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June 4, 2009

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT NO.
ENV-2008-2368-EIR
STATE CLEARINGHOUSE NO. 2008081010**

To: Owners of Property and Occupants and other interested parties

Project Name: The Wilshire Gayley Project

**SITE LOCATION: 10951-10955 Wilshire Blvd and 1151-1157 Gayley Ave, Los Angeles CA
90024**

PROJECT DESCRIPTION:

The Project site consists of two parcels and approximately 23,950 sq. ft. of lot area. The north parcel is zoned C4-2D-O and the south parcel is zoned [Q]C4-2-O. A gas station that occupied the north parcel has been removed and remediation has been completed. The project would require the demolition of an existing one-story commercial building on the south parcel. The Applicant is requesting review of two development options. Option 1 would result in the development of a 134-room luxury business hotel and 10 for sale condominiums. Option 2 would result in the development of 144 condominium units. Both options would have approximately 6,510 square feet of ground floor retail uses. Amenities in both options would include a public restaurant, a coffee shop, a business center with meeting rooms, a swimming pool, a spa, and a fitness center. The building envelope and exterior treatment would be the same for either option. The building, which would contain approximately 303,709 gross square feet of floor area, would be 29 stories and approximately 427 feet in height. The proposed FAR for the building would be 10.93:1. Parking would be provided in a four level, approximately 200-space subterranean garage.

The project may require various approvals including, but not limited to General and Specific Plan Amendments, Zone change from C4-2D-O on the north parcel and [Q]C4-2-O on the south parcel to amend the D Development Limitation on the north parcel and amend the [Q] condition on the south parcel, Height District change from 2 and 2D to 4, Zoning Administrator Adjustment, Site Plan Review,

Vesting Tentative Tract Map, encroachment permits, subsurface vacation, and any additional necessary actions.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis contained in this DEIR, the proposed project would not result in any significant and unavoidable impacts. Issues addressed in this DEIR include aesthetics, air quality, hazards and hazardous materials, land use and planning, noise, public services (fire, police, schools, libraries, parks and recreation), transportation and traffic, and utilities (water and wastewater).

DOCUMENT REVIEW AND COMMENT:

If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- (1) Central Library: 630 W. Fifth St, Los Angeles, CA 90071
- (2) West Los Angeles Branch Library, 11360 Santa Monica Blvd, Los Angeles, CA 90025
- (3) Westwood Brentwood Library, 1246 Glendon Ave, Los Angeles, CA 90024

The DEIR is also available online at the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Diana Kitching** of the City of Los Angeles at **(213) 978-1351** to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **July 20, 2009**.

Please direct your comments to:

Diana Kitching
Environmental Review Coordinator
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
Diana.Kitching@Lacity.org (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose.

S. Gail Goldberg, AICP
Director of Planning



Diana Kitching
Assistant Planner, EIR Unit
Division of Land/Environmental Review