



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

**Project Title** 8950 Sunset Boulevard Hotel Project  
**Project Applicant:** 8950 Sunset Boulevard, Inc. Drew Isley

**Project Location:** is located at 8950 Sunset Boulevard between Hammond Street and Hilldale Avenue (APN: 4340-002-063) on the south side of Sunset Boulevard in the City of West Hollywood and is approximately 49,045 square foot (approximately 1.18 acre). Local access to the Project Site is provided via major north-south and east-west oriented streets including Sunset Boulevard that forms the northern boundary of the Project Site; Doheny Drive, located 0.12 mile west of the Project Site; San Vicente Boulevard, located 0.07 mile east of the Project Site; Santa Monica Boulevard, located 0.48 mile south of the Project Site; and La Cienega Boulevard, located 0.61 mile east of the Project Site. Regional access to the Project Site is provided from the Santa Monica (I-10), Hollywood (US-101), and San Diego (I-405) freeways.

**Project Description:** The Project Site consists mostly of vacant land with the northwestern portion of the Site containing an asphalt-paved parking lot. The Proposed Project would involve demolition of the parking lot on the northwestern portion of the Project Site and construction of a mixed use project that includes a 165-room hotel with approximately 168,583 square feet of floor area that represents a 3.44 floor area ratio (FAR), including four residential units, two restaurants, a lobby lounge, whiskey bar, recording studio, function space, and hotel spa. The Project would be approximately six stories, with a rooftop deck and outdoor lounge areas, reaching a maximum Project height of approximately 80.3 feet with the Los Angeles County Fire Department's requirement of an emergency helipad, the Project height would be approximately 91.11. In addition to the six aboveground floors, there would be three underground levels of parking that would total 110,815 square feet with approximately 400 parking spaces. All vehicle traffic for guest arrival and departure for the Proposed Project would take place below grade off Hilldale Avenue, and all servicing of the proposed Project would take place off-street using access on Hammond Street.

**Potential Environmental Effects:** The potential environmental effects of the proposed project to be addressed in the Draft EIR will include, but may not be limited to the following: Aesthetics; Land Use/Planning; Air Quality; Noise; Cultural Resources; Population/Housing; Greenhouse Gas Emissions; Public Services; Geology/Soils; Transportation/Traffic; Hazards/Hazardous Materials; Utilities; Hydrology/Water Quality; and Cumulative Impacts.

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:

Jennifer Alkire, AICP, Senior Planner  
Community Development Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
Fax: (323) 848-6487  
E-mail: jalkire@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 32 days after issuance of this notice. **The response deadline is 5:00 p.m. on Monday, May 16, 2016.**

**Scoping Meeting:** As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **April 27, 2016 from 6:30 p.m. to 8:00 p.m., at First Floor City Hall – 8300 Santa Monica Boulevard, West Hollywood, CA 90069.** 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.

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

**AFFIDAVIT OF POSTING**

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I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I posted this agenda on:

Date: April 14, 2016  
Signature: [Handwritten Signature]