



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

To: All Interested Persons and Agencies
Project Title: West Hollywood Cancer Center Project
Lead Agency: City of West Hollywood
Planning & Development Services Department
8300 Santa Monica Boulevard
West Hollywood, California 90069

From: Department of Planning & Development Services
Date: August 1, 2019

Project Applicant: Faring Capital, LLC
659 North Robertson Boulevard
West Hollywood, CA 900469

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 West Hollywood Cancer Center Project (project).

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.

Project Location:

The project site is located on three parcels, plus an alley right-of-way, with the addresses of 8800-8806 Beverly Boulevard (aka 157 North Robertson Boulevard), 8816 Beverly Boulevard, and 146 N. Clark Drive. The site encompasses approximately 0.79 acres (34,485 square feet [sf]). The 8800-8806 Beverly Boulevard (aka 157 North Robertson Boulevard) lot contains a one-story commercial building addressed 157 North Robertson Boulevard and currently occupied by a Michael Aram retail store, and a one-story commercial building at 8806 Beverly Boulevard currently occupied by Domus Design Collection (DDC). The Domus Design building was designed by Ray and Charles Eames, and was formerly a showroom occupied by Herman Miller. The 8816 Beverly Boulevard lot contains a one-story commercial building, currently occupied by a Poliform retail store. The 146 N. Clark Drive lot contains a four-story residential building. The alley runs in a north-south direction through the middle of the project site, connecting Beverly Boulevard to Alden Drive, which is located approximately 525 feet south of the project site.

Project Description:

The project involves demolition of the buildings currently on the project site (described above) to construct a 270,940-gross sf mixed-use building consisting of medical research and office uses and retail, restaurant, café, and design showroom commercial uses. The proposed building would have three levels of subterranean parking containing 346 vehicle spaces. The proposed building would be ten stories and up to 163 feet in height above grade, plus four subterranean levels (three subterranean parking levels, plus one subterranean level of retail, design showroom, and support spaces). The project would preserve the existing Charles and Ray Eames-designed former Herman Miller showroom ("Eames Building"), which would serve as the central design showroom and arrival space at street level. In addition, the project would include the vacation of approximately 2,520 square feet of the northern portion of the alley between 8800 and 8806 Beverly Boulevard and creation of a new alley by easement of approximately 2,968 square feet across the southern 20 feet of the property at 146 North Clark Drive.

Potential Environmental Effects:

The Initial Study has been prepared and will be available on the City's Current and Historic Preservation Planning webpage.

Potentially significant environmental impacts have been identified with regard to the following issue areas: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, and Utilities and Service Systems. These impacts, together with other CEQA-mandated analyses, including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

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. 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:

Adrian Gallo, Associate Planner
City of West Hollywood
Planning & Development Services Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
Phone: (323) 848-8475
Email: agallo@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 30 days after issuance of this notice. **The response deadline is Tuesday, September 3, 2019.**

Scoping Meeting:

As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Tuesday, August 13, 2019 from 6:30 p.m. to 8:00 p.m., at West Hollywood Park Library – Community Meeting Room located at 625 N. San Vicente Boulevard in West Hollywood.** The purpose of the scoping meeting is to provide the public the opportunity to comment on what should be analyzed in the Draft EIR.

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



City of West Hollywood
Planning & Development
Services Department

PUBLIC NOTICE

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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: 8-1-19
Signature: C. Ross