Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019090	0447	
Project Title: 88	350 Sunset Boulevard Project	
	ity of West Hollywood	
Contact Name: _		
Email: dvu@weh		Phone Number: (323) 848-6318
	8850–8878 Sunset Boulevard and 1025–1029 Larrabe	
	City	County

Project Description (Proposed actions, location, and/or consequences).

The project site is bound by Sunset Boulevard to the north, Larrabee Street to the east, the London Hotel to the south, and San Vicente Boulevard to the west. The site is 39,983 square feet in size and is currently developed with four one-and two-story commercial buildings, surface parking, and four billboards. The proposed project consists of demolition of the existing commercial buildings and surface parking on the project site and construction and operation of a new mixed-use hotel and residential building. The new building would contain approximately 240,000 square feet of floor area (420,000 gross square feet including below grade components) and 15 stories (approximately 200 feet measured from the lowest point of the site on the southwest corner and 189 feet measured from Sunset Boulevard) and would incorporate new digital and static billboard signage on Sunset Boulevard. The commercial portion of the project would include 115 hotel guestrooms with ancillary uses, as well as a new nightclub space. The residential portion would provide 31 market-rate condominiums and 10 income-restricted units with residential amenities. The project would include an emergency helicopter landing facility and a subterranean parking garage with 240 spaces.

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

The following impacts were determined to be less than significant after mitigation:

- Impacts to archaeological resources: MM-CUL-1 (proper treatment for unanticipated archaeological finds)
- Impacts to human remains: MM-CUL-2 (proper treatment for unanticipated discovery of human remains)
- Impacts related to seismic ground shaking, seismic-related ground failure, and soil instability: MM-GEO-1 (project design in accordance with recommendations from the site-specific Geotechnical Investigation)
- Impacts to paleontological resources: MM-GEO-2 (proper treatment for unanticipated paleontological finds)
- Impacts related to the potential for encountering subsurface soil contamination during construction: MM-HAZ-1 (preparation and implementation of a Soils Management Plan), MM-HAZ-2 (preparation and implementation of a Health and Safety Plan)
- Impacts related to operational noise: MM-NOI-6 and MM-NOI-7 (proper calibration of outdoor sound systems; measures to address crowd noise), MM-NOI-8 (noise limitations for outdoor mechanical equipment)
 The following impact would remain significant and unavoidable, after mitigation:
- Impacts related to construction noise: MM-NOI-1 (construction practices to minimize noise), MM-NOI-2 (construction noise barriers), MM-NOI-3 (construction equipment restrictions), MM-NOI-4 (locating stationary equipment as far as possible from sensitive receptors and shielding of equipment), MM-NOI-5 (construction noise compliance verification monitoring and reporting)

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

- Potential impacts associated with height, scale, and massing of the proposed building, including shade/shadow effects and glare
- Potential air quality impacts due to construction activity, dust produced during construction, and operational traffic
- Potential impacts to cultural and historic resources due to loss of the Viper Room and the associated music history
- Potential for earthquake and liquefaction hazards on the site and associated concerns regarding the structural stability of the proposed building
- Potential impacts related to increased congestion on Sunset Boulevard and associated concerns regarding emergency evacuation, emergency response, and overall reduced traffic and parking conditions for residents
- Potential noise and safety effects of the proposed emergency helicopter landing facility and potential conflicts between the proposed helicopter landing facility and a nearby Los Angeles County Sheriff helipad
- Potential impacts associated with increased water, electrical, and gas use at the site, as well as solid waste production
- Potential for long-term noise impacts from additional traffic and the proposed nightclub use
- Potential conflicts with the character of the area and with the Sunset Specific Plan
- Potential issues arising from the project's location adjacent to an existing hotel
- Potential impacts from increased demands on police, fire, and emergency medical services
- Potential traffic and parking issues, particularly along Larrabee Street
- Potential impacts to the nearby West Hollywood Elementary School (traffic, noise, air quality, effects to bus routes)
- Cumulative impacts of the project, particularly related to increased traffic, increased parking demand, and increased heights in the area
- Support for alternatives to the project (e.g., alternative sites, reduced-scale project, alternative designs)

Provide a list of the responsible or trustee agencies for the project.

None have been identified at this time

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