



**NOTICE OF AVAILABILITY OF A  
 DRAFT SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT**

**To:** All Interested Persons and Agencies      **From:** Department of Planning & Development Services  
**Project Title:** 7617 Santa Monica Boulevard Project      **Date:** October 24, 2019

**Lead Agency:** City of West Hollywood      **Project Applicant:** La Terra Development, LLC  
 Planning & Development Services Department      1880 Century Park East, Suite 600  
 8300 Santa Monica Boulevard      Los Angeles, CA 90025  
 West Hollywood, California 90069

Pursuant to California Public Resources Code (PRC) Section 21165, the City of West Hollywood is the Lead Agency responsible for preparing an Sustainable Communities Environmental Assessment (SCEA) addressing potential impacts associated with the development of a new 4-story, mixed-use residential building (project).

**Project Location:**

The project site is located at **7617 Santa Monica Boulevard** on the north side of Santa Monica Boulevard between North Curson Avenue and North Spaulding Avenue. The site encompasses approximately 31,400 square feet, or 0.72 acres. The site is currently developed with an existing 1-story car wash (commonly known as Madison Express Car Wash). The existing car wash consists of approximately 4,910 square feet of building area, in addition to other related structures and surface parking area.

**Project Description:**

The project involves the construction of a new 4-story, mixed-use residential building. The proposed building would be approximately 63,560 square feet in size and would also include a 2-level subterranean parking garage. The building would be approximately 45 feet in height to the top of the main roof and would have an allowable floor area ratio (FAR) of 2.025. The building would contain 71 residential units (including 6 very low income and 5 moderate-income affordable housing units ) and approximately 9,240 square feet of ground-floor commercial uses. The ground-floor commercial uses would have frontages along Santa Monica Boulevard, with surface parking available on the back of the site. The residential units would be located on floors 2 through 4, with access provided by two elevators and a stairwell located at the core of the building.

**Environmental Determination and Review**

The City has determined that the proposed project qualifies as a Transit Priority Project under the California Public Resources Code (PRC) Section 21155. Transit Priority Projects may utilize a new type of environmental analysis called a Sustainable Communities Environmental Assessment (SCEA). This document includes an initial study and a SCEA analysis. A SCEA looks at the project with all applicable mitigation measures from other applicable environmental impact reports (i.e. West Hollywood General Plan EIR, SCAG's 2016-2040 RTP/SCS Program EIR) and then looks to see if significant environmental impacts exists with that mitigation applied. With incorporation of mitigation measures, the Draft SCEA determined that all potentially significant effects would be reduced to a less than significant level.

**Public Review Period**

Due to the time limits mandated by state law, any response to this NOA should be sent at the earliest possible date. There will be a 30-day public review period for interested individuals to submit written comments. The public review period **begins Thursday, October 24, 2019 and ends Monday, November 25, 2019.**

**Availability of Documents**

The SCEA/ Initial Study has been prepared and will be available on the City's Current and Historic Preservation Planning webpage.

**Public Comments**

This Notice of Availability (NOA) 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 content of the environmental information. 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:

Adrian Gallo, Associate Planner  
 City of West Hollywood  
 Planning & Development Services Department  
 8300 Santa Monica Boulevard  
 West Hollywood, CA 90069-6216  
 Phone: (323) 848-6475  
 Email: [agallo@weho.org](mailto:agallo@weho.org)

**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: October 24, 2019  
 Signature: Angela P. Pishchikova

Yvonne Quarker, City Clerk

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