

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021060528

Project Title: 9160-9176 Sunset Boulevard Project

Lead Agency: City of West Hollywood Contact Person: Adrian Gallo, Senior Planner
 Mailing Address: 8300 Santa Monica Boulevard Phone: (323) 848-6475
 City: West Hollywood Zip: 90069 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: West Hollywood

Cross Streets: Sunset Boulevard and Cory Avenue Zip Code: 90069

Longitude/Latitude (degrees, minutes and seconds): 34 ° 05 ' 26.2 " N / 118 ° 23 ' 30.4 " W Total Acres: 0.43

Assessor's Parcel No.: 4340-028-001; 4340-028-002; and 4340-028-010 Section: 18 Twp.: 1S Range: 14W Base: Beverly Hills

Within 2 Miles: State Hwy #: 2 Waterways: Franklin Canyon Reservoir, Greystone Reservoir

Airports: None Railways: None Schools: West Hollywood Elementary, Fairfax High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2021060528 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 36,920 Acres 0.43 Employees 123 Transportation: Type _____
 Commercial: Sq.ft. 7,892 Acres 0.43 Employees 27 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG; Energy

Present Land Use/Zoning/General Plan Designation:

Commercial/Sunset Specific Plan

Project Description: (please use a separate page if necessary)

The proposed project consists of the development of a five-story, approximately 52,999-square-foot building with retail, food and beverage, and office uses on the first floor and office uses on the second, third, fourth and fifth floors. The Project would provide approximately 86 vehicle parking spaces and ten bicycle parking spaces in a three-level underground parking structure, in addition to six bicycle parking spaces on the ground level. The project would include two full-motion animated billboards utilizing an LED media system, integrated into the northwest and northeast corners of the facades of the new building.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/12/26 Ending Date 3/30/26

Lead Agency (Complete if applicable):

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|--|--|
| Consulting Firm: <u>Rincon Consultants</u> | Applicant: <u>LDRL CA 306 LLC c/o Jake Stevens</u> |
| Address: <u>2060 Knoll Drive</u> | Address: <u>659 N. Robertson Boulevard</u> |
| City/State/Zip: <u>Ventura, CA 93003</u> | City/State/Zip: <u>West Hollywood, CA 90069</u> |
| Contact: <u>Ryan Luckert</u> | Phone: <u>323-445-8563</u> |
| Phone: <u>805-644-4455</u> | |

Signature of Lead Agency Representative: Adrian Gallo Digitally signed by Adrian Gallo
Date: 2026.02.09 13:23:57 -08'00' Date: 2/9/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.