

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2016101063

Lead Agency: City of West Hollywood

Project Title: The Bond Project (formerly known as 7811 Santa Monica Boulevard Project)

Project Location: 8711 Santa Monica Boulevard, West Hollywood Los Angeles
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed project would consist of a mixed-use structure of approximately 214,483 square feet in gross building area with a maximum height of 71.5 feet. The structure would consist of an 86-room hotel, a restaurant, 70 residential units, and an art gallery. Construction of the proposed project would involve demolition of the existing 10,000-square foot commercial building located on the existing 7811 Santa Monica Boulevard parcel, the parking lot adjacent to the commercial building, the parking lot currently leased by the City that is located along Orange Grove Avenue, and the multifamily residential building located on the parcel along Ogden Drive. The proposed building would include approximately 63,104 square feet of hotel and commercial space with a total of 86 hotel rooms, 62,750 square feet of residential space (70 residential units), 14,368 square feet of common open space area, and 75,483 square feet of parking area (175 parking spaces). Of the 70 residential units, at least 11 units would be affordable housing units, including six very low-income units and five moderate-income units. The residential units would be composed of 9 two-bedroom units (in the building along Ogden Drive), 38 studio units, and 23 one-bedroom units.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No Impact: Agricultural Resources and Mineral Resources

Less-Than-Significant Impact: Aesthetics, Operational Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, including Wildfire, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Energy

Less-Than-Significant Impact With Mitigation: Construction Air Quality, Cultural Resources, Noise

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Potential impacts to roadways and transit (Section 3.8, Transportation)
- Potential impacts to traffic and parking during construction and operation (Section 3.8)
- Potential impacts to freeway on/off-ramp intersections, where the proposed project would add 50 or more trips during either the AM or PM weekday peak hour (or adjacent street traffic) (Section 3.8)
- Potential impacts to freeway traffic where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hour (Section 3.8)
- Potential impacts to pedestrian traffic during construction (Section 3.8)
- Potential impacts to public services (Section 3.7, Public Services)
- Potential impacts on waste (Section 3.9, Utilities and Service Systems)
- Potential impacts on existing buildings through structural damage from construction (Section 3.6, Noise).
- Potential alternative locations to the proposed project. Particularly, relocation of the project to the corner of Santa Monica Boulevard and Fairfax (Chapter 6, Alternatives).
- Potential impacts to noise during construction and operation (Section 3.6)
- Potential impacts to aesthetics from tall buildings and lack of sunlight (Section 3.1, Aesthetics)
- Potential impacts to air quality, pollution, dust and debris (Section 3.2, Air Quality)
- Potential impacts to increased population (Appendix A, Initial Study)
- Potential impacts to privacy from construction and operation sites that look down at open-air patios (Section 3.1)
- Potential impacts to groundwater during construction (Appendix A)
- Potential impacts to utilities during construction (Section 3.9)
- Potential impacts to police and potential need for new staff (Section 3.7)
- Potential impacts related to water use at the site (Section 3.9)
- Potential impacts to tribal cultural resources (Section 3.3, Cultural Resources)
- Potential impacts to homes from ground disturbance during construction (Appendix A)

Please provide a list of the responsible or trustee agencies for the project.

None.