



NOTICE OF AVAILABILITY OF A REVISED DRAFT ENVIRONMENTAL IMPACT REPORT

To:	All Interested Persons and Agencies	From:	Community Development Department
Project Title:	9160-9176 Sunset Boulevard Project	Date:	February 12, 2026
Lead Agency:	City of West Hollywood Community Development Department 8300 Santa Monica Boulevard West Hollywood, California 90069	Project Applicant:	LDRL CA 306 LLC c/o Jake Stevens 659 N. Robertson Boulevard West Hollywood, CA 90069

A Recirculated Draft Environmental Impact Report (RDEIR) has been prepared for the 9160-9176 Sunset Boulevard Project (proposed project). The City of West Hollywood (City) is the local lead agency and, pursuant to the California Environmental Quality Act (CEQA), is responsible for preparation of the EIR.

Project Location:

The project site comprises approximately 18,608 square feet located on the south side of Sunset Boulevard, between Carol Drive and Cory Avenue in the City of West Hollywood. The addresses associated with the project site are 9160, 9166, 9174, and 9176 Sunset Boulevard, West Hollywood. The project site is comprised of three Assessor Parcel Numbers (APNs): 4340-028-001, 4340-028-002 and 4340-028-010. The project site is currently developed with a two-story automotive dealership building and surface parking lot. The project site is surrounded by medical and commercial land uses to the north across Sunset Boulevard, a utility yard immediately to the south with residential land uses beyond it, a surface parking lot to the east, and commercial land uses to the west.

Project History:

A Notice of Preparation (NOP) of the original Draft EIR was issued for public review and comment on June 17, 2021, and a scoping meeting was held on July 21, 2021. The original Draft EIR for the project was then circulated for public review from October 27, 2022, to December 12, 2022. During this period, the City received comment letters from government agencies, interested parties, and private individuals. In response to comments raising potential project impacts across multiple environmental issue areas, the City prepared a RDEIR to address project changes and provide additional analysis. RDEIR replaces ten full sections of the original Draft EIR, which are Project Description, Executive Summary, Environmental Impacts Analysis, Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Noise, Transportation, and Alternatives, along with associated appendices, which are now being recirculated for public review and comment.

Project Description:

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.

Summary of Impacts:

A RDEIR has been prepared pursuant to the CEQA statutes (Cal. Pub. Res. Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq.). Of the sections now being recirculated, impacts related to aesthetics, air quality, energy, greenhouse gas emissions, and transportation would be less than significant. Impacts related to construction noise would be significant and unavoidable with mitigation.

Public Comment Period:

The public comment period for the RDEIR will begin on **February 12, 2026**, and end on **March 30, 2026** (comment letters must be received by 5:00 p.m. on February 30, 2026). The City requests that comments be limited to the material contained in the RDEIR.

Copies of the RDEIR are available for review at the Community Development Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069) and at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069). The document is also available on the City of West Hollywood website, www.weho.org. Please submit comments in writing to:

City of West Hollywood – Community Development Department
Attn: Adrian Gallo, Senior Planner
8300 Santa Monica Boulevard
West Hollywood, California 90069
Email: agallo@weho.org

Public Meetings:

Public Meetings before the City of West Hollywood Transportation and Planning Commissions will be held during the public comment period to solicit comments from interested parties on the content of the RDEIR. The date and time for the Transportation and Planning Commission hearings have been tentatively scheduled, as specified below. For up-to-date meeting information, please visit www.weho.org.

Transportation Commission

Date: **March 18, 2026**

Time: **6:30 p.m.**

Location: City Hall Community Meeting Room, 1st Floor
8300 Santa Monica Boulevard
West Hollywood, California 90069

The second will be a Planning Commission meeting and will be held at the date, time, and location specified below:

Planning Commission

Date: **March 19, 2026**

Time: **6:30 p.m.**

Location: West Hollywood Park Public Meeting Room
Council Chambers
625 N. San Vicente Blvd. West Hollywood, CA 90069

If you require additional information, please contact Adrian Gallo, Senior Planner, in the City of West Hollywood Community Development Department at (323) 848-6475, or via email at: agallo@weho.org.