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AND  
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September 15<sup>th</sup>, 2011

NOTICE OF AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT NO.  
ENV-2011-540-EIR  
STATE CLEARINGHOUSE NO. 2011041042

To: Owners of Property and Occupants and other interested parties

Project Name: 10000 Santa Monica Boulevard Development

**SITE LOCATION:** 10000 Santa Monica Boulevard, Los Angeles, CA 90067

**PROJECT DESCRIPTION:** SM 10000 Property, LLC, (the Applicant) proposes to develop a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 luxury residential units in a residential building that would be up to 39 stories and approximately 460 feet in height. The project would also include a smaller ancillary building that would be directly accessible from the residential building. The ancillary building would be up to 9 stories (90 feet in height), and would contain parking and recreation/site amenities for project residents. Parking for approximately 708 vehicles would be provided within one partially subterranean level and above grade parking in the ancillary building. Upon completion, the project would include approximately 469,575 square feet of floor area. The project would also include approximately 43,141 square feet of ground-level landscaping, mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building. The 43,141 square feet of ground level open space would comprise approximately 41 percent of the project site.

It is anticipated that approvals required for the proposed project would include, but may not be limited to, the following:

- Vesting Tentative Tract Map;
- Project Permit Compliance Review;
- Site Plan Review;
- Zoning Administrator Adjustment to calculate the project's buildable area based on gross lot area;
- Zoning Administrator Adjustment to permit the development of 283 dwelling units;
- Haul route;
- Certification of an Environmental Impact Report;

- Filing of Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration for the residential tower;
- Grading, excavation, foundation, and associated building permits; and
- Other permits and approvals to be requested or as deemed necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analysis contained in this DEIR, the proposed project would result in significant and unavoidable environmental impacts with regard to shading/shadows and construction-related air, noise and vibrations. Other issues addressed in the EIR include visual quality/views, Shade/shadow, air quality (including Greenhouse gases), cultural resources, geology and soils, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, transportation and traffic, and utilities.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at: 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) West Los Angeles Regional Library: 11360 Santa Monica Blvd., CA 90025
- 3) Palm-Rancho Park Branch Library: 2920 Overland Ave., Los Angeles, CA 90064
- 4) Robertson Branch Library: 1719 S. Robertson Blvd., Los Angeles, CA 90035
- 5) Westwood Branch Library: 1246 Glendon Ave. Westwood, CA 90024.
- 6) Beverly Hills Public Library: 444 North Rexford Drive, Beverly Hills, CA 90210

The DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Hadar Plafkin** of the City of Los Angeles at (213) 978-1357 to purchase one.

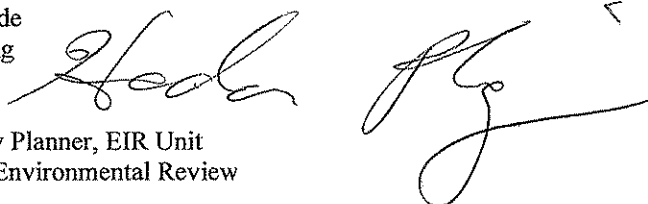
If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **October 31st, 2011**.

Please direct your comments to:

Hadar Plafkin, Environmental Review Coordinator  
 Los Angeles Department of City Planning  
 200 North Spring Street, Room 750  
 Los Angeles, CA 90012  
 (213) 978-1343 (fax)  
[Hadar.Plafkin@lacity.org](mailto:Hadar.Plafkin@lacity.org) (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose. If you have any questions, please contact Hadar Plafkin at the location above.

Michael J. LoGrande  
 Director of Planning



Hadar Plafkin City Planner, EIR Unit  
 Division of Land/Environmental Review