

INITIAL STUDY

FOR THE WILSHIRE COMSTOCK PROJECT



Prepared for:

City of Los Angeles
Department of City Planning
Environmental Review Unit
200 North Spring Street, 7th Floor
Los Angeles, CA 90012-2601

Applicant:

Fifield Realty Corp.
2020 Main Street, Suite 610
Irvine, CA 92614

Prepared by:



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

July 2004

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PREPARED BY:

Christopher A. Joseph & Associates
11849 West Olympic Boulevard, Suite 101
Los Angeles, CA 90064

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I. INTRODUCTION

Introduction

The subject of this Initial Study (IS) is the proposed development of a 21-story condominium building containing 35 units ("proposed project"). The project site is located at 10250 Wilshire Boulevard within the Westwood Community Plan of the City of Los Angeles. The project applicant is Fifield Realty Corp., located at 2020 Main Street, Suite 610, Irvine, CA, 92614. A description of the proposed project is contained in Section II (Project Description). The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

Project Information

Project Title: Wilshire Comstock Project

Project Location: 10250 Wilshire Boulevard

Lead Agency: City of Los Angeles Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

City Contact Person: Nick Hendricks

Organization of Initial Study

This Draft IS is organized into six sections as follows:

Introduction: This section provides introductory information such as the project title, the project applicant and the lead agency for the proposed project.

Project Description: This section provides a detailed description of the environmental setting and the proposed project, including project characteristics and environmental review requirements.

Initial Study Checklist: This section contains the completed Initial Study Checklist.

Environmental Impact Analysis: Each environmental issue identified in the Initial Study Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to less than significant levels.

Preparers of Initial Study and Persons Consulted: This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the IS.

Appendices: Includes various documents and information used in the preparation of the IS.