



**City of West Hollywood**  
Community Development  
Department

# PUBLIC NOTICE

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**To:** All Interested Persons and Agencies  
**Project Title:** 8555 Santa Monica Boulevard  
Mixed-Use Project

**From:** City of West Hollywood Department of Community Development  
**Date:** July 6, 2017

**Lead Agency:** City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, California 90069

**Project Applicant:** Soto Capital, LP  
P.O. Box 17119  
Beverly Hills, CA 90209

A Draft Environmental Impact Report (DEIR) has been prepared for the proposed 8555 Santa Monica Boulevard Mixed-Use Project (proposed project). The City of West Hollywood (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

### Project Location:

The project site is located at 8555 Santa Monica Boulevard in the City of West Hollywood. The project site encompasses 55,138 square feet (sf) (approximately 1.27 acres) and includes five parcels (APNs: 4339-005-010, 4339-005-011, 4339-005-012, 4339-005-013, and 4339-005-025). Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the project footprint is not on any of the lists enumerated under Section 65962.5 of the Government Code.

### Project History:

A Notice of Preparation (NOP) of a Draft EIR was issued for public review and comment on April 12, 2013 and a scoping meeting was held on April 22, 2013. Since 2013, the applicant added two residential lots to the project site (along West Knoll Drive) and revised the proposed project, also incorporating modifications based on neighborhood input. Compared to the original proposal, the revised project reduces the amount of restaurant and retail space (from 6,720 sf and 27,840 sf to 2,820 sf and 15,678 sf respectively), increases the number of live/work units (from five to twelve), adds creative office space (6,079 sf), adds a 3,718 sf hair salon, and reduces the number of driveways on West Knoll Drive from two to one. The revised project also increases the number of apartment units from 95 units to 97 units. A second scoping meeting was held on August 22, 2016 to review the revised project with community members.

### Project Description:

The proposed project would involve the demolition of the three existing two-story commercial structures (approximately 27,338 square feet) as well as three existing one-story single-family residences and surface parking areas, and the construction of a mixed-use development on the same site. The proposed project would be 55 feet in height and would include 97 apartment units (15 of which would be designated as affordable housing), 2,820 sf of restaurant and cafe uses, 16,673 sf of live/work use (12 units), 15,678 sf of retail space, a 3,718 sf hair salon, and 6,079 sf of creative office space. The project also includes three levels of parking with 337 vehicle parking spaces and 35 bicycle parking spaces. One level of the parking structure would be fully subterranean. The first floor and mezzanine parking levels would be partially subterranean.

### Summary of Impacts:

A Draft EIR has been prepared pursuant to the CEQA statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.). No impacts to agricultural and forest resources, cultural resources, and mineral resources would occur as a result of the proposed project. Impacts to aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, population and housing, public services, recreation, and utilities and service systems would be less than significant. Impacts related to biological resources, geology and soils, and hydrology and water quality would be significant but mitigable. The proposed project would result in a significant and unavoidable impact at the intersection of Hancock Avenue and Holloway Drive during the PM peak hour. In addition, a temporary significant unavoidable adverse impacts related to construction noise would occur.

### Public Comment Period:

The public comment period for this Draft EIR will begin on Thursday, July 6, 2017, and end on Monday, August 21, 2017 at 5:00 p.m. (comment letters must be received by 5:00 p.m. on Monday, August 21, 2017). The City requests that comments be limited to the material contained in the Draft EIR.

Copies of the Draft EIR are available for review at the Community Development Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069) and at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069). The document is also available on the City of West Hollywood website, [www.weho.org](http://www.weho.org). Please submit comments in writing to:

City of West Hollywood Community Development Department  
Attn: Laurie Yelton, Associate Planner  
8300 Santa Monica Boulevard  
West Hollywood, California 90069  
Email: [lyelton@weho.org](mailto:lyelton@weho.org)

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

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



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**AFFIDAVIT OF POSTING**

State of California )  
County of Los Angeles )  
City of West Hollywood )

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

Date: JULY 6, 2017

Signature: *[Handwritten Signature]*