

**2ND PUBLIC NOTIFICATION
NOTICE OF AVAILABILITY OF A
FINAL ENVIRONMENTAL IMPACT REPORT**

To: All Interested Persons and Agencies
Date of Notice: December 29, 2011
From: City of West Hollywood Department of Community Development
Project Title: SMB20 Project

Lead Agency:
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(323) 848-6400

Project Applicant:
Pacific Development Partners, LLC
626 Wilshire Blvd, Ste 550
Los Angeles, CA 90017
(213) 629-5300

Environmental Consultant:
Impact Sciences, Inc.
234 E. Colorado Boulevard, Suite 205
Pasadena, CA 91101
(626) 564-1500

A Final Environmental Impact Report (FEIR) has been prepared by the City of West Hollywood (City) for the proposed project. The City is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

Project Location: 8100-8120 Santa Monica Boulevard and 1051-1057 Crescent Heights Boulevard, West Hollywood, California 90046; APN 5529-019-027, 029, 030, 033.

The project site is located at the southwest corner of Santa Monica Boulevard and Crescent Heights Boulevard in the City of West Hollywood. The area surrounding the project site includes a mix of commercial and residential uses. To the north, east, and west there are commercial uses along Santa Monica Boulevard. The area north of Santa Monica Boulevard contains mostly multi-family residential uses. To the south of the project site is a mix of single-family homes and multi-family residential structures. The proposed project is located on a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 as an "other cleanup site" in the List of Underground Storage Tank Sites by County and Fiscal Year from Water Board Geotracker database as Los Angeles Regional Water Quality Control Board Case No. 0897.

Project Description:

The proposed project involves the demolition of 16,681 square feet of commercial buildings, and the construction of a new, approximately 35,975 square foot mixed-use development. The project consists of two buildings: one three-story, approximately 34,923 square foot mixed use building with 18 residential units on the two upper levels and 15,414 square feet of retail space on the ground level and located in the Community Commercial (CC) zone; and one approximately 1,052 square foot building with two housing units located on a residentially zoned (R3-A.) portion of the property within the parking (PK) overlay zone immediately to the south of the mixed use portion of the site, along Crescent Heights Boulevard. Four of the 20 residential units are proposed as affordable housing units. Required off-street parking for the project would be provided in one level of subterranean parking and in an at-grade parking area.

Summary of impacts:

The proposed project would not result in any potentially significant unavoidable adverse impacts. Impacts that would be created, but could be reduced to a less than significant level with project mitigation, include: Air Quality (during construction); Cultural Resources; Geology and Soils, Hazards and Hazardous Materials; Noise (construction and operation related), and Traffic and Circulation. Potential Impacts to Aesthetics; Air Quality (during operation); Hydrology and Water Quality; Land Use and Planning; Public Services (Fire Protection and Emergency Medical Services, Police Protection, Library Services, Parks and Recreation); and Public Utilities (Water, Wastewater, Solid Waste, and Energy) would be less than significant and do not require mitigation measures; however, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable. No impacts to Agricultural Resources, Biological Resources, or Mineral Resources would occur as a result of the proposed project. The project's contribution to a cumulative impact associated with greenhouse gas emissions would not be considerable.

Beginning on Thursday, March 24, 2011, a minimum period of no fewer than ninety (90) days was provided to enable public review of the project specifications and the Draft Environmental Impact Report prior to preparation of the Final Environmental Impact Report by the Lead Agency. **The review period ended on Monday, July 11, 2011 at 5:00 P.M.**

On or after January 19, 2012, the Planning Commission will make a decision regarding this application. The Final Environmental Impact Report will be available for public review at the Community Development Department located at 8300 Santa Monica Boulevard, West Hollywood, CA 90069, beginning December 29, 2011. For further information, please contact Nathan Gapper, in the Planning Division, at (323) 848-6475.

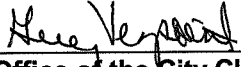
Attn: Nathan Gapper
City of West Hollywood
Community Development Department
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(323) 848-6475

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

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 Administrative Services Department, in the Office of the City Clerk and that I posted this notice on:

Date: **January 5, 2012**

Signature: 
Office of the City Clerk