

---

---

### III. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR

---

---

The following corrections and additions are set forth to update the Wilshire Comstock Project Draft Environmental Impact Report (Draft EIR) in response to the comments received during and after the public review period, as well as City staff directed changes. Changes to the Draft EIR are listed by the corresponding Draft EIR Section, subsection, if applicable, and then page number. Additions and corrections to the Draft EIR are provided in underline and ~~stikeout text~~, (as shown) to indicate deletions and additions to the Draft EIR, respectively.

#### Section I.A. Introduction

Page I-1, first paragraph, revise the second sentence to read as follows:

The project site is located at ~~10250 Wilshire Boulevard~~ 1200 South Club View Drive within the Westwood Community Planning Area of the City of Los Angeles.

Page I-2, under subheading Notice of Preparation, revise the second sentence to read as follows:

The NOP for the Draft EIR was circulated for a 30-day review period starting on September 9, 2004 and ending on October 8, 2004.

#### Section I.B. Proposed Project

Page I-4, first paragraph, revise the second sentence to read as follows:

The ~~202,616~~ 277,273 square foot high-rise residential building would be 21 stories in height or approximately 301 feet.

#### Section I.E. Alternatives

Page I-6, under subheading Alternative B: Reduced Density Alternative, revise the first sentence to read as follows:

Under Alternative B, the proposed project would be reduced by 25%, reducing the number of units from 35 to 26 and the total floor area from ~~202,616~~ 277,273 to ~~151,962~~ 207,955 square feet.

---

---

## Section I.F. Environmental Impacts and Mitigation Measures

Page I-21, first paragraph under subheading Benzene in Groundwater, revise the last sentence to read as follows:

However, given the historical detection of benzene in on-site groundwater at a concentration above the State Maximum Contaminant Level (MCL), groundwater quality monitoring would continue to be performed during future dewatering operations.

Page I-23, mitigation measure nine, revise the mitigation measure to read as follows:

Given the historical detection of benzene in on-site groundwater at a concentration above the State Maximum Contaminant Level (MCL), groundwater quality monitoring would continue to be performed during future dewatering operations.

Page I-26, second paragraph under subheading Noise, revise the first sentence to read as follows:

However, even though the construction activities shall exceed noise thresholds outlined in the City's General Plan noise Element, they would be temporary in nature and would be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and from 8:00 a.m. and 6:00 p.m. on Saturday ~~and Sunday~~.

Page I-26, third paragraph under subheading Noise, revise the second sentence to read as follows:

However, even though construction activities shall exceed the Federal Railway Administration 80 VdB threshold, they would be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and from 8:00 a.m. and 6:00 p.m. on Saturday ~~and Sunday~~ in accordance with the City of Los Angeles Noise Ordinance.

Page I-27, first mitigation measure under subheading Mitigation Measures, revise mitigation measure to read as follows:

Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through ~~Saturday~~ Friday, and 8:00 a.m. to 6:00 p.m. on Saturday ~~and Sunday~~.

## Section II.A. Overview of Environmental Setting

Page II-1, first sentence after subheading Local Setting, revise to read as follows:

The 0.57-acre (25,017-square foot) project site is located at ~~40250 Wilshire Boulevard~~ 1200 South Club View Drive within a highly developed urban area.

**Section II.B. Related Projects**

Page II-17, Table II-1, replace as follows (one new related project has been added-No. 36):

**Table II-1  
Related Projects List**

<b>Map No.</b>	<b>Project Description</b>	<b>Address</b>	<b>Size</b>
1	Apartment	NEC Wilshire Bl./Devon Ave.	19 du
2	Century City Shopping Center	10250 Santa Monica Bl.	71,000 sf
3	General Office	10270 Constellation Bl.	791,000 sf
4	Fox Studio Expansion (remainder est.)	10201 W. Pico Bl.	360,000 sf
5	General Office	Constellation Bl. & Avenue of the Stars	508,600 sf
6	Office, Retail, and Cultural Use	2000 Avenue of the Stars	825,800 sf
7	Condominium	552-558 Hillgreen Dr.	9 du
8	High School Addition	9760 W. Pico Bl.	14,800 sf
9	Retail	456 N. Camden Dr.	1,750 sf
10	Department Store Specialty Retail Quality Restaurant Office Condominium Luxury Condominium <i>Department Store (Existing)</i>	Wilshire Bl., Between the Los Angeles Country Club & Merv Griffin Way	180,000 sf 20,000 sf 10,000 sf 10,000 sf 240 du 26 du 200,000 sf
11	General Office <i>Retail (Existing)</i>	9844 Wilshire Bl.	95,000 sf 9,633 sf
12	Hotel Expansion	150 Lasky Dr.	42 rm
13	Condominium	133 Spalding Dr.	4 du
14	Congregate Care	129 S. Linden Dr.	75 du
15	Hotel	9730 Wilshire Bl.	204 rm
16	Condominium Retail	9590 Wilshire Bl.	20 du 12,000 sf
17	Condominium	125 S. Camden Bl.	40 du
18	Health Club	9601 Wilshire Bl.	30,000 sf
19	Retail (expansion)	326 N. Rodeo Dr.	4,544 sf
20	Screening Room	150 El Camino	66 st
21	Office Restaurant	265 N. Beverly Dr.	41,500 sf 3,500 sf
22	Retail	338 N Canon Dr.	11,900 sf
23	Retail General Office	438 N. Beverly Dr./ 439 N. Canon Dr.	78,000 sf 12,000 sf
24	Cultural Center	469 N. Crescent Dr.	34,000 sf
25	Health Spa to replace existing Health Club	9641 Sunset Bl.	2,000 sf
26	Harvard-Westlake Middle School	700 N. Faring	122,000 sf

	12 employees (net)		
27	University of California, Los Angeles Southwest Campus Housing (2,000 bds) Northwest Campus Phase II Development Intramural Field Parking Structure0 Physics and Astronomy Building Luck Research Ctr., Thermal Energy Storage California NanoSystems Institute Academic Health Center Seismic Replacement Remaining 2002 LRDP Growth	UCLA Westwood Campus	882,000 sf 296,700 sf 1,500 sp 101,900 sf 95,000 sf 166,000 sf 1,710,000 sf --
28	Retail High-Turnover Restaurant Medical Office Theater (34,000 sf)	SEC Broxton Ave./Le Conte Ave.	15,000 sf 2,993 sf 74,000 sf 1,135 st
29	Theater Expansion (12,900 sf)	10886 Le Conte Ave.	106 st
30	Shopping Center Apartment	1001 Tiverton Ave.	115,000 sf 350 du
31	Apartment Specialty Retail Specialty Retail (Existing)	10852 Lindbrook Ave.	19 du 6,100 sf 16,100 sf
32	Condominium	10804 Wilshire Bl.	93 du
33	Condominium Hotel (Existing)	10776 Wilshire Bl.	119 du 66 rm
34	Federal Bureau of Investigation (FBI) Office	11000 Wilshire Bl.	937,000 sf
35	Gas Station w/ Convenience Market	10991 Santa Monica Bl.	6 pu
36	Condominium	10131 Constellation Bl.	483 du
<i>Source: Crain &amp; Associates, April 8, 2005. (See Appendix D of the Draft EIR, Traffic Report.)</i>			

Page II-20, Figure II-14 has been revised.

### Section III.B. Project Location

Page III-1, first paragraph, revise the first sentence to read as follows:

The 0.57-acre project site is located in Los Angeles County, within the Westwood area of the City of Los Angeles, at ~~10250 West Wilshire Boulevard~~ 1200 South Club View Drive (see Section II, Environmental Setting, Figure II-1 and Figure II-2).

**Figure II-14 Related Projects Location Map**

---

---

### Section III.D. Project Description

Page III-2, first paragraph, revise second, third and fourth sentences to read as follows:

The ~~202,616~~ 277,273 square foot high-rise residential building would be 21 stories in height or 301 feet tall. ~~52.8~~ 72.6 percent or ~~13,203~~ 18,167 square feet of the existing vacant lot would be developed with the proposed high-rise building. The remaining ~~47.2~~ 27.4 percent or ~~11,814~~ 6,850 square feet of the project site would consist of open space.

Page III-2, first paragraph after subheading Living Space, revise the third sentence and fourth sentence to read as follows:

As shown in Figure III-1, Proposed Site Plan: 1<sup>st</sup> Floor, vehicular access to the project site would be provided by a single ingress driveway and a single egress driveway on Club View Drive ~~at the southern boundary of the project site~~. The lobby level of the residential building would be comprised of the valet area, mail room, staff offices, an indoor lobby area, a restroom, ~~and~~ a library, and access to the pool and jacuzzi area.

Page III-2, second paragraph after subheading Living Space, revise as follows:

As shown in Figure III-2, Proposed Site Plan: 2<sup>nd</sup> Floor, the housekeeping floor would be comprised of two housekeeping suites, a gym for resident usage, a multi-purpose room, a meeting room, and several restrooms, ~~and an outdoor recreational terrace, which would include a swimming pool and jacuzzi~~. Floors 3 thru 15 of the residential building would be comprised of two residential condominium units per floor for a total of 8,292 square feet per floor ~~;- one unit would be approximately 4,254 square feet of saleable area and the other unit would be approximately 3,746 square feet of saleable area~~ (refer to Figure III-3, Proposed Site Plan: 3-15<sup>th</sup> Floors). Each unit would consist of a living room, study, music area, dining room, butler area/bar, kitchen, family room, master suite, additional bedroom(s), laundry area, and two balconies (each accessible from the living room and the master suite). ~~The larger of the two units would have two additional bedrooms versus the smaller unit which would only have one additional bedroom.~~

Page III-2, under subheading Living Space, remove the third paragraph:

~~Floors 6 thru 15 of the residential building would be comprised of two residential condominium units per floor; one unit would be approximately 4,265 square feet of saleable area and the other unit would be approximately 3,675 square feet of saleable area (refer to Figure III 4, Proposed Site Plan: 6-10<sup>th</sup> Floors and Figure III 5, Proposed Site Plan: 11-15<sup>th</sup> Floors). Each unit would consist of a living room, study, music area, dining room, butler area/bar, kitchen,~~

~~family room, master suite, additional bedroom(s), laundry area, and two balconies (each accessible from the living room and the master suite). The larger of the two units would have two additional bedrooms versus the smaller unit which would only have one additional bedroom.~~

Page III-3, under the first full paragraph, revise the first sentence as follows:

As shown in Figures III-4 through III-6, Proposed Site Plan: 16-18<sup>th</sup> Floors, floors 16 thru 18 would be comprised of an approximate ~~8,445~~ 8,342 square foot penthouse style residential condominium unit per floor.

Page III-3, under the second paragraph, revise the first sentence as follows:

As shown in Figures III-7, Proposed Site Plan: 19<sup>th</sup> ~~20<sup>th</sup>~~ Floor and III-8, Proposed Site Plan; 20-21<sup>st</sup> Floors, floors 19 ~~and 20~~ would ~~each~~ be comprised of an approximate ~~7,887~~ 7,416 square foot penthouse style residential condominium unit and floors 20 and 21 would ~~each~~ be comprised of an approximate ~~7,684~~ 7,415 square foot penthouse style residential condominium unit.

Page III-3, under subheading Design Concept, revise the last two sentences as follows:

Balconies ~~with glass railings~~ punctuate the corners and give added dimension to the tower (see ~~Figure III-16, Architectural Detail~~). The top of the building steps back to reveal offsets to create an aesthetically pleasing skyline (see ~~Figure III-17, Architectural Detail~~ Section IV.A for additional architectural renderings).

Page III-4, Figure III-1 has been revised.

Page III-5, Figure III-2 has been revised.

Page III-6, Figure III-3 has been revised and is now titled Proposed Site Plan: 3-15<sup>th</sup> Floors.

Page III-7, Figure III-4 has been removed.

Page III-8, Figure III-5 has been removed.

Page III-9, Figure III-6 has been revised and divided into Figure III-4, Figure III-5, and Figure III-6.

Page III-10, Figure III-7 has been revised and is now titled Proposed Site Plan: 19<sup>th</sup> Floor.

Page III-11, Figure III-8 has been revised and is now titled Proposed Site Plan: 20-21<sup>st</sup> Floor.

Figure III-1 Proposed Site Plan: 1<sup>st</sup> Floor



Figure III-2 Proposed Site Plan: 2<sup>nd</sup> Floor

Figure III-3 Proposed Site Plan: 3-15<sup>th</sup> Floors

Figure III-4 Proposed Site Plan: 16<sup>th</sup> Floor

Figure III-5 Proposed Site Plan: 17<sup>th</sup> Floor

Figure III-6 Proposed Site Plan: 18<sup>th</sup> Floor

Figure III-7 Proposed Site Plan: 19<sup>th</sup> Floor

Figure III-8: Proposed Site Plan: 20-21<sup>st</sup> Floors

Page III-12, Figure III-9 has been revised.

Page III-13, Figure III-10 has been revised.

Page III-14, Figure III-11 has been revised.

Page III-15, Figure III-12 has been revised.

Page III-16, Figure III-13 has been revised.

Page III-17, Figure III-14 has been revised.

Page III-18, Figure III-15 has been revised.

Page III-19, Figure III-16 has been removed.

Page III-20, Figure III-17 has been removed.

Page III-21, Table III-1, revise as follows:

Floor	Number of Stalls
<b>P1</b>	
Standard Stalls	59
Compact Stalls	<del>2148</del>
Accessible Stalls	5
<b>Total</b>	<del>3132</del>
<b>P2</b>	
Standard Stalls	14
Compact Stalls	24
<b>Total</b>	<b>38</b>
<b>P3</b>	
Standard Stalls	12
Compact Stalls	<del>2221</del>
<b>Total</b>	<del>3433</del>
<b>Total Parking</b>	<b>103</b>
<i>Source: Nadel Architects, November 2004.</i>	

Page III-21, under subheading Landscaping and Open Space, revise the last sentence as follows:

There would be a total of ~~14,053~~ 6,850 square feet of open space.



Figure III-9 Proposed Site Plan: Roof

Figure III-10 Proposed Site Plan: Parking 1

Figure III-11 Proposed Site Plan: Parking 2

Figure III-12 Proposed Site Plan: Parking 3

Figure III-13 North and South Project Elevations

Figure III-14 West and East Project Elevations

Figure III-15 Detail 1

---

---

## Section IV.A Impacts Found to be Less than Significant

Page IV.A-16, first full paragraph, revise the second sentence as follows:

The park and recreation facilities that are within ~~two and a half~~ 2.5 miles of the project site include: ~~Coldwater Park, Greystone Park, and West Hollywood Park~~ De Neve Square Park, Irving Schachter Park, Palms Park, Cheviot Hills Recreation Center, Palms Recreation Center, and the Westwood Recreation Center.<sup>1</sup>

<sup>1</sup>—City of Los Angeles Recreation and Parks Department, <http://gis.lacity.org/recandpark/recandpark.htm>, queried by CAJA staff on April 1, 2005.

Page IV.A-16, third full paragraph, revise the first sentence as follows:

Pursuant to Section ~~10.21~~21.10.3 of the Los Angeles Municipal Code (LAMC), the City of Los Angeles imposes a mandatory dwelling unit construction tax to mitigate impacts upon park and recreational facilities.

Page IV.A-16, delete the last sentence and replace as follows:

~~Furthermore, if the proposed project were to include “for sale” units, the applicable provisions of Section 17.12 of the LAMC would also apply, requiring the project applicant to pay all applicable Quimby fees to the City of Los Angeles for the construction of condominium uses.~~

Any project which includes “for sale” units, must comply with the provisions of Section 17.12 of the LAMC, which requires a project applicant to pay all applicable Quimby fees to the City of Los Angeles. The Quimby fees, which must be paid prior to the recording of a Final Tract Map, for the proposed project were paid in full on October 17, 1979 prior to the tract map being recorded on October 31, 1979.

Page IV.A-17, Please delete the following mitigation measure:

- ~~1. Per Section 17.12 A of the Los Angeles Municipal Code, the applicant shall pay applicable Quimby fees for the construction of the proposed project.~~

### Section IV.B.1. Views

Page IV.B-1, revise the first sentence as follows:

The project site is located at ~~10250 West Wilshire Boulevard~~ 1200 South Club View Drive in the Westwood community of City of Los Angeles (Figure IV.B.1-1).



Page IV.B-14, first paragraph under subheading Project Characteristics Relevant to Aesthetics, revise the second, third, and fourth sentences as follows:

The ~~202,616~~ 277,273 square foot high-rise residential building would be 21 stories in height or 301 feet tall. ~~52.8~~ 72.6 percent or ~~13,203~~ 18,167 square feet of the existing vacant lot would be developed with the proposed high-rise building. The remaining ~~47.2~~ 27.4 percent or ~~11,814~~ 6,850 square feet of the project site would consist of open space.

Page IV.B-14, second paragraph under subheading Project Characteristics Relevant to Aesthetics, revise the first sentence as follows:

As shown in Figures IV.B.1-10 through IV.B.1-~~14~~13, the proposed project has been designed to incorporate a use of crisp, symmetrical geometric forms.

Page IV.B-14, second paragraph under subheading Project Characteristics Relevant to Aesthetics, revise the sixth sentence as follows:

Balconies ~~with glass railings~~ punctuate the corners and give added dimension to the tower.

Page IV.B-14, third paragraph under subheading Project Characteristics Relevant to Aesthetics, revise the third sentence as follows:

As described in Section III. Project Description, the landscape design, which would incorporate ~~14,053~~ 6,850 square feet of open space, is inspired by that which was traditionally found surrounding famous Los Angeles residential landmarks.

Page IV.B-15, Figure IV.B.1-10 has been revised.

Page IV.B-16, Figure IV.B.1-11 has been removed.

Page IV.B-17, Figure IV.B.1-12 has been revised and is now titled Figure IV.B.1-11.

#### **Section IV.B.2. Shade/Shadow**

Page IV.B-25, Figure IV.B-2-1 has been revised.

Figure IV.B.1-10 Post Project View of the Project Site

Figure IV.B.1-11 Post Project View of the Project Site

Figure IV.B.2-1      December Shadow

**Section IV.C. Air Quality**

Page IV.C-15, Table IV.C-6, replace as follows:

**Table IV.C-6  
Future Localized Carbon Monoxide Concentrations**

Intersection	CO Concentrations in Parts per Million <sup>1, 2</sup>					
	25 Feet		50 Feet		100 Feet	
	1-Hour	8-Hour	1-Hour	8-Hour	1-Hour	8-Hour
1. Beverly Glen & Wilshire Boulevard	7.9	5.5	7.2	5.0	6.3	4.4
2. Comstock Avenue & Wilshire Boulevard	6.3	4.4	5.9	4.1	5.3	3.7
3. Comstock Avenue & Club View Drive	4.4	3.1	4.3	3.0	4.2	3.0
4. Club View Drive & Santa Monica Blvd.	6.0	4.2	5.6	3.9	5.2	3.6
1. National 1-hour standard is 35.0 parts per million. State 1-hour standard is 20.0 parts per million.						
2. National 8-hour standard is 9.5 parts per million. State 8-hour standard is 9.1 parts per million.						
Source: Christopher A. Joseph and Associates 2004. Calculation print out sheets are provided in Appendix E of the Draft EIR.						

Page IV.C-16, first paragraph under subheading Cumulative Impacts, revise the first sentence to read as follows:

The City has identified ~~35~~ 36 related projects within one and a half miles of the proposed project. Construction of these projects could result in additional cumulative impacts on local air quality, particularly fugitive dust impacts, if all were constructed simultaneously.

**Section IV.D. Geology and Soils**

Page IV.D-13, first mitigation measure under subheading Anchor Design, after the last sentence add the following:

Prior to placing any anchors outside the property line the applicant shall obtain any and all necessary approvals, permits and/or agreements.

**Section IV.E. Hydrology**

Page IV.E-17, first paragraph under subheading Benzene in Groundwater, revise the last sentence to read as follows:

However, given the historical detection of benzene in on-site groundwater at a concentration above the State Maximum Contaminant Level (MCL), groundwater quality monitoring would continue to be performed during future dewatering operations.

Page IV.E-21, after first complete paragraph insert the following paragraph to read as follows:

If a permanent subdrain system is installed beneath the lower floor or mat of the building to maintain the water level below the subterranean level, a back-up pump system will be installed in the event of power failure.

**Section IV.G. Noise**

Page IV.G-12, second paragraph, revise the first sentence as follows:

However, even though the construction activities may exceed noise thresholds outlined in the CEQA Threshold Guidelines, they would be temporary in nature and would be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and from 8:00 a.m. and 6:00 p.m. on Saturday ~~and Sunday~~.

Page IV.G-12, last paragraph, revise the second sentence as follows:

However, even though construction activities may exceed the Federal Railway Administration 80 VdB threshold, they would be limited to between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and from 8:00 a.m. and 6:00 p.m. on Saturday ~~and Sunday~~ in accordance with the City of Los Angeles Noise Ordinance.

Page IV.G-14, Table IV.G-8, revise as follows:

**Table IV.G-8  
Project Traffic Noise Impacts**

Roadway	Roadway Segment	Noise Levels in dBA CNEL			Significance Threshold
		Future without Project Traffic	Future Plus Project Traffic	Increase	
Wilshire Boulevard	Beverly Glen Blvd. to Comstock Ave.	74.3	74.3	0.0	3.0
Wilshire Boulevard	West of Beverly Glen Blvd.	72.1	72.1	0.0	3.0
Wilshire Boulevard	East of Comstock Ave.	71.7	71.7	0.0	3.0
Beverly Glen Boulevard	North of Wilshire Blvd.	65.8 <del>65.7</del>	65.8 <del>65.7</del>	0.0	3.0

Beverly Glen Boulevard	South of Wilshire Blvd.	<del>66.966.8</del>	<del>66.966.8</del>	0.0	3.0
Comstock Avenue	North of Wilshire Blvd.	63.8	63.8	0.0	3.0
Comstock Avenue	Wilshire Blvd. to Club View Dr.	63.9	64.0	0.1	3.0
Comstock Avenue	South of Club View Dr.	59.2	59.2	0.0	3.0
Club View Drive	East of Comstock Ave.	62.2	62.2	0.0	3.0
Club View Drive	North of Santa Monica Blvd.	63.3	63.3	0.0	3.0
Santa Monica Boulevard	West of Club View Drive	<del>73.072.6</del>	<del>73.072.6</del>	0.0	3.0
Santa Monica Boulevard	East of Club View Drive	<del>73.173.2</del>	<del>73.173.2</del>	0.0	3.0

*Source: Christopher A. Joseph and Associates, 2004. Calculation data and results are provided in Appendix E of the Draft EIR.*

Page IV.G-15, first and second paragraphs after subheading Cumulative Impacts, delete and replace as follows:

~~The continued development throughout the City would result in intermittent, short-term noise and impacts throughout the area. Construction activities could result in significant short-term noise impacts on sensitive land uses in the vicinity of the project site, such as residences. The duration of these localized impacts would be limited to the construction phases of the individual projects. All construction activities taking place within the City would be subject to the City of Los Angeles's requirements and regulations.~~

~~With Noise Element compliance, the combined impact of the construction noise from the proposed project and existing noise levels on interior and exterior noise levels on adjacent properties would be significant but of short duration. Based on the analysis presented earlier in the EIR section, the noise levels associated with project construction activities would exceed City standards and increase ambient noise levels at adjacent locations by more than 10 dBA  $L_{eq}$ . Therefore, the proposed project would cause a cumulatively considerable contribution to the cumulative construction-related noise impact regarding the exposure persons to or generation noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies and the creation of a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.~~

The continued development throughout the City of Los Angeles will result in intermittent, short-term noise and impacts throughout the region. Construction activities could result in potentially significant short-term noise impacts on sensitive land uses in the vicinity of the individual project sites. The duration of these localized impacts would be limited to the construction

---

---

phases of the individual projects. All construction activities taking place within the City would be subject to the City of Los Angeles Noise Ordinance.

However, construction of the proposed project is not expected to result in a cumulatively considerable impact in terms of substantial temporary or periodic increases in ambient noise levels in the vicinity of the project site. It is anticipated that no projects would be located in the immediate vicinity of the proposed project site that would have the potential to affect the same surrounding uses at the same time as does the proposed project. The same condition would apply to the exposure of people to or the generation of excessive groundborne vibration in the vicinity of the project site during project construction. Because no other construction projects are located in the immediate vicinity of the proposed project site that would have the potential to affect the same surrounding uses at the same time as does the proposed project, the contribution of the proposed project to any cumulative construction-related groundborne vibration impacts would not be considerable.

Page IV.G-15, third paragraph after subheading Cumulative Impacts, replace the first two sentences of the third paragraph to read as follows:

The future plans project conditions reflect traffic from the related projects. The cumulative increase in roadway noise would be below the significance threshold. In addition, the future plus project conditions reflect traffic from the build-out of the all related projects. The cumulative increase in roadway noise takes into account this increase in vehicle trips and is shown to be below the significance threshold. Therefore, roadway noise impacts would not be cumulatively considerable. In addition, with Noise Ordinance compliance, the combined impact of the operational noise levels from the proposed project and existing noise levels on interior and exterior noise levels on adjacent properties would be less than significant and, therefore, not cumulatively considerable.

Page IV.G-15, first mitigation measure after subheading Mitigation Measures, revise as follows:

- Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through ~~Saturday~~ Friday, and 8:00 a.m. to 6:00 p.m. on Saturday ~~and Sunday~~.

#### **Section IV.H. Traffic/Transportation**

Page IV.H-18, first paragraph after subheading Parking and Access, delete the last two sentences:



~~In addition, a third project driveway located on Club View Drive near the southeastern project boundary will provide access to the loading dock. Trucks will be permitted to back into this driveway only.~~

Page IV.H-19, first paragraph, revise the fourth sentence as follows:

A review of the information currently available indicated that a total of ~~35~~ 36 projects near the project site may produce additional traffic at the study intersections.

Page IV.H-20, Figure IV.H-9 has been revised.

Page IV.H-21, Figure IV.H-10 has been revised.

Page IV.H-23, first bullet after subheading Project Impacts, revise the sentence as follows:

- As described earlier, future (2007) benchmark traffic volumes for the “Without Project” conditions were determined by combining area ambient traffic growth with traffic generated by the ~~35~~ 36 identified related projects, as illustrated previously in Figures IV.H-10 and IV.H-11.

Page IV.H-24, Table IV.H-6, revise as follows:

**Table IV.H-6  
Critical Movement Analysis (CMA) and Level of Service (LOS) Summary  
Existing (2004) and Future (2007) Conditions**

No.	Intersection	Peak Hour	Existing		Without Project		With Project		
			CMA/Delay	LOS	CMA/Delay	LOS	CMA/Delay	LOS	Impact
1	Beverly Glen Boulevard and Wilshire Boulevard	AM	0.931	E	<del>1.0581</del> <u>1.054</u>	F	<del>1.0591</del> <u>1.055</u>	F	0.001
		PM	0.938	E	<del>1.0521</del> <u>1.046</u>	F	<del>1.0541</del> <u>1.047</u>	F	<del>0.0020</del> <u>0.001</u>
2	Comstock Avenue and Wilshire Boulevard	AM	0.649	B	0.736	C	0.740	C	0.004
		PM	0.675	B	0.787	C	0.791	C	0.004
3	Comstock Avenue and Club View Drive	AM	8.97 sec*	A	9.47 sec*	A	9.53 sec*	A	0.06 sec*
		PM	9.18 sec*	A	9.60 sec*	A	9.75 sec*	A	0.15 sec*
4	Club View Drive and Santa Monica Boulevard	AM	0.581	A	<del>0.6650</del> <u>0.654</u>	B	<del>0.6670</del> <u>0.656</u>	B	0.002
		PM	0.752	C	<del>0.8330</del> <u>0.826</u>	D	<del>0.8330</del> <u>0.827</u>	D	<del>0.0000</del> <u>0.001</u>

\*Average delay per vehicle controlled by stop sign during the designated peak hour.

Source: Crain & Associates, April 8, 2005.

Page IV.H-25, Figure IV.H-11 has been revised.

Page IV.H-26, Figure IV.H-12 has been revised.

#### Section V. General Impact Categories

Page V-1, under subheading A. Summary of Significant Unavoidable Impacts, revise the last sentence as follows:

Based on the analysis contained in this Draft EIR, implementation of the proposed project would ~~not result in significant unavoidable environmental impacts~~ result in significant unavoidable environmental impacts relative to construction noise levels.

#### Section VI.B. Reduced Density Alternative

Page VI-8, first paragraph, revise the third sentence to read as follows:

The height of the building would also be reduced to 226 feet (compared to 301 feet), with a total floor area of ~~151,962~~ 207,955 square feet (compared to ~~202,616~~ 277,273 square feet).

#### Appendices

Appendix C, revise to include the two Leroy Crandall Reports, Job No. A-65278 and Job No. A-72242 (See Appendix B of the Final EIR) and the Hydroquip Pump & Dewatering Corp. Letter, dated February 16, 2004 (See Appendix C of the Final EIR).

Figure IV.H-9 Future (2007) Traffic Volumes Without Project AM Peak Hour

IV.H-10 Future (2007) Traffic Volumes Without Project PM Peak Hour

Figure IV.H-11 Future (2007) Traffic Volumes With Project AM Peak Hour

Figure IV.H-12      Future (2007) Traffic Volumes With Project PM Peak Hour