

There is fear by the engineer, because of the high, and rising, water level, that the hydrostatic uplift forces during construction might be enough to lift the garage. To counter this worry, a system of pre-loaded columns is discussed. The plan is to balance the uplift forces with the downward force from 20 anchors on each column and then to reduce the added downward force during construction. The danger is so large that the developer is willing to go to great expense to maintain the stability of his building during construction. The danger to adjacent properties, including Wilshire Boulevard, should also be his concern.

Date: January 4, 1979

"On November 27, 1978, a single test boring was made in the approximate middle of the subject site. ..."

"The log of this boring, Boring No, 8, is attached. As may be noted, water was encountered at a depth of about 15 feet below grade. ..."

By January, the water level had risen again, this time to 15 feet.

Date: April 23, 1979

"It is our understanding that the first dewatering wells were started this date and that water was encountered some 13 feet below grade. A review of the variation in apparent water levels within the site indicates that a steady rise in the level has occurred since the date of our first investigation in the Spring of 1977. We have concluded that there exists a possibility this rise in water level within the site is a reflection of the water table located below the clay layer (at some 32 feet below present grade). Water may be entering through the test borings made earlier by this firm and Leroy Crandall and Associates. Borings are normally backfilled and packed; it is possible that the permeability of the backfill is much higher than the surrounding native clay zone below 32 feet."

"Our concern is, if the general rise in the apparent water table above the clay layer is accompanied by an equal rise in the level of the lower water table, there exists the possibility that the removal of overburden (in excavating for the garage) would cause a blowout of the clay layer. In essence the concern is that the loss of overburden at the basement elevation would exceed the difference in head of the lower water table.

"Should the above condition be found to apply, it will be necessary to temporarily dewater the this lower water table by some amount during construction."

The water level has risen to within 13 feet of the surface, a ten foot rise in two years. The engineers are really starting to get worried. If the lower water layer under pressure has broken through the clay seal over it because they could not seal the bore holes, the entire garage structure may be subjected to massive uplift forces if a large excavation is made for the garage. This is the danger to the building.

If the "diversion" method to restore the water to its natural flow after construction is used, the clay layer below 32 feet must be removed (certain if the excavation will go to 70 feet as stated by Mr. Pepper) or at least disturbed. If the clay seal is removed, the same sealing problem against the hydrostatic pressure of the lower aquifer may occur in the restored seal over the lower aquifer when the water table again rises as in 1979. If it is only disturbed, the clay layer may 'blowout' during construction or later when the water table again rises. If the seal cannot be made perfect, and/or a "blowout" occurs in the clay layer, the result may be the same permanent dewatering as that warned against in the quoted risk of, "... an attendant subsidence of adjacent properties (i.e. Wilshire Boulevard)." Neither alternative may be either feasible or permanent. This is the danger to the community. I can only point out the danger. It requires a full EIR to assess the risk.

Department of Water and Power



the City of Los Angeles

WHA

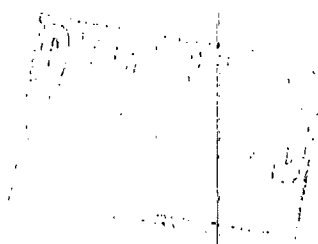
JAMES K. HAHN
Mayor

Commission
DOMINICK W. RUBALCAVA, President
SID C. STOLPER, Vice President
ANNIE B. CHO
GERARD McCALLUM II
SILVIA SAUCEDO
SUSAN C. PARKS, Secretary

DAVID H. WIGGS, General Manager
FRANK SALAS, Chief Administrative Officer

June 21, 2004

Mr. Aviv L. Tuchman
Tuchman & Associates
Attorneys At Law
1000 Wilshire Boulevard, Suite 1600
Los Angeles, CA 90017



Dear Mr. Tuchman:

Subject: Request for Information

This is in response to your enclosed letter to Mr. Gerald A. Gewe requesting the location and depth of the Los Angeles Department of Water and Power's (LADWP) 60-inch-diameter Stone-Hollywood Trunk Line as it crosses the southern boundary of Wilshire Boulevard just east of Comstock Avenue.

Enclosed are copies of the LADWP's construction drawings illustrating the location and depth of the trunk line in the vicinity of the Wilshire Boulevard and Comstock Avenue. We request to review the proposed dewatering and shoring plans for the new development at 10250 Wilshire Boulevard in order to evaluate the potential impact and required trunk line protection, if any, prior to commencement of excavation and grading operations.

Should you have any questions, please contact Mr. Ritchie S. Yee at (213) 367-4177.

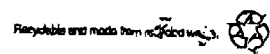
Sincerely,

Milad Taghavi
Project Manager
Water Engineering & Technical Services

MT:wss
Enclosures
c: Mr. Ritchie S. Yee

Water and Power Conservation ... a way of life

111 North Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles 90051-5700
Telephone: (213) 367-4211 Cable address: DEWAPOLA



TUCHMAN & ASSOCIATES

ATTORNEYS AT LAW
1000 WILSHIRE BOULEVARD, SUITE 1600
LOS ANGELES, CA 90017
PHONE: 213-892-8300 • FAX: 213-892-8100

May 25, 2004

Jerald A. Gewe
Chief Operating Officer - Water
Los Angeles Department of Water and Power
11N. Hope Street, Room 1455
Los Angeles, CA 90012

Re: *WHA v. Fiefield*
Our File No.: 2370

Dear Mr. Gewe:


I represent the Westwood Homeowners Association in regards to the above-referenced matter.

Please provide my offices with records showing the exact location and depth of the Stone Hollywood Trunk line where it crosses the Southern boundary of Wilshire Blvd, just East of Comstock Ave.

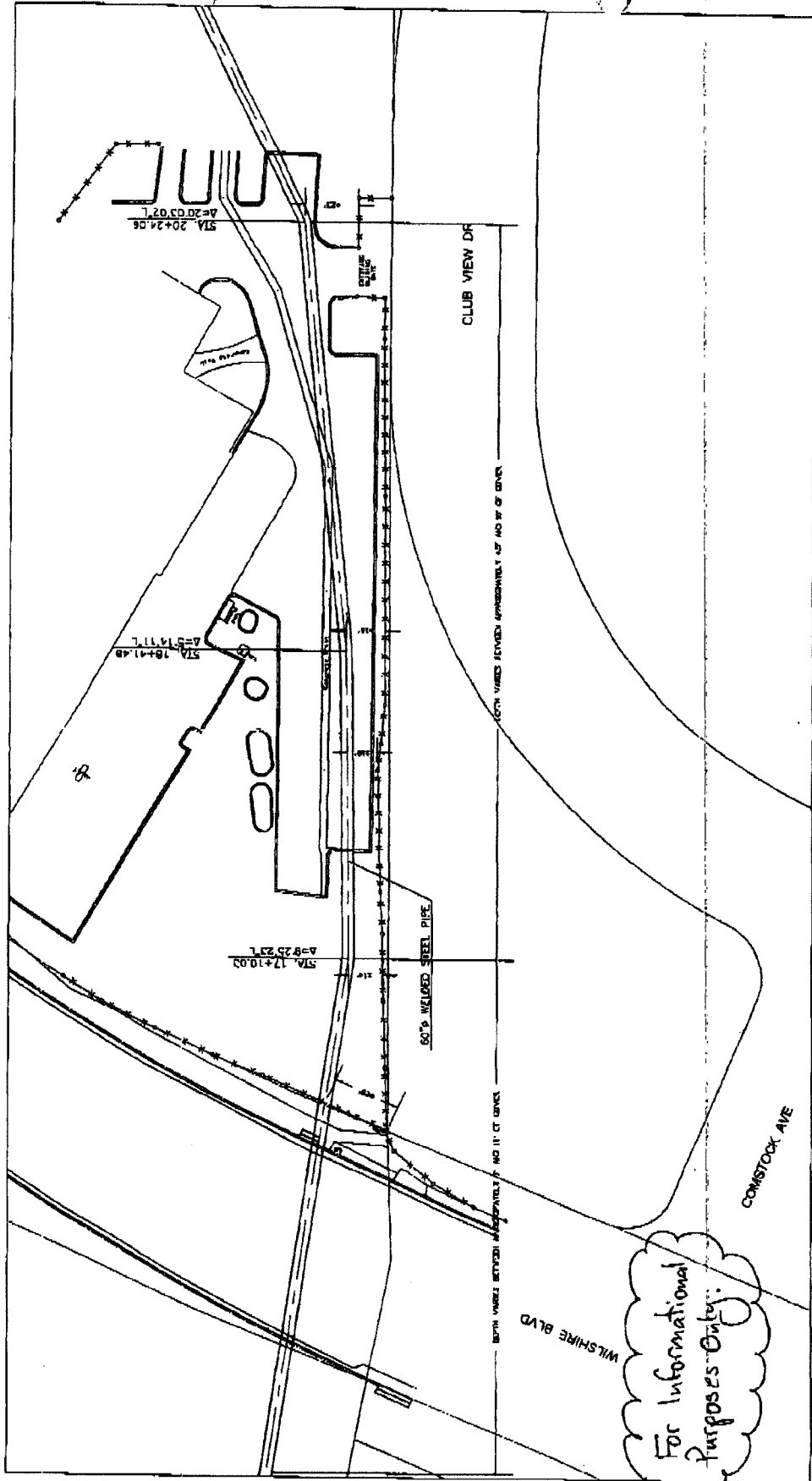
The reason for the request is that the owner of the property located at 10250 Wilshire Blvd is proposing to excavate the entire parcel down to a depth of approximately 60 feet for a subterranean garage. The water table on the property is approximately 18 feet, and the soil at this location has been reported as unstable. Your trunk line runs along the Eastern boundary of this property.

The property owner proposes to dewater the subject property prior to excavation, and is proceeding based on a grandfathered approval issued 25 years ago. Our concern is that the excavation will disturb the trunk line, which was not in place at the time approval was granted, with possible catastrophic results to the surrounding residential neighborhood. We would like to bring the exact location of the trunk line to the attention of the Los Angeles planning department prior to them issuing any permits. We have also requested that an environmental impact report be prepared to address this concern along with several others..

Very truly yours,
TUCHMAN & ASSOCIATES


AVIV L. TUCHMAN

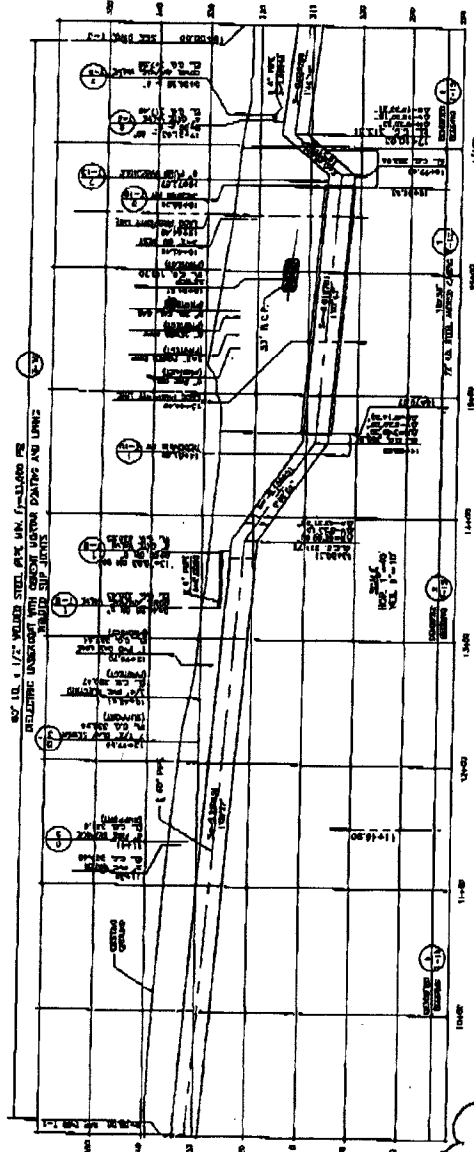
Steve Kaufman - WHA (310) 277-5060



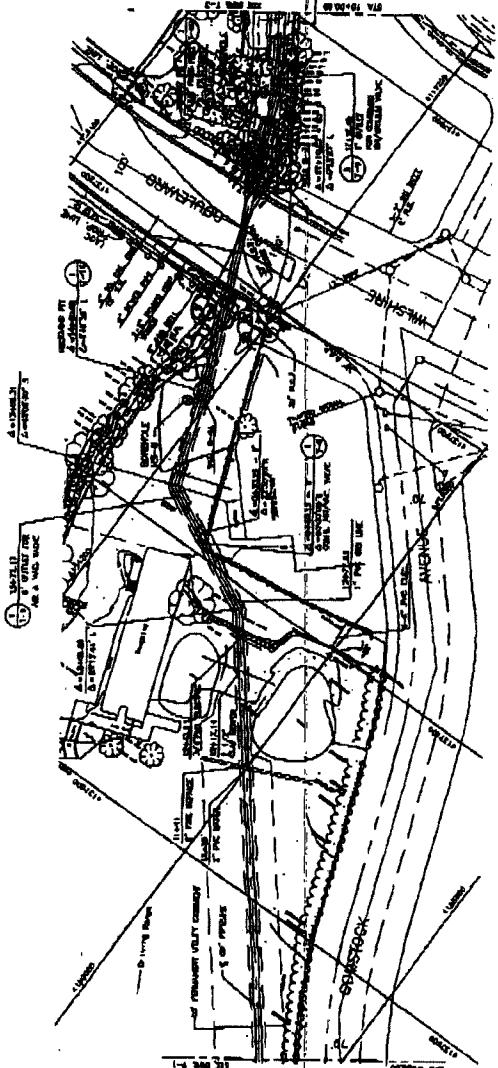
STONE-HOLLYWOOD TRUNK LINE UNIT 2
VICINITY OF WILSHIRE BLVD AND COMSTOCK AVE

DISTANCES SHOWN ARE APPROXIMATIONS MEASURED FROM PIPE CENTERLINE TO FENCE LINE

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



For Informational
Purposes Only.



SEE COMPANION SHEET AND
TOPGRAPH RECORD, SET 2

STONE-HOLLYWOOD TRUNK LINE
 UNIT 2
 PLAN AND PROFILE
 STA. 9+00 TO STA. 18+00

DEPARTMENT OF WATER AND POWER
 CITY OF LOS ANGELES

D4988-1-2C

NO.	DATE	BY	DESCRIPTION
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D4988-1-2C

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
SEP 21 2004
ENVIRONMENTAL
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- ① THE FLOW OF WATER WHEN ALLOWED TO FIND ITS OWN NEW COURSE - HOW WILL IT AFFECT THE HOMES ON CLUB VIEW DRIVE AND WILSHIRE BLVD (THE STREET ITSELF)
- ② STORM DRAINS - ARE THEY ADEQUATE, AND WHO WILL SOLVE PROBLEMS & RECONSTRUCT IF NECESSARY
- ③ TRAFFIC ISSUES

Very truly yours,

Name/Print RICHARD E. GREY Date: 9/17/04

Name/Signature *[Handwritten Signature]*

Address 1354 CLUB VIEW DR

City/State/Zip LOS ANGELES CA 90024

Telephone Number (310) 271-7890

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

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I have the following concerns that must be addressed in the EIR:

① effects of diverted underground water on neighboring properties, public thoroughfare, & flood.

② effects on local traffic during & after construction particularly with respect to ongoing Santa Monica Blvd project.

Very truly yours, ARLENE MORRISON

Name/Print CLIFFORD HARRIS Date: 9/17/04

Name/Signature Clifford Harris & Arlene Morrison

Address 1436 Club View Dr.

City/State/Zip L.A. 90024

Telephone Number (310) 277-1098

Post-it Fax Note 7671

Date: Jan 5, 2005	# of pages: 8
To:	From: Nicholas Hendricks
Co./Dept.:	Co.: City Planning
Phone #:	
Fax #:	

Page 6

To: Nicholas Hendricks, Environmental Review Coordinator
 City of Los Angeles, Environmental Review Section
 200 N. Spring St., Rm. #750
 Los Angeles, CA 90012

RECEIVED
 CITY OF LOS ANGELES
 SEP 20 2004
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Council District #5.

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 Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Alterations in underground water flows
 that may result in flooding & foundation
 instability.

Traffic & parking is a concern along
 Comstock & Club View Dr

Very truly yours,

Name/Print Alvin B. Lewis

Date: 9/15/04

Name/Signature [Signature]

Address 1667 Comstock Ave

City/State/Zip LA 90024

Telephone Number 310-557-0745

RECEIVED
CITY OF LOS ANGELES

SEP 20 2004

ENVIRONMENTAL
UNIT

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

I live just south of the proposed development. I remember when Sheldon Forest had planned a condo development around Year 71 and had abandoned it for all the reasons that people are addressing now. Water flow to Sankin homes, the excavation of dirt and how the aquifers could be affected - the bulldozing on the top of Beverly Glen have pumps going 24/7 and they just keep up - the traffic is mainly down Club View and Crestwood roads. When the Santa Monica Blvd is finished there will be no left turns on Santa Monica. What will happen?

Very truly yours,

Name/Print MARLENE MORRIS Date: Sept 16 - 04

Name/Signature Marlene Morris

Address 10344 EASTBORNE AV.

City/State/Zip LA 90024 CA

Telephone Number 310-286-7966

Page 6

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
SEP 20 2004
ENVIRONMENTAL
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Alfalfa related problems may impact my neighborhood. Traffic congestion may be an issue. Height restriction should apply (no higher than 75 feet) Liquefaction issues should be addressed. If earthquake occurs could damage other structures in my neighborhood.

Very truly yours,

Name/Print RITA EMERSON Date: 9/16/04

Name/Signature Rita R. Emerson

Address 1522 ENSLEY AVE

City/State/Zip Los Angeles CA 90024

Telephone Number 310-553-4189

Post-it® Fax Note	7671	Date	Jan 5 2005	# of pages	8
To		From	Nickolas Hendricks		
Co./Dept.		Co.	City Planning		
Phone #		Phone #	626 111 1111		
Fax #		Fax #			

Sept. 9, 2004

Nickolas Hendricks
 Environmental Review Coordinator
 Environmental Review Section
 200 N. Spring Street, Room 750
 Los Angeles, California 90012

RECEIVED
 CITY OF LOS ANGELES

SEP 14 2004

ENVIRONMENTAL
 UNIT

Re: The "Pumpkin Patch" site
 10250 Wilshire Boulevard
 Los Angeles, CA 90024

ENV 2003-5313 (Wilshire-Comstock project)

Dear Nickolas,

Please notify the following regarding any information on the "Pumpkin Patch:"

Sandy Brown
 10350 Wilshire Boulevard, Apt. 1003
 Los Angeles, CA 90024

Tom Paterson
 Ofc. Mgr., Holmby-Westwood Property Owners Assoc.
 914 Westwood Blvd.
 PMB 573
 Los Angeles, CA 90024

Ms. Nancy Mohri, Mgr.
 The Diplomat
 10350 Wilshire Blvd.
 Los Angeles, CA 90024

Thank you.

Sandy Brown
 SANDY BROWN

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

SEP 21 2004

ENVIRONMENTAL
UNIT

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EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Sirs:

I AM DEEPLY TROUBLED BY A PROSPECT OF A HIGH RISK APT AT WILSHIRE + COMSTOCK. I HAVE LIVED IN THIS AREA FOR A GOOD MANY YEARS, AND HAVE ALREADY SEEN TRAFFIC AREAS VASTLY OVERCROWDED IN THE WILSHIRE AND SANTA ANA BLVD AREAS. I AM CERTAIN THAT THE EFFECT OF SAID PROJECT WILL CAUSE ABANDONMENT OF COMSTOCK HOUSES WHICH WILL BE A GREAT TRAGEDY FOR THE HOMEOWNERS AS WELL AS BUSINESSES IN THE AREA. AN ENVIRONMENTAL IMPACT COVERING ALL POINTS IN THE TEXT IS FUNDAMENTAL TO ANY PROGRESS IN THIS ADMIRABLE PROJECT

Very truly yours,

Name/Print LOUISE F STROUSE Date: SEPT 19, 04

Name/Signature Louise F. Strouse

Address 1501 Comstock Ave

City/State/Zip LA 90024

Telephone Number 310 277 2024

RECEIVED
CITY OF LOS ANGELES

SEP 21 2004

ENVIRONMENTAL
UNIT

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Will this project impact the submittals and the water flow and negative manner. Will there be flooding during rainy seasons because of the disposal of water from this project. Most important will the added population contribute to more traffic, congestion and noise, influencing the quality of life and the property values of the neighboring properties. In short we are in no uncertain terms ~~not~~ not for the advancement of this project.

Very truly yours,

Name/Print Genex Flax Jordan Date: 9/16/2004

Name/Signature Flax Jordan

Address 1363 Clubview Dr

City/State/Zip DM, CA 90024

Telephone Number 310, 273-0143

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CITY OF LOS ANGELES

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

SEP 21 2004
ENVIRONMENTAL
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Council District #5.

Due Date for Public Comments: October 8, 2004

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I have the following concerns that must be addressed in the EIR:

I am very concerned about the description of water flow to the underground aquifer. As a resident of Comstock Ave I have experienced severe ground water problems during rainy conditions.

I am also concerned about the impact of the building on traffic flow which is already very small at the Comstock/Wilshire Intersection.

Very truly yours,

Name/Print William Ryan Date: 9/16/04

Name/Signature Wm Ryan

Address 1448 Comstock Ave

City/State/Zip Los Angeles, CA 90024

Telephone Number 310 284 8321

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

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Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

As a resident of Comstock for over 35 years, I have seen traffic become a critical issue. I travel east on Wilshire. There is no right turn lane and it will only be worse when the SM Blvd. project allows only westbound traffic from my street.

I am concerned about the size of the building creating shadowing & greatly impacting property values. The water issue was bad in 1978 and continues to be of great concern. Excavating for subterranean garages destabilizes the whole area. The construction period will be a nightmare for the neighborhood.

Very truly yours,

Name/Print Janet & Joe Reichmann Date: 9-17-04

Name/Signature Janet Reichmann - Joe Reichmann

Address 1429 Comstock Ave.

City/State/Zip Los Angeles, Ca - 90024

Telephone Number 310 277-5139

RECEIVED
CITY OF LOS ANGELES
OCT 18 2004
ENVIRONMENTAL
UNIT

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

TRAFFIC ON CONSTOCK AVE.

EMPLOYEE PARKING

Very truly yours,

Name/Print KAREN BERENZWEIG Date: 10/16/04

Name/Signature K.O. Berenzweig

Address 1319 CONSTOCK AVE.

City/State/Zip L.A. CA 90024

Telephone Number 310 276-5839

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
SEP 27 2004
ENVIRONMENTAL
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Please see Attached Statement.

Very truly yours,

Name/Print IRA Cohen Date: 9/22/04

Name/Signature *IRA Cohen*

Address 1506 Club View DR.

City/State/Zip Los Angeles, CA 90024

Telephone Number 310.277.5688

Dear Mr. Hendricks

We are residents of 1506 Club View Drive. We are writing to you to express great concern about the pending construction of the condominium complex at 10250 Wilshire Blvd. Our home faces East on the South Course of Los Angeles Country Club and the proposed construction poses several issues that we want addressed by your office.

Of course the largest and most dangerous of these issues is the under water aquifer that flows beneath the construction site. Our main concern is the discharge of water from the pumps in the basement of this building that will be flowing south behind our house on the LACC. Our house sits above the fourth fairway on the South Course and when it rains you can see the river of water that already is evident beneath our wall. Additional water pumped onto the property will only increase the amount of erosion and if that causes the wall to give way, is Fifield Co. prepared to face the law suits from myself and our neighbors? If the water table is 18'-25' and the garage basement of the building is 70', how can we be assured that there will not be a disaster in the future. I lived in the San Francisco Marina district during the '89 earthquake and I attended several geological survey meetings that spoke of liquefaction. I suffered with the rest of my neighbors when buildings slipped and slid in this ooze. Don't let that happen to this beautiful neighborhood.

As to traffic, this street (Club View Drive) is already a thruway from the north to Century City. Granted the Santa Monica project will eliminate some of this traffic in the morning but the evening traffic will not be reduced. At present it takes about 10-15 minutes to get across Wilshire going North from about 4pm to 7pm. It should be an interesting sight to see some of the condominium residents attempting to get out of their building at that time. Of course the construction phase will probably take about 18-24 months and how thrilling that will be when the streets are closed or impacted due to construction trucks.

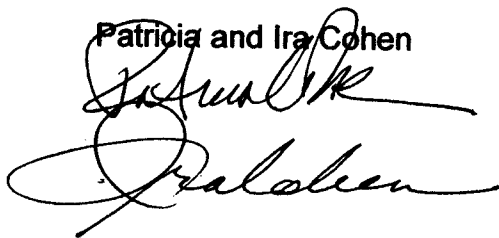
What about parking? Not just during the construction (construction personnel) but when these residents have their help parking on the streets.

All in all this is not a great way to maintain the beauty of our neighborhood. We must be assured that a full and complete Environmental Impact Report will be conducted with an unbiased approach to "what's the best for this neighborhood?". The Wilshire Specific Plan mandates 75 foot limitations on buildings. This Condo is set for about 300 feet. How does that work?

Please help us in dealing with this proposed blight on our neighborhood.

Concerned citizens

Patricia and Ira Cohen

The image shows two handwritten signatures in black ink. The top signature is a cursive signature that appears to be 'Patricia Cohen'. The bottom signature is a more stylized cursive signature that appears to be 'Ira Cohen'. Both signatures are written over the printed name 'Patricia and Ira Cohen'.

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

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Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- 1) The effects of dewatering and excavation during the following construction on adjacent properties N and S of Wilshire Blvd.
- 2) The effects of animal and/or plant life in the neighborhood from the disturbance to the aquifers.
- 3) Flow of water beneath the property
- 4) Will the ground water be discharged into existing storm drains in this area?
- 5) Will this development significantly impact traffic flows in an already traffic impacted area?
- 6) What privacy will neighbors have from the developments' balconies
- 7) Shade and shadow issues.
- 8) Air quality issues
- 9) Prior entitlements

Very truly yours,

Name/Print MARY LOU RANE Date: 9-21-04

Name/Signature Mary Rene

Address 10332 EASTBORNE AVE

City/State/Zip LOS ANGELES, CA 90024

Telephone Number 310 277-0241

September 22, 2004

Mr. Nicholas Hendricks
City of Los Angeles, Environmental Review Section
200 N. Spring St. Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
SEP 27 2004
ENVIRONMENTAL
UNIT

Subject: 10250 Wilshire Blvd. Hi-Rise Project

Dear Mr. Hendricks:

As a long time resident, former board member of Westwood Homeowners Association, organizer for Permit Parking District #6 and co-founder of Century Westwood Watch I am writing you this letter to express my concern regarding the project at Comstock Avenue and Wilshire Boulevard. My concerns regarding this project are many but there are three points which I find very troubling to this neighborhood.

Ground Settlement – I am sure from other correspondence you have received and the opposition to the project from neighbors in our community there is a great deal of concern regarding ground settlement to the immediate residences surrounding the construction site. Those of us that are not adjacent to the construction site also have concerns as to what impact this may have on our property when the underground aquifer is diverted to build the foundation for such a large building. As you may or may not know a major catastrophe was averted during the construction of a 3-store building at the southwest corner of Santa Monica Boulevard and Comstock. In this situation a large construction crane collapsed into the excavation site as result of the rising water level from the aquifer, which had weakened the surrounding ground area. Fortunately the gas line providing natural gas to the area and adjacent to the site was not ruptured but it created an emergency response from all city departments. What assurances can be made at this site to avoid a similar catastrophic event?

Traffic and Parking - The Westside has been heavily impacted by the expansion and development in Century City and the Wilshire corridor. Along with this increase of traffic parking has been severely impacted. As a result Permit Parking has become our way of life. Permit Parking District #6 (adjacent to the construction site) was one of the first districts established by the city. The size of this building will most likely exacerbate the traffic flows and parking in our neighborhood. The ingress and egress from this building to keep traffic out of the residential neighborhood is most important. Adequate parking to accommodate not only those that will reside in this building but also those who come to visit should be paramount before any permit be issued for construction. What plans have been made to minimize traffic flows and parking problems in the neighborhood as result of this project?

Size of Building - As I understand it this building is to be as high as 300 feet and 21 stories on a relatively small lot for a building of this size. The Wilshire specific plan now calls for buildings to be no more than 75 feet high. This building is clearly in violation of the Wilshire Specific Plan and reasonable questions also arise regarding grandfather rights to the developer for such a large building on this site. Does the developer have clear title to build such a large building on such a small lot?

I would ask you and members of your committee take very seriously the legitimate concerns of people in our community.

Yours truly,

A handwritten signature in cursive script, appearing to read "Paul L. Martin".

Paul L. Martin
1664 Comstock Avenue
Los Angeles, CA 90024

Cc Jack Weiss

RECEIVED
CITY OF LOS ANGELES
SEP 27 2004
ENVIRONMENTAL
UNIT

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- 1) How is the construction going to impact the underground stream (water table)? Many of the homes in the area are built on clay-like earth.
- 2) What is going to be the impact on traffic along Comstock & Club View Dr.?
- 3) How will the building affect the privacy of the neighboring single family homes?
- 4) How will the area be affected during construction?
- 5) I am sure there are more issues to be addressed.

Very truly yours,

Name/Print ALLEN BARBARA DRAPKIN Date: 9/22/04

Name/Signature Allen S. Drapkin

Address 1617 WARWALL AVE

City/State/Zip h. A. CA. 90024

Telephone Number 310-552-1490

CORDELLA M. OWENS
865 COMSTOCK AVENUE, 12D
LOS ANGELES, CA 90024-2583
310-888-1163 fax 310-888-0123

October 7, 2004

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

RECEIVED
CITY OF LOS ANGELES
OCT 08 2004
ENVIRONMENTAL
UNIT

Reference: EAF #:ENV-2003-5313-EIR/10250 Wilshire Blvd., L.A. 90024

Sir:

As a resident diagonally across the street from the above proposed project I strongly object to this development project as presented in your memo of 9/9/04.

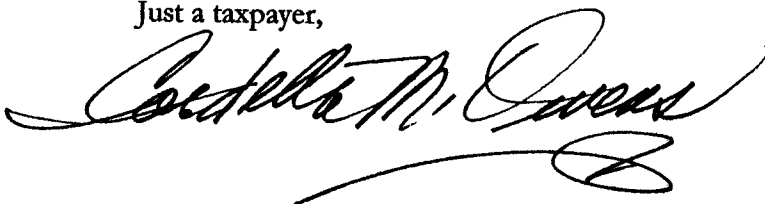
The traffic at this intersection is already beyond the acceptable level. The line of autos and trucks blocks our driveways as well as those of the residents on Club View Drive. There is seldom a week when there is no serious accident at this intersection. The speed of the traffic is well beyond the posted limit. Any addition to the overload is not acceptable.

I would like to suggest a rerouting of the traffic pattern for those approaching Wilshire from the south. Please see the attached altered drawings. This would require the taking of one traffic lane width from the property in question as well as restricting traffic to "designated" lanes. ALSO, there is a definite need to retime the signal at the intersection to accommodate the north/south traffic especially during the commute hours as Comstock/Country Club Drive is used as a main artery from the San Fernando Valley and Bel Air to Century City. Traffic is backed up for block upon block in both directions.

Please pass these suggestions on to the proper departments. A response is requested.

Please work with the owners to donate the property to the city as a substantial gift with acceptable write-offs.

Just a taxpayer,



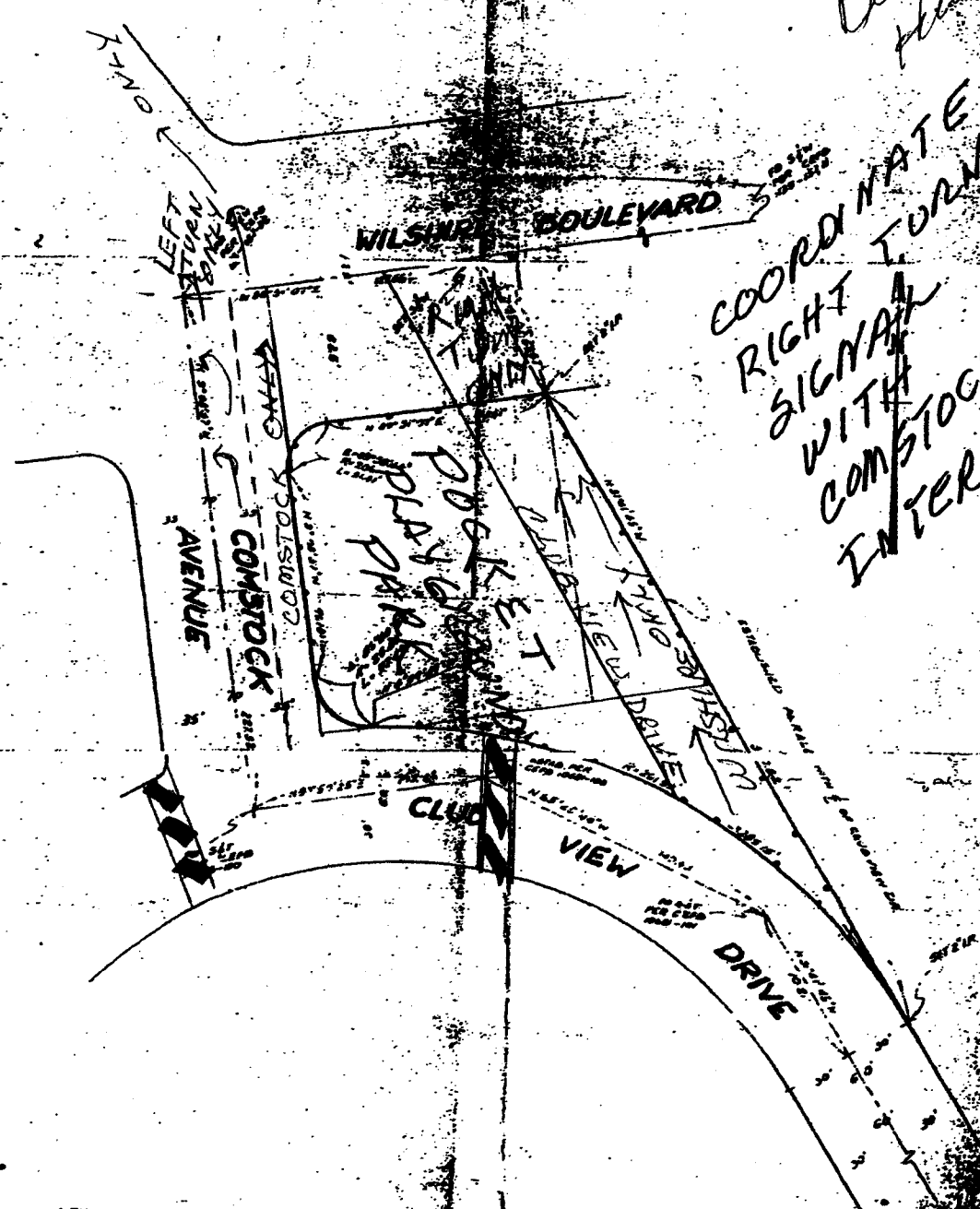
TRACT NO. 27025

SHEET 2 OF 2 SHEETS

CITY OF LOS ANGELES
STATE OF CALIFORNIA

Westward

Beverly Hills



*COORDINATE
RIGHT
SIGNAL
WITH
COMSTOCK
INTERSECTION*

LEGEND:
--- INDICATES BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

10 1/2 ft
PER SECTION
1888-1900

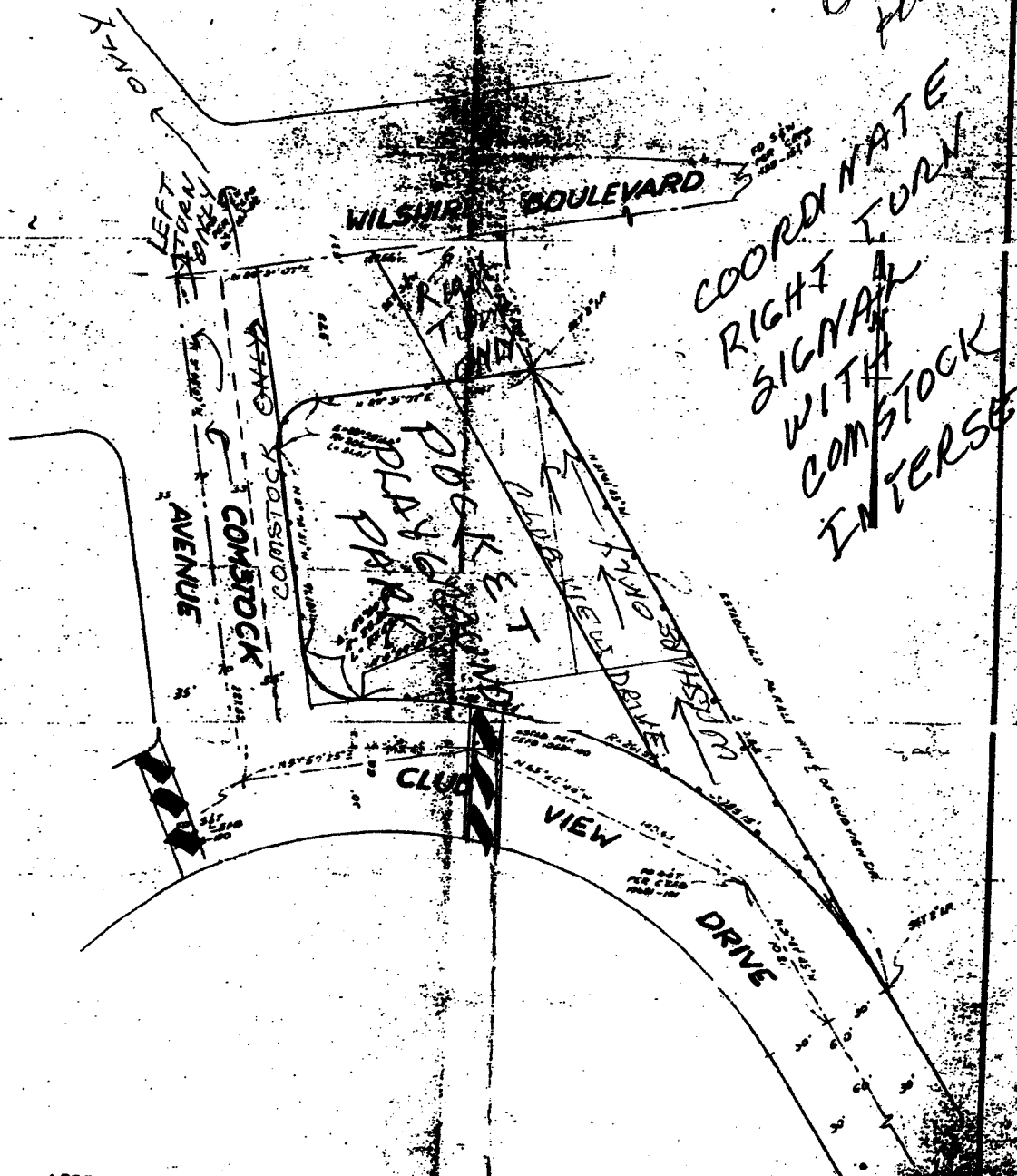
TRACT NO 27025

SHEET 2 OF 2 SHEETS

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

Westward

Bevelly hills



*COORDINATE
RIGHT
TURN
WITH
COMSTOCK
INTERSECTION*

LEGEND:
— — — — — INDICATES BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.

NO SET
PER 6226
1961-1962

RECEIVED
CITY OF LOS ANGELES

To: Nicholas Hendricks, Environmental Review Coordinator
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

OCT 08 2004

ENVIRONMENTAL
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- 1) Investigation of the impact of changes due to construction on the neighborhood with the underground aquifer. I am concerned with global warming or the Browning effect that is warming many areas of the world.
- 2) In previous attempts to build on this site the City of L.A. imposed regulations that the developer improve the storm drains. What does it require the developer to do?
- 3) Egress/ingress of traffic during construction. Transit Parkway will permanently block all eastbound traffic existing in this area onto Santa Monica Blvd. If the developer is allowed to close 1 or more lanes residents will lose the only direct access to Ea-bound traffic.

Very truly yours,

Name/Print BERTA SILBER Date: 10-4-04

Name/Signature *B Silber*

Address 1436 Crestview COURT

City/State/Zip LOS Angeles, Ca. 90024

Telephone Number 310- 277 3640

Joan and Steve Little
1527 Club View Drive
Los Angeles, CA 90024
310-552-0654

RECEIVED
CITY OF LOS ANGELES
OCT 04 2004
ENVIRONMENTAL
UNIT

September 27, 2004

Mr. Nicholas Hendricks
Environmental Review Coordinator
City of Los Angeles
Environmental Review Section
200 N Spring St. Rm. 750
Los Angeles, CA 90012

Re: PL-022-04: Notice of Preparation for Environmental Impact Report ENV-2003-5313. 10250 Wilshire Blvd., Council District No. 5 (Wilshire Comstock Project)

Dear Mr. Hendricks:

We are residents on Club View Drive and our property is approximately ¼ mile south of the proposed development – the Wilshire Comstock Project. As we are sure you are aware, Club View Drive merges into Comstock just prior to reaching Wilshire Blvd. We are very concerned about the traffic impact of the proposed project and will explain our reasons below.

First, although the project has an address on Wilshire Blvd, the ingress and egress to the project will be situated on Club View Drive. While Club View Drive is a narrow residential street like many others in the area, it currently suffers hugely from commuter cut through traffic to and from Century City. This has worsened over time for a variety of reasons, probably the most significant being that it is the shortest distance for commuters coming from the San Fernando Valley and other points north of Century City. Currently, northbound commuter traffic from Century City is significantly backed up in crossing Wilshire Blvd. The backup occurs at precisely the point that the developer proposes the ingress and egress to their building.

The developer, Fifield Corporation, maintains that the additional traffic from their project will be minimal. Be that as it may, placing the ingress and egress to any project at the point where there is already a traffic back up can only worsen an already bad situation. It promises to be difficult for both the residents of the project as well as for the existing residents of the neighborhood.

In addition to the current situation, Santa Monica Blvd., the major east west street south of Wilshire Blvd., is currently being redesigned and expanded at a cost of \$68 million. The newly expanded Santa Monica Blvd. will increase the traffic flow on that street and, with more cars, there will be an increased probability of more cut through traffic going north on Club View Drive and more of a backup at the entrance to the proposed project. Furthermore, the redesigned Santa Monica Blvd. will remove one of two current eastbound exits from the neighborhood for residents (egress onto Santa Monica Blvd will now only be west, thereby requiring eastbound residents to use Wilshire Blvd.). That will also increase traffic at the proposed site. Thirdly, a new building (MGM) has recently been added to Century City, a second building is under construction on Avenue of the Stars, and the Century City Shopping Center is currently undergoing an expansion. All these will also increase Century City traffic, and will add more commuters.

Both the existing and the increased traffic from the above factors must be addressed in the EIR.

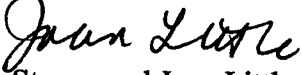
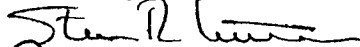
With this history, we would like to propose at least one of the following corrections:

- 1) Have the ingress and egress to the Wilshire Comstock Project placed on Wilshire Blvd. instead of Club View Drive. This is the best solution, but we have been led to believe that doing so is against what the Department of Transportation requires and, in addition, that a change of this type would cause Fifield to lose their grandfathering of the project. Therefore, we also propose the following ideas:
- 2) Restrict northbound commuter traffic on Comstock from going north across Wilshire Blvd. This would mean that all northbound traffic along Club View Drive and Comstock Ave. would have to turn either east or west at Wilshire Blvd. This would effectively eliminate those northbound commuters using Club View/Comstock to cut through to the Valley and other points north, and this would definitely reduce the traffic backup at the entrance to the Wilshire Comstock project. Northbound commuter traffic would be encouraged instead to use the nearby major thoroughfare of Beverly Glen Blvd. which is designed to accommodate a much larger traffic volume.
- 3) Restrict westbound commuter traffic on Santa Monica Blvd. from turning north on Club View Drive during peak traffic hours, such as 3PM to 7PM each day. While not as effective as the above suggestion #2, this would also serve to eliminate the backup at the entrance to the Wilshire Comstock Project since most of the backup occurs at peak traffic hours in the afternoon. It is imperative, however, if this restriction is imposed, that the same northbound restriction on turns from Santa Monica Blvd. be placed on the streets adjacent to Club View Drive, namely Ensley Ave, Warnall Ave, and Comstock Ave. Otherwise these adjacent streets could be used by commuters to circumvent the turn restriction at Club View Drive, thereby causing increased traffic on these adjacent streets and also eliminating any improvement on the backup at the proposed project.

The developer has proposed that the signal timing across Wilshire be increased to accommodate the increase in traffic and eliminate the backup at their project. WE VEHEMENTLY OPPOSE THIS SOLUTION. The signal timing at Wilshire Blvd. was reduced some years ago as part of the neighborhood mitigation for the expansion of the 20th Century Fox Studios. Increasing the signal timing would encourage more northbound traffic to use this route and would increase the traffic on our street to the point where exiting our driveways would become dangerous. This would be particularly true with the enlarged Santa Monica Blvd. and the new construction in Century City that is mentioned above. It would dramatically reduce our quality of living and would effectively mean that the City would be renegeing on an agreement put in place for the precise purpose of reducing commuter traffic northbound. This is a totally unacceptable solution and, for that reason, we have proposed the three solutions stated above.

We thank you for your attention to this problem. Should you wish to contact us, we can be reached at the above address and phone number or by email at Golfchik@aol.com.

Very truly yours,



Steven and Joan Little

c.c. Councilman Jack Weiss

October 1, 2004

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

RECEIVED
CITY OF LOS ANGELES

OCT 04 2004

ENVIRONMENTAL
UNIT

RE: Wilshire Comstock Project

Mr. Hendricks:

I am a homeowner and my property is located at 1236 Comstock Ave. LA 90024. This property is three homes south of the proposed high-rise building on the same side of the street on Comstock Ave. As you are well aware, there have been several proposed developments on this site over the last twenty years, all of which have been dismissed due to the negative environmental impact reports that have been generated through thorough research and fact gathering.

There is a water table directly under this portion of vacant land. A high-rise of approximately 281 feet cannot (even with the support of high-tech engineering and substantial pilings) possibly be a sound structural building given the presence of the underground water. This area is very near a major fault line - and this spells possible disaster for the immediate surrounding homes in addition to the safety of the structure and it's inhabitants. My objection is simply to the enormity of the project. The Plaza Hotel is a commercial building directly across the street on Wilshire Blvd., and it has had little negative impact if any on this exclusive community of homes. The hotel is also a two-story structure, not a twenty-one story structure with a subterranean parking lot.

The other obvious issues in objection to this proposed development are aesthetics, noise, traffic, air quality and of course geology/soils.

Thank you for your attention to this matter.

Sincerely,



Gail Katz-Johnson

From:

Caroline M. Spencer
10316 Wilkins Avenue
Los Angeles, Calif. 90024

RECEIVED
CITY OF LOS ANGELES

OCT 04 2004

ENVIRONMENTAL
UNIT

To: **Nicholas Hendricks, Environmental Review Coordinator**
City of Los Angeles, Environmental Review Section
200 N. Spring St., Rm. #750
Los Angeles, CA 90012

September 30, 2004

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

1- I am most concerned with the underground aquifer and the impact of changes due to construction on the neighborhood. The underground water throughout the neighborhood cools the area throughout the year. When driving west on Santa Monica Blvd on a hot day the temperature went down about 5 degrees someplace near Club View Drive when I moved into the neighborhood in 1965. As each apartment building or condo is built below the water table with catch basins that drain the underground streams into the gutter or storm drains the area is getting progressively warmer. I believe this is called Global Warming or the Browning Effect that is warming many areas of the world. This is a grave concern for both Los Angeles and the entire world. I ask the EIR to investigate the Global Warming Effect that the removal of this significant underground aquifer will have on this area.

2- If the proposed condo is allowed to excavate approximately 70 feet into the earth, block the water flow during construction— (M. Pepper, Vice President of Fifield Co. stated in December was in excess of 600 gallons) — I am concerned that the water will back up during construction and cause damage to both Wilshire Blvd and surrounding homes and condos.

Then following construction — I understand the current plan is to allow the water to find its own course. What impact will the construction and or the new water flow path have on surrounding properties following construction of the condo?

See page 2

From:

Caroline M. Spencer
10316 Wilkins Avenue
Los Angeles, Calif. 90024

Page 2

3- Fifield Co. stated at a meeting in August that the plan is to drain any water collected in catch basins directly into the gutter following construction. The gutters on Club View Drive/Comstock Ave. drain into storm drain immediately south of the property on Club View Drive and also towards Wilshire Blvd.

(See attached Photo #1)

In previous attempts to build on this site the City of LA imposed regulations that the developer improve the storm drains. Is this regulation still binding? What does it require the developer to do?

It is my understandings that the storm drains near the property are not connected to the City system that flows out to the Pacific Ocean. Rather they end on the LA Country Club Golf Course immediately behind residences on the east side of Club View Drive to the south of the developers tract. (See attached photos of 1) The Curb/gutter area along Club View Drive beside the tract during water table tests in 2004 and 2) September 2004 photo of the catch basin at the end of the storm drain on LA Country Club property.) I ask you to investigate the curb/gutter and the city storm drains that will be affected, determine all connections and flows and then set up guidelines to protect homeowner residences and the population of the area against things like West Nile Disease from stagnant water.

4- Another concern of mine is the egress/ingress during construction if one or more lanes are reserved for construction equipment and or construction vehicles. There are 350 homes and 150 apartments, whose residents live between Wilshire Blvd, Santa Monica blvd., Club View Drive and Beverly Glen Blvd. During the weekend of October 10, 2004 the new under construction Santa Monica Blvd. Transit Parkway will permanently block all eastbound traffic exiting this area onto Santa Monica Blvd. If the developer is allowed to block one or more lanes around the construction site residents will loose there only direct access to eastbound traffic. Regulations must be set up in the EIR for the contractor that all city and county agencies will abide by so that traffic lanes on Comstock Avenue south of Wilshire Blvd will not be reduced or closed during construction. (See photo #3 — northbound traffic at PM peak hours. Note: This traffic will not be affected by the new SMBTP construction)

Very truly yours,

Name: Caroline M. Spencer

Date: September 30, 2004

Signature:

Caroline M. Spencer

9-30-04

Address:

10316 Wilkins Avenue

City/State/Zip:

Los Angeles, California

90024

Telephone Number:

(310) 785-0619

Caroline M. Spencer, 10316 Wilkins Ave., Los Angeles, CA 90024

RE: EIR for 10250 Wilshire Blvd.

Attachments #1 and #2

9/20/2004

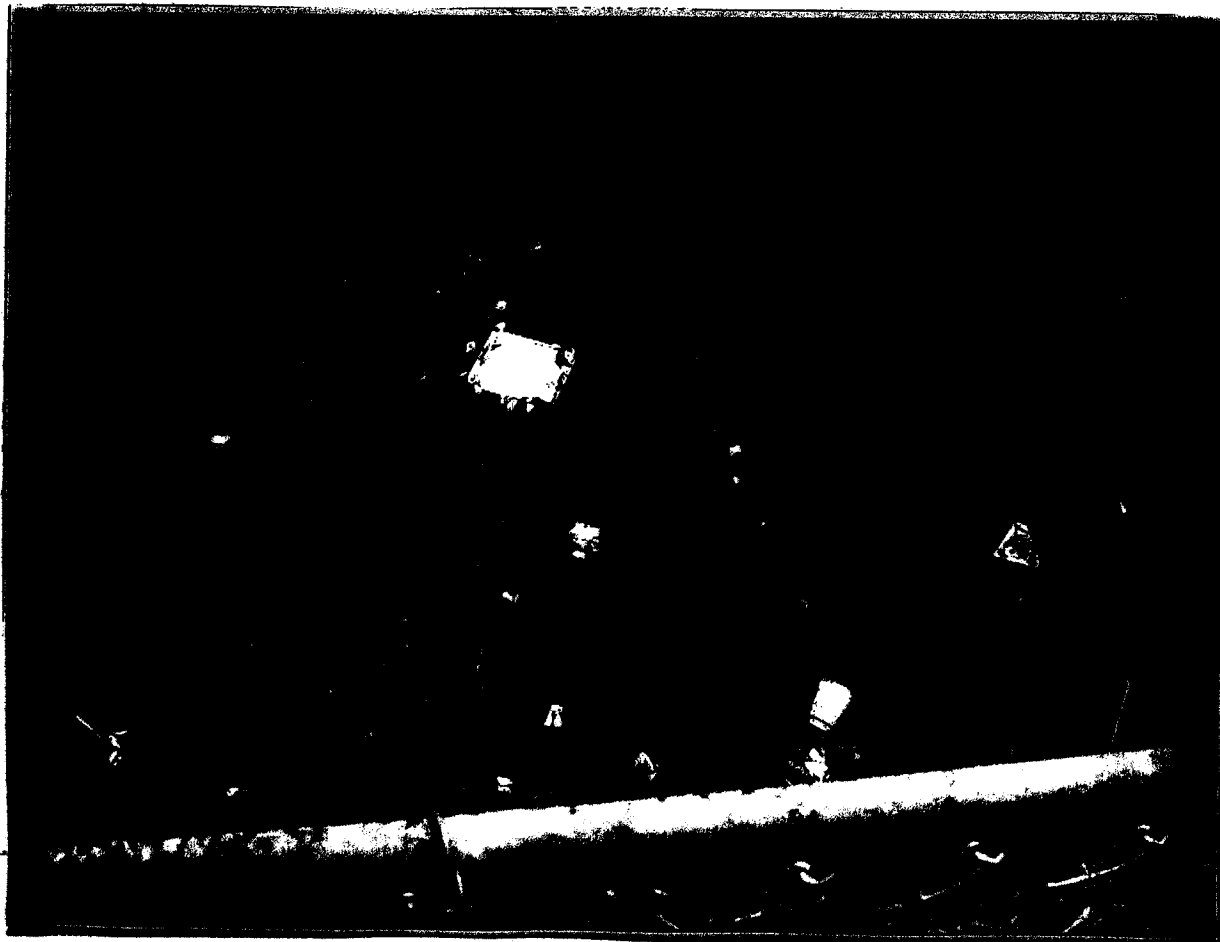
Attachment #1

The curb/gutter area along Club View Drive beside the tract during water table tests in 2004



Attachment #2 September 2004

Photo of the catch basin at the end of the storm drain on LA Country Club property.



Caroline M. Spencer, 10316 Wilkins Ave., Los Angeles, CA 90024

RE: EIR for 10250 Wilshire Blvd.

Attachments #1 and #2

9/20/2004

Attachment Photo #3

Northbound traffic at about 3 PM, start of afternoon Peak hours.

Please Note: This traffic will not be affected by the new SMBTP construction

