

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
RICARDO LARA
CINDY MONTAÑEZ
MICHAEL K. WOO
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1272
JOHN M. DUGAN, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

August 4, 2008

NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2008-2368-EIR
PROJECT NAME: The Wilshire Gayley Project
PROJECT ADDRESS: 10951 - 10955 Wilshire Boulevard and
1151 - 1157 Gayley Avenue, Los Angeles 90024
COMMUNITY PLAN AREA: Westwood
COUNCIL DISTRICT: 5
COMMENT DUE DATE: September 3, 2008

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 Department of City Planning requests your comments as to the scope and content of the EIR. The Project Description and potential environmental effects are included below. Also included below are the date, time and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. A copy of the Initial Study prepared for the project is not attached, but is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, California 90012.

PROJECT DESCRIPTION: Wilshire Gayley, LLC (the Applicant) proposes the development of a mixed use luxury hotel, condominiums, and retail project known as The Wilshire Gayley project (proposed project) within the Westwood community of the City of Los Angeles. The approximately 23,951 square foot (0.55 acre) Project site is located on two parcels at the northwest corner of the intersection of Wilshire Boulevard and Gayley Avenue. The proposed Project would include a 134-room luxury business hotel that would include amenities such as a restaurant, a business center with meeting rooms, a swimming pool, and a fitness center for hotel guests. The proposed project would also include ten for sale condominiums and approximately 7,520 square feet of ground floor, neighborhood serving retail uses. Alternatively, the 134 hotel units could be subdivided and sold as condominium units, resulting in a total of 144 for sale

condominiums. The building envelope and exterior treatment would be the same for either option. Parking would be provided in a four level, approximately 200-space subterranean garage. The parking would operate with a valet service and additional parking may be provided through covenants for off-site parking if required.

Construction of the project would begin in approximately the third quarter of 2009 and would end in 2012. The project would require excavation of approximately 133,000 cubic yards of earth to accommodate the subterranean garage.

The Project may require various approvals including, but not limited to, a General Plan Amendment to amend footnote 3 of the Westwood community Plan Land Use Map to allow an increase in the density and height permitted on the southern parcel and to amend the land use designation on the northern parcel in the Westwood Community Plan Land Use Map from Community Commercial to Regional Center Commercial; Specific Plan Amendment to the Westwood Village Specific Plan and to the Westwood Community Design Review Board Specific Plan to move the boundary north from Wilshire Boulevard to Lindbrook Drive to exclude the entire site from the Specific Plans so that the entire site is governed by the Westwood Community Plan; Zone change from C4-2D-O on the northern parcel and [Q]C4-2-O on the southern parcel to Mixed Use District, including removal of the [Q] Condition on the southern parcel; Height District Change to change Height District 2 and 2D to Height District 4 on all parcels; Zoning Administrator Adjustment to eliminate any required setback on the west side of the site; Site Plan Review/Design Review; Vesting Tentative Tract Map; Project Permit Compliance with the Westwood TIMP Specific Plan; Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption; Conditional Use Permit to allow a hotel in the C4 zone within 500 feet of an R zone; Conditional Use Permit to allow a wireless transmitting facility; Encroachment Permits for components including signs and awnings; Subsurface vacation of the public right-of-way under the alley and the sidewalk along Gayley Avenue to permit underground parking; Highway Dedications along Wilshire and Gayley; Demolition permits; Grading, excavation, foundation, and associated building permits; Haul Routes; Certification of an Environmental Impact Report; and any additional actions as may be deemed necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services (i.e., Police, Fire, Schools, Parks and Libraries), Recreation, and Transportation/ Circulation.

PUBLIC SCOPING MEETING DATE AND LOCATION: The public scoping meeting will be held as follows:

Date: Tuesday, August 19, 2008
Time: 6:00 P.M. to 8:00 P.M.
Location: Olympic Collection
11301 West Olympic Boulevard
Los Angeles, California 90064
(Free Parking Available)

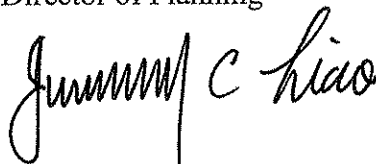
The scoping meeting will be in an open-house format. On August 19, 2008, arrive anytime between 6:00 P.M. and 8:00 P.M. to talk one-on-one with consultants regarding the proposed project. However, there will be a brief presentation and an oral comment period at the beginning of the scoping meeting. The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

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. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the Draft EIR. **Written comments must be submitted to this office by September 3, 2008.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

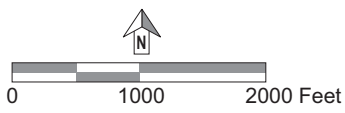
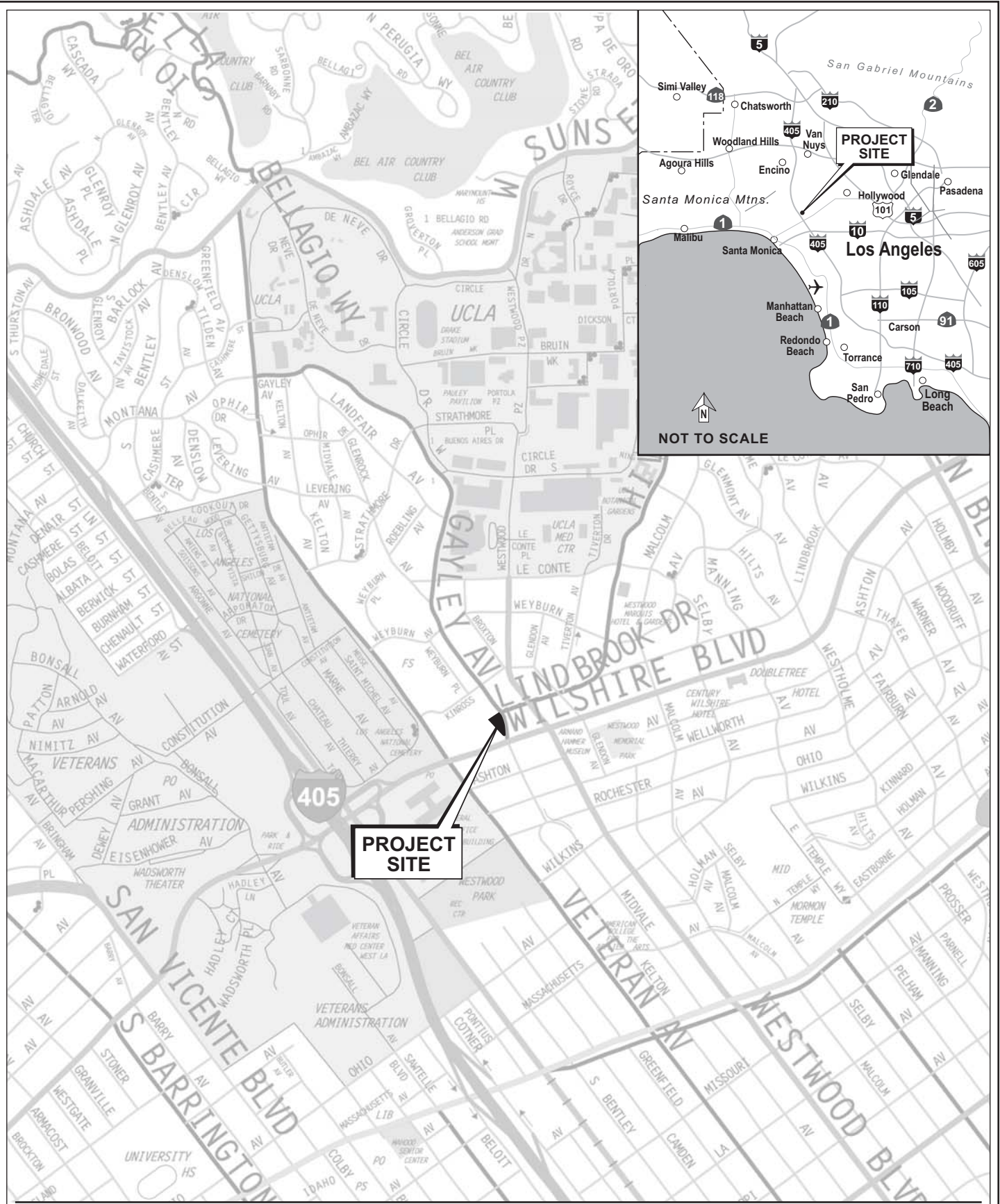
Jimmy C. Liao, City Planner/Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
(213) 978-1343 (fax)
Jimmy.Liao@lacity.org (e-mail)

S. Gail Goldberg, AICP
Director of Planning










Jimmy C. Liao
City Planner, EIR Unit
Environmental Review Section

Enclosures: Project Vicinity Map
Conceptual First and Fourth Floor Plans
500-foot Radius Map
Scoping Meeting Location Map



Regional and Project Vicinity Map

Source: Thomas Brothers, 2003; PCR Services Corporation, 2007

LEGEND	
	FITNESS
	PUBLIC SPACE/CIRCULATION
	OUTDOOR SPACE/TERRACES
	RETAIL
	BACK OF HOUSE
	HOTEL
	HOTEL



GROSS FLOOR PLATE = 10,925 SF
 MEETING ROOMS = 3,560 SF
 BAR = 550 SF
 RESTAURANT = 1,400 SF
 BACK OF HOUSE = 1,400 SF
 EXTERIOR TERRACES = 11,100 SF

FOURTH FLOOR PLAN



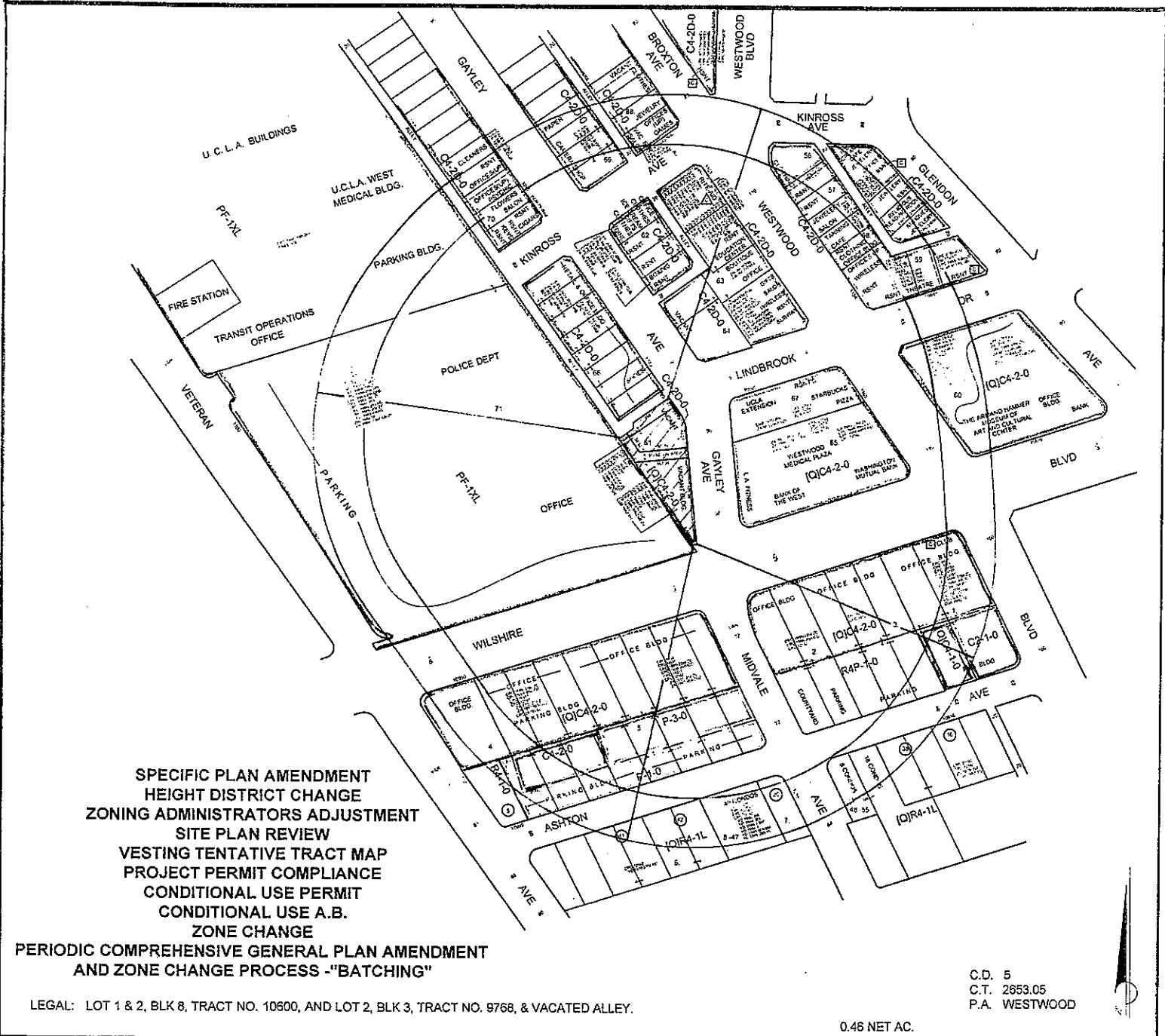
GROSS FLOOR PLATE = 11,860 SF
 LOBBY/CIRCULATION = 2,750 SF
 RETAIL = 4,000 SF
 BACK OF HOUSE = 4,100 SF

FIRST FLOOR PLAN



Conceptual First and Fourth Floor Plan

Source: Robert A.M. Stern Architects, April 3, 2008.



SPECIFIC PLAN AMENDMENT
 HEIGHT DISTRICT CHANGE
 ZONING ADMINISTRATORS ADJUSTMENT
 SITE PLAN REVIEW
 VESTING TENTATIVE TRACT MAP
 PROJECT PERMIT COMPLIANCE
 CONDITIONAL USE PERMIT
 CONDITIONAL USE A.B.
 ZONE CHANGE
 PERIODIC COMPREHENSIVE GENERAL PLAN AMENDMENT
 AND ZONE CHANGE PROCESS -"BATCHING"

LEGAL: LOT 1 & 2, BLK 8, TRACT NO. 10600, AND LOT 2, BLK 3, TRACT NO. 9768, & VACATED ALLEY.

0.46 NET AC.

C.D. 5
 C.T. 2653.05
 P.A. WESTWOOD

PLANNING ASSOCIATES, INC.

4040 VINELAND AVENUE SUITE 108
 STUDIO CITY, CA 91604
 (818) 441-487-6767 FAX (818) 487-6760

- LEGEND:
- ☐ ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - ☐ ON-SITE CONSUMPTION OF BEER AND OR WINE
 - △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - △ OFF-SITE CONSUMPTION OF BEER AND OR WINE

CASE NO.
 DATE: 05-15-2008
 SCALE: 1" = 100'
 USES FIELD
 D.M. 132 B 149,
 132 B 153
 T.B. PAGE: 632 GRID: A-3

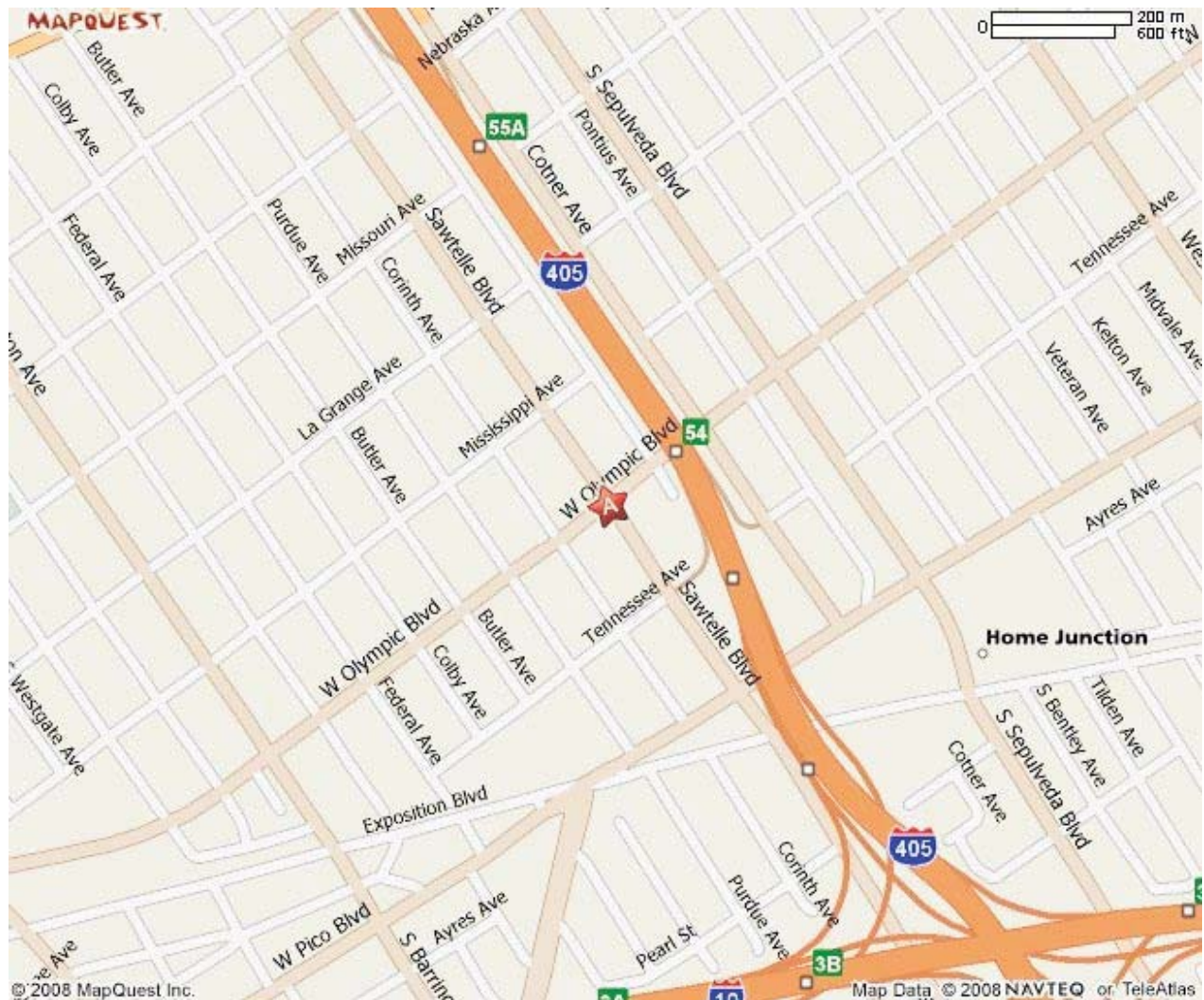
SCOPING MEETING LOCATION MAP

Date: Tuesday, August 19, 2008

Time: 6 P.M. to 8 P.M.

Location: Olympic Collection
11301 West Olympic Boulevard
Los Angeles, California 90064
(Free Parking Available)

MAPQUEST.



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)