



City of West Hollywood Community Development Department

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

To: All Interested Persons and Agencies **From:** City of West Hollywood Dept. of Planning & Development Services

Project Title: **8555 Santa Monica Boulevard
Mixed-Use Project** **Date:** October 14, 2021

Lead Agency: City of West Hollywood **Project Applicant:** Soto Capital, LP
Dept. of Planning & Development Services P.O. Box 17119
8300 Santa Monica Boulevard Beverly Hills, CA 90209
West Hollywood, California 90069

A Recirculated Draft Environmental Impact Report (DEIR) has been prepared for the proposed 8555 Santa Monica Boulevard Mixed-Use 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 8555 Santa Monica Boulevard in the City of West Hollywood. The project site encompasses 61,097 square feet (sf) (approximately 1.4 acres) and includes six (6) parcels (APNs: 4339-005-009, 4339-005-010, 4339-005-011, 4339-005-012, 4339-005-013, and 4339-005-025). 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 April 12, 2013 and a scoping meeting was held on April 22, 2013. After the NOP period, the project was revised to add residential lots to the project site (along West Knoll Drive) and incorporate modifications based on neighborhood input. A second scoping meeting was held on August 22, 2016. A Draft EIR was circulated for a 45-day public review period that began on June 29, 2017 and concluded on August 21, 2017. After the public comment period, the project site was further expanded to include an additional residential lot and other modifications. The City of West Hollywood has prepared the Recirculated Draft EIR to analyze environmental impacts of the proposed project based on changes made to the project and regulatory changes after its original circulation in 2017.

Project Description:

The proposed project would involve the demolition of the three existing two-story commercial structures (approximately 27,338 square feet) as well as four existing one-story single-family residences and surface parking areas, and the construction of a mixed-use development on the same site. The proposed project would be 55 feet in height and would include 111 apartment units (17 of which would be designated as affordable housing), 3,983 square feet of restaurant and cafe uses, 15,494 square feet of live/work use (12 units), 14,488 square feet of retail space, a 3,643 square foot hair salon, and 6,711 square feet of creative office space. The project also includes three levels of parking with 346 vehicle parking spaces (which is 10 spaces less than the required number of spaces for the project) and 133 bicycle parking spaces. One level of the parking structure would be fully subterranean. The first floor and mezzanine parking levels would be partially subterranean.

Summary of Impacts:

A Recirculated 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 forest resources and mineral resources would occur as a result of the proposed project. Impacts to aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, population and housing, public services, recreation, transportation, and utilities and service systems would be less than significant. Impacts related to biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources would be potentially significant but mitigable. The proposed project would result in a temporary significant and unavoidable adverse impact related to construction noise.

Public Comment Period:

The public comment period for this Recirculated Draft EIR will begin on Thursday, October 14, 2021, and end on Monday, November 29, 2021 at 5:00 p.m. (comment letters must be received by 5:00 p.m. on Monday, November 29, 2021). The City requests that comments be limited to the material contained in the Recirculated Draft EIR.

Copies of the Recirculated Draft EIR are available for review at the Department of Planning and Development Services (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 or via email to:

City of West Hollywood – Department of Planning and Development Services
Attn: Laurie Yelton, Associate Planner
8300 Santa Monica Boulevard
West Hollywood, California 90069
Email: Lyelton@weho.org

Public Hearings:

The project will require Public Hearings before the City of West Hollywood Transportation and Planning Commissions. The date and time for the Transportation and Planning Commission hearings have been tentatively scheduled, as specified below. For up-to-date meeting information, please visit www.weho.org.

Transportation Commission

Date: **November 17, 2021**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (call-in number available on the Transportation Commission agenda, to be posted one week prior to the hearing at <https://www.weho.org/city-government/boards-commissions/commissions/transportation-commission>)

Planning Commission

Date: **November 18, 2021**

Time: **6:30 p.m.**

Location: **Teleconference Meeting** via Zoom (call-in number available on the Transportation Commission agenda, to be posted one week prior to the hearing at <https://www.weho.org/city-government/boards-commissions/commissions/planning-commission>)

If you require additional information, please contact Laurie Yelton, Associate Planner in the City of West Hollywood Current and Historic Preservation Planning Division at (323) 848-6890; or via email at: lyelton@weho.org

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

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 this document was posted on:

Date: October 14, 2021
Signature: \\Alyssa T. Poblador\
Office of the City Clerk