


Residents seeking to enter and leave will not be the only source of disruption. Service personnel are likely to park on the street further adding to the congestion and confusion. Visitors seeking to find a building named "The Wilshire Comstock" whose address is on Wilshire and whose front entrance is on Club View Drive further compound the situation. Clearly, a realistic and updated evaluation of the impact on traffic is necessary. The most sensible solution for the neighborhood (and for commuters using Club View Drive as a conduit from Century City) would be to place egress and ingress driveways in an inset on Wilshire Boulevard.

**Quality of life:** Many features of the building will adversely impact the overall ambience of the neighborhood. The hulking presence of the building, extensive use of glass and balconies will affect the sense of privacy—and indeed the actual privacy—of the mostly single-family homes in the neighborhood. The swimming pool, egress/ ingress driveways and sundry equipment, for example, are sources of noise. Building lighting may also be intrusive.

Because the surrounding neighborhood has changed in the last 25 years, the prior report (limited in scope and rigor) is sorely out of date. Our major concerns are the consequences of construction on the underground aquifer, the impact on traffic and the ways in which the building would affect privacy, light and heat. It would be irresponsible to allow such a towering project to proceed in the absence of a careful, comprehensive and current evaluation of its impact on the neighborhood and detailed proposals on how the adverse effects are to be eliminated or avoided.

Sincerely,

A handwritten signature in black ink, appearing to read "M.C. Pollner J.L. Pollner". The signature is written in a cursive, somewhat stylized font.

Melvin and Judy Pollner

RONI ELLEN WEISBERG - ROSS

October 3, 2004

Nicholas Hendricks  
Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 North Spring Street, Rm. #750  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES  
OCT 06 2004  
ENVIRONMENTAL  
UNIT

**RE: Notice of Preparation Environmental Impact Report**

**EAFNO.: ENV-2003-5313**

**Project Location/Address: 10250 Wilshire Blvd**

**Planning Area: Westwood**

**Council District: #5**

**Due Date for Public Comments: October 8, 2004**

I am a resident of the Wilshire Blvd. to Santa Monica Blvd./Club View Drive to Beverly Glen Blvd area that will be greatly affected by the above-proposed building, I am greatly concerned about the above project and negative impact it portends to our neighborhood, and lives.

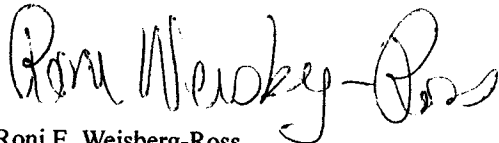
Please address the following concerns in the EIR:

Our greatest concern is that the construction of the building and the excavation associated with it will endanger surrounding properties because of changes that will be made to the ground water. There are known aquifers running beneath the properties which were among the primary reasons for the abandonment of previous developments. We are as concerned that development of this property will increase the risk of liquefaction of the underlying sand and gravel soils during an earthquake. In addition, there are related concerns about the effects that the planned excavation will have on the flow of water, allowing it to find its new course, as stated by Mr. Robbins of Fifield Co.

Another major issue is the traffic congestion the project will surely bring to an already traffic compacted area. Severe traffic problems are anticipated on Comstock Ave. and/or Club View Dr. during and following construction. Also following construction, parking concerns arise around adequate on site parking for residents, guests, staff and servants. How much will the actual parking needs overflow to neighboring streets making neighborhood parking difficult, if not impossible, even with parking permits?

Please carefully examine these issues. We insist that this building, if it is to be constructed, conform to the Wilshire Specific Plan which was developed to address and protect the needs of this community

Very Truly Yours,



Roni E. Weisberg-Ross

1644 Warnall Avenue Los Angeles, California 90024-5337  
Telephone: 310.286.1210 Facsimile: 310.556.8248  
[rweisberg@earthlink.net](mailto:rweisberg@earthlink.net)

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- #1 - A, B, C, D, & E. all
- #2 GROUND WATER
- #3 - A, B & C Issues
- #4 - A, B, C, & D, & E.

- all
- Traffic Issues: all
- A # 1 & 2 Design Issues
- B # 1 & 2 A
- C B
- D C
- E. all
- F Shade/Shadow Issues
- A
- B & C

Very truly yours,

Name/Print MARILYN CLARY KOMACK Date: 10/4/04

Name/Signature MARILYN CLARY KOMACK

Address 10380 WILSHIRE BLVD. # 1001

City/State/Zip Los Angeles, Ca. 90024

Telephone Number (310) 273-2424

To: **Nicholas Hendricks, Environmental Review Coordinator**  
**City of Los Angeles, Environmental Review Section**  
**200 N. Spring St., Rm. #750**  
**Los Angeles, CA 90012**

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OCT 06 2004

ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

We are residents of the area that will be greatly affected by the above-proposed building.

We have the following concerns that must be addressed in the EIR:

Soils stability/Geology, ground water hydrology impacts, and also the proposed building height above 75 foot maximum which would violate the letter, spirit and intent of the Wilshire-Westwood Scenic Corridor Specific Plan (WSCSP), which is the applicable local land use law. The WSCSP was adopted to reduce and contain further high-density, high-rise intensity of land use adjacent to single-family homes. This project attempts to avoid compliance with the letter, spirit and intent of the applicable local law.

We are concerned that the developer has attempted to avoid preparation of a project EIR for this environmentally sensitive site. And, after finally agreeing with Councilman Weiss to prepare a so-called "voluntary EIR", they have then tried to avoid conducting a Scoping Meeting to hear local homeowner concerns & input to the "voluntary EIR".

Very truly yours,

Name/Print: Michael & Eloise Metcalfe

Date: October 3, 2004

Name/Signature

*Michael & Eloise Metcalfe*

Address

1421 PANDORA AVENUE

City/State/Zip

LOS ANGELES, CA 90044

Telephone Number

(310) 474-6418

M A R K R . R O S S

October 3, 2004

Nicholas Hendricks  
Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 North Spring Street, Rm. #750  
Los Angeles, CA 90012

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ENVIRONMENTAL  
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**RE: Notice of Preparation Environmental Impact Report**

**EAF NO.: ENV-2003-5313**

**Project Location/Address: 10250 Wilshire Blvd**

**Planning Area: Westwood**

**Council District: #5**

**Due Date for Public Comments: October 8, 2004**

I am a resident of the area (Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd ) that will be greatly affected by the above-proposed building. I am greatly concerned about the above project and negative impact it portends to our neighborhood, and lives. Please address the following concerns in the EIR:

Our greatest concern is that the construction of the building and the excavation associated with it will endanger surrounding properties because of changes that will be made to the ground water. There are known aquifers running beneath the properties which were among the primary reasons for the abandonment of previous developments. We are as concerned that development of this property will increase the risk of liquefaction of the underlying sand and gravel soils during an earthquake. In addition, there are related concerns about the effects that the planned excavation will have on the flow of water, allowing it to find its new course, as stated by Mr. Robbins of Fifield Co.

The other major issue is traffic congestion the project will surely bring to an already traffic compacted area. Severe traffic problems are anticipated on Comstock Ave. and/or Club View Dr. during and following construction. Also following construction, parking concerns arise around adequate on site parking for residents, guests, staff and servants. How much will the actual parking needs overflow to neighboring streets making neighborhood parking difficult, if not impossible, even with parking permits?

Please carefully examine these issues. We insist that this building, if it is to be constructed, conform to the Wilshire Specific Plan which was developed to address and protect the needs of this community

Very Truly Yours,



Mark R Ross

1644 Warnall Avenue Los Angeles, California 90024-5337

Telephone: 310.556.8121 Facsimile: 310.556.8248

[mark@markrichardross.com](mailto:mark@markrichardross.com) [www.markrichardross.com](http://www.markrichardross.com)



GIRARDI | K E E S E  
LAWYERS

October 4, 2004

Nicholas Hendricks  
Environmental Review Coordination  
Environmental Review Section  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES  
OCT 06 2004  
ENVIRONMENTAL  
UNIT

Re: **Notice of preparation of EIR**  
**EAF: ENV-2003-5313**  
**Project Location: 10250 Wilshire Blvd.**  
**Planning Area: Westwood**  
**Council District: 5**

Dear Mr. Hendricks:

My address is 1437 Club View Drive. I live there with my wife and our 5 children, aged 2 to 14.

I am deeply concerned about the development proposed for 10250 Wilshire. If an adequate EIR is to be done, it must address many issues. These include:

1. Ingress and egress to the building.
  - (a) The proposed location for cars to enter and exit the building has very poor sight lines. Cars traveling on Club View will not see cars entering or coming out of the building until they are on top of them. Cars exiting the building will not be able to see cars traveling on Club View. Cars making the turn from Comstock will not be seen until they are too close to avoiding an accident.
  - (b) Gridlock at rush hour and other times of the day is a fact of life at the intersection of Club View, Comstock and Wilshire. Cars will not be able to enter or exit the building due to the back up of traffic. This problem cannot be solved (unless northbound traffic on Club View is eliminated.)
  - (c) Police, fire and emergency vehicles will not be able to traverse Club View or to get into the proposed building due to traffic back up at Club View/Comstock/Wilshire.

Nicholas Hendricks

Re: Notice of Preparation of EIR

Page 2

- (d) The approval of the proposed design with ingress and egress on Club View will expose the City of Los Angeles to liability for any accidents that occur at the Club View/Comstock/Wilshire intersections.
  - (e) The size of the building will generate substantial additional traffic on Club View during and after construction. This will place a burden on Club View that cannot be sustained. It is not wide enough or designed to bear the burden of traffic that the proposed building would create.
2. The underground stream of water is a problem which must be completely addressed by an independent hydro geologist and a structural engineer to determine what can safely be done on the site and what risk would be created to the surrounding properties. The effect of diverting or channeling the water must be studied thoroughly, as well as the impact of the weight of the structure on water displacement and diversion.
  3. The proposed building is inconsistent with the structures in the neighborhood. The square footage of the proposed building is out of proportion to the lot size when it is compared to nearby structures including the structures on the northwest and southwest corners of Wilshire and Comstock.
  4. The proposed building has inadequate setbacks, and to the extent there are setbacks the burden of the building (including ingress and egress) is placed on residents of Club View.
  5. The proposed building was designed as an opening bid and is not a reasonable or serious effort by the developer. The proposed building was not submitted in good faith, but was intended to be a starting point for negotiations. Fifield's return on its last Wilshire Boulevard high-rise was \$900 per square foot, with some units providing a return of \$1,200 per square foot.
  6. A meaningful EIR cannot be done until the Santa Monica Boulevard project is completed. Meaningful traffic analysis and mitigation measures cannot be undertaken until the Santa Monica Boulevard project is finished. Existing traffic counts are meaningless because traffic patterns have changed during the construction phase of the SMB project and will change again once the project is completed. Any traffic count or analysis undertaken prior to completion of the SMB project will be flawed and will

Nicholas Hendricks

Re: Notice of Preparation of EIR

Page 3

not be useful to analyzing the impact of the proposed structure on traffic. Therefore, any proposed mitigation would be flawed unless it simply eliminated through traffic on Club View.

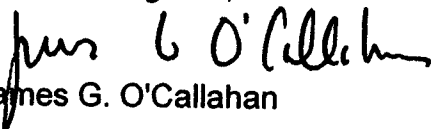
7. The need for parking during construction and after completion must be studied. There will be a substantial demand for parking created by the project and past experience with seasonal activities at the location has shown that lives and property are at risk when increased traffic and parking are generated by the site. As parents of small children and knowing that there are other children on the block, this problem must be analyzed and addressed.
8. The noise, dangers and inconvenience of construction must be analyzed and addressed to shift the burden and impact from local residents.
9. There is a need for additional public recreation space between Wilshire Boulevard and Santa Monica, between Westwood Boulevard and the City of Beverly Hills. The proposed project would use up the last available site that would be available. Children should not be forced to cross Wilshire Boulevard to get to a playground. Mitigation should include the creation of public open space similar in size and character to the 10250 Wilshire property.

I would appreciate confirmation that this letter is being considered and placed in the public file as well as having the contents appended to the preliminary EIR. I would also like to receive notice of any hearings on the project. I further request that I be provided with copies of all submissions on the project, including those of Fifield and its consultants.

If you have any questions, please call me at (213) 977-0211 or (310) 277-6047.

Thank you for your consideration of these issues.

With kind regards,

  
James G. O'Callahan

JGO:cat

cc: Jack Weiss, Councilmember 5<sup>th</sup> District



RECEIVED  
CITY OF LOS ANGELES

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

OCT 06 2004

ENVIRONMENTAL  
UNIT

**RE:** Notice of Preparation Environmental Impact Report.

**EA# NO.:** ENV-2003-5313.

**Project Location/Address:** 10250 Wilshire Blvd

**Planning Area:** Westwood

**Council District #5.**

**Due Date for Public Comments: October 8, 2004**

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

1. Traffic that our neighborhood will not be able to deal with
2. I've lived in my house at the address below since 1956 & the DWP sent repair trucks to see why the water shot out of the drain holes on Comstock for many years until they must have decided that the underground water flow could not be stopped
3. CHECK out what aquifer would mean to the property in this area. Do you know that the water flow emanates from the Cyn & has affected the area for over 50 years?

Very truly yours,

Name/Print MIRIAM SCHLOSSMAN Date: 10-4-04

Name/Signature Miriam Schlossman

Address 1448 Wornall Ave

City/State/Zip CA 90024

Telephone Number \_\_\_\_\_

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Can the aquifers be restored to normal flow conditions after construction is completed? What effect will the new route of water flow have on Century City Westwood homes? What protection will homeowners have if the ground water from the open drain saturates the ground to the extent the their house foundations are affected? What protection will be provided against stagnant water and the breeding of West Nile virus infected mosquitoes. What will be the effects of ingress and egress of neighborhood traffic before and after traffic changes created by the new Santa Monica Transit Parkway.

Very truly yours,

Name/Print VERNE SCHUMAKER Date: 10/3/04

Name/Signature Verne Schumaker

Address 1642 Comstock Avenue

City/State/Zip Los Angeles CA 90024

Telephone Number (310) 277-2451

Mr. and Mrs. Stephen P. Petty  
10371 Rochester Avenue  
Los Angeles, CA 90024

October 4, 2004

Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring Street, Room #750  
Los Angeles, CA 90012

**RECEIVED**  
CITY OF LOS ANGELES

OCT 06 2004

ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report  
EAF NO.: ENV-2003-5313

Project Location/Address: 10250 Wilshire Blvd.

Planning Area: Westwood

Council District #5

Due Date for Public Comments: October 8, 2004

We are residents, and have been for 32 years, of the area that will be directly affected by the above-proposed building, Wilshire Blvd., to Santa Monica Blvd., and Club View Drive to Beverly Glen.

We have the following concerns that must be addressed in the EIR:

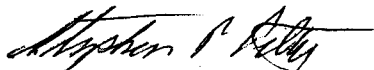
1. Wilshire Blvd. floods just east of Comstock every time it rains. The gutters cannot take the water. What specific steps is the developer taking to alleviate this problem without any adverse affect to Wilshire Blvd. and the surrounding property?
2. There is currently an underground aquifer with a 600-800 gallon flow of water that is under the homes in the affected area. What specific steps is the developer taking to insure that there is no detrimental effect by his construction? Are the developer's plans being reviewed and construction monitored by an independent specialist hired and supervised by the homeowners, the cost of which will be reimbursed by the developer? This is the only way we can be insured that the developer builds, if the project is approved, pursuant to the approved plans. Is the developer required to post a bond and guarantee in case his development creates problems with Wilshire Blvd. and/or the surrounding homes? What will happen to the property north of the development when the underground aquifer is blocked, will we have flooding and street closures on Wilshire and north as the water will not have its normal course to follow? What will be the effect when Wilshire Blvd. collapses and all eastbound and westbound traffic has to be detoured? Does the city want to take the chance and potential consequences?
3. What street will be utilized for ingress and egress from the property? Currently Club View Drive at Wilshire Blvd. is backed up significantly between 5 PM and 7 PM weekdays. Wilshire Blvd. is backed up and stopped at Comstock on many weekday evenings. Has the developer addressed these traffic problems? We cannot have any construction equipment and trucks traveling through our

residential streets damaging the streets with their heavy loads and endangering our children that live and play in the area.

4. Due to the size of the completed project, there should be **NO** preferential parking allowed for employees, visitors and residents of the proposed project, all parking should be on site. Allowing any preferential parking would create major parking problems on the surrounding residential streets and leave no parking for existing residents.

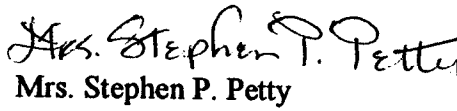
Thank you for taking the time to review our concerns and insure that the developer abides by the building codes and that an EIR is properly conducted. It is incumbent on the City of Los Angeles' staff to protect the rights of the current property owners.

Very truly yours,



Stephen P. Petty

and



Mrs. Stephen P. Petty

SPP/lw

cc: Jack Weiss, City Council

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

The above project would be devastating to our neighborhood!  
It's grossly unfair to allow "grandfather" exemptions when the rest of the area/neighborhood has changed significantly and evolved. To allow a 30 story bldg. in a residential area would be tragic! Key problems include:  
1. The underground river - where will the water go?? (Under our homes, that's where!!), 2. Huge traffic relating to residents and service vehicles, 3. A giant eyesore - 30 stories??? Are you kidding me??? Please save our community from this monstrosity!! Please don't ruin our community by allowing a "grandfathered" except exemption. It's not fair to us!!

Very truly yours,

Name/Print Mark Tunney Date: 10/4/04

Name/Signature [Signature]

Address 1637 Warnall Avenue

City/State/Zip LA, CA 90024

Telephone Number (310) 553-5552

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- 1) CLUB VIEW DRIVE DRIVING & PARKING NOW IS IMPOSSIBLE WITH OUT THIS PROJECT NOW THEY WANT TO ADD MORE CARS
- 2) SHOULD THE DEVELOPER PUT UP A BILLION \$ BOND NON ENDING TO PROTECT PROPERTIES IN THE ENTIRE AREA AGAINST DAMAGE. BECAUSE OF THIS PROJECT.
- 3) PROPERTY OWNER - AT ALL TIMES - AND IN THE FUTURE MUST BE INDEMNIFIED BY DEVELOPER + OWNER AGAINST ALL AND ANY DAMAGE CREATED BY DEVELOPMENT
- 4) THE REPAIR, REPLACEMENT, OF STREETS OR NEIGHBOR'S DAMAGED PROPERTY DUE TO GROUND WATER AND/OR AQUIFER SHALL BE SOLELY RESPONSIBILITY OF DEVELOPER + OWNER

Very truly yours,

Name/Print GEORGE E. KEITER Date: SEPT. 28, 04

Name/Signature *George E. Keiter*

Address 10250 WILSHIRE BLVD # 1904, L. A. 90024

City/State/Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_

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CITY OF LOS ANGELES  
OCT 04 2004  
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To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
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Los Angeles, CA 90012

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Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

1. Traffic. The automobile traffic on Club View Drive is already intolerable. This project will significantly increase the automobile traffic.

2. The underground aquifers. What will be the effect of proposed excavation and construction on the aquifers and on the adjacent properties? Can the aquifers be restored to normal flow conditions after construction is completed?

3. Density. The proposed project is too large for the site.

Very truly yours,

Name/Print George L. Bagnall, Jr. Date: 9/24/04

Name/Signature 

Address 1559 Club View Drive

City/State/Zip Los Angeles, CA 90024-5307

Telephone Number (310) 556-7985

Patricia A. Goodwin  
1338 Club View Drive  
Los Angeles, Ca. 90024  
310 271-1658  
September 27, 2004

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm #750  
Los Angeles, Ca. 90012

RECEIVED  
CITY OF LOS ANGELES  
OCT 04 2004  
ENVIRONMENTAL  
UNIT

Re: Notice of Preparation Environmental Impact Report  
EAF NO.: ENV-2003-5313  
Project Location/Address: 10250 Wilshire Blvd. Planning area: Westwood  
Council District #5 Due Date for Public Comments: October 8, 2004

As a 50 year resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. To Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd. I have the following concerns that must be addressed in the EIR.

1. This lot has long been considered unsuitable for development due to underground water flow. I request that an EIR report concerning the underground reservoir be prepared before excavation begins, and that the report be further evaluated by an independent engineering firm to insure that adjoining structures suffer no water damage.
2. Club View Drive is an old established neighborhood which has already seen radical changes due to the redevelopment of Santa Monica Boulevard and Century City. We have been forced to restricted parking and to deal with heavy, fast-moving traffic between Wilshire Blvd. and Santa Monica Blvd. Construction activity and consequential parking would only make worse a bad situation resulting from tenants of the building, their domestic employees, and their guests. We need to know that arrangements are contemplated to ensure a smooth flow of traffic and to alleviate an already severe parking problem.
3. Having the entrance on Club View curve would be disastrous. All the other high rise buildings on Wilshire have entrances on Wilshire Blvd.
4. What effect will the new route of the water flow have on nearby homes? Will the DWP Stone Canyon Hollywood Trunk Line that lies on the northern side of the site be affected in any way during and after construction?
5. Will the ground water be discharged into existing storm drains in this area? Who will solve problems and reconstruct the storm drains if necessary?

Very truly yours,

*Patricia A. Goodwin*  
Patricia A. Goodwin



To: **Nicholas Hendricks, Environmental Review Coordinator**  
**City of Los Angeles, Environmental Review Section**  
**200 N. Spring St., Rm. #750**  
**Los Angeles, CA 90012**

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Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

*Please see list attached*

*Thank you*

Very truly yours,

Name/Print ALBERT PESKIN Date: 9/30/04

Name/Signature Albert Peskin

Address 10380 Wilshire Blvd. #603

City/State/Zip Los Angeles, Calif. 90024

Telephone Number 310-550-1345

**Groundwater Issues:** Will the construction of this building and the excavation associated with it endanger the surrounding properties and streets because of changes made to the ground water? There are known aquifers running beneath the property that were major reasons for abandonment of previous developments. What effect will the construction have on these aquifers?

1. Consider the effects of dewatering and excavation during and following construction on adjacent properties both North and South of Wilshire Blvd.
  - A. Request that the EIR address the potential of Wilshire Blvd. collapsing either during construction or following construction when the water is allowed to resume its 'normal course'?
  - B. Can the aquifer be restored to normal flow conditions after construction is completed?
  - C. Will the clay seal over the aquifers be able to be resealed so that water flow can be restored to prior conditions?
  - D. Will the development of this property increase the risk of liquefaction of underlying sand and gravel soils during an earthquake?
  - E. Will the DWP Stone Canyon-Hollywood Trunk Line that lies on the northern side of the site be affected in any way during construction?
2. Will disturbance to the aquifers affect animal or plant life in our neighborhood?
3. Flow of water beneath the property
  - A. There are concerns about the effects of the planned excavation have on the flow of water when it is allowed to find its own new course as stated by Mr. Robbins of Fifield Co.
  - B. Please note; we have been advised that they will excavate to 70' level, then add a 10' cement base with the foundation starting at the 60 ft. depth where the largest flow of water (600-800 gallons) was found in due diligence tests in the Fall of 2003 as stated by Mr. M. Pepper of Fifield Co.
  - C. What effect will the new route of the water flow have on CWW homes?
    - [1] Maps show the aquifer water flows in a southeasterly direction towards the golf course and then turns immediately southwest and flows under homes in CWW neighborhood.
    - [2] There are concerns about the amount of the flow as it changes depending on drought years vs. non-drought years. The 100-year average rainfall shows the water table beneath the surface to be at 18' -25' levels.
4. Will ground water be discharged into existing storm drains in this area?
  - A. Is the existing storm drain connected to the LA storm drain system that dumps into Ballona Creek? Or does it abruptly end behind Club View Drive homes and flow onto the LA Country Club grounds?
  - B. What protection will homeowners have if the ground water from the open drain saturates the ground to the extent that their house foundations are affected?
  - C. Fifield has stated that they will allow the water to go through holes into the street curb drain following construction, as there will be very little water collected in their sump pump basins.
  - D. What protection will be provided against stagnant water and breeding of West Nile infected mosquitoes?
  - E. Who will solve the above problems and reconstruct the storm drains if necessary?

**Traffic issues:** Will this development significantly impact traffic flows in an already traffic impacted area?

- A. Ingress and egress for the new Wilshire-Comstock Condo
  - [1] What will the effects of ingress and egress on neighborhood traffic before and after traffic changes

created by the new Santa Monica Transit Parkway?

[2] Will closure of streets or lanes on Comstock Ave or Club View Drive occur during construction? We anticipate severe traffic problems if either of these streets are impacted by closures. Please note: Comstock Ave will become the only direct north bound exit from CWW that links immediately to eastbound traffic on Wilshire Blvd. Soon the SMBTP construction will allow only westbound turns at Santa Monica Blvd., the southern boundary of CWW.

B. Construction issues will affect ingress and egress into CWW neighborhood

[1] Hauling route –Line of construction haul and other trucks

[2] Construction personnel parking

C. Parking following construction- Will residents, guests, staff and servants have enough on-site parking to preclude overflow onto neighboring streets?

D. Will any of these people be eligible for preferential parking in our neighborhood?

E. What will the final address be for the building? Two different addresses are currently in city records; 10250 Wilshire Blvd. and 1250 Club View Drive.

F. What regulations should the daily or weekly Trash trucks follow so that they do not disturb neighbors and impact traffic.

**Design issues:** What privacy will neighbors have from the development's balconies?

A. Amount of glass windows and privacy for nearby neighbors

B. Heat reflectivity – Current plans show building colors of black and grey that are heat retaining colors thereby making this building a drain on electricity when we need to conserve electricity.

C. Security / Color of building /Tree planting – landscape of exterior of building as it relates to the visibility by pedestrians and drivers entering CWW area. Will the black and grey lower 2 stories create fear to residents hiking or driving on their only northbound exit? Neighbors hike and jog to Holmby Park and past the golf course on a daily basis.

**Shade and Shadow issues**

**Air quality issues**

**Prior entitlements**

A. Does the footprint of the current building design conform to the Tract Map?

B. Do the current recreational areas conform to the covenants?

C. Mr. Armbruster, Fifield Co. representative has agreed to provide comparison drawings in response to these concerns.

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES  
OCT 04 2004  
ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Flow of Water beneath property  
A Concerns on flow of H<sub>2</sub>O  
B) Depth to 76' when largest flow  
of water was  
C effect on CWU home by new route of  
water flow

Very truly yours,

Name/Print D GOLDSMITH Date: 9/27/04

Name/Signature [Signature]

Address 1509 Ensbey Ave

City/State/Zip LA 90024

Telephone Number 310 5523495

To: **Nicholas Hendricks, Environmental Review Coordinator**  
**City of Los Angeles, Environmental Review Section**  
**200 N. Spring St., Rm. #750**  
**Los Angeles, CA 90012**

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CITY OF LOS ANGELES

OCT 04 2004

ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report.

EA# NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

① WE ARE VERY CONCERNED ABOUT UNDERGROUND WATER, THE COMSTOCK - WILSHIRE INTERSECTION OFTEN FLOODS DURING RAINFALLS. THERE IS UNDERGROUND RIVER BENEATH PROPERTY, IF WATER IS DIVERTED, HOW WILL THIS AFFECT SOIL STABILITY, ESPECIALLY DURING EARTHQUAKES.

② DEWATERING AND EXCAVATION DURING AND FOLLOWING CONSTRUCTION COULD LEAD TO COLLAPSE OF WILSHIRE BLVD AND DESTABILIZATION OF NEARBY HOMES AND CONDOS.

③ TRAFFIC CONGESTION ON WILSHIRE BLVD IS ALREADY SEVERE, AND DURING RUSH HOURS, IT IS ALSO SEVERE ON COMSTOCK. THIS PROJECT WILL ONLY MAKE IT WORSE. INGRESS AND EGRESS OF RESIDENTS, GUESTS, ETC WILL BE SEVERE. TRASH TRUCKS WILL ADVERSELY AFFECT NEIGHBORS.

④ DESIGN OF BUILDING COULD INCLUDE PRIVACY OF NEARBY HOMES, CREATE ON GOING PARKING PROBLEMS

Very truly yours, ⑤ WE FEEL STRONGLY THAT THIS IS A BAD PROJECT, IT IS NOT GOOD FOR THE NEIGHBORHOOD

Name/Print DR GLEN L. HOLLINGER Date: 9-29-04  
JUDGE JUDITH O. HOLLINGER

Name/Signature *Glen L Hollinger*

Address 10380 WILSHIRE BLVD, STE 2003 (LA TOUR CONDOMINIUM)

City/State/Zip LOS ANGELES, CA 90024

Telephone Number (310) 281-2500 Home (LA TOUR)

(213) 977-0187 OFFICE

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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OCT 04 2004  
ENVIRONMENTAL  
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RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

*We are extremely concerned about the high density of this project and its negative impact on the neighborhood from an aesthetic, safety & property value points of view. Parking along Constock & Club View will be a nightmare for current residents with so many visitors and service people anticipated on top of actual residents. This intersection is already extremely dangerous - in fact I was very nearly killed (3 eyewitnesses) by a speeding car w/ no headlights through the intersection. There needs to be a camera and finger crossing lights from south to north*

Very truly yours,

Name/Print ALISON & JAY KLECKNER Date: 9/16/04

Name/Signature *Emilio - Kleckner*

Address 1455 WARNALL AVE.

City/State/Zip LA CA 90024

Telephone Number 310. 282. 0575

*Please heed these concerns.  
Alison  
Emilio -  
Kleckner*

*environmental*

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

- The potential of Wilshire Blvd. collapsing either during construction or following construction when the underground water is allowed to resume its 'normal course'.
- Will development of this property increase the risk of liquefaction of underlying sand and gravel soils during an earth quake?
- How will the development of this project affect homes in the area? Will changing the flow of the underground river affect the foundations of the buildings in the area?
- What protection will be provided against stagnant water and breeding of West Nile infected mosquitoes?

Very truly yours,

Name/Print Janet Lang Date: 9/30/04

Name/Signature Janet Lang

Address 10380 Wilshire Blvd. No. #1103

City/State/Zip Los Angeles, CA 90024

Telephone Number 310-271-8823

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

1. Water safety!!!! Great concern
2. Traffic congestion on Wilshire and Comstock which leads to an already traffic congestion on Santa Monica as well.
3. No shortage of condos on Wilshire
4. Property values of condos will decrease.
5. Building will be too tall and spoil appearance of area -
6. Added congestion on bus transportation -

Very truly yours,

Name/Print MIRIAM GROMAN Date: 9-28-04

Name/Signature Miriam Groman

Address 10380 Wilshire Blvd. #2001

City/State/Zip Los Angeles California

Telephone Number 310-276-8715



**To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012**

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EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that should be addressed in the EIR:

1. Ingress and egress to the subject property, particularly if it is allowed as planned on Club View Drive, as to safety and congestion. Note that there is already long queuing of northbound traffic on Club View during peak afternoon hours.
2. Consideration should be given to mitigating #1 above by redrawing the plan to provide the main access to the property from Wilshire Boulevard. The size and height of the proposed project is much more in keeping with the profile of the area of Wilshire Boulevard west of the project, and NOT at all in keeping with the single family residential configuration of Club View Drive.
3. The impact on Club View traffic of the new Century City addition to the complex previously occupied by the Schubert Theatre.
4. The impact of vehicles servicing (e.g. trash collection) the subject property as to noise, traffic congestion, traffic safety, quality of life effecting neighboring homeowners.
5. The impact of increased traffic on Club View of the current renovation of the Westfield Century City shopping complex (e.g. enhanced movie complex, etc.).
6. The risk to the stability of neighboring properties resulting from creating an underground parking structure, that is water table and flow, geology, earthquake and so on.
7. The impact on on-street parking created by employees and other service providers providing services to the subject property.

8. The impact on noise levels resulting from having sports and other outdoor activities situated on an outdoor raised structure on Club View.
9. The possible incursion of excessively bright light impacting adjoining properties resulting from sports and other outdoor activities on a raised structure on Club View, as well as locating the entrance on Club View instead of Wilshire Blvd..

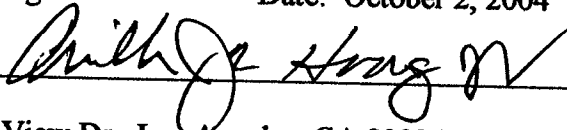
Thank you for your consideration.

Very truly yours,

Name/Print John Hoag

Date: October 2, 2004

Name/Signature

A handwritten signature in cursive script, appearing to read "John Hoag", written over a horizontal line.

Address: 1231 Club View Dr., Los Angeles, CA 90024

Telephone Number - (310) 860 - 0108

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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OCT 04 2004  
ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report.

EA# NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR: Groundwater issues: consider the effect of dewatering/excavation during & after construction on adjacent land

N & S of Wilshire. What about aquifer flow returning to normal? Will water flow return to normal. What about water flow beneath the property? What effect will the new water route have on CWR homes? Will ground water be discharged into existing storm drains which - in heavy rains - the ones at Comstock & Wilshire already can't handle what comes its way.

TRAFFIC ISSUES: what will ingress & egress for this new condo do before/after traffic changes? Can Comstock & Club View be kept fully open during construction? Hauling route during construction is an issue; so is the parking of workers cars. What about employee parking once condo is finished? (Is there enough parking planned under the building to handle residents, visitors and employees?)

Very truly yours,

Name/Print Sally Weil Date: 10/1/2004

Name/Signature Sally L. Weil

Address 10380 Wilshire Blvd

City/State/Zip LA, CA 90024

Telephone Number unlisted

This **CHECK LIST** outlines potential problems that are valid issues normally addressed in an EIR. Please review the list and address those items that concern you in your letter.

**Groundwater Issues:** Will the construction of this building and the excavation associated with it endanger the surrounding properties and streets because of changes made to the ground water? There are known aquifers running beneath the property that were major reasons for abandonment of previous developments. What effect will the construction have on these aquifers?

1. Consider the effects of dewatering and excavation during and following construction on adjacent properties both North and South of Wilshire Blvd.
  - A. Request that the EIR address the potential of Wilshire Blvd. collapsing either during construction or following construction when the water is allowed to resume its 'normal course'?
  - B. Can the aquifer be restored to normal flow conditions after construction is completed?
  - C. Will the clay seal over the aquifers be able to be resealed so that water flow can be restored to prior conditions?
  - D. Will the development of this property increase the risk of liquefaction of underlying sand and gravel soils during an earthquake?
  - E. Will the DWP Stone Canyon-Hollywood Trunk Line that lies on the northern side of the site be affected in any way during construction?
2. Will disturbance to the aquifers affect animal or plant life in our neighborhood?
3. Flow of water beneath the property
  - A. There are concerns about the effects of the planned excavation have on the flow of water when it is allowed to find its own new course as stated by Mr. Robbins of Fifield Co.
  - B. Please note; we have been advised that they will excavate to 70' level, then add a 10' cement base with the foundation starting at the 60 ft. depth where the largest flow of water (600-800 gallons) was found in due diligence tests in the Fall of 2003 as stated by Mr. M. Pepper of Fifield Co.
  - C. What effect will the new route of the water flow have on CWW homes?  
[1] Maps show the aquifer water flows in a southeasterly direction towards the golf course and then turns immediately southwest and flows under homes in CWW neighborhood.  
[2] There are concerns about the amount of the flow as it changes depending on drought years vs. non-drought years. The 100-year average rainfall shows the water table beneath the surface to be at 18' -25' levels.
4. Will ground water be discharged into existing storm drains in this area?
  - A. Is the existing storm drain connected to the LA storm drain system that dumps into Ballona Creek? Or does it abruptly end behind Club View Drive homes and flow onto the LA Country Club grounds?
  - B. What protection will homeowners have if the ground water from the open drain saturates the ground to the extent that their house foundations are affected?
  - C. Fifield has stated that they will allow the water to go through holes into the street curb drain following construction, as there will be very little water collected in their sump pump basins.
  - D. What protection will be provided against stagnant water and breeding of West Nile infected mosquitoes?
  - E. Who will solve the above problems and reconstruct the storm drains if necessary?

**Traffic issues:** Will this development significantly impact traffic flows in an already traffic impacted area?

- A. Ingress and egress for the new Wilshire-Comstock Condo
  - [1] What will the effects of ingress and egress on neighborhood traffic before and after traffic changes created by the new Santa Monica Transit Parkway?
  - [2] Will closure of streets or lanes on Comstock Ave or Club View Drive occur during

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES  
SEP 29 2004  
ENVIRONMENTAL  
UNIT

**RE:** Notice of Preparation Environmental Impact Report.

**EAF NO.:** ENV-2003-5313.

**Project Location/Address:** 10250 Wilshire Blvd

**Planning Area:** Westwood

**Council District #5.**

**Due Date for Public Comments:** October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Groundwater issues:

Compare the groundwater flows, groundwater levels and groundwater locations for before-Project and after-Project conditions.

Present in tabular and graphical form the groundwater table in relation to homes, other infrastructure, and vegetation along club view drive and surrounding the gully on Los Angeles Country Club property behind homes from Wilshire Blvd to Santa Monica Blvd.

What are the groundwater effects of the project on trees and vegetation for these areas?

Very truly yours,

Name/Print Walter W. Hoyer Date: 9-27-04

Name/Signature Walter W. Hoyer

Address 1512 Club View Dr.

City/State/Zip L.A. 90024 - Calif.

Telephone Number 310-286-0519

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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SEP 29 2004

ENVIRONMENTAL  
UNIT

RE: Notice of Preparation Environmental Impact Report.

EAF NO.: ENV-2003-5313.

Project Location/Address: 10250 Wilshire Blvd

Planning Area: Westwood

Council District #5.

Due Date for Public Comments: October 8, 2004

I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

Traffic issues:

Where would ingress and egress of completed Project be?

Would the Project have parking on premises for residents, staff, and operation and maintenance services and equipment? Explain in detail.

Evaluate the traffic conditions on Wilshire Blvd, Comstock Ave. and Club View Drive near the Project, both south and north of Wilshire Blvd.

Nine cars were lined up at northbound the Comstock/Club View signal at Wilshire Blvd. at 9:00 a.m. on Tuesday, September 21, 2004. With the Project's 70 cars added to the mix, the congestion would be intolerable.

A few months ago, there was a fatal accident at the same corner at 6:00 p.m.; a man in the crosswalk killed by a speeding car on Wilshire Blvd.

At 4:10 p.m. on Thursday, September 25, 2004, 20 cars were stopped on Comstock/Club View waiting in the east lane waiting to go north on to Comstock or east on to Wilshire Blvd. How could any of the 70 or so cars expected to be housed at Project either enter or exit the Project?

Very truly yours,

Name/Print Sheran O. Hoye Date: 9-27-04

Name/Signature Sheran O. Hoye

Address 1512 Club View Drive

City/State/Zip Los Angeles, Calif. 90024

Telephone Number 310-286-0519

To: Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

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Council District #5.

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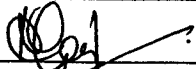
I am a resident of the area that will be greatly affected by the above-proposed building, Wilshire Blvd. to Santa Monica Blvd., and Club View Drive to Beverly Glen Blvd.

I have the following concerns that must be addressed in the EIR:

See attached list that concern my wife and myself.

Very truly yours,

Name/Print AUBREY GLASER Date: SEPT 25<sup>th</sup> 2004

Name/Signature 

Address 1547 CLUB VIEW DRIVE

City/State/Zip LOS ANGELES CA 90024

Telephone Number 310 557 0166

# TUCHMAN & ASSOCIATES

ATTORNEYS AT LAW

1000 WILSHIRE BOULEVARD, SUITE 1600

LOS ANGELES, CA 90017

PHONE: 213-892-8300 • FAX: 213-892-8100

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CITY OF LOS ANGELES

SEP 20 2004

ENVIRONMENTAL  
UNIT

September 15, 2004

VIA U.S. MAIL AND CERTIFIED MAIL - RETURN RECEIPT REQUESTED

VIA FACSIMILE 310-209-8801

Mark Armbruster & Associates  
10940 Wilshire Boulevard, Suite 2100  
Los Angeles, CA 90024

Attn: Mark Armbruster

Post-it* Fax Note	7671	Date	1/16/05	# of pages	2
To	WHA	From	Nick Handrichs		
Co./Dept.		Co.	City Planning		
Phone #		Phone #			
Fax #		Fax #			

VIA FACSIMILE 310-473-9336

Christopher A. Joseph & Associates  
11849 West Olympic Boulevard, Suite 101  
Los Angeles, CA 90064

Re: WHA v. Field  
Tract No. 27025  
10250 Wilshire Boulevard  
EAF No. ENV-2003-5313-EIR  
Our File No. : 2373

Dear Mr. Armbruster and Mr. Joseph:

We are in receipt of your notice of preparation. Pursuant to *Public Resource Code* §21083.9(a)(2) and the *Guidelines* §15082(c), my clients, the Westwood Homeowners Association, the Wilshire Comstock Condominiums and the Holmby Westwood Property Owners Association, formally request that a scoping meeting take place. At least one scoping meeting is necessary because the project is of an area-wide significance. Given that Club View Drive and Comstock Drive are major arteries from Century City, and given the population density of the area, the proposed project affects thousands of people and thousands of commuters. In addition, there may be other state agencies which require this scoping meeting, and compliance with this provision is an absolute prerequisite for a complete Environmental Impact Report.



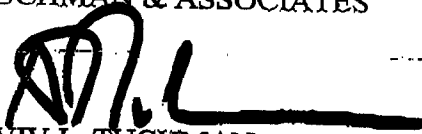
Mark Armbruster & Associates  
Christopher A. Joseph & Associates  
September 15, 2004  
Page 2

We were originally advised by Mr. Armbruster on August 16, 2004 that a scoping meeting would take place on September 14, 2004. It was then unilaterally cancelled.

Please respond to this request within seven days.

Very truly yours,

TUCHMAN & ASSOCIATES



AVIV L. TUCHMAN

ALT:rehm

cc:

City of Los Angeles  
City Hall  
200 North Spring Street, Room 440  
Los Angeles, CA 90012  
Attn: Jack Weiss  
Councilmember, 5<sup>th</sup> District

Shana M. Murphy  
Los Angeles Department of City Planning  
Community Planning Bureau  
200 North Spring Street, #621  
Los Angeles, CA 90012

Nicholas Hendricks  
Environmental Review Coordinator  
Environmental Review Section  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

Melvin and Judy Pollner  
1243 Club View Drive  
Los Angeles, CA 90024  
(310) 275-2497

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NOV 14 2004  
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UNIT

November 9, 2004

Nicholas Hendricks, Environmental Review Coordinator  
City of Los Angeles, Environmental Review Section  
200 N. Spring St., Rm. #750  
Los Angeles, CA 90012

RE: Notice of Preparation Environmental Impact Report.  
EAF NO.: ENV-2003-5313.  
Project Location/Address: 10250 Wilshire Blvd  
Planning Area: Westwood  
Council District #5.

Dear Mr. Hendricks,

Please inform us when the EIR is completed and when the next scoping meeting is to occur. We would also appreciate a copy of the EIR findings.

Thank you,

*Melvin and Judy Pollner*

Melvin and Judy Pollner

Post-it® Fax Note	7671	Date	11-22-04	# of pages	1
To		From	<i>Nicholas Hendricks</i>		
Co./Dept.	<i>CSA</i>	Co.			
Phone #		Phone #			
Fax #		Fax #			