



## Environmental Review Section

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



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# *FINAL ENVIRONMENTAL IMPACT REPORT*

## *WESTWOOD COMMUNITY PLAN AREA*

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### *Wilshire Comstock Project*

*Case No. ENV-2003-5313-EIR*

*Council District No. 5*

**THIS DOCUMENT COMPRISES THE FINAL ENVIRONMENTAL IMPACT REPORT AS REQUIRED  
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**Project Address:** 1200 South Club View Drive (formerly 10250 Wilshire Boulevard)

**Project Description:** The Wilshire Comstock project consists of developing the project site with no more than 35 condominium units (with accessory housekeeping space) pursuant to a previous Tentative Tract Map (TTM) approval granted in 1979 and recorded on October 31, 1979. The 277,273 square foot high-rise residential building would be 21 stories in height or 301 feet tall. 72.6 percent or 18,167 square feet of the existing vacant lot would be developed with the proposed high-rise building. The remaining 27.4 percent or 6,850 square feet of the project site would consist of open space. Parking would be provided on-site for 103 vehicles in a three level subterranean parking structure.

**PREPARED BY:**

Christopher A. Joseph & Associates

**PREPARED FOR:**

City of Los Angeles Planning Department

**APPLICANT:**

Fifield Realty Corp.

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*April 28, 2005*