

I. INTRODUCTION

The Palazzo Westwood Project is a proposed mixed-use development comprised of 350 residential apartments (413,490 sq. ft.) and 115,000 square feet of commercial retail uses on a 4.25-acre site, located southwesterly of the intersection of Weyburn and Tiverton Avenues. The Project is proposed on a site that currently includes parking spaces, vacant areas (previously occupied by the recently demolished commercial retail building and parking spaces on the west side of Glendon Avenue), a motion picture theater, and a vacant 42-unit apartment building known as Glendon Manor (see Chapter II. Project Description, for a complete description).

The Project proposal was reviewed by the Los Angeles Department of City Planning, Environmental Review Unit. An Initial Study was prepared, and the Department determined that the Project required an Environmental Impact Report (EIR). A Notice of Preparation (NOP) was issued for the Project on October 27, 2000 (and amended November 2, 2000), to announce the fact that an EIR was to be prepared, and to solicit comments on the proposed content of the EIR, as determined by the Initial Study (see **Appendix A**). The official NOP circulation period ran for 30 days, to December 2, 2000. However, the City continued to accept comments until December 13, 2000, 41 days after issuance of the NOP. These letters are attached in Appendix A of this document. All NOP comments relating to the EIR were reviewed and the issues raised in those comments were addressed to the extent feasible in the Draft EIR.

A Draft EIR, dated February 21, 2002, was prepared for the Project, and was circulated for public review between February 21, 2002 and April 8, 2002. Following the circulation, extensive comments were received. Based upon these comments, and the numerous questions and issues raised, the City of Los Angeles, as the lead agency, determined that a revised EIR providing additional information and detail on the Project should be prepared, including copies of the NOP comment letters and more extensive responses incorporated into the text in various places. This revised Draft EIR will be circulated for a period of 60 days, from February 6, 2003 to April 7, 2003.

Many of the issues and questions raised in comments on the February 21, 2002 Draft EIR have been addressed herein, and the entire EIR has been republished with revisions and additions. Reviewers are advised that the comments on the previous Draft EIR, although part of the administrative record (and attached in Appendix A of this revised Draft EIR), do not require a written response in the Final EIR, and that new comments must be submitted for this revised Draft EIR. The City will respond only to those comments submitted in response to this re-circulated, revised Draft EIR (see CEQA Guidelines Section 15088.5(a)(f)(1)).

A. TYPE OF EIR

Some commentators on the Draft EIR have raised the question of whether the City should expand the scope of this project specific EIR to a "Specific Plan EIR" that would evaluate environmental impacts on the entire 33-acres of privately owned properties within the Westwood Village geographic area.

The Los Angeles Department of City Planning has determined that an update of the entire Westwood Village Specific Plan is not required or necessary for the proposed Project. While there are a number of proposed amendments to the Specific Plan, the amendments are largely site-specific. In most cases, the amendments are necessary to modify customized planning regulations that were adopted by the City Council in 1989 for the development of a hotel project on the larger portion of the Project site east of Glendon Avenue. These regulations include specialized use, density, floor area, height, setback, and parking provisions, all related to the proposed hotel project. Because the Applicant is seeking entitlements for a mixed-use project, and not for a hotel, the Applicant is requesting the amendment of

the Specific Plan's hotel-specific customized regulations. The requested amendments, which impact the Project site area, do not warrant an update of the entire Specific Plan. As a result, an EIR evaluating the entire Specific Plan area is neither required by CEQA nor necessary for the environmental analysis of the proposed Project.