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CITY PLANNING

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January 3, 2012

**NOTICE OF AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT NO.
ENV-2011-540-EIR
STATE CLEARINGHOUSE NO. 2011041042**

To: Owners of Property and Occupants and other interested parties

Project Name: 10000 Santa Monica Boulevard Development

SITE LOCATION: 10000 Santa Monica Boulevard, Los Angeles, CA 90067

PROJECT DESCRIPTION: SM 10000 Property, LLC, (the Applicant) proposes to develop a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 residential units in a residential building that would be up to 39 stories and approximately 460 feet in height. The project would also include a smaller ancillary building that would be directly accessible from the residential building. The ancillary building would be up to 9 stories (90 feet in height), and would contain parking and recreation/amenities for project residents. Parking for approximately 708 vehicles would be provided within one partially subterranean level and above-grade parking in the ancillary building. Upon completion, the project would include approximately 469,575 square feet of floor area. The project would also include approximately 43,141 square feet of ground-level landscaping, mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building. The 43, 141 square feet of ground level open space would comprise approximately 41 percent of the project site.

It is anticipated that approvals required for the proposed project would include, but may not be limited to, the following:

- Vesting Tentative Tract Map and Haul Route;
- Project Permit Compliance Review, including Site Plan Review;
- Zoning Administrator Adjustment to permit the project's buildable area to be 4.5:1 FAR based on gross lot area (total of 469,575 FAR square feet);
- Zoning Administrator Adjustment to permit the development of 283 dwelling units, which use the Trips already assigned to this site;

- Zoning Administrator Interpretation for the project's proposed automated parking;
- Filing of Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration for the residential building;
- Grading, excavation, foundation, and associated building permits; and
- Other permits and approvals to be requested or as deemed necessary.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this DEIR, the proposed project would result in significant and unavoidable environmental impacts with regard to shading/shadows and construction-related air, noise and vibrations. Other issues addressed in the EIR include visual quality/views, Shade/shadow, air quality (including Greenhouse gases), cultural resources, geology and soils, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, transportation and traffic, and utilities.

DOCUMENT REVIEW: If you wish to review a copy of the Final Environmental Impact Report (EIR) or the documents referenced in the 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 Final EIR are also at the following Library Branches:

- 1) Central Library - 630 W. 5th Street, Los Angeles, CA 90071
- 2) West Los Angeles Regional Library: 11360 Santa Monica Blvd., CA 90025
- 3) Palm-Rancho Park Branch Library: 2920 Overland Ave., Los Angeles, CA 90064
- 4) Robertson Branch Library: 1719 S. Robertson Blvd., Los Angeles, CA 90035
- 5) Westwood Branch Library: 1246 Glendon Ave. Westwood, CA 90024.
- 6) Beverly Hills Public Library: 444 North Rexford Drive, Beverly Hills , CA 90210

The EIR (Draft and Final documents) is also available online at the Department of City Planning's website [<http://planning.lacity.org/> (click on "Environmental" and then "Final EIR")]. The EIRs can be purchased on cd-rom for \$7.50 per copy. Contact Adam Villani of the City of Los Angeles at (213) 978-1454 to purchase one or for other inquiries.

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

Michael J. LoGrande
Director of Planning



Adam Villani, EIR Unit