

CITY OF LOS ANGELES  
CALIFORNIA



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July 11, 2007

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC SCOPING MEETING**

**EAF NO.:** ENV-2007-1604-EIR

**PROJECT NAME:** Wilshire and La Brea Project

**PROJECT LOCATION/ADDRESS:** 5200-5224 Wilshire Boulevard, 700-758 La Brea Avenue, and 7190757 Sycamore Avenue

**COMMUNITY PLANNING AREA:** Wilshire

**COUNCIL DISTRICT:** CD-4

**DUE DATE FOR PUBLIC COMMENTS:** August 10, 2007

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

**PROJECT DESCRIPTION:** BRE Properties, Inc. is proposing to build a mixed-use residential and retail project on a 3.4-acre site at the corner of Wilshire Boulevard and La Brea Avenue in the Wilshire Community Plan area. Specifically, the site is bounded by Wilshire Boulevard to the north, Sycamore Avenue to the east, West 8th Street on the south, and La Brea Avenue to the west.

The project would consist of 645 residential units and approximately 41,500 square feet of commercial space. The residential mix would include 140 one-bedroom studio units, 254 one-bedroom apartment units, 241 two-bedroom apartment units and 10 two-bedroom townhome units. The retail component would include 36,470 square feet of general retail and 5,000 square feet of restaurant space. Residents-only amenities would include indoor recreation and fitness areas, an outdoor pool, a spa and both public and private open space decks.

The proposed building would be a podium-style structure with commercial space located under the podium along Wilshire and La Brea Boulevards. The podium would be located on the third

story of the structure (approximately 40 feet when measured from grade) and residential units would be located in two structures on top of the podium. The taller structure would be 13 stories above the podium (about 190 feet tall when measured from grade) and would be constructed of concrete while the smaller structure would be 6 stories above the podium (about 105 feet tall when measured from grade) and be constructed with load-bearing steel studs. The proposed structure would occupy a total of approximately 784,000 square feet of gross floor area, with a floor area ratio (FAR) of 5.3:1

The project would provide a total of approximately 64,100 square feet of open space. Of this total, 27,079 square feet of open space would be at grade and would consist of a large strip of landscaping along Sycamore Avenue and smaller intermittent planters along Wilshire Boulevard, La Brea Avenue, and West 8<sup>th</sup> Street, along with paved areas in plazas. The remainder would include over 30,000 square feet of open space on the podium level and approximately 7,000 square feet of open space on the rooftop deck.

A total of 1,219 parking spaces would be provided on 5 levels. One level of parking would be provided at street grade. Two additional levels of parking would be provided above grade and the remaining two levels would be provided below grade. Due to the sloping nature of the site, the upper 3 levels of parking along 8th Street would be above grade. Access points to the garage would be located on Sycamore Avenue (residential), La Brea Boulevard (retail), and West 8th Street (residential and retail.) Loading zones are proposed to be located completely within the building.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics (including Shade/Shadow); Air Quality; Cultural Resources (Historic); Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Traffic/Circulation; and Utilities.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the Department of City Planning, Environmental Review Section.

**PUBLIC SCOPING MEETING:** The location, date and time of the public scoping meeting are as follows:

**Date:** July 25, 2007  
**Time:** 6:00 P.M. through 8:00 P.M.  
**Location:** Wilshire Ebell Theater  
4401 West 8<sup>th</sup> Street  
Los Angeles, CA 90005-3707

A map indicating the location of the public scoping meeting has also been enclosed for your use.

Public testimony and written comments are encouraged and will be considered in the preparation the Draft EIR. **Written comments** must be submitted by **August 10, 2007.**

Please direct your comments to:

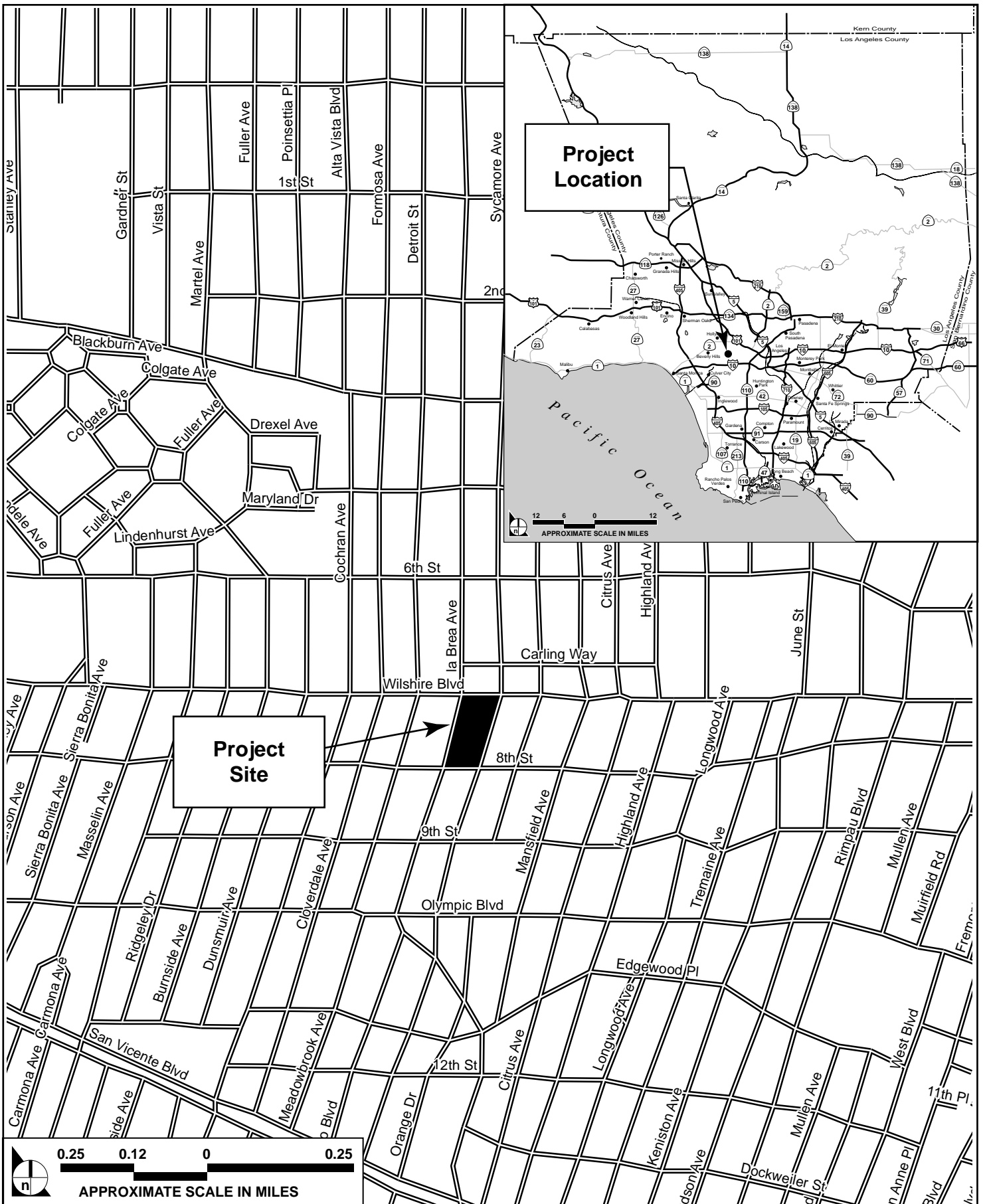
Srimal Hewawitharana  
Environmental Review Coordinator  
Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Gail Goldberg,  
Director of Planning

A handwritten signature in black ink that reads "Srimal P. Hewawitharana." The signature is written in a cursive style.

Srimal Hewawitharana  
Environmental Specialist II  
Environmental Review Section

Enclosures

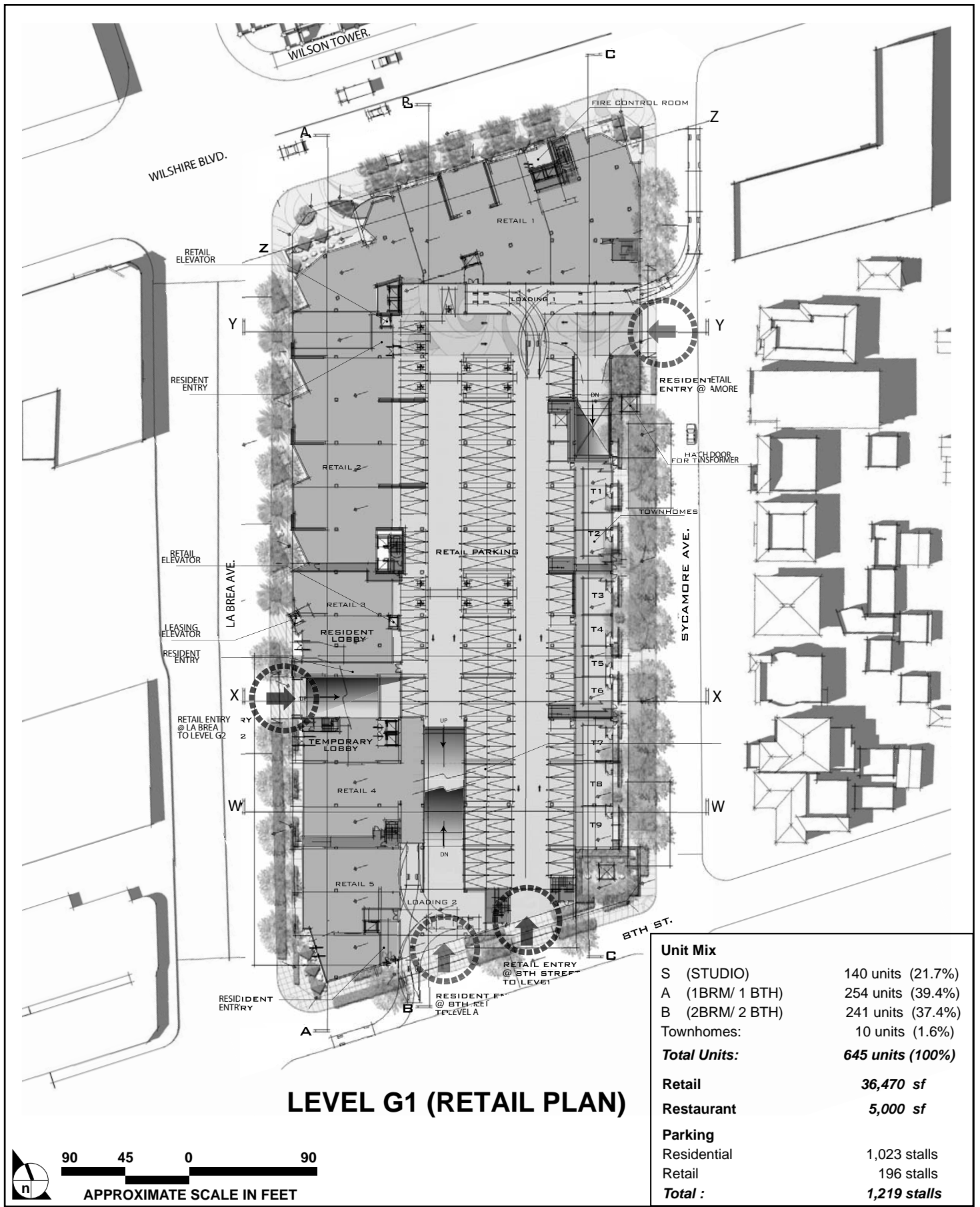


SOURCE: Impact Sciences, Inc. – April 2007

FIGURE 1

# Project Location

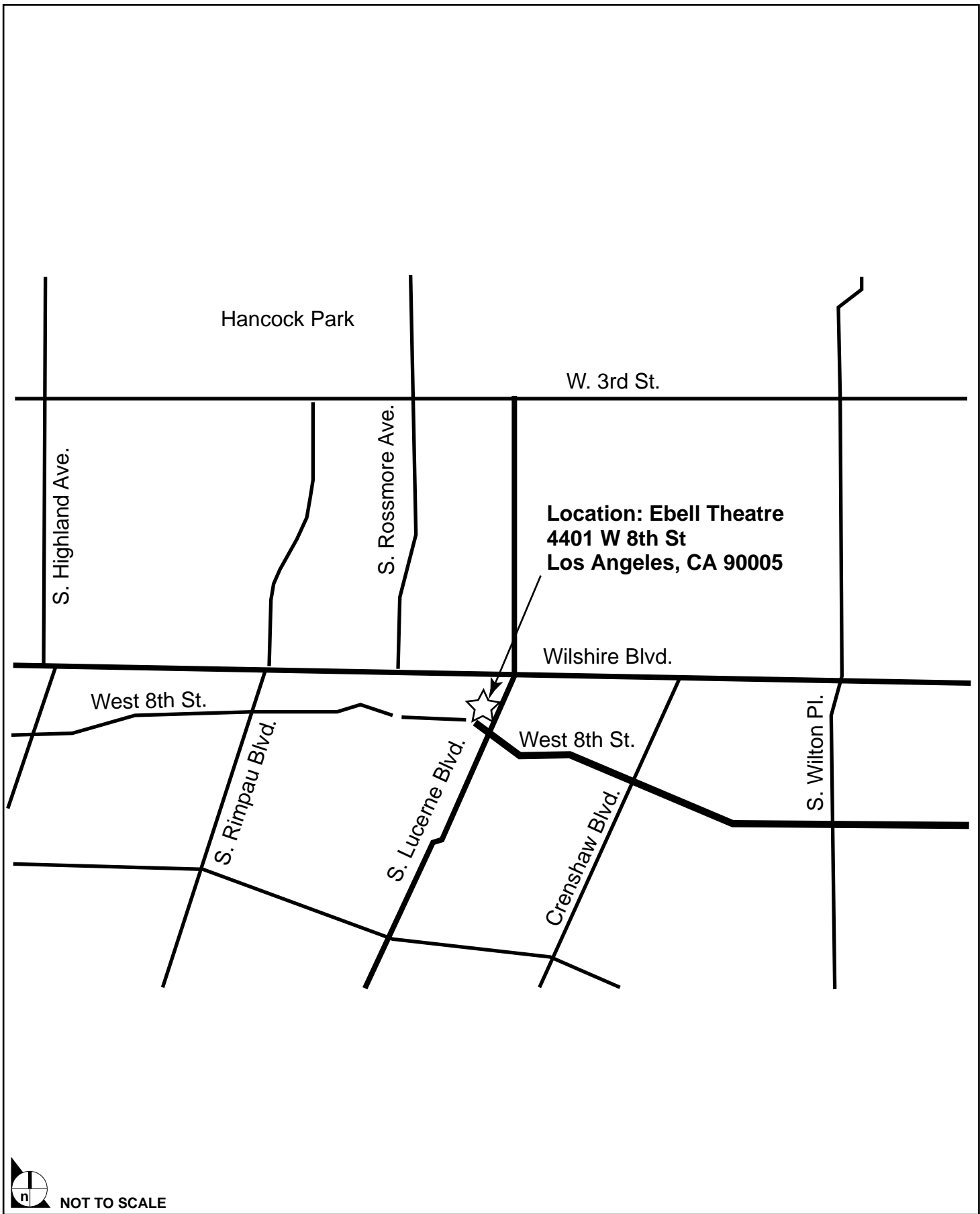




SOURCE: Thomas P. Cox Architects, Inc. - June 2007

FIGURE 3

Site Plan



NOT TO SCALE

SOURCE: Impact Sciences, Inc. – July 2007

FIGURE 4



Scoping Meeting Location