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February 24, 2010

**NOTICE OF COMPLETION AND AVAILABILITY OF  
FINAL ENVIRONMENTAL IMPACT REPORT NO. ENV-2008-2368-EIR**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: The Wilshire Gayley Project

PROJECT LOCATION: 10951-10955 Wilshire Boulevard and 1151 - 1157 Gayley Avenue,  
Los Angeles 90024

State Clearinghouse No.: 2008081010

A development project has been proposed for these sites, for which the captioned Final Environmental Impact Report has been prepared. The project is described as:

Wilshire Gayley, LLC (the Applicant) proposes the redevelopment of an approximately 23,951 square foot (0.55 acre) site located at the northwest corner of the intersection of Wilshire Boulevard and Gayley Avenue. The first phase in the site's redevelopment would be the demolition of an existing one-story commercial building. Due to changing market forces, the Applicant is requesting review of two development options, Refined Option 1 and Option 2, which are both fully evaluated in this EIR. The building envelope and exterior treatment would be the same for either option, the only difference being a change in the number of residential units and hotel rooms as detailed below. The building, which would contain approximately 314,325 gross square feet of floor area, would be 29 stories and approximately 427 feet in height. Parking would be provided in a four level, approximately 200-space subterranean garage.

Refined Option 1 would result in the development of a 250-room luxury business hotel that would include amenities such as a restaurant, a coffee shop, a business center with meeting rooms, a swimming pool, a spa, and a fitness center. Option 1 would also include approximately 6,510 square feet of ground floor quality retail uses.

Option 2 would result in the development of 144 condominium units that would include amenities such as a public restaurant, a business center with meeting rooms, a swimming pool, a spa, and a fitness center. Option 2 would also include approximately 6,510 square feet of ground floor quality retail uses.

The project may require various approvals including, but not limited to General and Specific Plan Amendments, Zone change from C4-2D-O on the north parcel and [Q]C4-2-O on the south parcel to amend the D Development Limitation on the north parcel and amend the [Q] condition on the south parcel, Height District change from 2 and 2D to 4, Zoning Administrator Adjustment, Site Plan Review, Vesting Tentative Tract Map, encroachment permits, subsurface vacation, and any additional necessary actions.

**DOCUMENT REVIEW:** If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, 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:

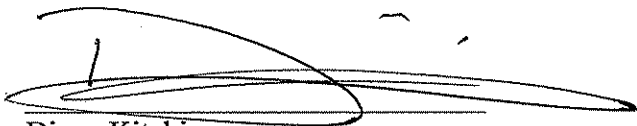
1. Central Library: 630 W. Fifth St, Los Angeles, CA 90071
2. West Los Angeles Branch – 11360 Santa Monica Blvd, Los Angeles, CA 90025
3. Westwood Library Branch – 1246 Glendon Ave. Los Angeles, CA

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Diana Kitching** of the City of Los Angeles at (213) 978-1351 to purchase one.

If a public hearing is required for the approval action on the underlying project (i.e. subdivision, zone change, conditional use, variance etc.) a separate hearing notice will be mailed to you at a later date for such purpose. Also, to determine the date and time that the pertinent project will be considered by the decision-making body, please call the appropriate office from among the following:

- Site Plan Review ..... (213)978-1219 (SPR suffixes)
- Commission Secretary .. (213)978-1247(All CPC Cases - ZC, SUD,CUC suffixes)
- Advisory Agency ..... (213)978-1330(Tentative Tract Maps - SUB suffixes)
- Zoning Administrator ... (213)978-1318 (All ZA Cases - ZV, CUZ, ZAA suffixes)
- Public Counter ..... (213)482-7077 (To obtain CPC or ZA Case No.)
- Expediting Cases ..... (213)978-1416

S. Gail Goldberg, AICP  
Director of Planning



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