



Environmental Review Section

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



ENVIRONMENTAL IMPACT REPORT (DRAFT) APPENDICES

WEST LOS ANGELES COMMUNITY PLAN AREA

2055 Avenue of the Stars Condominiums

(on the Site of the Former St. Regis Hotel)

Case No. ENV-2005-4496-EIR
SCH No. 2005081042

Council District No. 5

**THIS DOCUMENT COMPRISES THE DRAFT ENVIRONMENTAL IMPACT REPORT AS
REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Project Address: 2055 Avenue of the Stars

Project Description: Vesting Tentative Tract Map, Specific Plan Project Permit, Site Plan Review Findings, Conditional Use Permit (sale or dispensation of alcoholic beverages), Parking Variance (offsite parking), and other applicable administrative permits such as haul route, grading, and building permits to allow the construction of a 147-unit condominium building with associated amenities on a 3.8-acre site in the C2-2-O zone. The Project would be developed in one high-rise structure. The Project would include approximately 581,000 square feet of Floor Area, and would be approximately 480 feet in height. The Project would include approximately two acres of landscaped open space. The Project would include various luxury resident amenities in addition to a 7,000-square-foot restaurant and either (a) 27,000 square feet of resident-focused specialty uses, such as but not limited to, a shoe repair, salon, art gallery, and sundries shop or (b) a 43,000-square-foot private membership facilities that would only be accessible to residents and a limited number of outside memberships. Onsite residential parking would be provided on several subterranean levels with a minimum of two parking spaces for each condominium unit and one guest parking space for every two condominium units. Ancillary parking would be provided for the non-residential uses at an offsite parking structure, which includes approximately 3,000 parking spaces. At a minimum, all City Code required parking spaces for the restaurant and other non-residential amenities would be available in the offsite parking structure.

APPLICANT:

Avenue of the Stars Associates, LLC

PREPARED BY:

Christopher A. Joseph & Associates

December 1, 2005