



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 30-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Laurie Yelton, Associate Planner  
Community Development Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
Fax: (323) 848-6569  
E-mail: lyelton@weho.org

Due to the time limits mandated by state law, your response to this NOP should be sent at the earliest possible date, but not later than 30 days after issuance of this notice. **The response deadline is May 13, 2013.**

**Project Title:** 8555 Santa Monica Boulevard Mixed-Use Project

**Project Applicant:** Soto Capital, LP, PO Box 17110, Beverly Hills, CA 90209

**Project Location:** The 1.04-acre project site is located at 8555 Santa Monica Boulevard on the north side of Santa Monica Boulevard at West Knoll Drive in the City of West Hollywood, western Los Angeles County. The site is currently occupied by three two-story commercial buildings, one single-family residence located at 8532 West Knoll Drive, and two surface parking lots.

**Project Description:** The proposed project involves construction of a mixed-use development. The mixed-use development would be five stories in height and would include: 93 apartment units (19 of which would be designated as affordable housing), approximately 6,720 square feet (sf) of restaurant and cafe uses, approximately 4,708 sf of live/work use, and approximately 27,840 sf of retail uses. Commercial and live/work uses would be on the first two floors and residential units would be on levels 3, 4, and 5. The project also includes four levels of parking with 308 vehicle parking spaces as well as 45 bicycle parking spaces. One level of the parking structure would be subterranean. Primary commercial access to the project site would be located along Santa Monica Boulevard and primary residential access would be located along West Knoll Drive.

Project implementation would require demolition of three existing two-story commercial structures, an existing one-story single-family residence, and surface parking areas on the project site.

**Potential Environmental Effects:** Potentially significant environmental impacts have been identified in the following issue areas: Aesthetics, Air Quality, Geology and Hydrology, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. These impacts 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 Monday, April 22, 2013, from 5:30 p.m. to 7:00 p.m., at the City Hall Community Conference Room located at 8300 Santa 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: April 12, 2013

Signature:   
Title: Associate Planner  
Telephone: 323-848-6475