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# Appendix A1

## IS/NOP



**City of West Hollywood**  
**Seventy-Eight Eleven Santa Monica Boulevard**  
**Initial Study**

*Prepared for:*

**City of West Hollywood**  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
*Contact: Scott Lunceford, AICP, Associate Planner*

*Prepared by:*

**Dudek**  
38 North Marengo Avenue  
Pasadena, California 91101

**OCTOBER 2016**



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## ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ADA	Americans with Disabilities Act
AQMP	Air Quality Management Plan
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAP	climate action plan
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of West Hollywood
CNDDDB	California Natural Diversity Database
CO	carbon monoxide
DPR	California Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
FAR	floor area ratio
GHG	greenhouse gas
GSF	gross square feet
LACFD	Los Angeles County Fire Department
LADWP	Los Angeles Department of Water and Power
LSTs	localized significance thresholds
NO <sub>x</sub>	oxides of nitrogen
NO <sub>2</sub>	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
O <sub>3</sub>	ozone
PM <sub>2.5</sub>	fine particulate matter
PM <sub>10</sub>	coarse particulate matter
proposed project	Seventy-Eight Eleven Santa Monica Boulevard Project
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
sf	square foot; square feet
SO <sub>2</sub>	sulfur dioxide
SUSMP	Standard Urban Stormwater Mitigation Program
SWPPP	stormwater pollution prevention program
SWRCB	State Water Resources Control Board

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# 1 INTRODUCTION

1. **Project Title:** Seventy-Eight Eleven Santa Monica Boulevard Project
2. **Lead Agency:** City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, California 90069
3. **Contact Person:** Scott Lunceford, AICP, Associate Planner  
Phone: 323.848.6427  
Email: slunceford@weho.org
4. **Project Location:** 7811 Santa Monica Boulevard, 1114 North Orange Grove Avenue, 1118 North Orange Grove Avenue and 1125 North Ogden Drive  
West Hollywood, California 90048
5. **Project Sponsor's Name and Address:** Faring Capital LLC  
8899 Beverly Boulevard, Suite 812  
West Hollywood, California 90048
6. **General Plan Designation:** CC2 (Commercial, Community 2) and R3B (Multifamily Medium Density Residential - 35' 3 Stories - 1 dwelling units/1210 square feet of lot area)
7. **Zoning:** CC2 (Commercial, Community 2) and R3B (Multifamily Medium Density Residential - 35' 3 Stories - 1 dwelling unit/1210 square feet of lot area)

## 8. Description of Project:

The Seventy-Eight Eleven Santa Monica Boulevard Project (proposed project) would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure with a height of 71.5 feet at its tallest point. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery. These uses would be developed on an approximately 0.92-acre site located within the City of West Hollywood (City) consisting of the following addresses: 7811 Santa Monica Boulevard, 1114 and 1118 North Orange Grove Avenue, and 1125 North Ogden Drive. Figure 1 shows the location of the project site in a regional context, and Figure 2 shows the location of the project site in a local context. As shown in Figure 2, the site is bounded to the west by North Orange Grove Avenue, a two-lane, north-south street, to the south by Santa Monica Boulevard, a four-lane, east-west street; and to the east by North Ogden Drive, a two-lane, north-

south street. The project site has approximately 100 feet of street frontage along Santa Monica Boulevard, approximately 100 feet of street frontage along North Orange Grove Avenue, and approximately 45 feet of street frontage along North Ogden Drive. While the site has street frontages to the west, south, and east it is bound by other commercial and residential properties to the east, commercial to the west, and Fountain Day School and residential uses to the north.

The characteristics of the proposed project are summarized in Table 1 and are depicted on the conceptual site plans shown in Figure 3. The proposed building would include approximately 65,888 sf of hotel and commercial space with a total of 78 hotel rooms, 59,946 sf of residential space, 14,176 sf of common area, and 105,752 sf of parking area. Of the 88 residential units, at least fifteen units would be affordable housing units, including eight very low-income units, and seven moderate-income units. The residential units would be composed of 9 two-bedroom units, 69 studio units, and 10 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 three subterranean levels of parking. Building elevations are depicted in Figures 4, 5, 6, and 7. The project would have a Floor Area Ratio (FAR) of 3.47, which is slightly less than what is allowable for the project site. Approximately 264 parking spaces would be available to serve the proposed project, with approximately 52 additional parking spaces available for public parking. 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 proposed project site. Pedestrians could access the site via North Orange Grove Avenue, Santa Monica Boulevard, or Ogden Drive.

**Table 1**  
**Proposed Project Characteristics**

<b>Parcels</b>	5530-002-067; 5530-002-019; 5530-002-027	
<b>Project Site</b>	40,186 sf (0.92 acres)	
<b>Area of Proposed Site Uses in Square Feet (sf)</b>	Building Area	Gross Residential Area: 59,946 Gross Hotel and Commercial Area: 65,888 Gross Common Area: 14,176 Gross Parking Area: 105,752 <b>Total Gross Square Feet (GSF) (including roof, parking and non-FAR: 269,484</b>
	Building Area (FAR)	Total GSF – CC2 (FAR): 113,324 Total GSF – R3B (FAR): 12,510
	Outdoor Areas	<b>CC2</b> Common Outdoor Area: 13,426 Private Outdoor Area: 3,930 Private Outdoor Area as Part of Common Outdoor Area: 6,570 <b>R3B</b> Common Outdoor Area: 750 Private Outdoor Area: 726 Private Outdoor Area as Part of Common Outdoor Area: 354 <b>Total Outdoor Area: 18,832</b>

**Table 1**  
**Proposed Project Characteristics**

<b>Parking</b>	<ul style="list-style-type: none"> <li>• A total of 264 parking spaces would be provided.</li> <li>• 7 Americans with Disabilities Act (ADA) compliant spaces</li> <li>• 223 standard spaces</li> <li>• 34 compact stalls</li> <li>• 5 electric vehicle spaces</li> </ul>
<b>Building Height</b>	<ul style="list-style-type: none"> <li>• 71.5 feet (6 aboveground levels)</li> </ul>
<b>Floor Area Ratio</b>	<p><b>CC2</b> Hotel - 2.1:1 (68,538 FAR sf / 32,637 gross lot area sf) Residential - 1.375:1 (44,876 FAR sf / 32,637 gross lot area sf) Overall – 3.475</p> <p><b>R3B</b> NA</p>
<b>Density</b>	<p><b>CC2</b> NA</p> <p><b>R3B</b> Gross lot area: 7,487 Base density: 1 dwelling unit/1,210 sf Affordable housing density bonus: 35% (2.1 units) Total units: 9</p>

**Note:** NA= not applicable

All data provided in this table are approximated.

<sup>1</sup> The City defines floor area ratio (FAR) as the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum gross floor area allowed on a site (including all structures on the site). The maximum gross floor area of all structures permitted on a site is determined by multiplying the FAR by the total area of the site (FAR x Site Area = Maximum Allowable Gross Floor Area). Basement area is not included in calculation of floor area ratio.

The project site is currently built out with a one-story, L-shaped, approximately 10,000 sf commercial building and a surface parking lot at the 7811 Santa Monica Boulevard address. A surface parking lot providing parking for 45 vehicles occupies the property at 1114 North Orange Grove Avenue and 1118 North Orange Grove Avenue. A total of 7 multi-family residential units, of which 5 are currently occupied, are located at 1125 North Ogden Drive. The existing commercial building, surface parking lots, and multi-family residential units would be demolished under the proposed project. Construction of the proposed project is anticipated to take approximately 18 months to complete, starting in January 2018 and ending in June 2019. It is estimated that the project site would be occupied and in operation by July 2019.

***Existing Zoning and Land Use Designations***

The project site is located within the CC2 (Commercial, Community 2) and R3B (Multifamily Medium Density Residential - 35' 3 Stories - 1 dwelling unit/1210 square feet of lot area) zoning districts. The portion of the site that fronts Santa Monica Boulevard and North Orange Grove Avenue is within the CC2 zone and the portion of the site that fronts North Ogden Drive is within the R3B zone. Table 2 summarizes several requirements of each zone.

**Table 2  
Existing Zoning**

<b>Zone</b>	<b>CC2 (frontage on Santa Monica Boulevard and North Orange Grove Avenue)</b>	<b>R3B (frontage on North Ogden Drive)</b>
APNs within zone	5530-002-067; 5530-002-019	5530-002-027
General Purpose	The CC2 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 zoning district 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. Mixed-use developments with residential and office uses above businesses are encouraged, except in areas subject to the commercial-only overlay district.	The R3 zoning district provides for the development of a wide range of multi-family 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 multi-family residential neighborhoods.
Permitted Uses <sup>1</sup>	Retail, restaurant, office, wholesale design showroom, art studios, fitness facilities, libraries, museums, vehicles sales, and media production	Child day care centers, courtyard housing, home businesses, multi-family dwellings, residential care facilities, single-family dwellings
Allowable Floor Area Ratio (FAR) <sup>2</sup>	2.00	NA
Residential Density	NA	1 unit for each 1,210 sf of site area
Allowable Height	4 stories; 45 feet	3 stories; 35 feet.

**Notes:** NA= not applicable

<sup>1</sup> Refer to Table 2-5 in Section 19.10.030 of the City's Municipal Code for a complete list of permitted uses in commercial zoning districts. Refer to Table 2-2 in Section 19.06.030 of the City's Municipal Code for a complete list of permitted uses in residential zoning districts.

<sup>2</sup> The City defines FAR as the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum gross floor area allowed on a site (including all structures on the site). The maximum gross floor area of all structures permitted on a site is determined by multiplying the FAR by the total area of the site (FAR x Site Area = Maximum Allowable Gross Floor Area). Basement area is not included in calculation of FAR.

**Source:** City of West Hollywood Municipal Code, Chapters 19.06 and 19.10

The West Hollywood General Plan identifies the project site as being located in the Santa Monica/Fairfax Transit District Commercial Sub-area, which supports a significant number of transit routes and transfer points. The area is characterized by service and retail businesses oriented to the local community. The project site is not currently located within a specific plan area.

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 and 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 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 stop to the project site is at the intersection of Fairfax Avenue and Santa Monica Boulevard. The project site is located within one-tenth of one mile of a Major Transit Stop.

### **9. Surrounding land uses and setting:**

Directly north of and adjacent to the project site are multi-family homes, one of which is currently operating as the Fountain Day School. Directly east of the southern portion of the project site is a commercial building occupied by Executive Car Leasing. Further east of the project site, across North Ogden Drive, are several commercial buildings occupied by Odessa Grocery; Tashman Home Center; Quality Electronics; Payment Alliance International, Inc.; and Launderland Coin Laundry. Multifamily residences are also located east of the project site, across North Ogden Drive. Directly south of the proposed project site is Santa Monica Boulevard. Further south of Santa Monica Boulevard are several commercial buildings occupied by Chevra Kadisha Mortuary, Alternative Herb Health Services, Cherry Garden, Brothers Market and Atlas Auto Leasing. Directly west of the project site are several commercial buildings, including Farmacy West Hollywood, Euro Design Auto Crafts. Further west, across North Orange Grove Avenue, are several commercial buildings, which include Kung Pao China Bistro, Melodia, Stan's Tech Garage, and Optometry Center, Family Dental Center, Victoria's Jewelry, an Urgent Care Center, Medical Center, Whole Foods Market, Liquor Time Liquor, Stolichnaya Bakery, San Fair Cleaners, Plush Beauty Bar, Sharpening and Keys, and El Chile.

### **10. Required Approvals:**

The City is the lead agency for the proposed project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15367. The proposed project would require a number of land use entitlement approvals from the City, listed as follows:

- A Development Permit to allow the construction of a new approximately 269,484 -square foot mixed-use building, including approximately 65,888 square feet of hotel/commercial development and approximately 59,946 square feet of residential development at the Project site with a three-level subterranean parking garage;
- A Conditional Use Permit to allow the development of a hotel, including up to 78 guest rooms and associated amenities, including restaurant and rooftop uses.
- A Minor Conditional Use Permit to allow the sale of variety of alcoholic beverages for on-site consumption in connection with an approximately 5,054-square foot restaurant space at the Project site, including a “bohemian”-themed restaurant and bar located on the first level and subterranean level of the parking garage;
- A Parking Use Permit to allow the Applicant to provide parking for use by the general public of at least 52 of the 264 parking spaces provided as part of the Project;

- A Demolition Permit to allow the demolition of the existing structures at the Project site, including a approximately 10,000-square foot commercial building;
- A Minor Modification to allow an adjustment of 10% for the height of the proposed building; and
- An Administrative Permit to allow an approximately 310-square foot outdoor dining patio in connection with the proposed restaurant at the Project site.

Other ministerial approvals from the City and other regulatory agencies may include, but are not limited to, the following:

- Excavation, encroachment and construction permits
- State Water Resources Control Board – Applicant must submit a Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit
- Los Angeles Regional Water Quality Control Board – Applicant must submit a Notice of Intent to discharge groundwater during construction and to comply with the General Permit
- Los Angeles County Fire Department – Plan approval
- Los Angeles County Sheriff's Department – Plan approval
- Utility providers – Utility connection permits



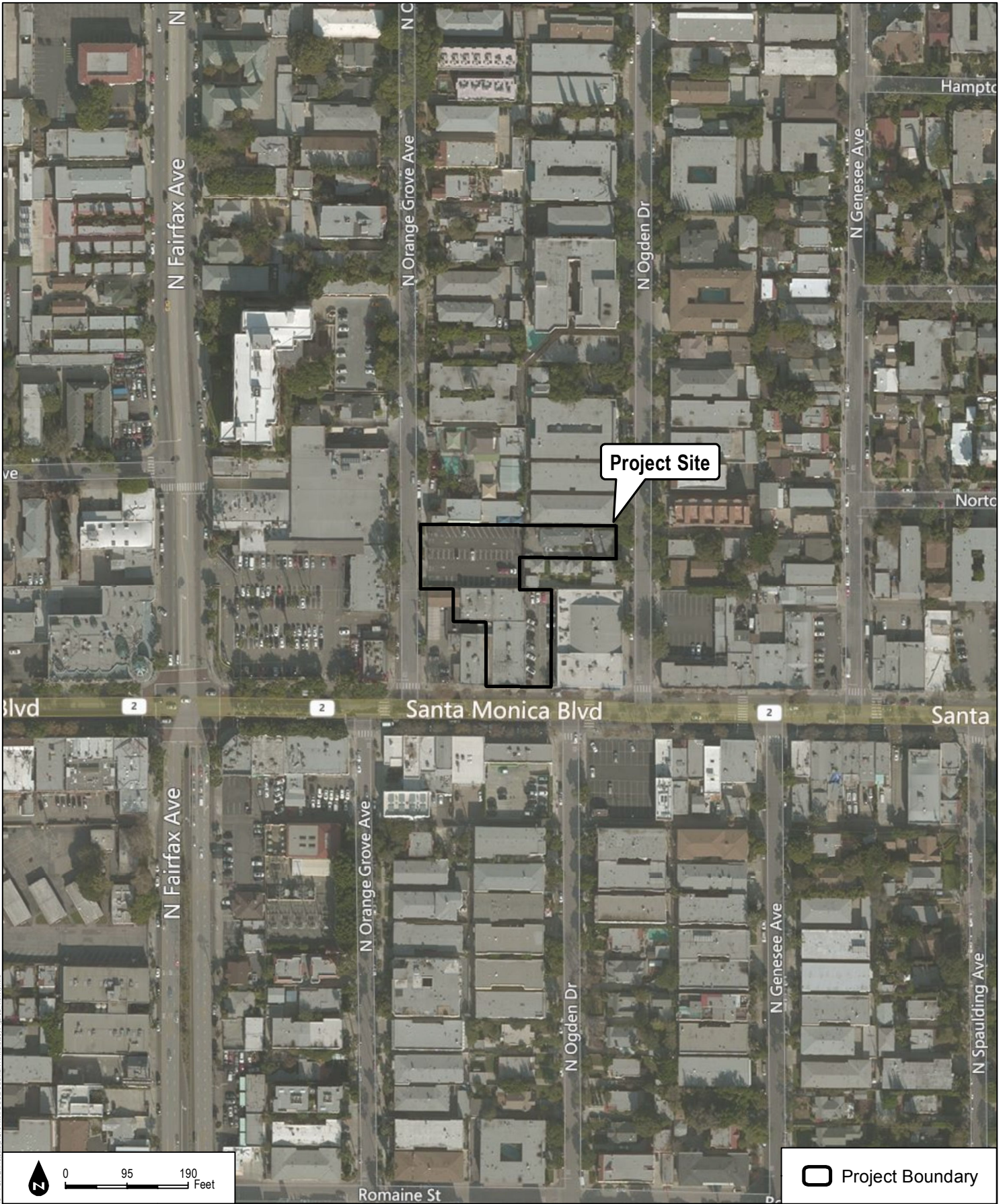
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Seventy-Eight Eleven Santa Monica Boulevard Initial Study

**FIGURE 1**  
**Regional Map**

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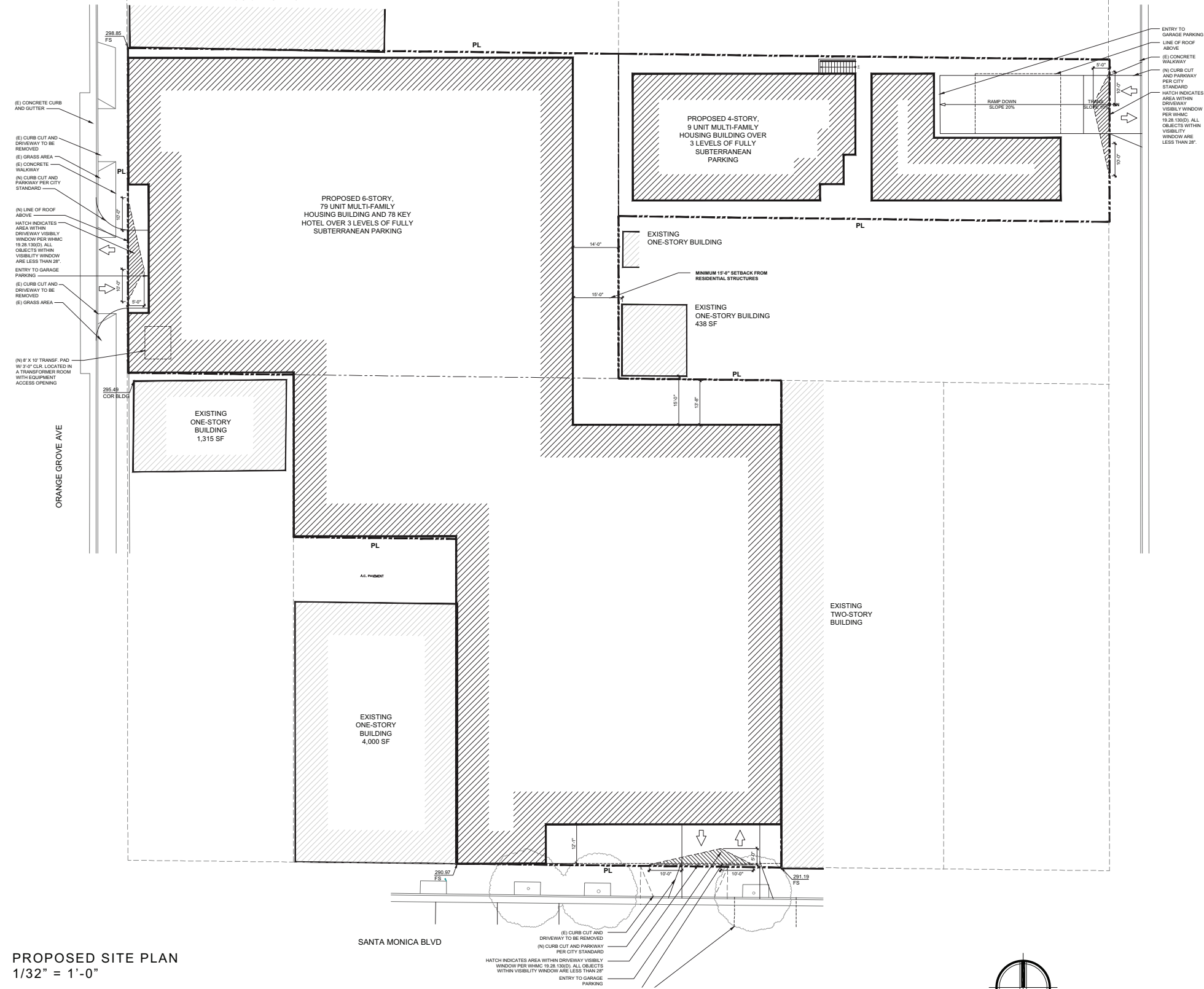
SOURCE: Bing Imagery, 2016.

Seventy-Eight Eleven Santa Monica Boulevard Initial Study

**FIGURE 2**  
Vicinity Map

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**SANTA MONICA / ORANGE GROVE - CITY OF WEST HOLLYWOOD**



**CONSTRUCTION:**

- GROUND FLOOR, PODIUM: TYPE IA
- SOUTH (HOTEL) VOLUME, LEVEL 02-06: TYPE IA
- NORTH (RES.) VOLUME, LEVEL 02-06: TYPE IIIB

\* Construction type IA and IIIB separated by fire wall and horizontal exit (noted in plans)

**OCCUPANCY:**

R-1, R-2, A-2, A-3, B, S

**ALLOWABLE HEIGHT / AREA PER CBC TABLE 503 AND SECTION 506.4**

**TYPE IA**  
Applies to ground floor podium and south (hotel) volume, levels 02-06

HEIGHT: UL  
AREA: UL

**TYPE IIIB**  
Applies to north (residential) volume, levels 02-06

HEIGHT: 5 STORIES, 75' (SPRINKLERED)  
AREA: 16,000 SF (NORTH VOLUME ONLY)

**PROPOSED SITE PLAN**  
1/32" = 1'-0"  
FARING CAPITAL: 7811 Santa Monica Blvd, West Hollywood



SOURCE: R&A, 04/26/2016.

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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, 04/26/2016.

**DUDEK**

Seventy-Eight Eleven Santa Monica Boulevard Initial Study

**FIGURE 6**  
**Proposed East Elevation**

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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 NORTH ELEVATION  
3/64" = 1'-0"

FARING CAPITAL: 7811 Santa Monica Blvd, West Hollywood

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## 2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics                 | <input type="checkbox"/> Agriculture and Forestry Resources         | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                  | <input checked="" type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Geology and Soils                             |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions   | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality                   |
| <input type="checkbox"/> Land Use and Planning                 | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population and Housing                | <input checked="" type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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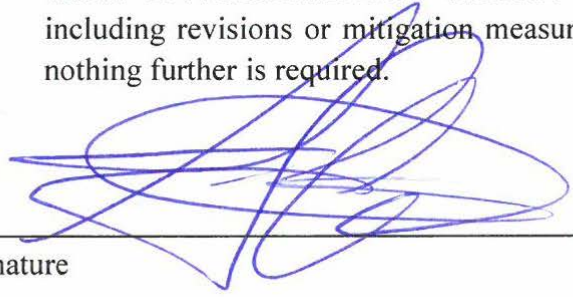


### 3 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

10/19/16

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## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

The following is a preliminary analysis of the proposed project's potential impacts relative to each of the environmental topics addressed in the CEQA Guidelines Appendix G Initial Study Checklist. In accordance with Section 15063 of the CEQA Guidelines, the analysis was prepared to identify the potential environmental effects of the proposed project and assist the lead agency in determining whether preparation of an Environmental Impact Report (EIR) is necessary. Additional analysis will be performed, as appropriate, as part of the EIR process.

### 4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of shade or shadow that would adversely affect shade/shadow sensitive structures or use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### a) Scenic Vistas

**Less than Significant Impact.** The project site is located in a highly developed urban area and is surrounded on all sides by development. The topography of the area surrounding the site is relatively flat; therefore, surrounding buildings, ornamental landscaping, and utility poles obstruct lines of sight through the project site and to the north, south, east, and west of the project site. Intermittent views of the Hollywood Hills can be observed by motorists and pedestrians from the north-south corridors that are formed by North Orange Grove Avenue and North Ogden Drive, which are located to the west and east of the project site, respectively. While the proposed project would have the potential to obstruct portions of this view, the existing views of the Hollywood Hills are intermittent and have already been substantially compromised by existing development. Therefore, impacts of the proposed project on scenic vistas would be less than significant, and no further analysis of this issue is required in the EIR.

## **b) State Highways**

**No Impact.** The nearest officially designated State Scenic Highway is a portion of State Highway 2 that extends through the San Gabriel Mountains, beginning just north of the City of La Cañada Flintridge. The portion of State Highway 2 that is officially designated as a State Scenic Highway is located approximately 13 miles northwest of the project site. In addition, the project site is located 8 miles west of State Route 110, Arroyo Seco Historic Parkway. The project site is not visible from either of these designated highways, and the highways are not visible from the project site. Due to the distance from designated State Scenic Highways, the proposed project site is not within the viewshed of this State Scenic Highway or Historic Parkway. Therefore, impacts to state scenic highways would not occur, and no further analysis of this issue is required in the EIR.

## **c) Visual Character / Quality**

**Potentially Significant Impact.** The proposed project involves demolition of a commercial building, two surface parking lots, and two multi-family residential structures. The proposed project would also include removal of an existing ornamental tree located along Santa Monica Boulevard and one street tree in the location of the proposed project driveway on North Ogden Drive. The demolition and construction processes would alter the visual character of the project site, as observed from Santa Monica Boulevard, North Orange Grove Avenue, and North Ogden Drive. However, the demolition and construction process would be temporary and would be confined to the project site. The proposed project would replace the existing commercial structure, multi-family residential structures, and surface parking lots with a six-story hotel/commercial/residential building and would introduce new landscaping to the site. Operation of the proposed project would result in a permanent change in the visual character of the site by introducing a structure that is several stories taller than most commercial development in the area. Photo-renderings will be prepared and included with the EIR to show the change in views from surrounding key observation points. Impacts are potentially significant and this topic will be examined further in the EIR.

## **d) Light and Glare**

**Potentially Significant Impact.** The existing commercial buildings, residential buildings, and surface parking lots on the project site have nighttime building lighting and security lighting. However, the proposed project may result in additional sources of light and glare relative to those that currently exist on the site; therefore, impacts are potentially significant. Potential changes in light and glare that would be emitted from the site as a result of the proposed project will be examined further in the EIR.

**e) Shade / Shadow**

**Potentially Significant Impact.** The proposed hotel/commercial/residential building would be five stories taller than the buildings on the existing site and within the immediate surroundings of the project site. Therefore, the proposed project would have the potential to cast additional shade and shadows on the adjacent commercial buildings and multi-family residences as well as the Fountain Day School immediately to the north. A shade and shadow analysis will be included within the EIR to show the extent of the shadows that would be cast by the proposed building. Further investigation is required. Impacts are potentially significant and this topic will be examined in the EIR.

**References**

California Department of Transportation (Caltrans). 2016. California Scenic Highway Mapping System. Accessed May 2016. [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).

**4.2 Agriculture and Forestry Resources**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Conversion of Farmland**

**No Impact.** The project site and surrounding area are characterized by features typical of an urban landscape. As shown on the Los Angeles County Important Farmland map, the project

site does not include any areas mapped by the Farmland Mapping and Monitoring Program as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2016a). Implementation of the proposed project would not involve changes that could result in conversion of farmland to non-agricultural use, as no agricultural uses or farmland exist on the project site or in close proximity to the project site. Furthermore, the site is already graded, paved, and developed. Therefore, because the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance to a nonagricultural use, no impact would result, and no further evaluation of this issue is required in the EIR.

#### **b) Agricultural Zoning and Williamson Act Contracts**

**No Impact.** The project site is currently located within the CC2 (Commercial, Community 2) and the R3B (Multifamily Medium Density Residential) zoning districts. As shown on the Los Angeles County Williamson Act Fiscal Year 2015/2016 map, no areas that are under a Williamson Act contract exist on the project site or in the vicinity of the project site (California Department of Conservation 2016b). Therefore, implementation of the proposed project would not conflict with existing zoning for agricultural use, nor would it conflict with a Williamson Act contract. Therefore, no impact would occur, and no further evaluation of this issue is required in the EIR.

#### **c) and d) Forest Land**

**No Impact.** As described above, the project site is zoned for commercial use, as it is located within the CC2 (Commercial, Community 2) and the R3B (Multifamily Medium Density Residential) zoning districts. As such, the project site is not zoned for forest land, timberland, or timberland production. Furthermore, no forest land, timberland, or Timberland Production areas (as defined in California Public Resources Code Sections 12220 (g), 4526, or 51104 (g)) are located within or adjacent to the project site. Therefore, the project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. The project would be constructed on existing commercial and residential sites that are surrounded by fully developed areas. No impact to forest land or timberland would occur as a result of the proposed project. Therefore, no further evaluation of this issue is required in the EIR.

#### **e) Indirect Conversion of Farmland or Forest Land**

**No Impact.** As characterized above, no farmland or forest land is located on the project site or within the vicinity of the project site, as the area is urbanized and developed with commercial and residential uses. No farmland or forest land would be converted or otherwise affected as a result of implementation of the proposed project, and no impact would occur. Therefore, no further evaluation of this issue is required in the EIR.

## References

California Department of Conservation. 2016a. *Los Angeles County Important Farmland 2014*. [map]. 1:120,000. Sacramento, CA: Farmland Mapping and Monitoring Program. Map published April 2016. Accessed May 2016. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/los14.pdf>.

California Department of Conservation. 2016b. *Los Angeles County Williamson Act FY 2015/2016*. [map]. 1:120,000. Sacramento, CA: California Department of Conservation, Division of Land Resource Protection. 2016. Accessed May 2016. [ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA\\_15\\_16\\_WA.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf).

### 4.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### a) Air Quality Plans

**Potentially Significant Impact.** The proposed project is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The most recent applicable air quality plan is the SCAQMD 2012 Air Quality Management Plan (AQMP), which includes reduction and control measures that are outlined to mitigate emissions based on existing and projected land use and development. Projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors are consistent with the underlying regional plans used to develop the SCAQMD AQMP. Considering the proposed project would include new housing, would involve employment growth, and would generate additional vehicle trips to the project vicinity there is the potential for the project to result in conflicts with an applicable air quality plan. Further

investigation is required to determine if the proposed project could result in growth not included in the AQMP. Given the potential for employment growth and increased air quality impacts, the EIR will evaluate the project's consistency with the SCAQMD 2012 AQMP.

#### b) Air Quality Standards

**Potentially Significant Impact.** Construction and operation of the proposed project may result in short-term and long-term emissions of air pollutants from mobile and/or stationary sources, which would have the potential to exceed air quality standards. Therefore, air quality impacts could be potentially significant, and air quality emissions will be analyzed as part of the EIR to determine the level of significance of the short- and long-term impacts.

#### c) Criteria Pollutants

**Potentially Significant Impact.** The entire SCAB is designated as a nonattainment area for both federal and state ozone (O<sub>3</sub>) standards and fine particulate matter (PM<sub>2.5</sub>) standards. The SCAB is designated as an attainment area under the state and federal standards for nitrogen dioxide (NO<sub>2</sub>). The SCAB is designated as an attainment area for federal and state carbon monoxide (CO) and sulfur dioxide (SO<sub>2</sub>) standards. While the SCAB has been designated as an attainment area for the federal coarse particulate matter (PM<sub>10</sub>) standard, it is a nonattainment area for the state PM<sub>10</sub> standards. Air quality emissions anticipated to result from construction and operation of the proposed project could be potentially significant and as such will be quantified as part of the EIR. This analysis will indicate whether the proposed project would result in a cumulatively considerable net increase in criteria air pollutants for which the SCAB has been designated non-attainment.

#### d) Sensitive Receptors

**Potentially Significant Impact.** Sensitive receptors are those more susceptible to the effects of air pollution than are the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. The project site is surrounded by residential and commercial development and the Fountain Day School is located immediately north of the proposed project. Construction and operation of the proposed project may have the potential to expose sensitive receptors, such as the nearby residences, commercial development, and Fountain Day School, to increased pollutant concentrations. The SCAQMD recommends that a project's construction emissions be assessed with respect to the SCAQMD's Localized Significance Thresholds (LSTs). The LSTs are intended to assess whether development of a project—primarily the CO, oxides of nitrogen (NO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub> emissions generated during construction—would cause or contribute to exceedances of ambient air quality standards at sensitive receptors near the project site. There is a potential for the



project to result in significant air quality impacts. As such, the air quality analysis in the EIR will determine conformance with the LSTs using the lookup tables and the construction emission estimates from the California Emissions Estimator Model (CalEEMod) and will determine whether potential effects to sensitive receptors would occur as a result of the proposed project.

**e) Odor**

**Less than Significant Impact.** The proposed project would involve construction of residential units, hotel rooms, and related uses as well as an art gallery space. None of these intended uses are listed on Figure 4-3 of the 1993 SCAQMD CEQA Air Quality Handbook as uses that require analysis of odor impacts. Further, these uses are not identified on Figure 5-5, Land Uses Associated with Odor Complaints, of the Handbook. Substantial objectionable odors are normally associated with such uses such as agriculture, wastewater treatment, industrial facilities, or landfills. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and impacts would be less than significant.

**References**

CARB (California Air Resources Board). 2016. *State Area Designations*. Area Designations Maps / State and National. Last reviewed May 5, 2016. <http://www.arb.ca.gov/desig/adm/adm.htm>.

EPA (U.S. Environmental Protection Agency). 2016. “Region 9: Air Quality Analysis, Air Quality Maps.” Last updated April 27, 2016. <https://www3.epa.gov/region9/air/maps/#cal>.

SCAQMD (South Coast Air Quality Management District). 1993. *CEQA Air Quality Handbook*.

SCAQMD. 2009. *South Coast Air Quality Management District Final Localized Significance Threshold Methodology*. Appendix C. Revised October 21, 2009.

**4.4 Biological Resources**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Candidate, Sensitive, or Special-Status Species**

**Less than Significant Impact.** Under existing conditions, the project site is developed with a commercial building, multi-family housing, and two surface parking lots. The areas surrounding the site are developed with commercial and residential uses. Vegetation on the project site is generally sparse, as it is located in a highly urbanized area. While the majority of the site is paved, it also contains four ornamental trees, consisting of three Chinese Elm (*ulmus parvifolia*) and one Carrotwood (*Cupaniopsis anacardioides*) tree. The site also contains several planters with ornamental shrubs.

Based on an electronic database review of the Beverly Hills quadrangle in the California Natural Diversity Database (CNDDDB), several sensitive species have historically been sighted in the general areas of the project site (CNDDDB 2014). However, based on the disturbed and developed condition of the site and the relative lack of suitable habitat, the potential for any known sensitive species to occur on the site is very low, as the project site and the project vicinity are highly urbanized with few natural areas that could support wildlife. The sensitive species near the project site would be expected to occur in undeveloped areas within the Hollywood Hills, located approximately one mile north of the project site. Therefore, the proposed project would

not have a substantial adverse effect on any species identified as candidate, sensitive, or special status in local or regional plans or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, impacts would be less than significant, and no further evaluation of this issue is required in the EIR.

#### **b) and c) Riparian Habitat / Wetlands / Sensitive Natural Communities**

**No Impact.** Because the trees and other landscaping present on the project site are situated in an urban environment and are ornamental in nature, they do not constitute a sensitive natural community in themselves. With the exception of the planters in which the trees and shrubs grow, the site is fully developed with impervious surfaces and does not contain any streams, water courses, or other riparian areas. Thus, riparian habitats, wetlands, and sensitive natural communities do not exist on the project site, and the proposed project would result in no impact on riparian habitats, wetlands, and other sensitive natural communities. Therefore, no further evaluation of this issue is required in the EIR.

#### **d) Wildlife Movement**

**Less than Significant Impact.** There are no wetlands or running waters within the proposed project area, and therefore, the proposed project would have no potential to affect the movement of migratory fish. The project site has been developed for over a half century and is located within a developed, urbanized area. Therefore, the site is not part of a wildlife corridor. Migratory or nesting birds that would have the potential to utilize the on-site trees would be protected under the Migratory Bird Treaty Act of 1918. Therefore, the proposed project would have a less than significant impact on the movement of native or resident species and on the use of native wildlife nursery sites. No further evaluation of this issue is required in the EIR.

#### **e) and f) Policies, Ordinances, Habitat Conservation Plans**

**No Impact.** The proposed project would involve the removal of two Chinese Elm trees and one Carrotwood tree in the location of the proposed project driveway on North Ogden Drive. The City has adopted a Heritage Tree Program to identify, maintain, and protect designated Heritage Trees throughout the City. The trees on the project site have not been listed under the Heritage Tree Program (City of West Hollywood 2016). Chapter 11.36 of the City's Municipal Code requires a permit to be obtained from the Director of Public Works prior to removing or otherwise altering trees and other plantings that are located on public property. Furthermore, Section 11.36.040 of this chapter states that any tree located on public property that is removed is required to be replaced with another tree, at the discretion and specification of the Director of Public Works. The proposed project would comply with all applicable permit requirements prior to the removal of any trees or plantings located on public property. Therefore, implementation of the proposed project would not conflict with local policies or ordinances protecting trees or other biological resources. No impact would occur, and no further evaluation of this issue is required in the EIR.

The City’s general plan does not designate any areas of the City as being within a habitat conservation plan (City of West Hollywood 2011). Furthermore, the City is not within any of the regional conservation plans designated by the state (CDFW 2015). Therefore, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat plan. No impacts would occur, and no further evaluation of this issue is required in the EIR.

**References**

City of West Hollywood. 2011. *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed May 2016. <http://www.weho.org/city-hall/download-documents/-folder-155>.

City of West Hollywood. 2016. *Designated Heritage Trees*. Heritage Tree Program. Accessed May 2016. <http://www.weho.org/city-hall/city-departments/public-works/facilities-and-field-services/heritage-tree-program>.

CDFW (California Department of Fish and Wildlife). 2015. *California Regional Conservation Plans* [map]. August 2015. Accessed May 2016.

CNDDDB (California Natural Diversity Database). 2014. “Data for sensitive species” [GIS data]. California Natural Diversity Database. Accessed October 2, 2014.

**4.5 Cultural Resources**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Historical Resources**

**Potentially Significant Impact.** The proposed project site is entirely developed with surface parking lots, a commercial building, and a residential building (see Table 3). The proposed project would involve demolition of one residential and one commercial building, identified as historic-

age buildings; therefore, impacts to historic resources are potentially significant (Los Angeles County Office of the Assessor 2016). As part of the process of identifying and assessing impacts to cultural resources in the EIR, the historic-age properties will be recorded and evaluated for historical significance against California Register of Historical Resources and local-level designation criteria on the appropriate State of California Department of Parks and Recreation Series 523 Forms (DPR forms). The results of the California Historical Resources Information System records search, archival and building permit research, Native American and local government/historical group consultation, intensive-level survey, and subsequent significance evaluations will be provided in a cultural resources technical report, and all DPR forms will be provided in an appendix to the EIR. The results of the cultural resources technical report, including potential impacts to historical resources under CEQA, will be further discussed in the EIR.

**Table 3  
Existing Site Uses**

APN	Existing Land Use	Location	Current Tenant	Proposed Demolition Plans
5530-002-067	Surface parking lot	East portion of parcel (7811 Santa Monica Boulevard)	Parking lot	Proposed for demolition
	One-Story Commercial Building	West portion of parcel (7811 Santa Monica Boulevard)	Brick (CrossFit Gym)	Proposed for demolition
5530-002-019	Surface parking lot	Entire parcel (1114 North Orange Grove Avenue)	Parking lot	Proposed for demolition
5530-002-027	Multi-family residential	Entire parcel (1125 North Ogden Drive)	Private residents	Proposed for demolition

**b), c) and d) Archeological Resources / Paleontological Resources / Human Remains**

**Potentially Significant Impact.** The proposed project site has been developed since at least the early 1900s and is currently developed with commercial buildings, multi-family residential and surface parking lots. Therefore, it is not anticipated that the site contains any surface-level archeological or paleontological resources or human remains. However, ground-disturbing activities associated with construction of the proposed project, such as excavation of the three-level subterranean parking garage and grading of the site, has the potential to damage or destroy intact subsurface archeological deposits, paleontological resources, and human remains that may be present below the ground surface. In the event this were to happen, impacts would be significant. The EIR will therefore discuss the potential for such resources to be impacted by the proposed project and, if necessary, identify mitigation measures to reduce impacts of the proposed project on any archeological resources, paleontological resources, or human remains that may be present.

## 4.6 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a) Exposure to:

#### i) *Fault Rupture*

**Less than Significant Impact.** The project site is not located within an Alquist-Priolo earthquake fault zone as defined by the State Geologist, nor is it located on or near a known fault. However, the project site is located in the seismically active region of Southern California. Numerous active and potentially active faults have been mapped in close proximity to the City of West Hollywood. Notwithstanding, the project site is not indicated as being within a fault zone on any State or City map. Therefore, the project would not be exposed to hazards associated with surface fault rupture and impacts related to ground rupture would be less than significant.

### *ii) Seismic Ground Shaking*

**Less than Significant Impact.** As with any site in the Southern California region, the project site is susceptible to strong seismic ground shaking in the event of a major earthquake. Nearby active faults include the Hollywood Fault, the Santa Monica Fault, the Newport-Inglewood Fault Zone, the Raymond Fault, the Verdugo Fault, and the San Fernando Fault. These faults are capable of producing strong seismic ground shaking at the project site.

On-site structures would be required to be constructed to comply with the California Building Code (CBC). With adherence to the CBC, design and construction of the proposed development would be engineered to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for the site would take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. In addition, project construction would be subject to review and approval by City building and safety officials. Seismic hazard impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

### *iii) Seismic-Related Ground Failure / Liquefaction*

**No Impact.** The proposed project site is not located in a liquefaction hazard zone, as designated on the Seismic Hazard Zones map in the City's general plan and in the State of California Seismic Hazard Zones map (California Department of Conservation 1999; City of West Hollywood 2011). The geotechnical work that will be completed as part of the proposed project's engineering and design process, per the California Building Code and the Seismic Hazards Mapping Act, will include appropriate grading/earthwork practices; fill, foundation and material specifications; and other construction/design practices. Considering the proposed project is not located in a liquefaction hazard zone, no impacts would occur.

### *iv) Landslides*

**Less than Significant Impact.** The project site and surrounding areas have relatively flat topography, and the project site is not within the earthquake-induced landsliding zone designated on the Seismic Hazard Zones map in the City's general plan (City of West Hollywood 2011). The nearest areas that would be subject to landslides are the Hollywood Hills, located approximately one mile north of the project site. Numerous structures stand between the project site and the base of the hills. Therefore, the risk of landslides is considered low, and impacts would be less than significant. No further analysis of this issue is required in the EIR.

## **b) Erosion**

**Less than Significant Impact.** Temporary erosion could occur during project construction. However, construction activity would be required to comply with West Hollywood Municipal

Code Section 15.56.090. This Section requires storm water runoff containing sediment, construction materials or other pollutants from a construction site to be reduced to the maximum extent practicable. The following requirements would apply to the site:

- Sediment, construction wastes, trash and other pollutants from construction activities shall be reduced to the maximum extent practicable.
- Structural controls such as sediment barriers, plastic sheeting, detention ponds, filters, berms, and similar controls shall be utilized to the maximum extent practicable in order to minimize the escape of sediment and other pollutants from the site.
- Between October 1 and April 15, all excavated soil shall be located on the site in a manner that minimizes the amount of sediment running onto the street, drainage facilities or adjacent properties. Soil piles shall be bermed or covered with plastic or similar materials until the soil is either used or removed from the site.
- No washing of construction or other vehicles is permitted adjacent to a construction site. No water from the washing of construction vehicle or equipment on the construction site is permitted to run off the construction site and enter the municipal storm water system.
- Trash receptacles must be situated at convenient locations on construction sites and must be maintained in such a manner that trash and litter does not accumulate on the site nor migrate off site.
- Erosion from slopes and channels must be controlled through the effective combination of best management practices.

The requirements listed above would reduce temporary erosion-related impacts to less than significant. Further analysis of this issue in an EIR is not warranted.

### c) **Instable Geological Units and Soils**

**Less than Significant Impact.** Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Lateral spreading hazards may also be present in areas with liquefaction risks. The proposed project would be required to comply with CBC requirements related to these areas. With compliance with CBC requirements, impacts associated with lateral spreading, subsidence, or collapse would be less than significant. Further analysis of this issue in an EIR is not warranted.



**d) Expansive Soils**

**Less than Significant Impact.** Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. According to the City’s 2035 General Plan FEIR (2010), expansive soils exist in the City but are more prevalent in the southern part of the City, south of Santa Monica Boulevard. In addition, CBC Section 1808.6 requires special foundation design for buildings constructed on expansive soils. If the soil is not removed or stabilized, then foundations must be designed to prevent uplift of the supported structure or to resist forces exerted on the foundation due to soil volume changes or shall be isolated from the expansive soil. Compliance with CBC requirements would ensure protection of structures and occupants from expansive soils. Impacts would be less than significant, and further analysis of this issue in an EIR is not warranted.

**e) Septic Tanks**

**No Impact.** The proposed project would use the regional sewer system for disposal of wastewater, and therefore, would not require use of septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur, and no further analysis of this issue is required in the EIR.

**References**

California Department of Conservation. 1999. *State of California Seismic Hazard Zones – Beverly Hills Quadrangle*. [map]. 1:24,000. Division of Mines and Geology. Released March 25, 1999.

City of West Hollywood. 2011. “Safety and Noise” in *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed May 2016. <http://www.weho.org/city-hall/download-documents/-folder-155>.

**4.7 Greenhouse Gas Emissions**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Greenhouse Gas Emissions**

**Potentially Significant Impact.** Greenhouse gas (GHG) emissions would be generated as a result of construction and operational activities associated with the proposed project. Construction activities would result in GHG emissions from heavy construction equipment, truck traffic, and worker trips to and from the project site. Operation of the proposed project would generate GHG emissions associated with vehicle trips to and from the proposed project. Operation of the proposed project would also require electricity and natural gas, the consumption of which would result in GHG emissions. The proposed project would also generate GHG emissions associated with water supply, wastewater, and solid waste disposal. As global climate change is a cumulative impact, the proposed project would participate in this potential impact through its incremental contribution of GHG emissions combined with the cumulative increase of all other sources of GHGs. As such, impacts associated with GHGs would be potentially significant. The EIR will identify the sources of construction and operational GHG emissions, as well as the project design features that would be incorporated to reduce emissions, and will determine whether the proposed project would result in a significant cumulative increase in GHGs.

**b) Plans, Policies, and Regulations**

**Potentially Significant Impact.** The City adopted the City of West Hollywood Climate Action Plan (CAP) on September 6, 2011. The City’s CAP includes strategies and performance indicators to reduce GHG emissions from municipal and communitywide activities within the City (City of West Hollywood 2011). Impacts are potentially significant and further investigation is required to determine whether the proposed project would be consistent with the CAP.

**References**

City of West Hollywood. 2011. *City of West Hollywood Climate Action Plan*. Adopted September 6, 2011. Access September 30, 2014. <http://www.weho.org/city-hall/city-departments/community-development/general-plan-2035/west-hollywood-general-plan-2035-and-west-hollywood-climate-action-plan>.

**4.8 Hazards and Hazardous Materials**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### a) and b) Use of Hazardous Materials

**Potentially Significant Impact.** Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used during construction of the proposed project. Once construction is complete, construction-related fuels and chemicals would no longer remain on site. Hazardous materials that could be used during operation of the proposed project would include chemical reagents, cleaning solvents, fuels, paints, cleansers, pesticides, fertilizers, pool chemicals, oils, and miscellaneous organics and inorganics that are used as part of building maintenance, restaurant operation, and hotel operation. Use of these hazardous materials would be very limited, and transport, storage, use, and disposal of these materials would be subject to federal, state, and local health and safety requirements.

The proposed project involves the demolition of an existing commercial building at 7811 Santa Monica Boulevard and a multi-family residential building at 1125 North Ogden Drive. The

commercial building dates to the years of 1924 and 1960 and the residential building dates to the year 1949. These buildings may contain lead based paint and asbestos, as their construction predates regulation of these materials. Although it is not known whether the existing buildings contain these materials, precautions must be taken during demolition processes (Los Angeles County Office of the Assessor 2016). As such, there is the potential for hazardous materials impacts associated with demolition of the existing structures on the project site.

Although there would be limited use of hazardous materials associated with the proposed project and the proposed project would comply with health and safety regulations, impacts related to use and transport of hazardous materials are potentially significant. Further analysis of this issue is required in the EIR.

### **c) Hazardous Materials near Schools**

**Potentially Significant Impact.** The schools that are closest to the project site include Fountain Day School, Larchmont Charter School, ABC Little School, Laurel Span Elementary School, Laurel Children’s Center, and West Hollywood Children’s Academy. Fountain Day School is located immediately north of the proposed project site. All of the above schools are located between 0.16 miles and 0.45 miles of the project site. While the proposed project would involve use of limited quantities of hazardous materials, the transportation, storage, use, and disposal of these materials would be subject to federal, state, and local health and safety requirements. Although there would be limited use of hazardous materials associated with the proposed project and the proposed project would comply with health and safety regulations, impacts to nearby schools are potentially significant. Further analysis of this issue is required in the EIR.

### **d) Hazardous Materials Sites**

**Less than Significant Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 as was confirmed upon review of all Cortese List data resources (CalEPA 2016; DTSC 2016a, 2016b; SWRCB 2016a, 2016b). The closest leaking underground storage tank cleanup sites were identified 910 feet east and 1,100 feet west of the proposed project site, associated with the Los Angeles County Fire Station and a 76 Gas Station (#7261), respectively. However, both of these sites have a completed/case closed cleanup status (SWRCB 2016a). As such, the potential for the project site to result in hazardous impacts due to being included on a list of hazardous materials sites is less than significant. This issue will not be further evaluated in the EIR prepared for the project.

### **e) and f) Airport Safety**

**No Impact.** The project site is not located within a two-mile radius of any public airport or private airstrip. The closest airport to the project site is the Santa Monica Municipal Airport and is located approximately 7 miles southwest of the project site. Additionally, no airport land use

plans apply to the site. Therefore, the proposed project would not create an airplane safety hazard for people residing or working in the project area, no impacts would occur, and no further analysis of this issue is required in the EIR.

#### **g) Emergency Response Plans**

**Less than Significant Impact.** The City maintains the West Hollywood Emergency Plan, which is an all-hazards preparedness, emergency evacuation, response, and recovery plan. This plan addresses hazards such as fires, earthquakes, floods, terrorism, transportation accidents, public health emergencies, and hazardous materials accidents (City of West Hollywood 2011). Prior to construction of the proposed project, the proposed site plans would be required to undergo review by the Los Angeles County Fire Department (LACFD), which contracts with the City to provide fire and emergency services. The proposed project would also be required to comply with all applicable codes and ordinances for emergency access. Therefore, the proposed project would provide for emergency access and would not interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would therefore be less than significant, and no further analysis of this issue is required in the EIR.

#### **h) Wildland Fires**

**Less than Significant Impact.** The project site is located within an urban setting, surrounded by commercial and multi-family developments. The nearest wildland areas are located at the base of the Hollywood Hills, approximately one mile north of the project site. As stated in the City's General Plan, a fire in the Hollywood Hills would have the potential to spread to the northern region of the City. The City has designated areas of wildland fire hazards in its General Plan. The project site is not within a wildland fire hazard area designated in the General Plan, nor is it located within the northern reaches of the City. In the unlikely event of a fire emergency at the project site due to wildland fires, the LACFD, specifically Fire Station 7 (864 North San Vicente Boulevard) and Fire Station 8 (7643 Santa Monica Boulevard), both located within the City, would provide fire protection services. Therefore, implementation of the proposed project is not likely to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would therefore be less than significant, and no further analysis of this issue is required in the EIR.

#### **References**

- CalEPA (California Environmental Protection Agency). 2016. Site Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. Accessed May 2016. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>
- City of West Hollywood. 2011. "Safety and Noise" in *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed May 2016. <http://www.weho.org/city-hall/download-documents/-folder-155>.

DTSC (Department of Toxic Substances Control). 2016a. Hazardous Waste and Substances Site List. Accessed May 2016. [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

DTSC. 2016b. Cortese List: Section 65962.5(a). Accessed May 2016. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities>

Los Angeles County Office of the Assessor. 2016. Property Assessment Information System. Accessed May 2016. [http://maps.assessor.lacounty.gov/GVH\\_2\\_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS\\_hv/virtualdirectory/Resources/Config/Default](http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default)

SWRCB (State Water Resources Control Board). 2016a. State Water Resources Control Board GeoTracker. Accessed February 26, 2016. <https://geotracker.waterboards.ca.gov/>.

SWRCB. 2016b. State Water Resources Control Board Cease and Desist Orders and Cleanup and Abatement Orders. Accessed May 2016. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

#### 4.9 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) and f) Water Quality**

**Less than Significant Impact.** The proposed project would not involve alteration of a stream or river and would not substantially alter drainage patterns in the area. During construction of the project, the drainage pattern could be temporarily altered and erosion could occur. However, as discussed under Section VI, Geology and Soils, item b), construction activity would be required to comply with West Hollywood Municipal Code Section 15.56.090. This Section requires storm water runoff containing sediment, construction materials or other pollutants from a construction site to be reduced to the maximum extent practicable. This requirement would reduce temporary erosion-related effects.

The proposed project involves development of a mixed-use building on an underdeveloped parcel. Therefore, existing permeable surfaces would be replaced with impermeable surfaces. However, areas on the side and rear of the proposed new building would include permeable surfaces. Further, the project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board, which would require implementation of Best Management Practices (BMPs). BMPs would be required to reduce polluted runoff from the project site by retaining, treating, or infiltrating polluted runoff on site. Impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

**b) Deplete Groundwater or Interfere with Groundwater Recharge**

**Less than Significant Impact.** The proposed project involves the construction of a mixed-use development on a primarily underdeveloped parcel. Project implementation would incrementally increase water consumption. Water to be consumed by the project uses would be provided by the Los Angeles Department of Water and Power, which receives approximately 12% of its water from groundwater sources. However, the water demand associated with the proposed project

would not substantially deplete groundwater supply and, with the increases in pervious surface area compared to existing conditions, project implementation would enhance groundwater recharge potential at the site.

The Utilities Section of the EIR will address whether LADWP would be able to accommodate the water demand of the proposed project and will also address whether the additional water demand would affect groundwater supplies. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

### **c) and d) Drainage Patterns**

**Less than Significant Impact.** Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, and there are no natural water courses on or near the site. The project site is almost entirely developed with impervious surfaces. Construction of the proposed project would not substantially change the amount of impervious surface on site. Therefore, implementation of the proposed project would not alter the course of a stream or river, or substantially increase erosion, siltation, or the amount of surface runoff. Standard City requirements to submit a site drainage plan prior to issuance of building permits and to comply with NPDES regulations would ensure that construction and operational impacts involving drainage patterns are minimized. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

### **e) Stormwater Drainage Facilities**

**Less than Significant Impact.** Per NPDES and Standard Urban Stormwater Mitigation Program (SUSMP) requirements, the proposed project would be required to implement construction improvements to the drainage system to filter and cleanse stormwater prior to discharge to the storm drain network. Additionally, the construction improvements would include measures to ensure that the volume of stormwater runoff would not exceed existing conditions as required by the City as part of the SUSMP conditions. Furthermore, on June 17, 2015, the City Council adopted the Low Impact Development (LID) Ordinance (15-955). Per the LID Ordinance, A Low Impact Development (LID) Plan shall be incorporated into the project design and shall require a detailed review and approval by the City prior to the issuance of the building permits. The LID Plan shall specify the various infrastructure components and Best Management Practices (BMPs) for the project post construction which would control/prevent non-storm water discharges. The LID Plan is subject to the provisions of the Municipal Separate Storm Sewer System permit (MS4) issued by the California Regional Water Quality Control Board, including retaining stormwater runoff on site for the Stormwater Quality Design Volume defined as the 85<sup>th</sup> percentile 24-hour runoff event as determined from the Los Angeles County 85<sup>th</sup> percentile precipitation isohyetal map, or the volume of runoff produced from a 0.75-inch, 24-hour rain event, whichever is greater. Therefore, compliance with existing regulations for stormwater runoff would ensure that the proposed project would



not exceed the City's stormwater capacity. Therefore, the proposed project would not result in the need for new or expanded stormwater infrastructure, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

#### **g), h) and i) Flood Hazards**

**No Impact.** The project site is not located within a 100-year flood zone (City of West Hollywood 2011). Therefore, the proposed project would not place housing or structures within a 100-year flood zone. No impacts would result.

As shown in the Dam Inundation Hazard Areas map in the City's General Plan, the project site is not within a dam inundation hazard area. Furthermore, no area of the City is mapped within a 100-year flood hazard zone. While the City may be subject to localized flooding during a storm event, such flooding does not typically overtop curbs and generally dissipates quickly after heavy rain ceases (City of West Hollywood 2011). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of levee or dam failure, and no further analysis of this issue is required in the EIR.

#### **j) Tsunami, Seiche, and Mudflows**

**Less than Significant Impact.** Due to the distance of the project site from the Pacific Ocean, which is located approximately eight miles to the southwest of the site, and the numerous structures between the project site and the ocean, there is virtually no risk of on-site hazard due to tsunamis (seismically induced waves). There are no enclosed water bodies within the vicinity of the project site that could place the site at risk from inundation due to a seiche (large waves that occur within a land-locked water body, such as a lake or a reservoir). However, the project site is approximately one mile from the Hollywood Hills, which could be subject to mudslides. However, numerous structures stand between the project site and the base of the hills. Therefore, the risk of mudflows is considered low, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

#### **References**

- City of West Hollywood. 2011. "Safety and Noise" in *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed May 2016. <http://www.weho.org/city-hall/download-documents/-folder-155>.
- City of West Hollywood. 2016. *Water Boundary Map*. Utilities. Accessed May 2016. <http://www.weho.org/city-hall/city-departments/public-works/engineering/utilities>.

## 4.10 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a) Physical Division of a Community

**No Impact.** The proposed project involves construction of a new mixed-use building on an infill site in a highly urbanized area along a major commercial/mixed-use corridor of the City. This development would not divide an established community, but rather would be expected to blend into the fabric of the community. No impact would occur and further analysis of this issue in an EIR is not warranted.

### b) Land Use Plans and Policies

**Less than Significant Impact.** The project site is zoned CC2 (Community Commercial 2) and is described in the General Plan as Community Commercial 2.

A mixed-use project, including hotel and residential uses, is permitted in the CC2 zone. Requested entitlements include a development permit, a demolition permit, a minor modification and a conditional use permit. The hotel use requires a conditional use permit. Assuming approval of a conditional use permit and that the permit is adequately conditioned, the proposed project would be consistent with the uses allowed in the CC2 zone and land use designation.

The Community Commercial 2 (CC2) designation allows for commercial uses and mixed-use development at key locations along major corridors. Specifically, this designation is applied to areas where increased development is possible due to the presence of high frequency transit service with multiple routes and bus transfer locations. This designation is intended to allow for an expansion of retail, office and other non-residential uses in West Hollywood while allowing for an increase in the amount and diversity of housing in locations where housing is harmonious with surrounding land uses. Impacts related to conflicts with land use and planning would be less than significant, and further analysis of this issue in an EIR is not warranted.

**c) Habitat Conservation Plans**

**No Impact.** As stated in Section 4.4, Biological Resources, the project site is not located within the boundaries of a habitat conservation plan or natural community conservation plan. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat plan. No impacts would occur, and no further analysis of this issue is required in the EIR.

**4.11 Mineral Resources**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) and b) Loss of Regionally or Locally Important Mineral Resource**

**No Impact.** The Department of Conservation has mapped the Los Angeles County region to provide information about the potential presence of portland cement concrete aggregate resources. The City has been mapped within Mineral Resource Zone 1 for aggregate resources. Mineral Resource Zone 1 is a designation given to areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence (Department of Conservation 1994). The City does not identify any mineral resource areas in its General Plan or municipal code. Because the City is built-out and does not support mineral extraction activities, implementation of the proposed project would not result in the loss of availability of a known locally important and/or valuable mineral resource. Therefore, no impact to availability of mineral resources would occur, and no further evaluation of this issue is required in the EIR.

**References**

State of California Department of Conservation. 1994. *Generalized Mineral Land Classification Map of Los Angeles County – South Half – Aggregate Resources Only*. 1:100,000. USGS 7.5 Minute Topographic Quadrangles. Prepared by Russell V. Miller. 1994. Accessed May 2016. <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>.

## 4.12 Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a), b), c) and d) Construction / Operational Noise and Vibration

**Potentially Significant Impact.** Construction activities associated with the proposed project would intermittently generate increased noise levels and/or vibration on the project site and in areas adjacent to the project site. Construction noise and vibration would have the potential to disturb nearby sensitive receptors. Noise- and vibration-sensitive receptors typically include residential areas, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas where quiet environments are important for enjoyment, public health, and safety. Sensitive receptors adjacent to the project site include residential neighborhoods located immediately north and south of the project site and the adjacent Fountain Day School. Operation of the proposed project would represent an increase in intensity of uses on the site, which would likely be associated with an increase in both vehicle traffic and pedestrian activity in the vicinity of the site. Therefore, both construction and operation of the proposed project would have the potential to generate noise levels in excess of standards established in the City's General Plan and/or noise ordinance and to increase ambient noise levels in the project vicinity such that significant impacts could occur. As such, this issue will be further evaluated in the EIR.

**e) and f) Airport Noise**

**No Impact.** There are no public airports or private airstrips in the project vicinity. The closest airport to the project site is the Santa Monica Municipal Airport and is located approximately 7 miles southwest of the project site. Accordingly, the proposed project would not expose people residing or working in the project area to aircraft noise. Therefore, no impacts would occur, and no further analysis of this issue is required in the EIR.

**4.13 Population and Housing**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Population Growth**

**Less than Significant Impact.** The proposed project would involve the construction of 88 residential units, of which at least fifteen units would be affordable housing units, including eight very low-income units, and seven moderate-income units. The residential units would be composed of nine two-bedroom units, 69 studio units, and 10 one-bedroom units. Additionally, the proposed project would modestly increase the number of jobs available at the project site through the introduction of a new hotel facility and commercial uses. According to the Department of Finance (DOF) 2016 projections, the average number of persons per household in the City of West Hollywood is 1.56, and the City has an estimated population of 35,923 individuals in 2016 (DOF 2016); as such, with the introduction of 88 new housing units the projected population increased associated with project implementation would be approximately 137 individuals, which represents a 0.38% increase in the City’s overall population. Therefore, implementation of the proposed project would not induce substantial population growth and impacts would be less than significant. No further evaluation of this issue is required in the EIR.

**b) and c) Displacement of Housing and People**

**Less than Significant Impact.** The project site is currently developed with one multi-family building with a total of seven residences, of which five are currently occupied. These residential

units would be removed in order to construct the proposed project. Therefore, the proposed project would displace existing housing and/or people. However, the City does have additional housing available, and project implementation would introduce new housing options. According to the most recent population and housing estimates for the City of West Hollywood, the total population within the city is estimated at 35,923, and the City has a total housing inventory of 25,127 housing units, with a vacancy rate of 8.5%. Based on the housing inventory and vacancy rate, approximately 2,142 housing units are considered vacant and would be available to accommodate the five households displaced by the proposed project (DOF 2016). As such, impacts associated with the displacement of housing and people would be considered less than significant, and no further evaluation of this issue is required in the EIR. .

## References

California Department of Finance (DOF). 2016. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2016 with 2010 Census Benchmark. May 1, 2016. Accessed October 6, 2016. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

## 4.14 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### a) New or Altered Governmental Facilities

#### i) Fire Protection

**Potentially Significant Impact.** Fire services in the City are provided by the LACFD. The City is also within the Consolidated Fire Protection District of the County of Los Angeles, which provides immediate access to the Urban Search and Rescue and Hazardous Materials teams, Air Operations, and other emergency response resources. Two LACFD fire stations are located within the City: Fire Station 7, located at 864 North San Vicente Boulevard and Fire Station 8, located at 7643 Santa Monica Boulevard (City of West Hollywood 2011). The project site is currently developed with a surface parking lot and a commercial and residential

building. Under the proposed project, these uses would be replaced by a six-story residential/hotel/commercial building. The increase in intensity of the use at the site may increase the number of service calls for fire protection. Therefore, impacts to fire protection services are potentially significant, and this issue will be evaluated in the EIR.

*ii) Police Protection*

**Potentially Significant Impact.** The City contracts with the Los Angeles County Sheriff's Department to provide police protection. The City is served by the West Hollywood Sheriff's Station, located at 720 North San Vicente Boulevard. The increase in intensity of the use at the site may increase the number of service calls for police protection. Therefore, impacts to police protection services are potentially significant, and this issue will be evaluated in the EIR.

*iii) Schools*

**Potentially Significant Impact.** The City is served by the Los Angeles Unified School District. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to require new schools to be constructed. As described in Section 4.13, Population and Housing, the proposed project would involve residential housing. However, due to the increase in population that could be associated within the proposed project, impacts are potentially significant and this issue will be evaluated in the EIR.

*iv) Parks*

**Less than Significant Impact.** Please refer to Section 15, Recreation, for a discussion of the project's effects on nearby parks. The proposed project would include recreational facilities for project residents and hotel guests and would not result in the need for new or expanded recreational facilities. As such, impacts to recreational facilities would be less than significant, and no further evaluation of this issue is required in the EIR.

*v) Other Public Facilities*

**Less than Significant Impact.** Other public facilities and services provided within the City include library services and City administrative services. Library services are provided at the West Hollywood Public Library, which is within the County of Los Angeles Public Library system. The West Hollywood Public Library is located at 625 North San Vicente Boulevard. The employees and customers of the proposed project could use the library services, but the increase in use would not be significant relative to citywide demand. As such, impacts to library services would be less than significant and this issue will not be further evaluated in the EIR.

## References

City of West Hollywood. 2011. "Safety and Noise" in *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed October 1, 2014. <http://www.weho.org/city-hall/download-documents/-folder-155>.

### 4.15 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### a) Physical Deterioration of Recreational Facilities

**Less than Significant Impact.** The City contains six municipal parks, with acreages totaling 15.31 acres. The majority of these park acres are in Plummer Park and West Hollywood Park. Given the U.S. Census Bureau's 2013 population estimate of 35,288 City residents, there are approximately 0.43 acres of parkland per 1,000 residents (City of West Hollywood 2011; U.S. Census Bureau 2014). The City's Parks and Open Space Background Report identifies that many cities throughout California use a standard of 3.0 acres of parkland per 1,000 residents as a benchmark for sufficient park space. The City's ratio of approximately 0.43 acres of parkland per 1,000 residents is well below this typical standard. As stated in the Parks and Open Space Background Report, the City is unlikely to significantly expand park property to meet this standard due to the City's size, the absence of vacant, undeveloped properties, and high land values (City of West Hollywood 2010). Therefore, the City will likely remain below typical parkland acreage standards. However, the City has developed a variety of methods for expanding open space and green space, such as creating open and active spaces on street medians, establishing innovative development agreements, and promoting community gardens.

Due to the approximately 18,950 square feet of open space, pools, and garden areas provided as part of the proposed project, it is anticipated that most of the people at the proposed residential/hotel/commercial building would primarily utilize the on-site recreational facilities. Furthermore, the six parks within the City already serve current West Hollywood employees and residents. The minor increase in residences, employees and visitors generated by the proposed



project would not significantly exacerbate current conditions. Therefore, while the proposed project would have the potential to increase the use of parks, it would not do so to the extent that parks would undergo substantial physical deterioration or require the need for expansion. Impacts to recreational resources would therefore be less than significant, and no further evaluation of this issue is required in the EIR.

**b) Construction or Expansion of Recreational Facilities**

**Less than Significant Impact.** The proposed project would include approximately 18,950 square feet of open space, pools, and garden areas. All recreational facilities associated with the proposed project would be developed on site and are evaluated as part of the proposed project. As described above, the proposed project would result in minor increases in demand on the City’s recreational resources and is not expected to result in the need for expanded facilities or new facilities. Accordingly, impacts involving construction or expansion of recreational facilities would be less than significant. No further evaluation of this issue is required in the EIR.

**References**

City of West Hollywood. 2010. *Parks and Open Space Background Report – West Hollywood General Plan*. March 2010. Accessed October 6, 2014. <http://www.weho.org/Home/ShowDocument?id=5344>.

City of West Hollywood. 2011. “Parks and Recreation” in *West Hollywood General Plan 2035*. Adopted September 6, 2011. Accessed October 6, 2014. <http://www.weho.org/city-hall/download-documents/-folder-155>.

**4.16 Transportation and Traffic**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a), b) and f) Circulation-Related Plans, Ordinances, and Policies**

**Potentially Significant Impact.** The proposed project would involve construction and operation of a residential/hotel/commercial building on the project site. The increase in intensity of site uses would have the potential to increase traffic in the vicinity of the site. Therefore, the proposed project would have the potential to conflict with applicable plans, ordinances, or policies that establish performance criteria for the circulation system, including the Los Angeles County Metropolitan Transportation Authority’s 2010 Congestion Management Program, the applicable congestion management plan for the project site and the surrounding areas. A full traffic impact analysis will be conducted for the proposed project. The report will be summarized in the EIR and the complete report will be included as an EIR appendix. The EIR will identify whether the proposed project would be consistent with applicable plans, ordinances, and policies that establish standards and/or measures of effectiveness for the circulation system. The EIR will also address whether the proposed project would be consistent with policies, plans, and programs regarding public transit, bicycle, or pedestrian facilities and whether the proposed project would have the potential to decrease the performance or safety of such facilities.

**c) Air Traffic**

**No Impact.** The project site is not located within a two-mile radius of any public airport or private airstrip. The closest airport to the project site is the Santa Monica Municipal Airport and is located approximately 7 miles southwest of the project site. No airport land use plan applies to the site. Therefore, the proposed project would not be located within proximity to an airport and would therefore not necessitate any changes in flight patterns or other air traffic patterns. No further analysis of this issue is required in the EIR.

**d) Transportation Hazards**

**Potentially Significant Impact.** The proposed project involves ingress/egress locations for the parking garage along North Orange Grove Avenue, Santa Monica Boulevard, and North Ogden Drive. The proposed project would also increase pedestrian activity in the area. Therefore, impacts associated with transportation hazards are potentially significant, and a traffic impact analysis will analyze project site vehicular and pedestrian access. All elements of site driveway and parking area circulation conditions will be analyzed, including inbound turn queuing issues, outbound queuing issues, queuing calculations at controlled access points, pedestrian/vehicle conflicts, turning radii, delivery access, and other related elements. The EIR will summarize the findings made in the traffic impact analysis and will identify whether the design of the proposed project would potentially lead to any traffic or pedestrian hazards.

**e) Emergency Access**

**Less than Significant Impact.** The proposed project would be required to comply with all building, fire, and safety codes relative to emergency access. Project plans would be reviewed by the LACFD and the City prior to the issuance of a building permit to ensure that adequate emergency access would be provided during construction and operation of the proposed project. Compliance with these standard requirements would ensure a less than significant impact relative to emergency access. No further analysis of this issue is required in the EIR.

**4.17 Utilities and Service Systems**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Wastewater Treatment Requirements**

**Less than Significant Impact.** The City owns and operates the sewer collection system that serves the project site. The City's system feeds into lines owned and operated by the Los Angeles County Sanitation Districts and the City of Los Angeles Sanitation District. Wastewater generated in the City is treated at the Hyperion Treatment Plant, which is located in the City of Los Angeles and is owned and operated by the City of Los Angeles. The plant is designed to process up to 450 million gallons of sewage per day. The plant consists of a tertiary treatment system, which is governed under the Los Angeles Regional Water Quality Control Board Order R4-005-0020, which establishes performance criteria and effluent limitations to ensure that treated effluent discharges do not violate basin plan objectives. Because sewage produced by the proposed project would be treated by a wastewater treatment plant that is in compliance with Los Angeles Regional Water Quality Control Board requirements, the proposed project would not result in an exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

**b) and e) Water and Wastewater Treatment Facilities**

**Potentially Significant Impact.** The proposed project represents an increase in the intensity of uses on the project site and would therefore be expected to increase the amount of wastewater generated at the project site. Preparation of a Sewer Capacity Study is required and will be completed as part of the EIR process. While the proposed project would not be expected to produce wastewater that would exceed the treatment capacity of the Hyperion Treatment Plant, further analysis is required, as impacts are potentially significant. This issue will be evaluated within the EIR prepared for the project.

**c) Stormwater Drainage Facilities**

**Less than Significant Impact.** Refer to Section 4.9, Hydrology and Water Quality, for a discussion of stormwater drainage facilities. As stated in Section 4.9, impacts related to stormwater infrastructure would be less than significant.

#### **d) Water Supply**

**Potentially Significant Impact.** Water service on the east side of the City, including the project site, is provided by LADWP (City of West Hollywood 2014a). The project would not directly require or result in the construction of potable water treatment facilities because it would connect into this existing water service. To the extent that the project increases demands on the regional water system, including for drinking water and fire flow pressure, it could indirectly contribute to the need to construct or expand water treatment facilities. As such, impacts are potentially significant and this issue will be further evaluated in the EIR prepared for the proposed project.

#### **f) and g) Solid Waste**

**Potentially Significant Impact.** Construction of the proposed project would result in the generation of solid waste such as demolition debris, scrap lumber, concrete, residual wastes, packing materials, and plastics. In accordance with City requirements, 80% of all demolition and construction materials would be recycled, and the applicant would prepare a Construction and Demolition Waste Management Plan to demonstrate compliance with this requirement (City of West Hollywood 2014b). Compliance with this requirement would reduce the effect of the proposed construction activities on regional landfills. Operation of the proposed project would represent an increase in intensity of uses on the site and would likely be associated with increased generation of solid waste. Solid waste services would be provided by Athens Services, which has a Solid Waste Franchise Agreement with the City. Athens services is required to provide for recycling services, in compliance with Section 15.20.090 - Collection of Recyclables, set forth in the City's Municipal Code. It is expected that a substantial portion of the waste generated during operation of the proposed project would be recycled. The remaining non-recyclable waste would be disposed of by Athens Services at a Class III landfill within San Bernardino County. Further investigation is required to determine if waste generated by the proposed project could be sufficiently accommodated at existing landfills. As such, impacts are potentially significant and this issue will be further evaluated in the EIR prepared for the project.

#### **References**

City of West Hollywood. 2016a. *Water Boundary Map*. Utilities. Accessed May 2016.  
<http://www.weho.org/city-hall/city-departments/public-works/engineering/utilities>.

City of West Hollywood. 2016b. *Construction and Demolition Waste Management Plan Form*. Construction and Development Information. Accessed May 2016. <http://www.weho.org/city-hall/city-departments/public-works/environmental-services/construction-and-development-information>.

## 4.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### a) Degrade the Quality of the Environment

**Potentially Significant Impact.** Based on this Initial Study, the proposed project is not expected to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, further cultural resource investigations is required and will be conducted in the EIR to determine any potential impacts that the proposed project would have on important examples of the major periods of California history or prehistory.

### b) Cumulatively Considerable Impacts

**Potentially Significant Impact.** The proposed project has the potential to result in significant cumulative impacts related to air quality, greenhouse gas emissions, water quality, noise, transportation and traffic, and utilities and service systems. It is anticipated that the proposed project may be developed while other projects in the area are being developed, and the incremental effect of this project may be cumulatively considerable. These potential cumulative impacts will be further examined in the EIR.

**c) Adverse Effects on Human Beings**

**Potentially Significant Impact.** The proposed project has the potential to result in substantial adverse effects on human beings, either directly or indirectly (i.e., air quality, noise, and traffic). Further analysis will be provided in the EIR to determine potentially significant impacts and identify mitigation measures that would reduce impacts to the extent feasible.

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## **5 PREPARERS**

### **City of West Hollywood**

Scott Lunceford, AICP, Associate Planner

### **Dudek**

Nicole Cobleigh, Project Manager

Caitlin Munson, Environmental Analyst

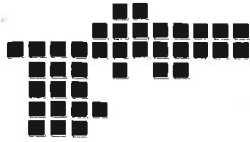
Hannah Panno, GIS Technician

Devin Brookhart, Publications Production Lead

David Mueller, Publications Specialist

Lindsey Powers, Publications Specialist

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City of West Hollywood  
California 1984

## PUBLIC NOTICE NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

Pursuant to Public Resources Code Section 21165, the City of West Hollywood is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed project.

**Purpose of Notice of Preparation:** Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City is the Lead Agency for environmental review and must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment, to identify significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative.

This Notice of Preparation (NOP) is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 36-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Scott Lunceford, AICP, Associate Planner  
Community Development Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
Fax: (323) 848-6487  
E-mail: slunceford@weho.org

Due to the time limits mandated by state law, any response to this NOP should be sent at the earliest possible date, but not later than 36 days after issuance of this notice. **The response deadline is Wednesday, November 30, 2016.**

**Project Title:** 7811 Santa Monica Boulevard Project

**Project Applicant:** Faring Capital LLC; 8899 Beverly Boulevard, Suite 812; West Hollywood, CA 90048

**Project Location:** The approximately 0.92-acre project site is located within the City of West Hollywood in Los Angeles County at the following addresses: **7811 Santa Monica Boulevard, 1114 North Orange Grove Avenue, 1118 North Orange Grove Avenue and 1125 North Ogden Drive;** West Hollywood, California 90048.

**Project Description:** The proposed project would involve construction and operation of an approximately 269,484 square foot (sf) mixed-use structure with a height of 71.5 feet at its tallest point. The structure would consist of a hotel, a restaurant, apartment units, and an art gallery. The structure would consist of a 78-room hotel, a restaurant, 88 residential units, and an art gallery. A total of 264 parking spaces would be provided.

**Potential Environmental Effects:** Potentially significant environmental impacts have been identified in the following issue areas: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, Transportation and Traffic, and Utilities and Services Systems. These impacts, together with other CEQA-mandated analyses, including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

**Scoping Meeting:** As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Wednesday, November 16, 2016, from 6:30 p.m. to 8:00 p.m., at Plummer Park, located at 7377 San Monica Boulevard in West Hollywood.** The purpose of the scoping meeting is to describe the proposed project and provide the public the opportunity to comment on the scope, or what is to be included in the contents of the Draft EIR.

Date: October 24, 2016

**ORIGINAL FILED**

**OCT 24 2016**

**LOS ANGELES, COUNTY CLERK**