

Sources: Dynamap/2000 and Christopher A. Joseph & Associates, February 2004.



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Figure II-6
Photo Location Map



View A

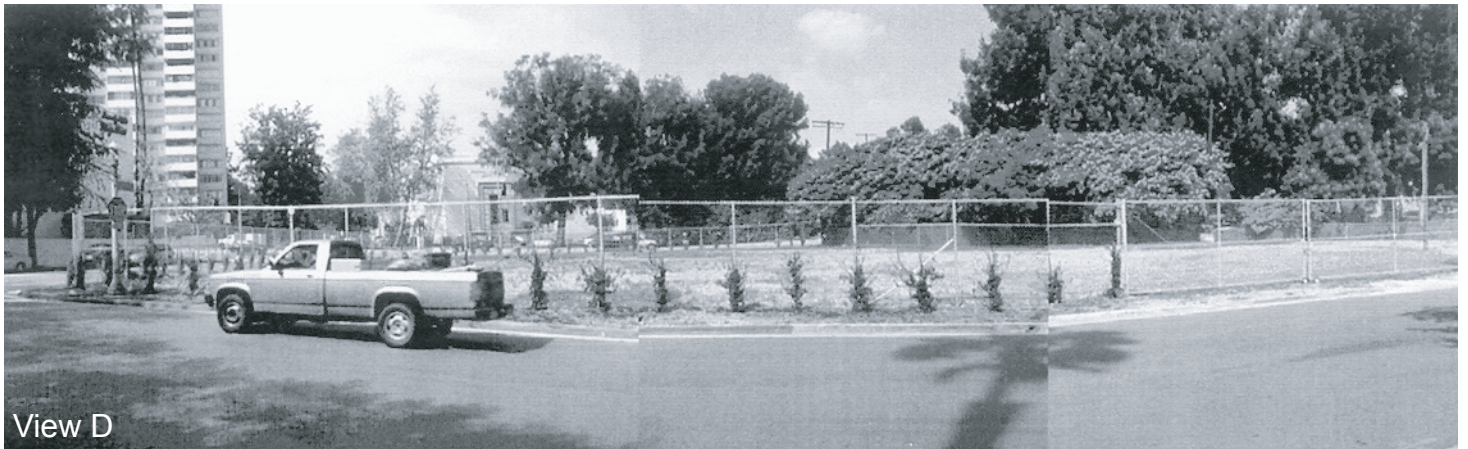


View B





View C

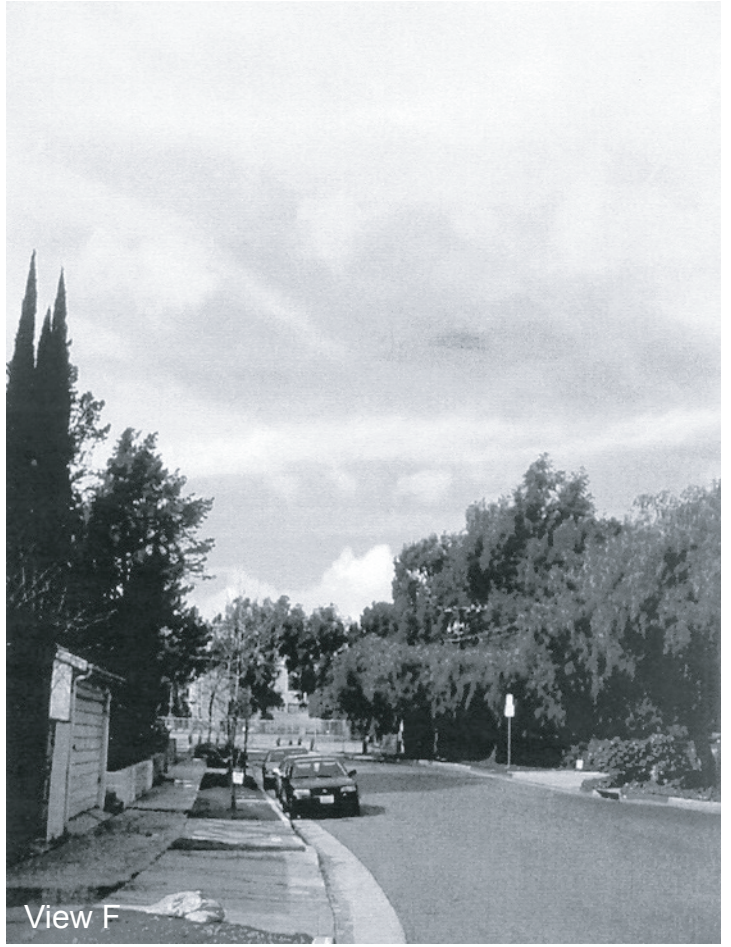


View D





View E



View F



View G





View H



View I



View J



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Figure II-10
Site Photographs of the Project Site
Views H,I, & J

PROPOSED PROJECT DESCRIPTION

The project applicant proposes to develop the project site with 35 condominium units (with 10 accessory housekeeping condominiums) 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 or approximately 281 feet. 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 approximately 111 vehicles in a three and a half level subterranean parking structure. Total grading would consist of approximately 38,600 square feet of soil.

As shown in Figures II-11 thru Figure II-25, the proposed project would consist of a lobby level, a housekeeping level, 19 floors of condominiums, and three and a half levels of subterranean parking. The project would also include an emergency helistop located on the roof. As shown in Figure II-11, the lobby level would be comprised of the valet area, offices, and a library. As shown in Figure II-12, the housekeeping floor would be comprised of housekeeping rooms, a gym, multi-purpose room, meeting room, and an outdoor pool/garden terrace. Floors 3 thru 15 of the condominiums would be comprised of two units per floor, totaling approximately 7,752 square feet for both units (please see Figure II-13). As shown in Figures II-14 and II-15, floors 16-21 of the condominiums would be comprised of one unit per floor, totaling approximately 7,683 square feet to 8,147 square feet per unit. The three and a half level subterranean parking area would be comprised of 111 parking stalls (please see Figures II-17 thru II-20). 103 stalls are required per code for the 35 residential units and eight stalls are required for the housekeeping accessory areas.

As shown in Figures II-24 and II-25, the design concept for the proposed project is inspired by Art Deco design. The design draws decorative inspiration from California lifestyle, with stylized waves, mountains, sunsets, and palm leaves. A decorative two-story base provides a welcome scale to the street and surrounding smaller buildings, and includes black, grey, and white marble facing. The windows are a silver tone with accents in the carved panels in gold. The middle floors of the building celebrate the verticality of the structure with large windows with a pale green tint and delicately fluted precast piers in a soft white tone. Balconies with glass railings punctuate the corners and give added dimension to the tower. The top of the building steps back to reveal an elegant decorative crown with multiple layers and offsets to create a dramatic skyline.

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, visible vertical surfaces are articulated to be compatible and integral with the

architecture of the building. Vehicular access to the proposed project's porte-cochere and parking area is proposed to occur via a driveway on Club View Drive.

As shown in Figure II-26, the landscape design is inspired by that which was traditionally found surrounding famous Los Angeles residential landmarks. Through a rich variety of plant materials, a lush 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.

DISCRETIONARY AND MINISTERIAL APPROVALS REQUIRED

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, per Ordinance No. 163,204.

The Initial Study serves as the environmental document for the DRB action and all other discretionary and ministerial permits or approvals associated with development of the proposed project. This Initial Study 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.

N80°51'07"E [BASIS OF BEARINGS] 127.81'

COMSTOCK AVENUE

N09°08'53"W

227.52'

N80°49'53"E

T05-22'

CLUB

N65°25'17"W
VIEW

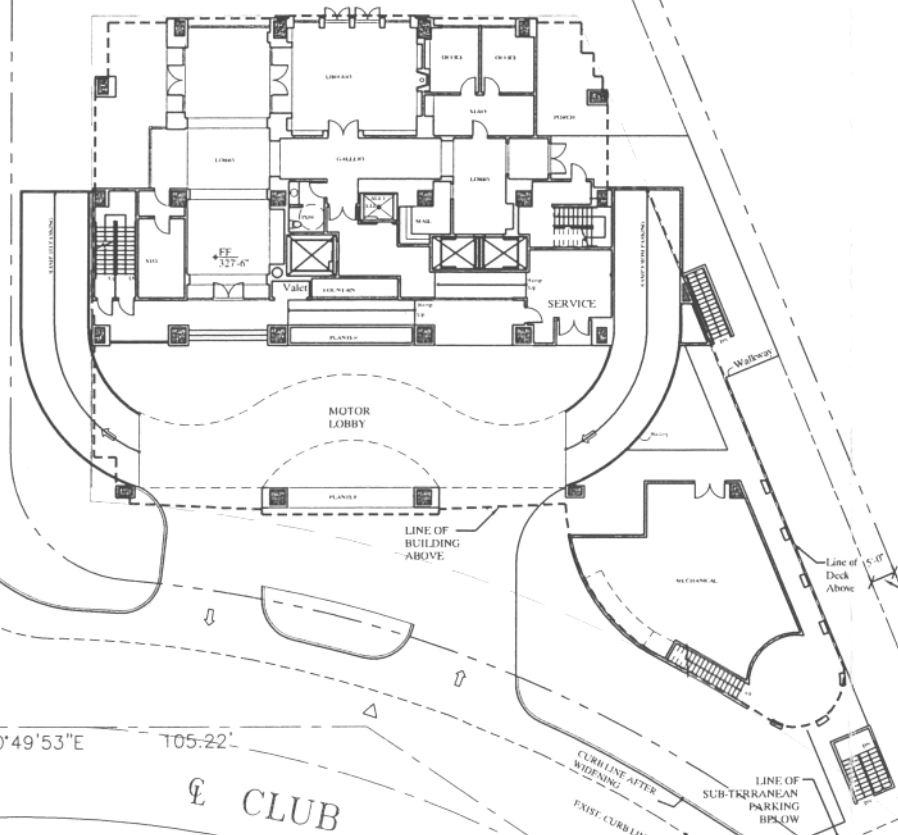
140.44'

DRIVE

320.0'

EXIST. CURB LINE
CURB LINE AFTER WIDENING

PROPERTY LINE



Scale (Feet)

Source: Nadel Architects, May 2004



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Figure II-11
Proposed Site Plan: 1st Floor