
II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

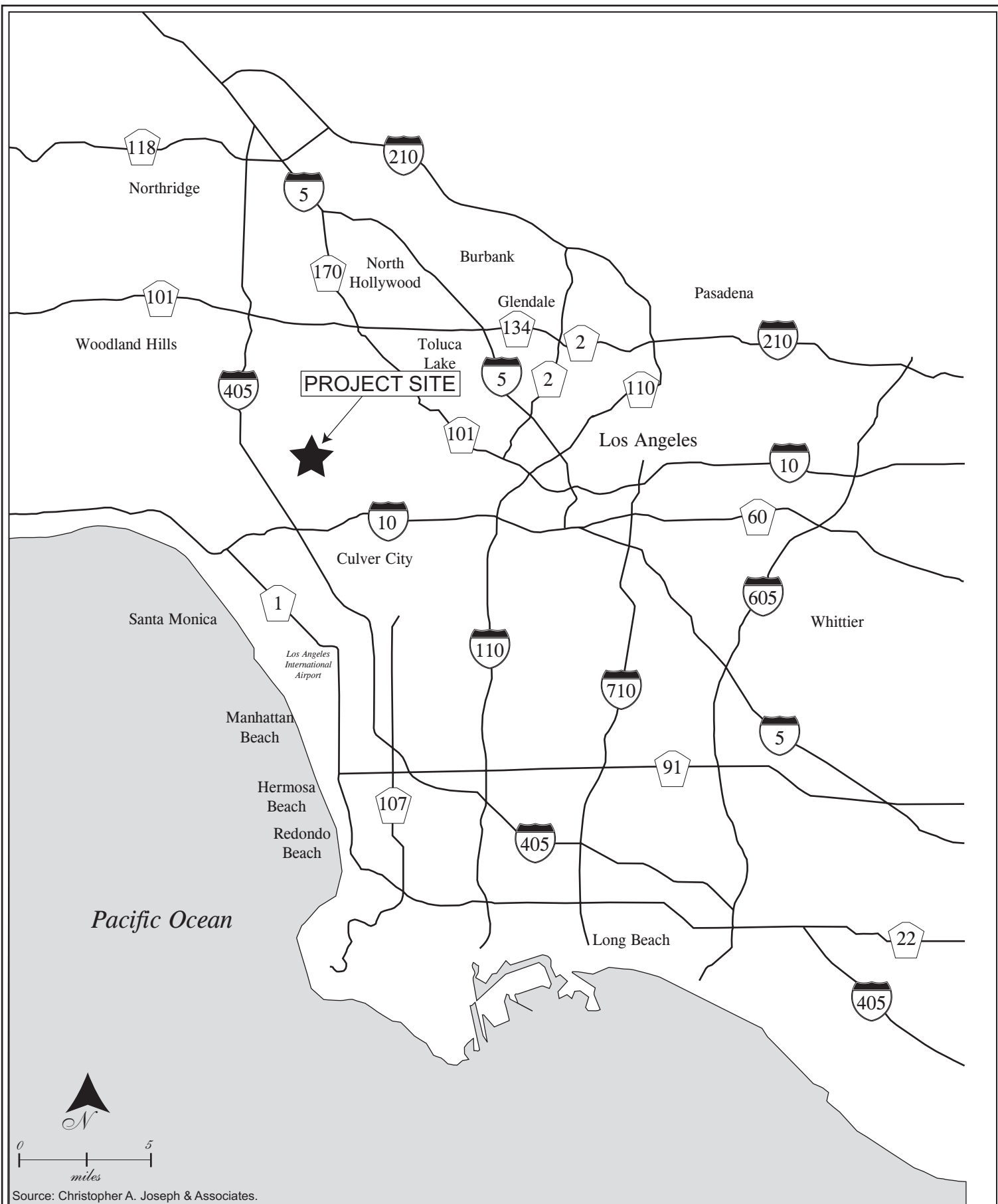
Project Location

The 0.57-acre project site is located in the City of Los Angeles and is bounded by Comstock Avenue to the west, Wilshire Boulevard to the north, Los Angeles Country Club to the east, and Club View Drive to the south (see Figure II-1, Regional Location Map and Figure II-2, Project Location Map). The project site is approximately sixteen miles west of downtown Los Angeles, two miles east of the San Diego Freeway (I-405), and two and one half miles north of the Santa Monica Freeway (I-10).

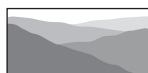
Land Use and Zoning Designation

The project site is within the Westwood Community Plan (Community Plan) area, which designates the project site as Very High Residential. The project site is currently zoned [Q]R5-3 (Residential). The Height District designation “3” requirement for this zone restricts total floor area to a maximum of ten times the buildable area of the project site. In accordance with the [Q] condition (Ordinance No. 163,194) on the project site a Design Review administered by the Westwood Community Design Review Board would be required for the proposed project.

The project site is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan (Transportation Specific Plan) and the Wilshire-Westwood Scenic Corridor Specific Plan (Corridor Specific Plan). As shown in Figure II-3, the Transportation Specific Plan is generally bounded by the City of Beverly Hills, Beverwil Drive, Castle Heights Avenue, National Boulevard, and Hughes Avenue on the east; Sunset Boulevard on the north; the City of Santa Monica and Centinela Avenue on the west; and Venice Boulevard on the south. The Transportation Specific Plan is for the issuance of building permits for properties in the Westwood, West Los Angeles, Brentwood-Pacific Palisades, and the Palms-Mar Vista Del Rey District Plan Areas. As shown in Figure II-4, the Corridor Specific Plan is generally bounded by Linbrook Drive to the north, Club View Avenue to the east, Ashton Avenue to the south, and Glendon Avenue to the west. The purpose of the Corridor Specific Plan is to minimize traffic and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the Specific Plan Area, encourage more open space, reduce the impact of high density residential development, and reduce the impact of shadows caused by high-rise buildings within and adjacent to the Specific Plan Area.

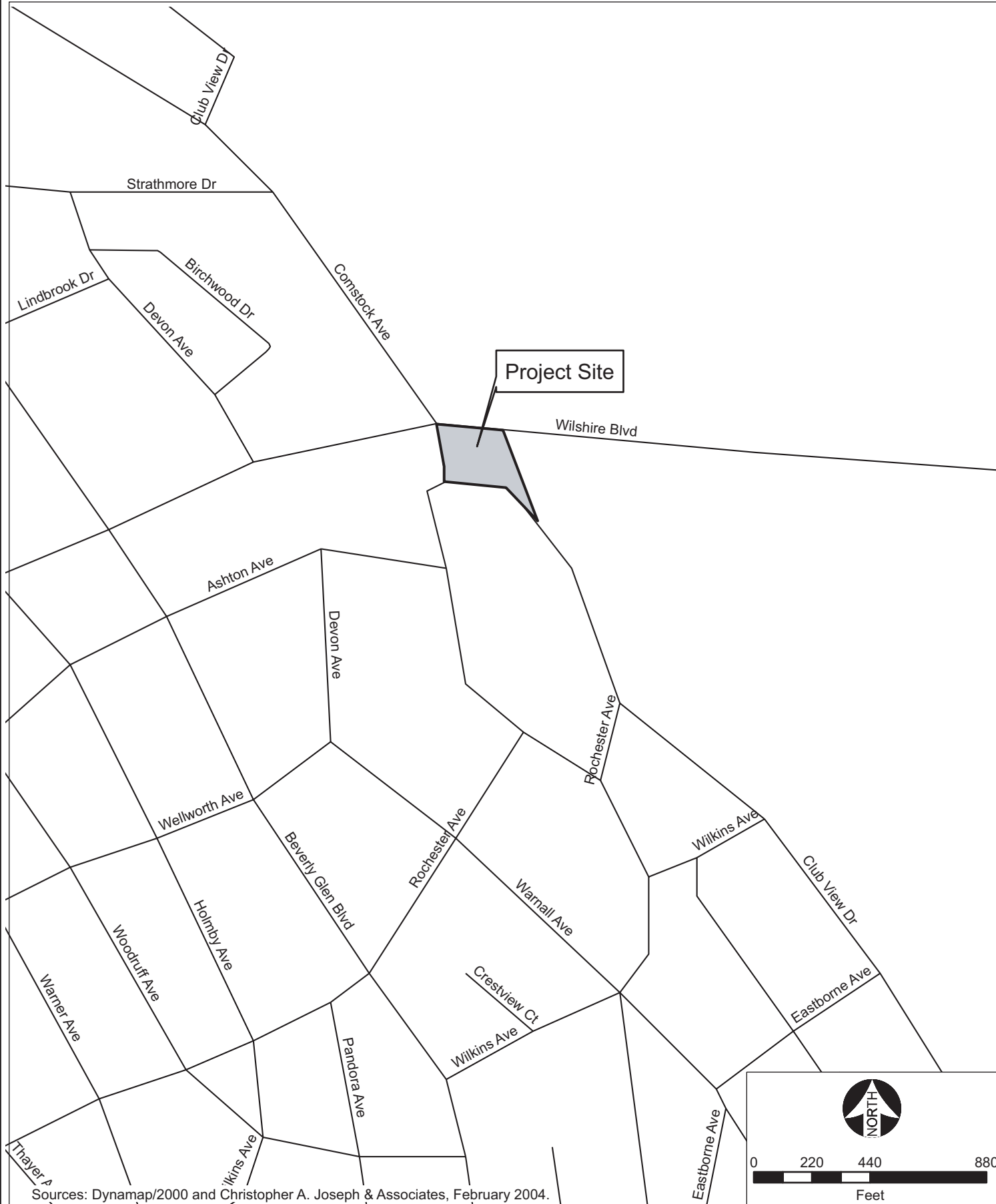


Source: Christopher A. Joseph & Associates.



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Figure II-1
Regional Location Map

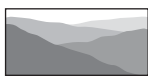


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Figure II-2
 Project Location Map



Source: Nadel Architects, May 2004

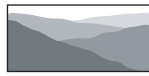


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Figure II-3
West Los Angeles Transportation
Improvement and Mitigation Specific Plan



Source: City of Los Angeles Planning Department, Graphic Services Section, June 2000



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Figure II-4
Wilshire-Westwood Scenic Corridor Specific Plan

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 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 became effective in 1981, shortly after the Final Tract Map was recorded. However, if a tract map application for a project was filed between July 25, 1972 and June 5, 1980, the project is exempt from the Corridor Specific Plan pursuant to Ordinance 155,044, Section 14.A of that plan. The Tract Map application for the proposed project was filed in the mid-1970s. Thus, the proposed project is exempt from the provisions of the Corridor Specific Plan.

Description of Surrounding Area and Project Site

As shown in Figure II-5, the 25,017 square foot 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 is located within a developed urban area. The area immediately surrounding the project site is developed with multi-level residential buildings, single-family residential uses, and the Los Angeles Country Club. There is a high-rise apartment building located to the northwest of the project site on Wilshire Boulevard. The Los Angeles Country Club surrounds the project site on two sides, directly north, across Wilshire Boulevard, and directly east. South of the project site, across Club View Drive, are four two-story single-family residential uses. West of the project site, on the corner of Wilshire Boulevard and Comstock Avenue, is a four-story apartment building. Refer to Figures II-6 through Figure II-10 for a photograph location map and existing views of the project site and surrounding uses.



Club View Condominiums
10250 Wilshire Boulevard
Los Angeles, CA 90024

Case No.



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Figure II-5
Aerial Photograph of Project Site