
III. PROJECT DESCRIPTION

A. PROJECT APPLICANT

The project applicant for the Wilshire Comstock Project is Fifield Realty Corp., 2010 Main Street, Suite 610, Irvine, CA 92614.

B. PROJECT LOCATION

The 0.57-acre project site is located in Los Angeles County, within the Westwood area of the City of Los Angeles, at 10250 West Wilshire Boulevard (see Section II, Environmental Setting, Figure II-1 and Figure II-2). As shown in Figure II-5, Aerial Photograph (in Section II, Environmental Setting), the project site is currently vacant and has most recently been used seasonally as a pumpkin sales lot and Christmas tree sales lot. It was also used as an equipment storage yard in relation to the construction of the UCLA Medical Center. The project site consists of one parcel located on the south side of Wilshire Boulevard between Comstock Avenue and the Los Angeles Country Club. The project site is zoned [Q]R5-3 and is located within the Wilshire-Westwood Scenic Corridor Specific Plan (Corridor Specific Plan). The properties to the northwest and west of the project site are developed with multi-family residential structures, the properties to the south are developed with single-family residential structures, and the property to the north and east is comprised of the Los Angeles Country Club.

C. PROJECT BACKGROUND

On June 29, 1977, the Los Angeles City Planning Department issued a Conditional Negative Declaration (CND) for a condominium project at 10250 West Wilshire Boulevard (CND-213-77-SUB). The Tentative Tract Map (TTM) was recorded on October 31, 1979. Conditions for TTM 27025 provide that development on the project site be limited to no more than 35 units and a minimum of 103 parking spaces.

Although the proposed project is within the Corridor Specific Plan area, it is exempted from the Corridor Specific Plan's provisions. The Corridor Specific Plan does not apply to a project, if a tract map application for a project was filed for City approval during the period of July 25, 1972 and June 5, 1980, (Ordinance 155,044, Section 14.A). The Tract Map application for the proposed project was filed in 1977 and therefore is exempt from the provisions of the Corridor Specific Plan.

D. PROJECT CHARACTERISTICS

The project applicant proposes to develop the project site with no more than 35 condominium units (with accessory housekeeping space) pursuant to a previous Tentative Tract Map (TTM) approval granted in 1979 and recorded on October 31, 1979. The 202,616 square foot high-rise residential building would be 21 stories in height or 301 feet tall. 52.8 percent or 13,203 square feet of the existing vacant lot would be developed with the proposed high-rise building. The remaining 47.2 percent or 11,814 square feet of the project site would consist of open space. Parking would be provided on-site for 103 vehicles in a three level subterranean parking structure. Total grading would consist of approximately 38,600 square feet of soil.

Living Space

As shown in Figures III-1 thru Figure III-12, the proposed project would consist of a lobby level, a housekeeping level, 19 floors of condominiums, and three levels of subterranean parking. The project would also include an emergency helistop located on the roof. As shown in Figure III-1, Proposed Site Plan: 1st Floor, vehicular access to the project site would be provided by a single ingress driveway and a single egress driveway on Club View Drive at the southern boundary of the project site. The driveways would access the project's motor lobby which would provide valet parking and a loading and unloading area (all parking would be valet only). The lobby level of the residential building would be comprised of the valet area, mail room, staff offices, an indoor lobby area, a restroom, and a library.

As shown in Figure III-2, Proposed Site Plan: 2nd Floor, the housekeeping floor would be comprised of two housekeeping suites, a gym for resident usage, a multi-purpose room, a meeting room, several restrooms, and an outdoor recreational terrace, which would include a swimming pool and jacuzzi. Floors 3 thru 5 of the residential building would be comprised of two residential condominium units per floor; one unit would be approximately 4,254 square feet of saleable area and the other unit would be approximately 3,746 square feet of saleable area (refer to Figure III-3, Proposed Site Plan: 3-5th Floors). Each unit would consist of a living room, study, music area, dining room, butler area/bar, kitchen, family room, master suite, additional bedroom(s), laundry area, and two balconies (each accessible from the living room and the master suite). The larger of the two units would have two additional bedrooms verses the smaller unit which would only have one additional bedroom.

Floors 6 thru 15 of the residential building would be comprised of two residential condominium units per floor; one unit would be approximately 4,265 square feet of saleable area and the other unit would be approximately 3,675 square feet of saleable area (refer to Figure III-4, Proposed Site Plan: 6-10th Floors and Figure III-5, Proposed Site Plan: 11-15th Floors). Each unit would consist of a living room, study, music area, dining room, butler area/bar, kitchen, family room, master suite, additional bedroom(s), laundry area, and two balconies (each accessible from the living room and the master

suite). The larger of the two units would have two additional bedrooms versus the smaller unit which would only have one additional bedroom.

As shown in Figures III-6, Proposed Site Plan: 16-18th Floors, floors 16 thru 18 would be comprised of an approximate 8,445 square foot penthouse style residential condominium unit per floor. Each of these units would be comprised of two sunrooms with balconies spanning the length of the rooms, master suites with his and her bathrooms and closets, two additional bedrooms with bathrooms, powder room, maid's quarters, family room with a balcony, living room with a balcony, music area, wine room, kitchen, breakfast nook, and a dining room.

As shown in Figures III-7, Proposed Site Plan: 19-20th Floor and III-8, Proposed Site Plan; 21st Floor, floors 19 and 20 would each be comprised of an approximate 7,887 square foot penthouse style residential condominium unit and floor 21 would be comprised of an approximate 7,681 square foot penthouse style residential condominium unit. Each of these units would be comprised of a similar floor plan as seen in floors 16 thru 18. The only difference would be the inclusion of a bar area versus a music room. The project would also include a helistop pad located on the roof of the proposed building, for emergency use only (refer to Figure III-9, Proposed Site Plan: Roof Plan).

Parking

As shown in Figures III-10 thru III-12, a three level subterranean parking area would be proposed as part of the project. The project driveways would access the subterranean parking structure, which would provide a total of approximately 103 parking spaces. The parking plan layout is summarized in Table III-1, Parking Plan Layout. A total of 70 parking spaces would be required for the proposed project under the current City of Los Angeles Municipal Code regulations (two spaces per dwelling unit). Additionally, guest parking would require 18 spaces (one-half space of visitor parking per dwelling unit). As the project proposes a total on-site parking supply of 103 spaces, this amount of parking is more than adequate to meet the amount required by City of Los Angeles Municipal Code.

Design Concept

As shown in Figures III-13 and III-14, the proposed residential building would be 301 feet tall. A decorative two-story base provides a well-matched scale to the street and surrounding smaller buildings, and includes black, grey, and white marble facing (refer to Figure III-15, Architectural Detail). The windows are a silver tone with accents in the carved panels in gold. The middle floors of the building enhance the verticality of the structure with large windows and delicately fluted precast piers in a soft white tone. Balconies with glass railings punctuate the corners and give added dimension to the tower (see Figure III-16, Architectural Detail). The top of the building steps back to reveal offsets to create an aesthetically pleasing skyline (see Figure III-17, Architectural Detail).

Figure III-1 Proposed Site Plan: 1st Floor Plan

Figure III-2 Proposed Site Plan: 2nd Floor Plan

Figure III-3 Proposed Site Plan: 3-5 Floor Plan

Figure III-4 Proposed Site Plan: 6-10 Floor Plan

Figure III-5 Proposed Site Plan: 11-15 Floor Plan

Figure III-6 Proposed Site Plan: 16-18 Floor Plan

Figure III-7 Proposed Site Plan: 19-20 Floor Plan

Figure III-8 Proposed Site Plan: 21 Floor Plan

Figure III-9 Proposed Site Plan: Roof Plan

Figure III-10 Proposed Site Plan: P1 Floor Plan

Figure III-11 Proposed Site Plan: P2 Plan

Figure III-12 Proposed Site Plan: P3 Plan

Figure III-13 North and South Elevations

Figure III-14 East and West Elevations

Figure III-15 Detail 1

Figure III-16 Detail 2

Figure III-17 Detail 3

**Table III-1
Parking Plan Layout**

Floor	Number of Stalls
P1	
Standard Stalls	9
Compact Stalls	18
Accessible Stalls	5
Total	32
P2	
Standard Stalls	14
Compact Stalls	24
Total	38
P3	
Standard Stalls	12
Compact Stalls	21
Total	33
Total Parking	103
<i>Source: Nadel Architects, November 2004.</i>	

No part of the parking garage, other than access ramps, would be visible from any of the streets. Roof decks resulting from the parking structure are integrated with the extensive landscape program of gardens and terraces and visible vertical surfaces are articulated to be compatible and integral with the architecture of the building.

Landscaping and Open Space

As shown in Figure III-18, Landscape Plan, the landscape design is inspired by that which was traditionally found surrounding famous Los Angeles residential landmarks. Through a variety of plant materials, a landscaped environment would be created benefiting the surrounding community and ensuring a comfortable fit of the building on the project site. The design results in a transition from the scale of the building to the human scale at Wilshire Boulevard, Comstock Avenue, and Club View Drive. There would be a total of 14,053 square feet of open space.

D. PROJECT OBJECTIVES

The objectives of the proposed project include:

- to develop the site with 35 residential condominium units in a 301-foot, 21-story high-rise, as permitted under Tentative Tract Map (TTM) 27025 which was recorded on October 31, 1979;
- to promote an orderly, attractive and harmonious residential development in a multi-residential area of the Westwood Community, which takes into consideration the architectural character and the environmental setting of the area;
- to provide employment opportunities through the construction of the proposed project; and
- to provide additional housing to the Westwood Community area.

E. DISCRETIONARY ACTIONS

The City of Los Angeles (the City) is the lead agency for the proposed project. In order to construct the proposed project, the applicant is requesting approval of the following discretionary and ministerial actions from the City:

- Grading Permit, pursuant to Section 17.05 (L) of the Municipal Code;
- Building Permit; and
- Westwood Community Design Review Board (DRB), per Ordinance No. 163,204.

The EIR serves as the environmental document for the DRB action and ministerial permits or approvals associated with development of the proposed project. This EIR is also intended to cover all federal, state, regional and/or local government discretionary or ministerial permits or approvals that may be required to develop the proposed project, whether or not they are explicitly listed below. Federal, state, and regional agencies that may have jurisdiction over the proposed project include, but are not limited to:

- Regional Water Quality Board; and
- South Coast Air Quality Management District.

Figure III-18 Proposed Landscape plan