior paints and wood finishes.
• Provide owner or tenant with a Green Features/Benefits Manual.
<i>Mandatory Measures for Green Building in Existing Code</i>
• Provide space for the collection and storage of recyclables.
• Provide preferential parking for alternative fuel vehicles (minimum 2% of total spaces for commercial lots with more than 25 spaces).
• Divert construction and demolition waste (minimum of 80%).
• Provide construction site Stormwater Management Plan.
• Provide permeable surfaces to required yards (55% of front and 50% of side).

**Table 2-4
Mandatory Green Building Measures**

Mandatory Measures from Green Building Ordinance
• Use infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.
• Replace existing trees over 6 inches in diameter that are removed for development (minimum 24-inch box planted in the ground).
• Use drought-tolerant and native species for landscaping.
• Install water-efficient irrigation system.
• Parking landscaping for surface parking areas – Projects must comply with all applicable requirements.
• Transportation Demand Management – Projects must comply with applicable requirements.

Note: VOC = volatile organic compound.

As outlined in the City’s ordinance, projects that select, and comply with, a minimum of 90 points from the Green Building Checklist, and that do not include the demolition of a cultural resource, shall be permitted to select one of eight different incentives, including the following:

1. In multi-family residential or mixed-use projects, one additional residential unit, not to exceed 700 square feet, may be permitted without additional required parking.
2. In multi-family residential or mixed-use projects, 100% of the required common open space may be provided on the roof if the project installs and maintains a vegetated green roof for at least 50% of the roof area not occupied by mechanical equipment or access stairways. Noise attenuation features shall be incorporated into the project design.
3. In multi-family residential or mixed-use projects, private open space may be transferred to and provided as common open space area, provided that 50% of the units provide a minimum of 50 square feet of private open space which has a minimum dimension of 5 feet in each direction. Alternatively, the project may divide all common open space and add it to private open space areas. These incentives shall not [be] available to projects utilizing any courtyard design incentives.
4. In multi-family residential projects, the area in the side setbacks may be used to satisfy common and/or private open space area requirements. Noise attenuation features shall be incorporated into the project’s design.
5. Commercial or mixed-use projects may obtain a 0.1 FAR increase.
6. In commercial or mixed-use projects, new restaurant tenant spaces under 1,200 square feet may provide parking at a ratio of 3.5 parking spaces per 1,000 square feet of parking. This parking ratio may be used for a maximum of 2,400 square feet per project.
7. Projects may obtain expedited permit processing for Building and Safety Division permits which shall mean a 4 week maximum response time following the first submittal, and a 2 week

maximum response time following each subsequent submittal. Additionally, projects shall benefit from preferential Planning Commission scheduling where feasible.

8. Commercial or mixed-use projects commercially-zoned lots which are 40 feet or less in width and which have alley access may receive a 50% reduction in required parking spaces.

The applicant is requesting the 0.1 FAR increase incentive identified above.

2.7 CONSTRUCTION SCENARIO

Construction of the proposed project is anticipated to last approximately 18 months, beginning Spring 2020 and ending Winter 2021. It is estimated that the project site would be occupied and in operation by Winter 2021. Demolition would be phased to allow for the construction of a 24-foot sound wall along the northern property line and a 15-foot sound wall adjacent to the property line with the residential properties located on Ogden Drive. Phase one demolition, which would begin in 2020, would involve the use of a mini excavator and a drill rig to install the shoring piles and sound wall along the property line. All demolition material would be stockpiled on site and hauled off site after the construction of the sound wall. Phase two demolition would occur after construction of the sound wall and would involve demolition of the existing buildings and the surface parking lot. Overall, demolition is anticipated to last approximately 7 weeks, and would likely include use of excavators, loaders and dump trucks. Demolition debris would likely be transported to Rose Hills in La Puente, approximately 24 miles east of the project site.

Grading and excavation would occur after demolition, lasting approximately 4.5 months. A total of 55,375 cubic yards (including expansion factor) of export, to accommodate the proposed underground parking, would be removed from the project site and transported to a disposal facility in Irwindale, located approximately 29 miles northeast of the project site. Equipment to be used during grading and excavation likely would include one excavator, one loader, one forklift, and one mini-excavator.

Upon completion of site excavation, building construction would commence and last approximately 18 months. During construction and building finishing, anticipated equipment would include forklifts, tractors, loaders, backhoes, welders, aerial lifts, skid steer loaders, and other miscellaneous equipment. The final stages of construction, paving and architectural coatings, would occur simultaneously and last approximately 1 month. Consistent with the City's requirements all construction activities would occur during an approximate 7-hour window, between approximately 8:00 a.m. and 4:00 p.m., Monday through Friday. Interior building construction also could occur during these hours on Saturdays.

2.8 INTENDED USES OF THE EIR

An EIR is a public document used by a public agency to analyze the potential environmental effects of a project and to disclose possible ways to reduce or avoid potentially significant environmental

impacts, including alternatives to the proposed project. As an informational document, an EIR does not make recommendations for or against approving a project. The main purpose of an EIR is to inform public agency decision makers and the public about potential environmental impacts of the project (CEQA Guidelines Section 15121). This EIR will be used by the City, as the lead agency under CEQA, in making decisions with regard to the proposed project previously described and the related approvals described as follows.

2.9 PROJECT APPROVALS REQUIRED

The City is the lead agency for the proposed project pursuant to CEQA Guidelines Section 15367. The proposed project would require a number of permits and approvals from the City, listed as follows:

- A Development Permit to allow the construction of a new approximately 214,483-square-foot mixed-use building;
- A Conditional Use Permit to allow the development of a hotel, including up to 86 guest rooms and associated amenities, including a restaurant and rooftop uses of the pool and adjacent areas until 2:00 a.m. A minor conditional use permit also is requested to allow the sale of a variety of alcoholic beverages for on-site consumption in connection with an approximately 3,446-square-foot hotel restaurant at the project site, including a “bohemian”-themed restaurant and bar located on the ground level;
- A Parking Use Permit to allow the Applicant to provide parking for use by the general public of 45 parking spaces to be provided as part of the proposed project;
- A Demolition Permit to allow the demolition of the existing structures at the project site, including a 10,000-square-foot commercial building and 3,718-square-foot residential structure;
- An Administrative Permit to allow an approximately 310-square-foot outdoor dining patio in connection with the approximately 3,446-square-foot ground floor restaurant at the project site; and
- An Air Space Vesting Tentative Tract Map.

2.10 REFERENCES CITED

City of West Hollywood Municipal Code. *Title 19, Zoning Ordinance*. Accessed at https://qcode.us/codes/westhollywood/?view=desktop&topic=19-19_3-19_36-19_36_100.

City of West Hollywood. 2007. *Ordinance No. 07-762*. Adopted October 1, 2007. Accessed March 20, 2017. <http://www.weho.org/home/showdocument?id=643>.

City of West Hollywood. 2011. *City of West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed October 13, 2015. <http://www.weho.org/city-hall/download-documents/-folder-155>.



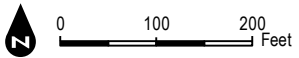
Copyright: © 2014 Esri

**FIGURE 2-1
Regional Map**

DUDEK

The Bond Project Draft EIR

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 Project Site



SOURCE: Bing Imagery (Accessed in 2017)

The Bond Project Draft EIR

FIGURE 2-2
Vicinity Map

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N Orange Grove Ave

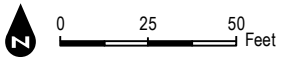
N Ogden Dr

N Orange Grove Ave

N Ogden Dr

2

Santa Monica Blvd



Project Site

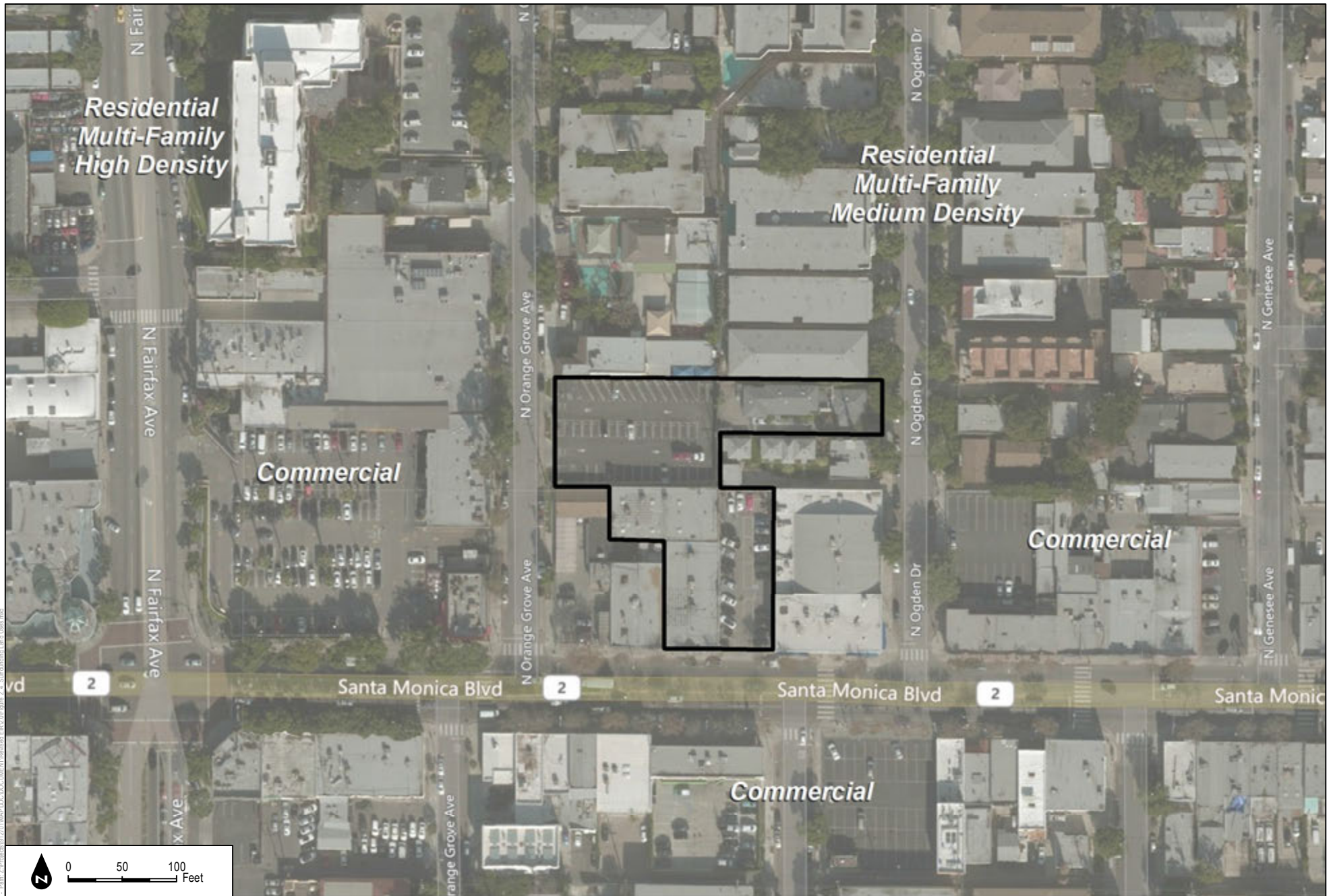
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SOURCE: Bing Imagery (Accessed in 2017)

FIGURE 2-3
Project Site

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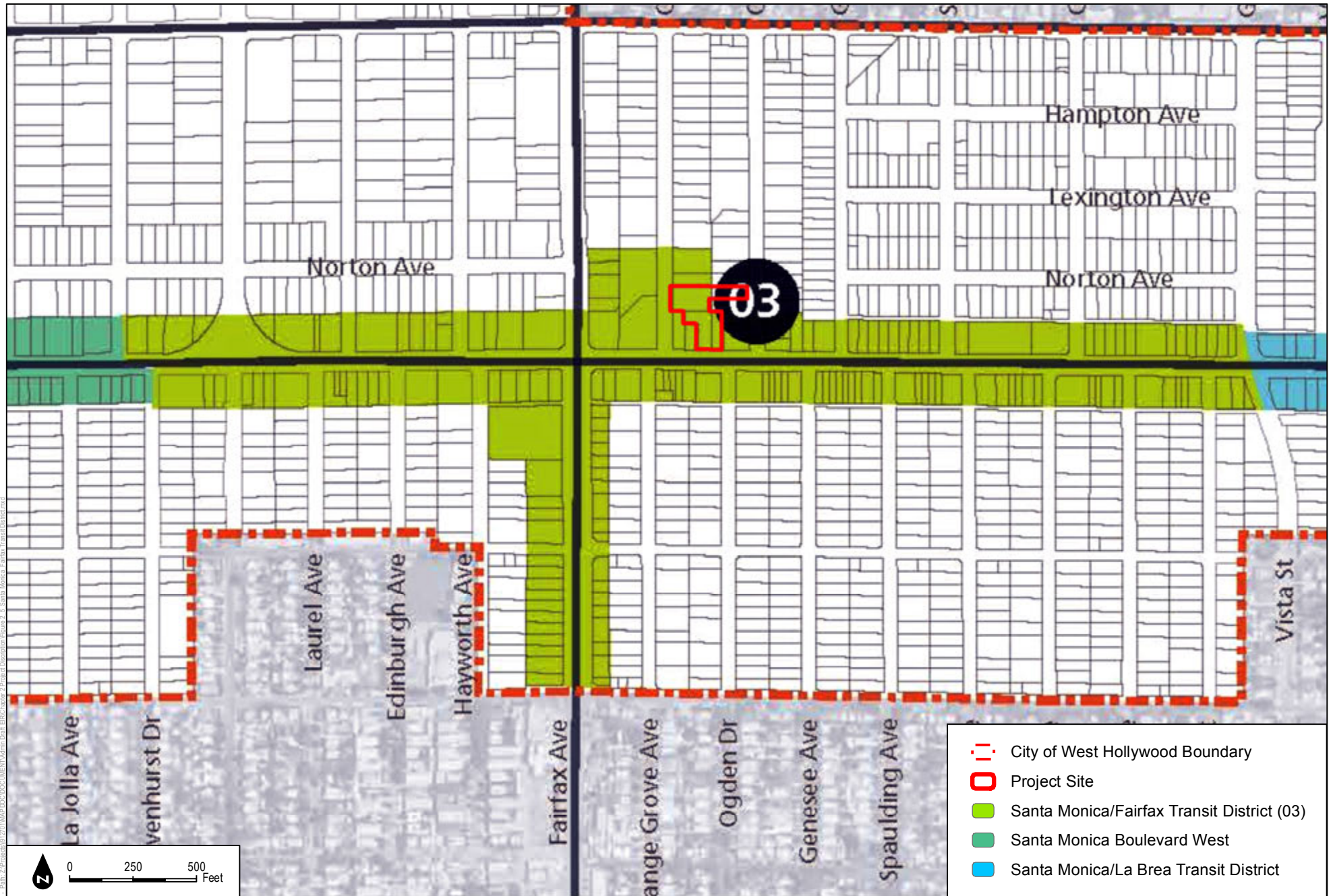
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SOURCE: Bing Imagery (Accessed in 2017), Land Use and Urban Form

FIGURE 2-4
Surrounding Land Uses

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-  City of West Hollywood Boundary
-  Project Site
-  Santa Monica/Fairfax Transit District (03)
-  Santa Monica Boulevard West
-  Santa Monica/La Brea Transit District

0 250 500 Feet

SOURCE: Bing Imagery (Accessed in 2017), Land Use and Urban Form

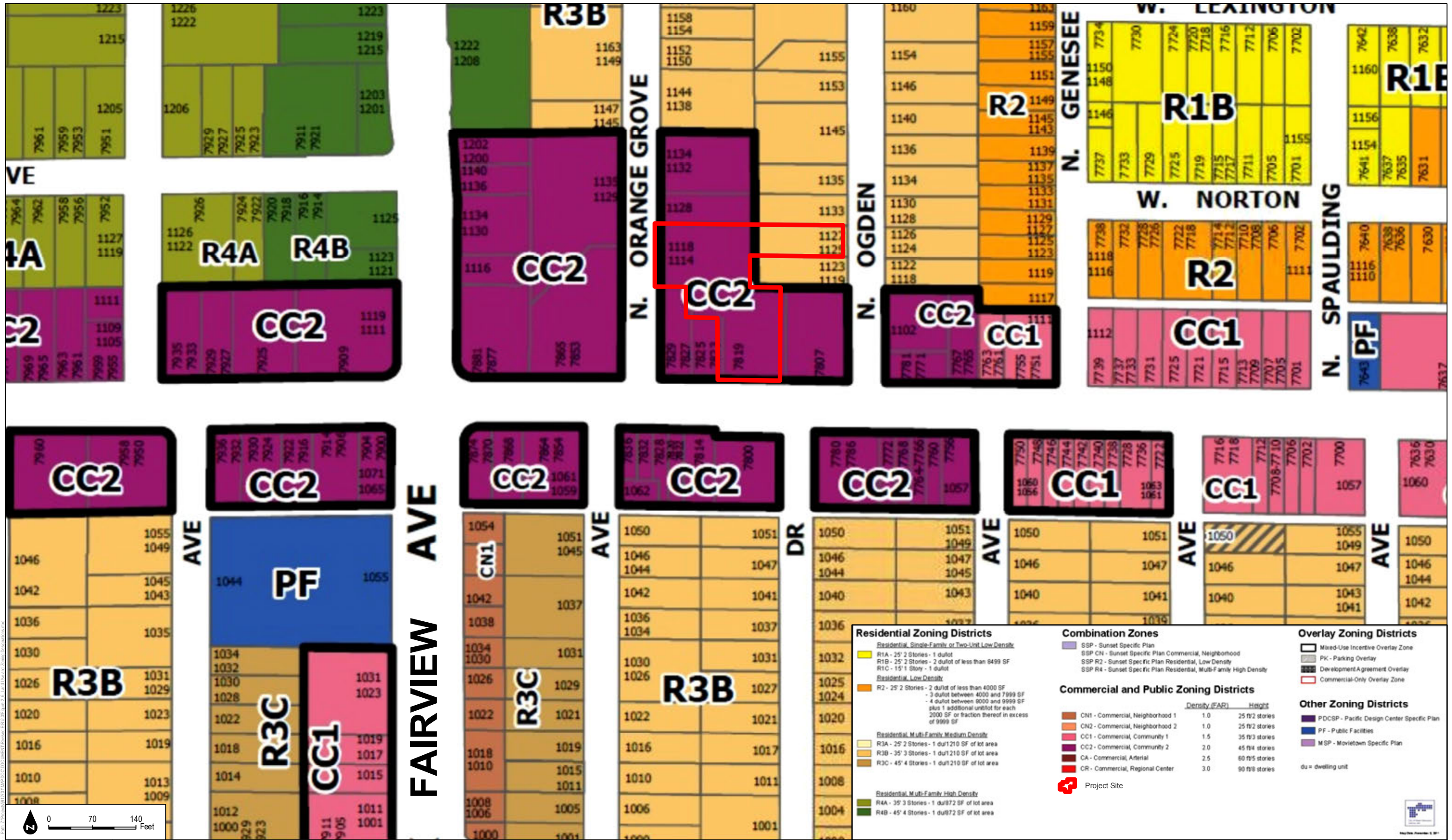
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The Bond Project Draft EIR

FIGURE 2-5
Santa Monica/Fairfax Transit District

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SOURCE: City of West Hollywood 2011

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The Bond Project Draft EIR

FIGURE 2-6

Land Use and Zoning Designations

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SANTA MONICA / ORANGE GROVE - CITY OF WEST HOLLYWOOD

- ① Smooth Finish Arch. Plaster
- ② Smooth Finish Arch. Concrete, Slab Edge
- ③ Bronze Panel
- ④ Board-formed concrete
- ⑤ Wood
- ⑥ Low-E Vision Glass, Clear
- ⑦ Painted Aluminium Window Mullion, Charcoal
- ⑧ Glass Railing
- ⑨ Private Outdoor Space
- ⑩ Pool Deck
- ⑪ Green Wall



PROPOSED SOUTH (SANTA MONICA) ELEVATION
3/64" = 1'-0"

FARING CAPITAL: 7811 Santa Monica Blvd, West Hollywood

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SANTA MONICA / ORANGE GROVE - CITY OF WEST HOLLYWOOD

- ① Smooth Finish Arch. Plaster
- ② Smooth Finish Arch. Concrete, Slab Edge
- ③ Bronze Panel
- ④ Board-formed concrete
- ⑤ Wood
- ⑥ Low-E Vision Glass, Clear
- ⑦ Painted Aluminium Window Mullion, Charcoal
- ⑧ Glass Railing
- ⑨ Private Outdoor Space
- ⑩ Pool Deck
- ⑪ Green Wall



PROPOSED WEST (ORANGE GROVE) ELEVATION
3/64" = 1'-0"

FARING CAPITAL: 7811 Santa Monica Blvd, West Hollywood

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SANTA MONICA / ORANGE GROVE - CITY OF WEST HOLLYWOOD

- ① Smooth Finish Arch. Plaster
- ② Smooth Finish Arch. Concrete, Slab Edge
- ③ Bronze Panel
- ④ Board-formed concrete
- ⑤ Wood
- ⑥ Low-E Vision Glass, Clear
- ⑦ Painted Aluminium Window Mullion, Charcoal
- ⑧ Glass Railing
- ⑨ Private Outdoor Space
- ⑩ Pool Deck
- ⑪ Green Wall



PROPOSED EAST ELEVATION
3/64" = 1'-0"

FARING CAPITAL: 7811 Santa Monica Blvd, West Hollywood

SOURCE: R&A 2019

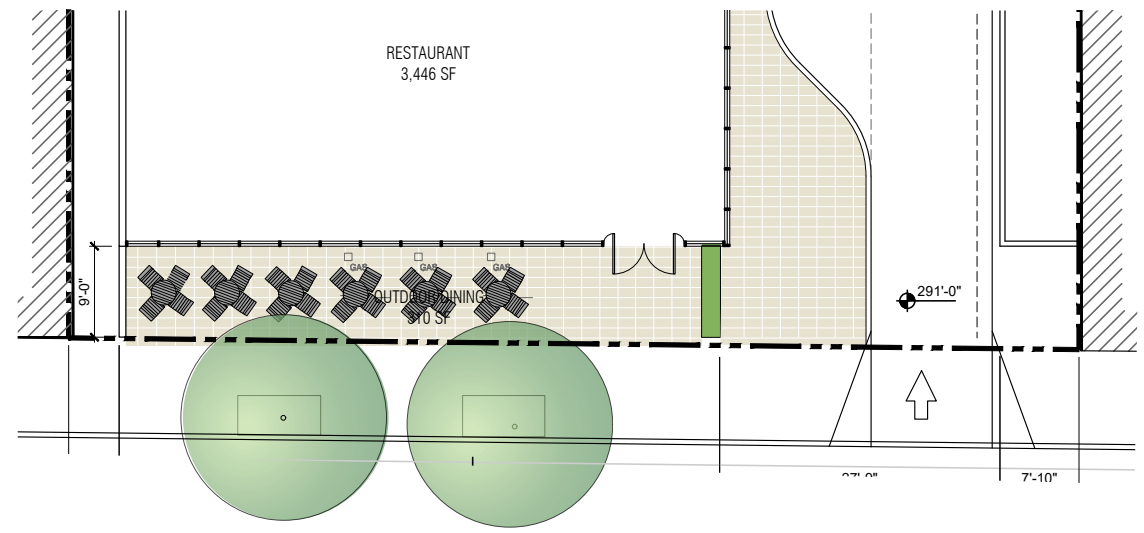
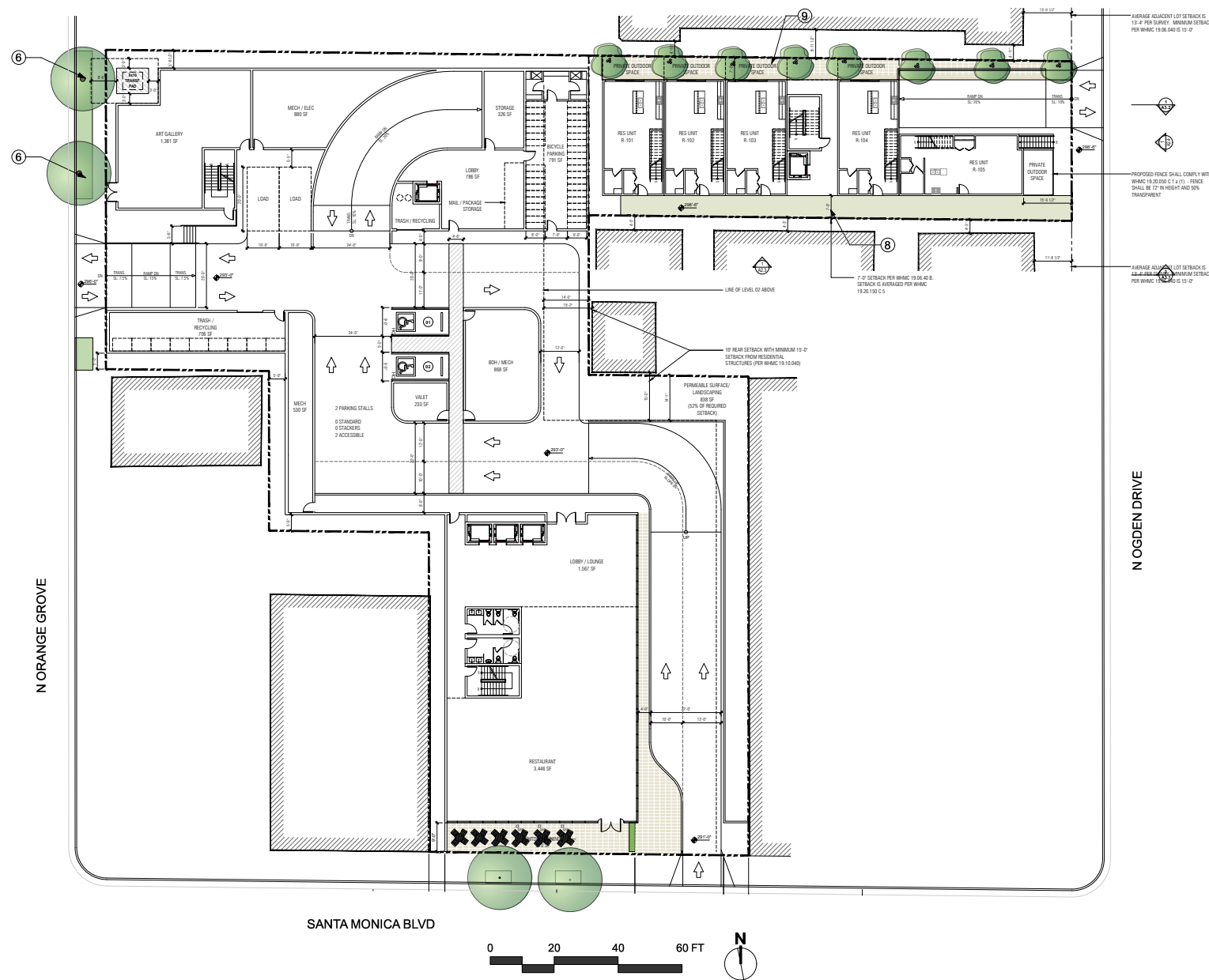
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FIGURE 2-10
Proposed East Elevation

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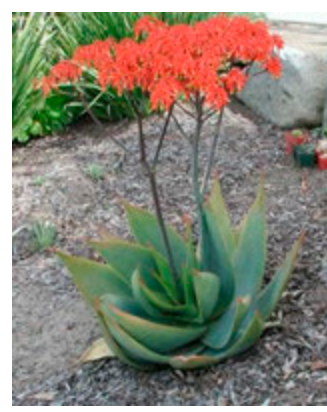


PLAN NOTES

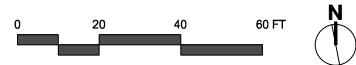
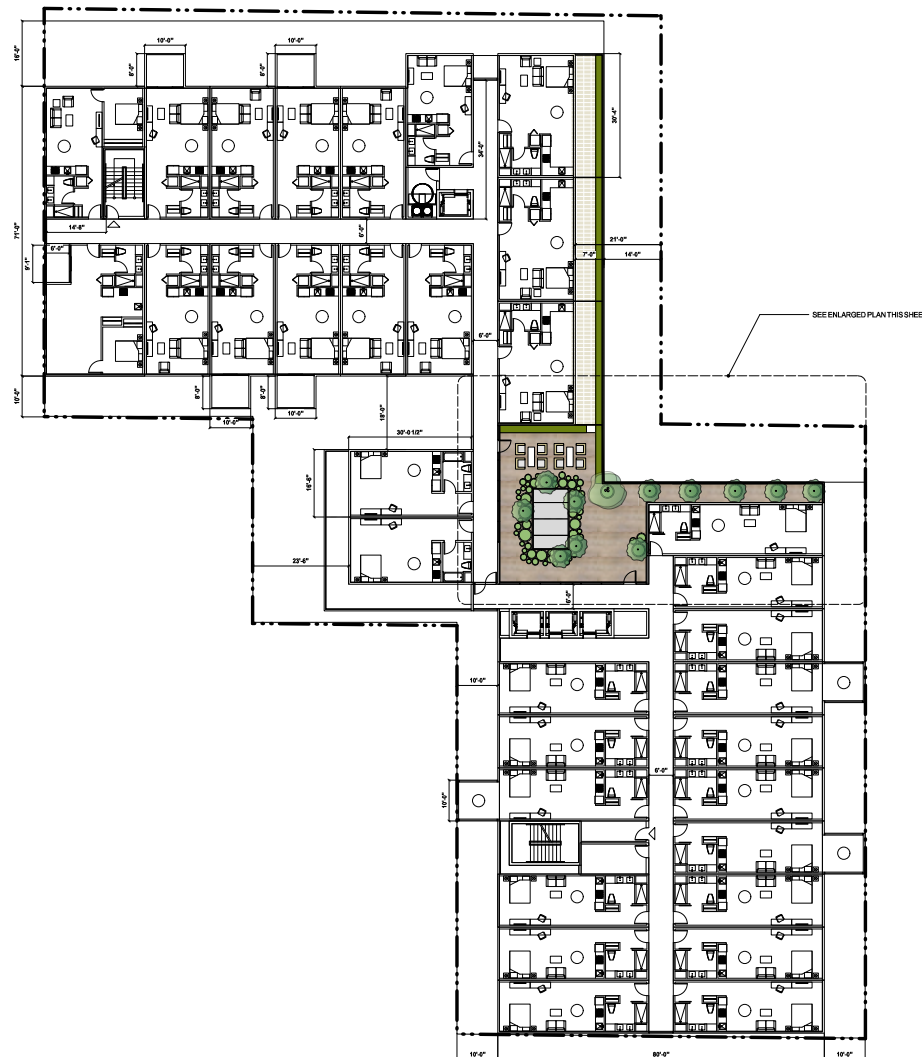
- ① EXISTING CHINESE ELM TREE TO REMAIN
- ② EXISTING CHINESE ELM TREE TO BE REMOVED FOR NEW DRIVEWAY
- ③ OUTDOOR CAFE SEATING
- ④ MAX 24" HT PLANTERS
- ⑤ OVERHEAD DECORATIVE CEILING ELEMENT / VINE TRELLIS TO MATCH UPPER FLOORS
- ⑥ PROPOSED JACARAMDA MIMOSIFOLIA TREE
- ⑦ CONCRETE UNIT PAVERS
- ⑧ 5' WIDE FIRE ACCESS PATH, CRUSHED GRANITE OVER COMPACTED BASE
- ⑨ PRIVATE PATIOS WITH TREE PLANTER, VINE TRELLIS ON FENCE

PLANT LIST

Botanical Name	Size	Spacing
Trees / Large Shrubs		
<i>Agonis 'Jervis Bay Afterdark'</i>	15 gal	12
<i>Olea europaea 'Montra' P.P.# 6266</i>	5 gal	2.5
<i>Acacia boormanii</i>	5 gal	2
<i>Acacia cognata 'Cousin Itt'</i>	5 gal	6
<i>Agonis flexuosa 'nana'</i>	5 gal	7
<i>Cassia artemisioides</i>	5 gal	4
<i>Plecostachys serpyllifolia</i>	1 gal	4
<i>Salvia 'Waverly'</i>	5 gal	4
<i>Westringia 'Blue Gem'</i>	5 gal	3
<i>Leptospermum 'Dark Shadows'</i>	5 gal	10
Perennials and Grasses		
<i>Anigozanthos 'Orange Cross'</i>	1 gal	2
<i>Bouteloua gracilis Blonde Ambition</i>	1 gal	2
<i>Chondropetalum tectorum</i>	5 gal	2.5
<i>Miscanthus sinensis 'Little Kitten'</i>	5 gal	6
<i>Miscanthus transmorrisonensis</i>	5 gal	6
<i>Muhlenbergia dubia</i>	1 gal	3
<i>Pennisetum 'Fairy Tails'</i>	1 gal	3
<i>Pennisetum spathiolatum</i>	1 gal	2.5
<i>Salvia gregii 'Alba'</i>	2 gal	3
<i>Sporobolus wrightii</i>		5
Succulents		
<i>Aloe reitzii</i>	15 gal	2.5
<i>Echeveria agavoides</i>	1 gal	1
<i>Senecio cylindricus</i>	1 gal	2
<i>Senecio mandraliscae</i>	1 gal	2

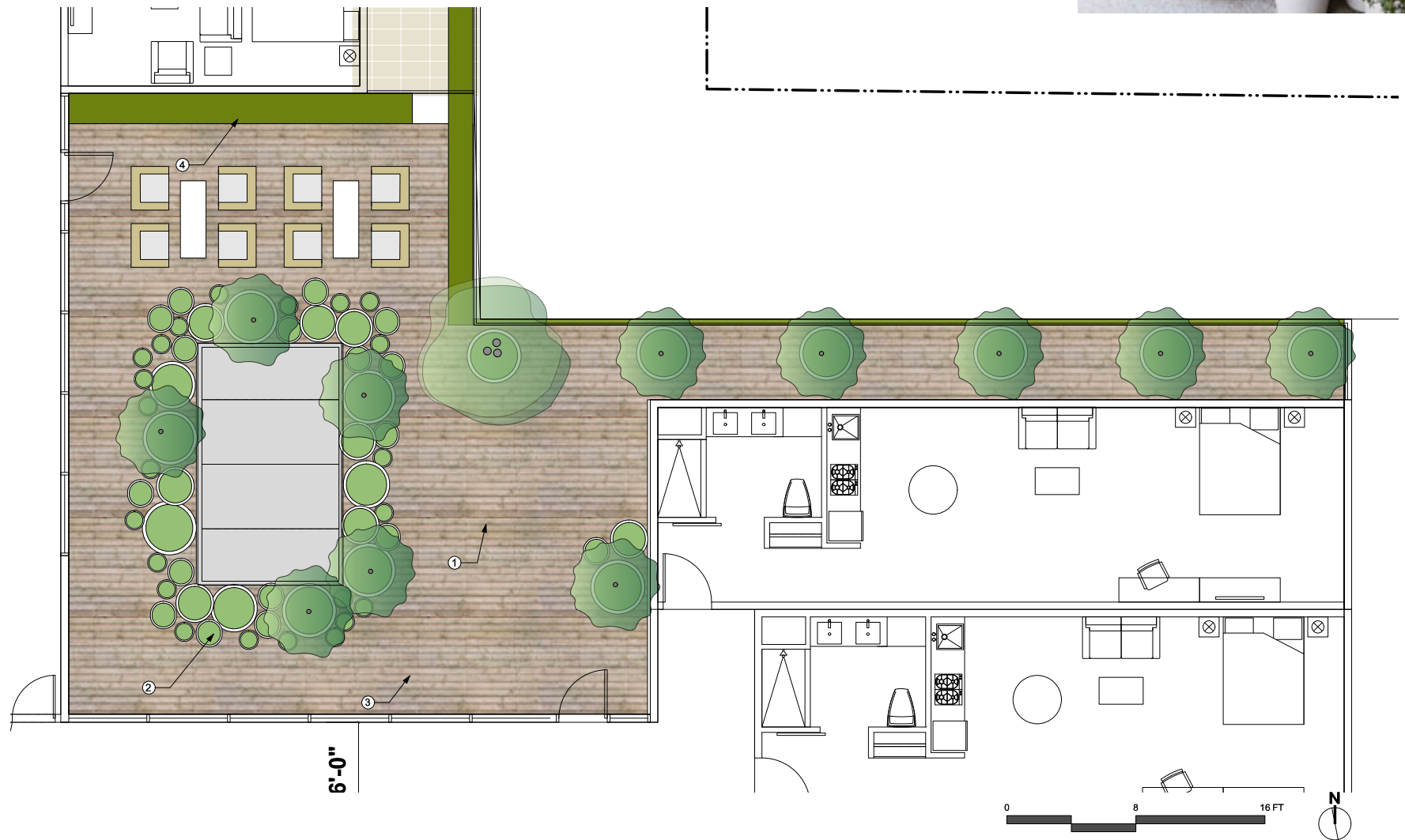


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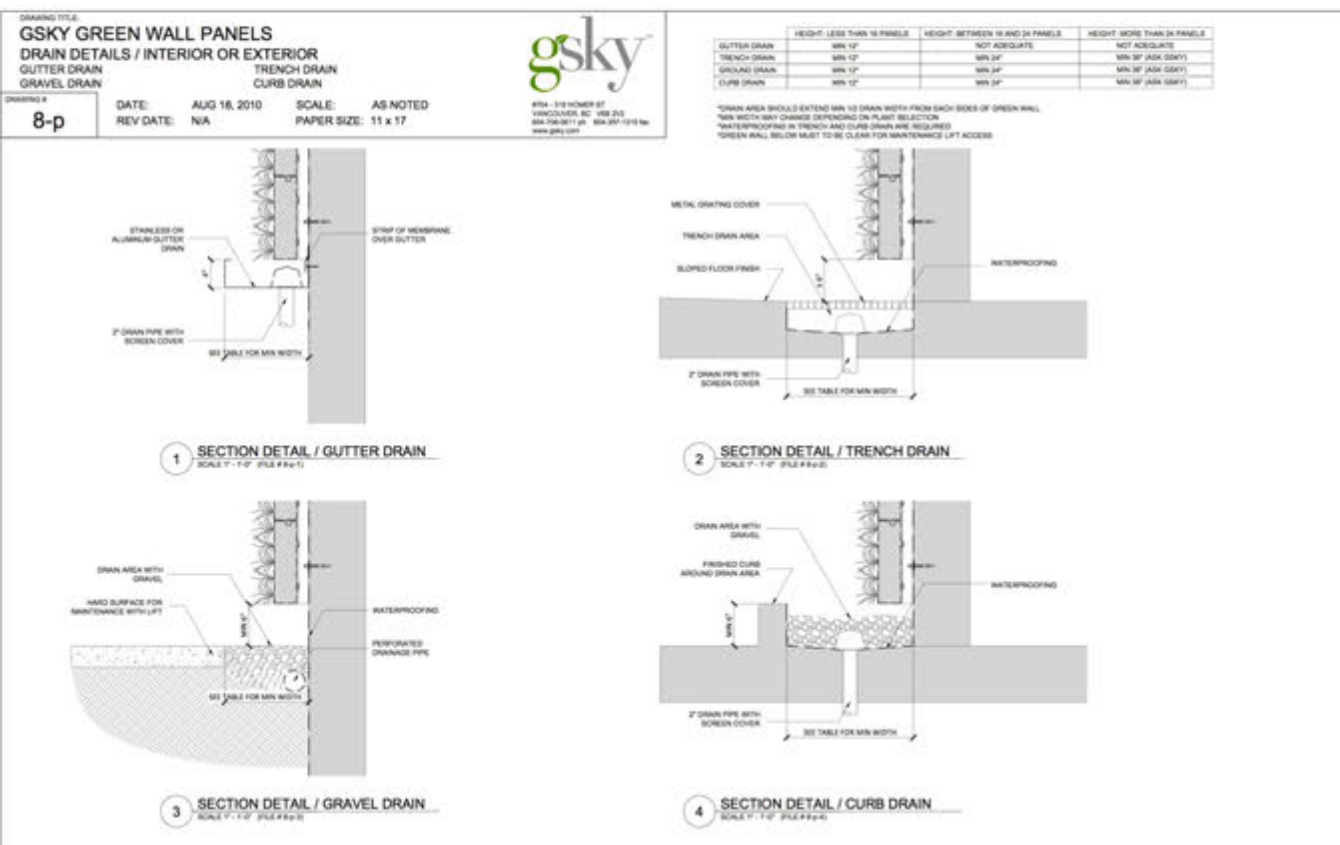
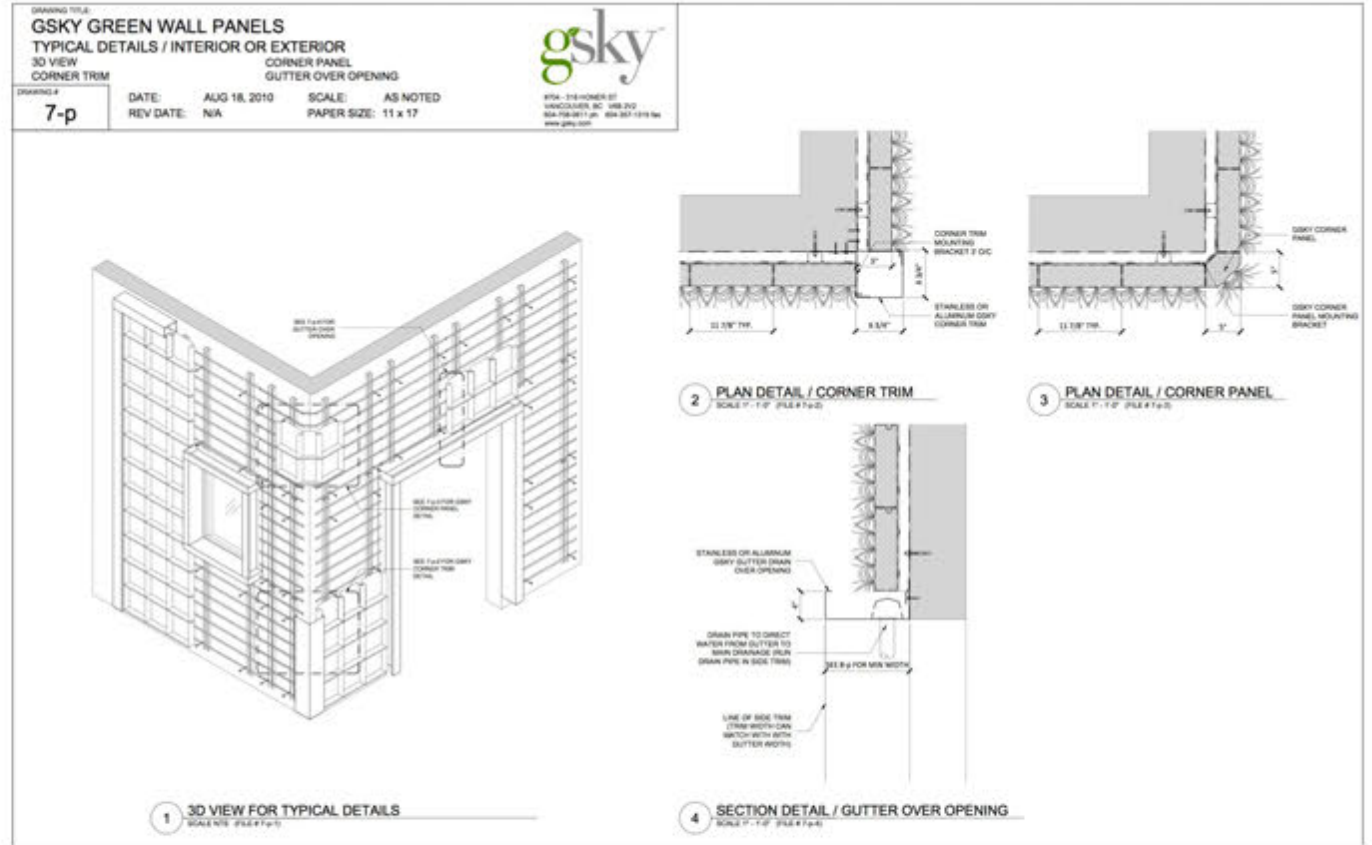
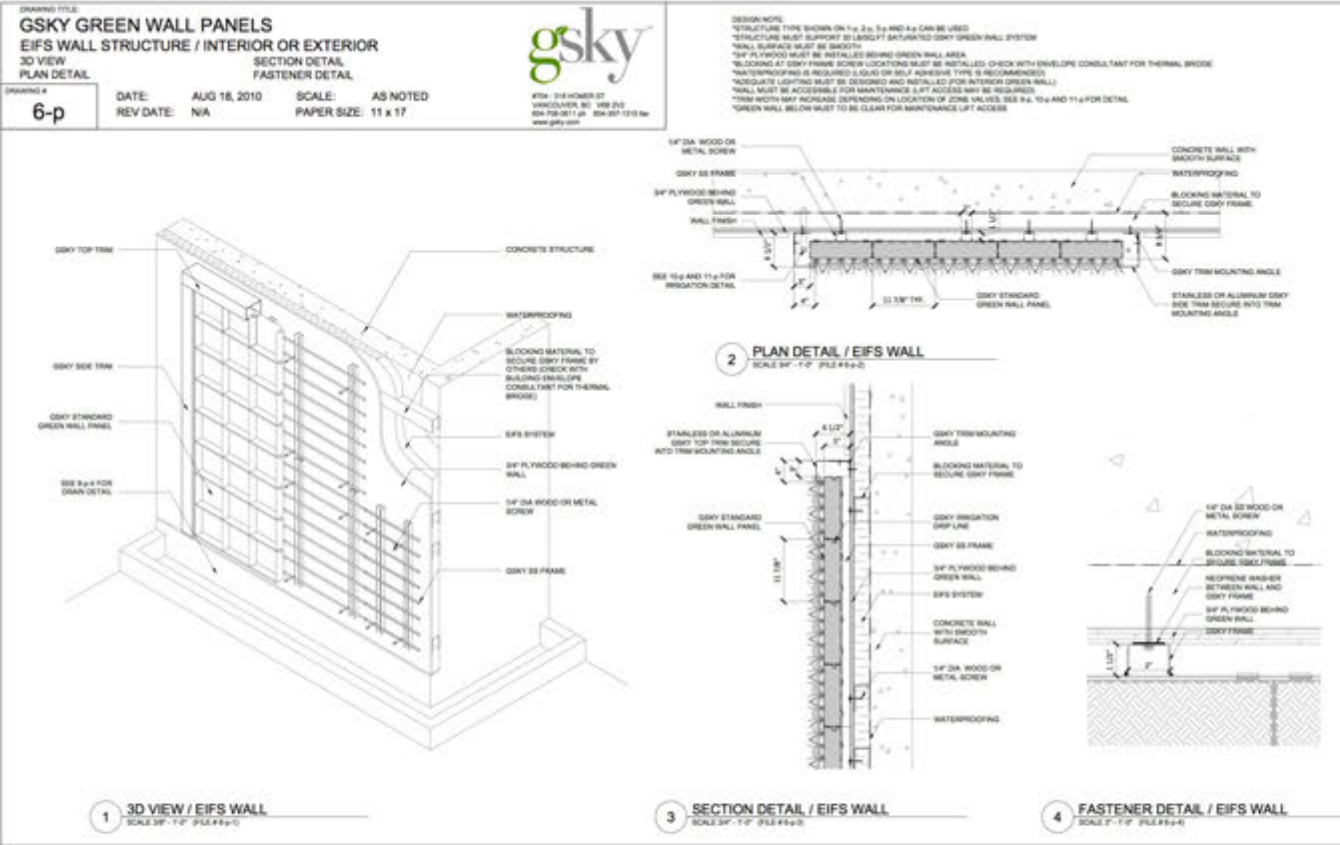


PLAN NOTES

- ① ALUMINUM OVERHEAD VINE TRELLIS
- ② PLANTERS OF VARYING SIZES, ALL WHITE, VARIOUS TEXTURES, PLANTED WITH DROUGHT TOLERANT, LOW MAINTENANCE SUCCULENTS AND CACTI
- ③ SYNTHETIC WOOD DECKING ON PEDESTAL SYSTEM
- ④ GREENWALL WITH WATER-PROOF DRAIN BASIN, G-SKY SYSTEM BY TOURNESOL SITEWORKS.



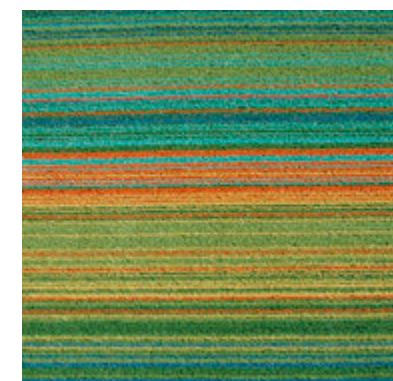
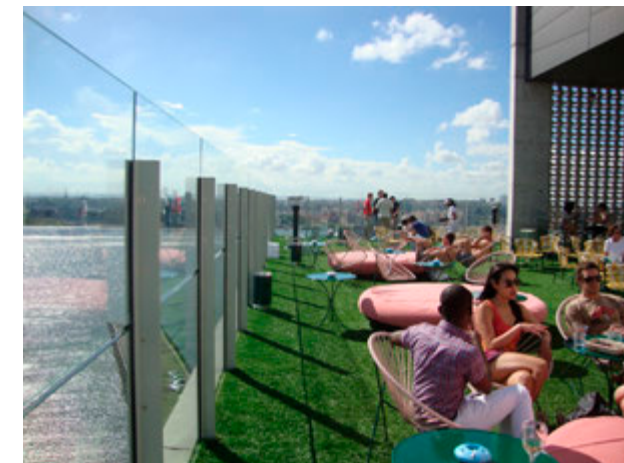
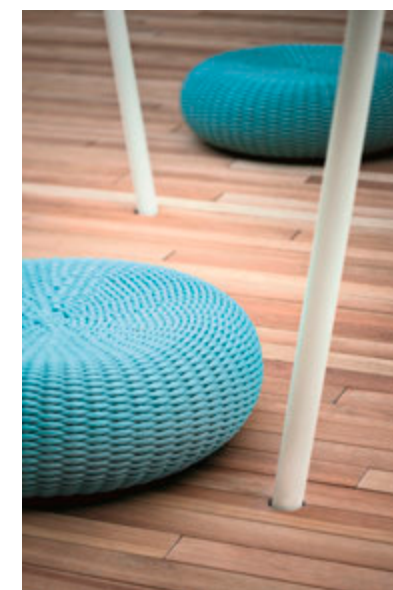
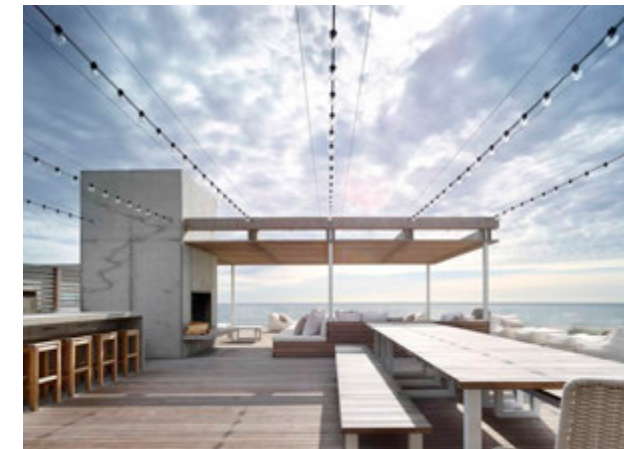
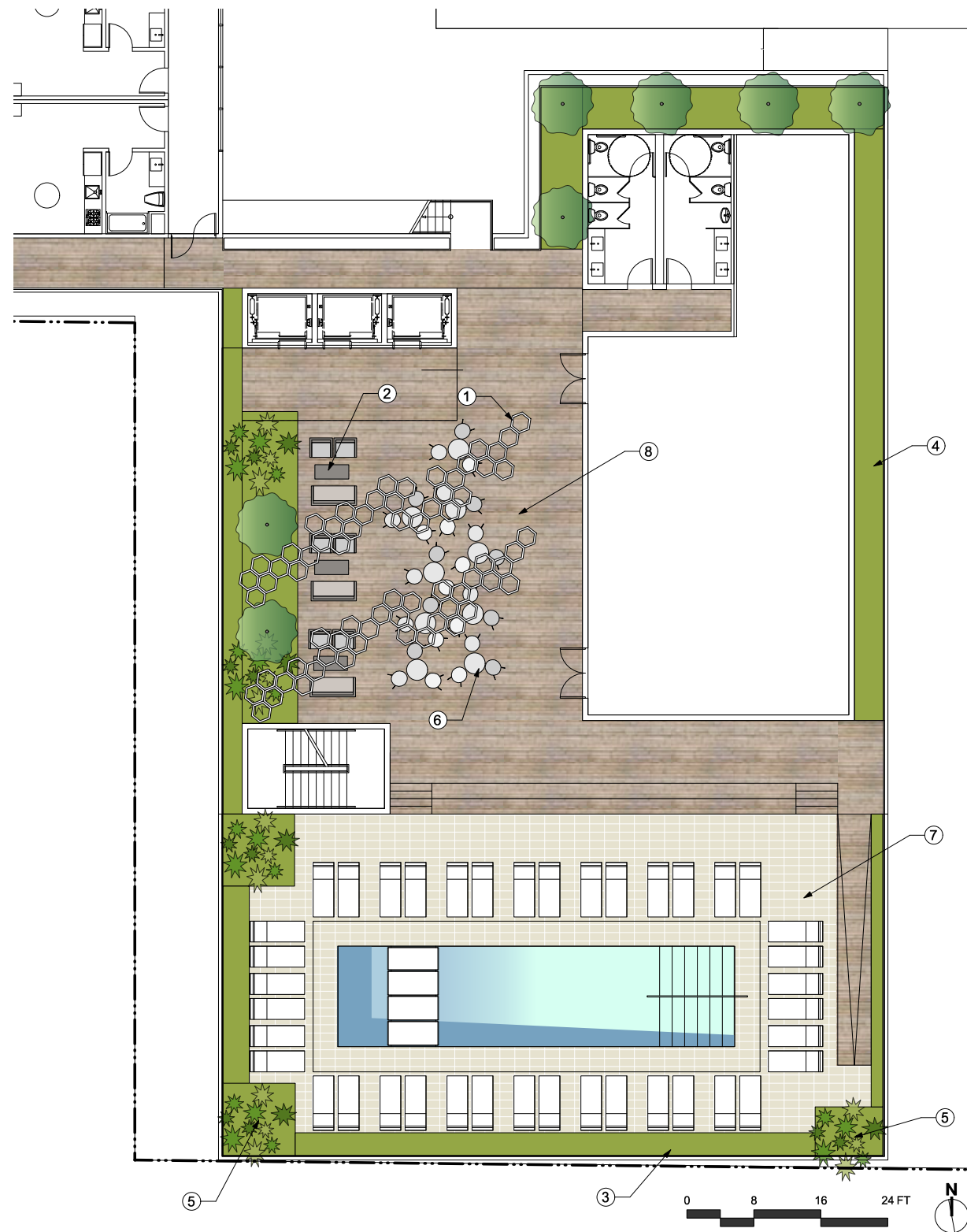
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GREEWALL SCHEMATIC PLANT LIST

- Aconium "Mint Sauer,"
- Accorugrminneus,
- Aloë Semia
- Adiantumpedatum
- Blechnum
- Campanula Porchanskiana,
- Carex fraseri,
- Crassula
- Cissurhombifolia,
- Cupressumacrocarpa,
- Daphniznuom,
- Dryopteris erythrosa,
- Davallitrichomanoides,
- Euphorbia
- Anthericumanderi,
- Fatsiagaponica,
- Glechomihederacea,
- Gaultheriaprocumbens,
- Hedera helix (ivy),
- Iris,
- Pelleatundifolia,
- Iberis sempervirens,
- Juniper. procumbens nana,
- Lomandralongifolia,
- Fuchsia
- Nephrolepisordata,
- Ophiopogonspenicus,
- Oxaliregana,
- Pellea faicata
- Polypodum
- Erigeron
- Polystichurms sinensis,
- Plectranthus,
- Polystichumunitum,
- Tradescantia
- Pyrosia (staghorn fern),
- Sedumdasyphyllum,
- Selaginella (moss),
- Sileneauriflora,
- Soleroli (baby tears),
- Sequoiakempervirens,
- Saxifraga
- Achemilla
- Vacinum
- Sesleria
- Cymbalaria muralis,
- Viasea Viola hederacea

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PLAN NOTES

- ① OVERHEAD VINE TRELLIS
- ② LOUNGE SEATING
- ③ BAR SEATING
- ④ CONTINUOUS RAISED PLANTER
- ⑤ SPECIMEN TREE ALOE
- ⑥ INFORMAL CAFE/BAR SEATING
- ⑦ PORCELAIN CERAMIC POOL DECK PAVERS
- ⑧ MULTI-PURPOSE OUTDOOR EVENT SPACE

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