

City of West Hollywood
California 1984

**PUBLIC NOTICE
NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
& SCOPING MEETING**

Date: April 30, 2021

Pursuant to California Public Resources Code (PRC) Section 21165, the City of West Hollywood (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the West Hollywood Housing Element Update (hereafter referred to as "Housing Element Update" or "proposed project"), which involves an update the Housing Element for the 2021-2029 planning period. The City is also considering updates to the Safety Element and the inclusion of environmental justice policies concurrently with the Housing Element Update.

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 proposed 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. A 30-day comment period is provided to return written comments to the City at the following address:

Alicen Bartle, Project Development Administrator
Human Services and Rent Stabilization
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
Fax: (323) 848-6323
Email: ABartle@weho.org

Due to State-mandated time limits, 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 May 31, 2021.**

Project Title: West Hollywood Housing Element Update

Project Applicant: City of West Hollywood, 8300 Santa Monica Boulevard, Los Angeles, CA 90069-6216

Project Location: City of West Hollywood (citywide) – see Figure 1 and Figure 2 below.

Project Description: The Housing Element is a state-mandated chapter of the City's General Plan and includes goals, policies, programs and objectives to further the development, improvement and preservation of housing in West Hollywood in a manner that is aligned with community desires, regional growth projections, and State law. The Housing Element must address how the City will meet its housing needs, including the provision of adequate housing for residents of all income levels. State law requires update of the Housing Element every eight years. West Hollywood's Housing Element was last updated in 2013 to cover the 2013-2021 period, and the current update under the proposed project will cover the 2021-2029 period.

One requirement of the Housing Element is to provide adequate housing sites to provide for the City's share of the Regional Housing Needs Allocation (RHNA) as established by the Southern California Association of Governments (SCAG). The Housing Element Update will provide a framework for introducing new housing at all levels of affordability. These units may occur anywhere in the City where

residential uses are permitted, as well as in areas that may be rezoned in the future to allow for residential uses of adequate density. SCAG developed allocations for all the cities and counties in its region. The City's total RHNA for the 2021-2029 planning period is shown in the table below.

	Income Category				Total RHNA
	Very Low	Low	Moderate	Above Moderate	
Housing units needed	1,066	689	682	1,496	3,933

Through its identification of sites for future development and implementing housing programs, the updated Housing Element will lay the foundation for achievement of the City's fair share housing needs for 3,933 additional units. The proposed project may also include updates to the Safety Element and the inclusion of environmental justice goals, policies and objectives to ensure consistency with the Housing Element Update and to comply with recent State legislation and guidelines (including Assembly Bill 162, Senate Bill 1241, Senate Bill 99, Assembly Bill 747, Senate Bill 1035 and Senate Bill 379).

Potential Environmental Effects: The EIR for the proposed project will focus on the resource areas/issues germane to this particular project. The EIR will evaluate the potentially significant environmental impacts of the proposed project and will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also identify and evaluate alternatives to the proposed project. Because the proposed project does not include any specific construction or development, but rather the potential for land use changes or development to be constructed in the future in accordance with the update to the Housing Element, the City has determined that a Program EIR is the appropriate document under CEQA. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

The project may result in potentially significant environmental effects related to the following: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These impacts, together with other CEQA-mandated analyses, including Cumulative Effects, Growth Inducement, and Alternatives 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 Tuesday, May 11, 2021 from 11:00 a.m. to 12:00 p.m. In an effort to protect public health and prevent the spread of COVID-19, this public meeting is held pursuant to Executive Order N-29-20, which ordered Californians to stay home and authorized public meetings to take place via teleconference. To view the Scoping Meeting:

https://zoom.us/webinar/register/WN_P3hCvexZTcWxr22y-QBavg

The purpose of the scoping meeting is to present the proposed project in a public setting and provide the public the opportunity to comment on the scope, or what is to be included in the contents of the Draft EIR. The meeting will include a presentation of the proposal and the environmental issues to be analyzed in the Draft EIR will be described. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments made during the scoping meeting will provide an inventory of potential environmental effects of the Project to be addressed by the Draft EIR.

Date: April 30, 2021

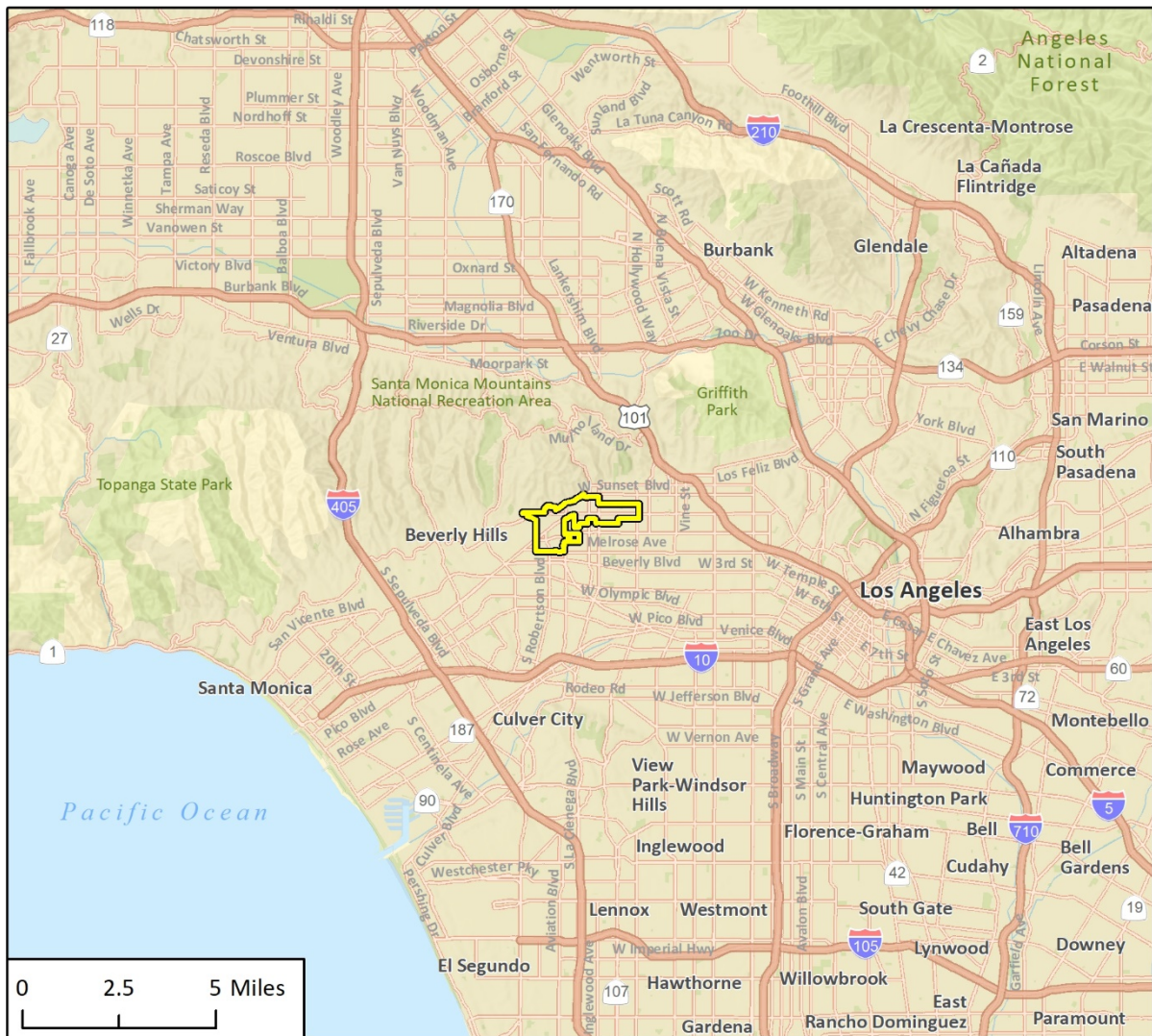
Signature: Alicen Bartle



Alicen Bartle

Project Development Administrator

(323) 438-1949

Figure 1 Regional Location Map



 City of West Hollywood 

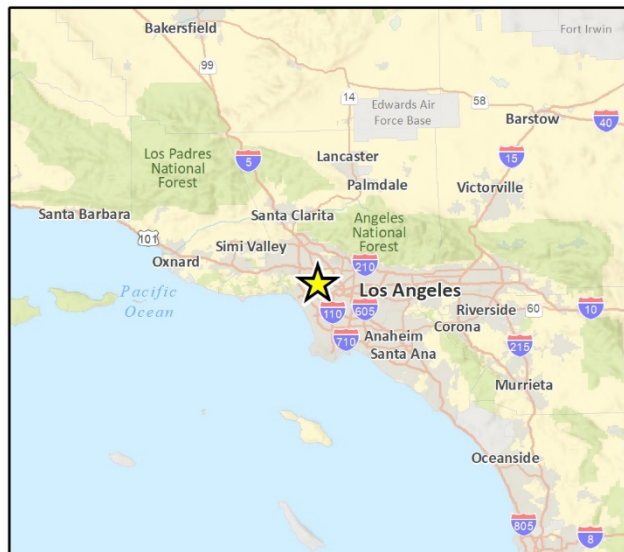


Fig 1 Regional Location

Figure 2 West Hollywood Land Use Map

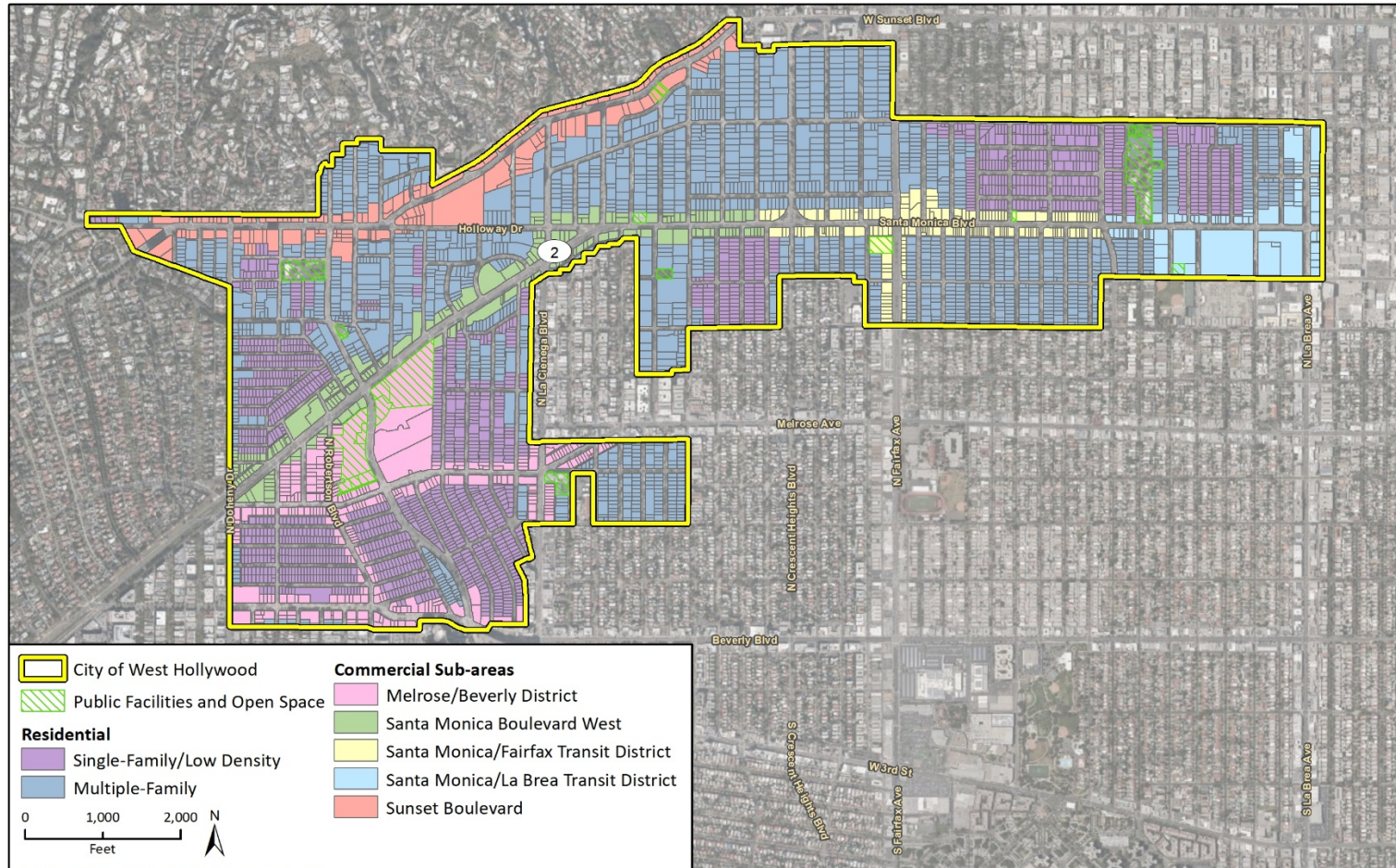


Fig 2 Land Use Map