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September 9, 2004

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2003-5313-EIR

PROJECT NAME: Wilshire Comstock Project

PROJECT LOCATION/ADDRESS: 10250 Wilshire Boulevard

PLANNING AREA: Westwood

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: October 8, 2004

PROJECT DESCRIPTION: On June 29, 1977, the City of Los Angeles, Department of City Planning, issued a Conditional Negative Declaration (CND) for a Tentative Tract Map involving the subdivision of a 35-unit condominium project at 10250 Wilshire Boulevard (CND-213-77-SUB). The Tentative Tract Map (TTM) was recorded on October 31, 1979 as Tract No. 27025. Conditions of Approval for the development limited the project to 35 units with a minimum of 103 parking spaces.

The project applicant proposes to develop the vacant project site with 35 condominium units (and 8 accessory maids rooms) pursuant to the previous TTM approval. The approximate 202,000 square foot high-rise residential building would be 21 stories or approximately 281 feet in height. 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 level subterranean parking structure. Total grading would consist of approximately 38,600 cubic yards of soil.

Pursuant to Section 16.50 of the Los Angeles Municipal Code, the project is subject to Design Review Board oversight to ensure that specific design criteria of the Westwood Community Plan is implemented into the design elements of the proposed project (the project is exempt from the Wilshire-Westwood Scenic Corridor Specific Plan as the TTM was approved between July 25, 1972 and June 5, 1980). The recorded map will not be modified. The Environmental Impact Report (EIR) will provide a detailed analysis of Geology and Soils, Transportation/Traffic and other environmental factors deemed to be potentially affected.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Geology/Soils, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Mandatory Findings of Significance.

The enclosed materials reflect the scope of the proposed project which is located in an area of interest to you or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section encourages and welcomes all comments pertaining to environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 8, 2004**.

Please direct your comments to:

Nicholas Hendricks
Environmental Review Coordinator
Environmental Review Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Con Howe
Director of Planning



Jimmy Liao
City Planner