



# **PUBLIC NOTICE**

# **PUBLIC MEETING**

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

Pursuant to California Public Resources Code (PRC) 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 development of the proposed 9034 Sunset Boulevard Project (project), a hotel complex with 237 hotel rooms and 10 affordable housing units.

**Purpose of Notice of Preparation:** Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the project. The City has determined an EIR will be prepared to assess the 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 project will also be included in the Draft EIR, including the No Project Alternative.

This Notice of Preparation (NOP) is being circulated pursuant to PRC 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. At least 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, Senior Planner  
Community Development Department  
City of West Hollywood  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216  
Fax: (323) 848-6564  
Email: [jalkire@weho.org](mailto: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 43 days after issuance of this notice. The response deadline is **January 11, 2019**.

**Project Title:** 9034 Sunset Boulevard Project

**Project Applicant:** Charles Company, 9034 Sunset Boulevard, West Hollywood, CA 90069

**Project Location:** The 1.29-acre project site is located within the City of West Hollywood in Los Angeles County between Sunset Boulevard and Harratt Street on the block between Doheny Drive and Hammond Street. **The project site consists of the following addresses: 9022, 9030, and 9034 Sunset Boulevard and 9021 and 9027 Harratt Street.**

**Project Description:** The project involves demolition of the existing retail, office space and residential uses on the project site and construction of a hotel complex with 237 hotel rooms, restaurants, lounges and related uses as well as 10 units of residential affordable housing within a 190,057 square-foot development up to approximately 248 feet in height and 22 stories. The project includes 537 parking spaces in up to five subterranean parking levels. The project would incorporate two parcels currently zoned R2 into the Sunset Specific Plan and changes to the Sunset Specific Plan that would allow greater density and height. The project site includes two structures that have been identified as potentially historic located at 9028 Sunset and 9027 Harratt. 9028 Sunset (the Crosby Building) will be incorporated into the design of the new development. The building at 9027 Harratt is proposed to be demolished.

**Potential Environmental Effects:** The Initial Study has been prepared and will be available online at the following web address: <https://www.weho.org/city-government/city-departments/planning-and-development-services/current-and-historic-preservation-planning/environmental-documents>

Potentially significant environmental impacts have been identified with regard to the following issue areas: Aesthetics, Air Quality, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service 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, December 12, 2018, from 6:30 p.m. to 8:00 p.m., at the West Hollywood Library Community Meeting Room located at 625 San Vicente 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: November 29, 2018

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



**City of West Hollywood  
Planning & Development  
Services Department**

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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: November 29, 2018

Signature: [Handwritten Signature]