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CALIFORNIA



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April 21, 2008

NOTICE OF PREPARATION AND

NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2008-530-EIR

PROJECT NAME: SunCal Residential Project at 10000 Santa Monica Boulevard

PROJECT ADDRESS: 10000 Santa Monica Boulevard, Los Angeles, California 90067

COMMUNITY PLAN AREA: West Los Angeles

COUNCIL DISTRICT: 5

COMMENT DUE DATE: May 21, 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 Draft 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: SunCal Century City, LLC proposes the development of residential condominiums, a private club, and neighborhood-serving amenities ("proposed project") at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The residential component would include a 45-story state-of-the-art building, with 177 residential condominiums and associated amenities. Additionally, approximately 1,000 square feet of community-serving retail or cafe space would be located on the ground level of the residential building and approximately 3,000 square feet of landscaped public open space would be provided for the community at the corner of Santa Monica Boulevard and Moreno Drive. A private club would be located to the south of the residential uses within the western portion of the site and would include a variety of private amenities such as private dining,



business support, media room, hair salon, fitness area, spa services, swimming pool, and outdoor garden. This two-story private club, which would comprise approximately 20,000 square feet, would be accessible to project residents, as well as a limited number of outside members. Parking for residents, guests, club members, and employees would be provided below the project site within a four-level subterranean parking facility. In addition, the proposed project would provide new outdoor landscaped open spaces with gardens, pedestrian walkways, planted balconies, and terraces. Upon completion, the proposed project would include a maximum of approximately 626,000 square feet of floor area and approximately 40,000 square feet of landscaped open space areas. Such open space areas would represent approximately 40 percent of the land area of the project site. Construction of the proposed project would occur over an approximate 36- to 40-month period ending in 2013. To provide for the new development, approximately 154,400 cubic yards of soil would be excavated, the majority of which would be exported off-site.

The proposed project would require various approvals including, but not limited to, a Development Agreement, Conditional Use Permit for alcoholic beverages, Vesting Tentative Tract Map, Variance to calculate floor area ratio (FAR) based on lot area, Site Plan Review, Zoning Administrator Determination for shared parking, grading, excavation, foundation, and associated building permits, and Filing of Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration for the residential building.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources (with the exception of historic resources), Hazards and Hazardous Materials, Hydrology/Surface Water Quality, Land Use, Noise, Public Services (i.e., fire, police, schools, parks, and libraries), Transportation and Circulation, Water and Wastewater.

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

Date: Tuesday, May 6, 2008
Time: 6:00 P.M. to 8:00 P.M.
Location: Hyatt Regency Century Plaza
2025 Avenue of the Stars
Los Angeles, California 90067
(Free Self-Parking Available)

On May 6, 2008, arrive anytime between 6:00 P.M. to 8:00 P.M. at the Hyatt Regency Century Plaza to talk one-on-one with consultants regarding the proposed project. 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 proposed 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

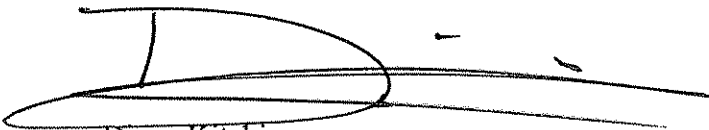
of the proposed project. All comments will be considered in the preparation of the Draft EIR. **Written comments** must be submitted to this office by **May 21, 2008**. Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Diana Kitching
Department of City Planning
Environmental Review Unit
200 N. Spring Street, Room 750
Los Angeles, California 90012

(213) 978-1351 (phone)
(213) 978-1343 (fax)
Diana.Kitching@lacity.org (e-mail)


Gail Goldberg, AICP
Director of Planning

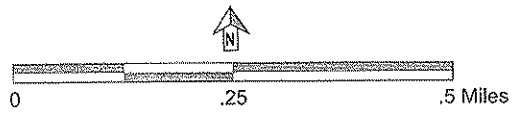
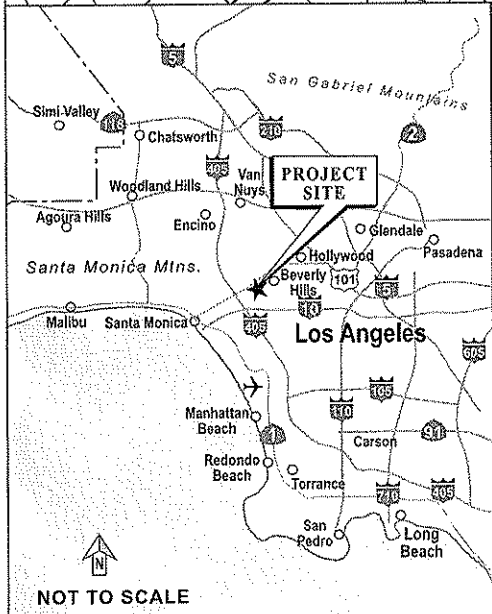
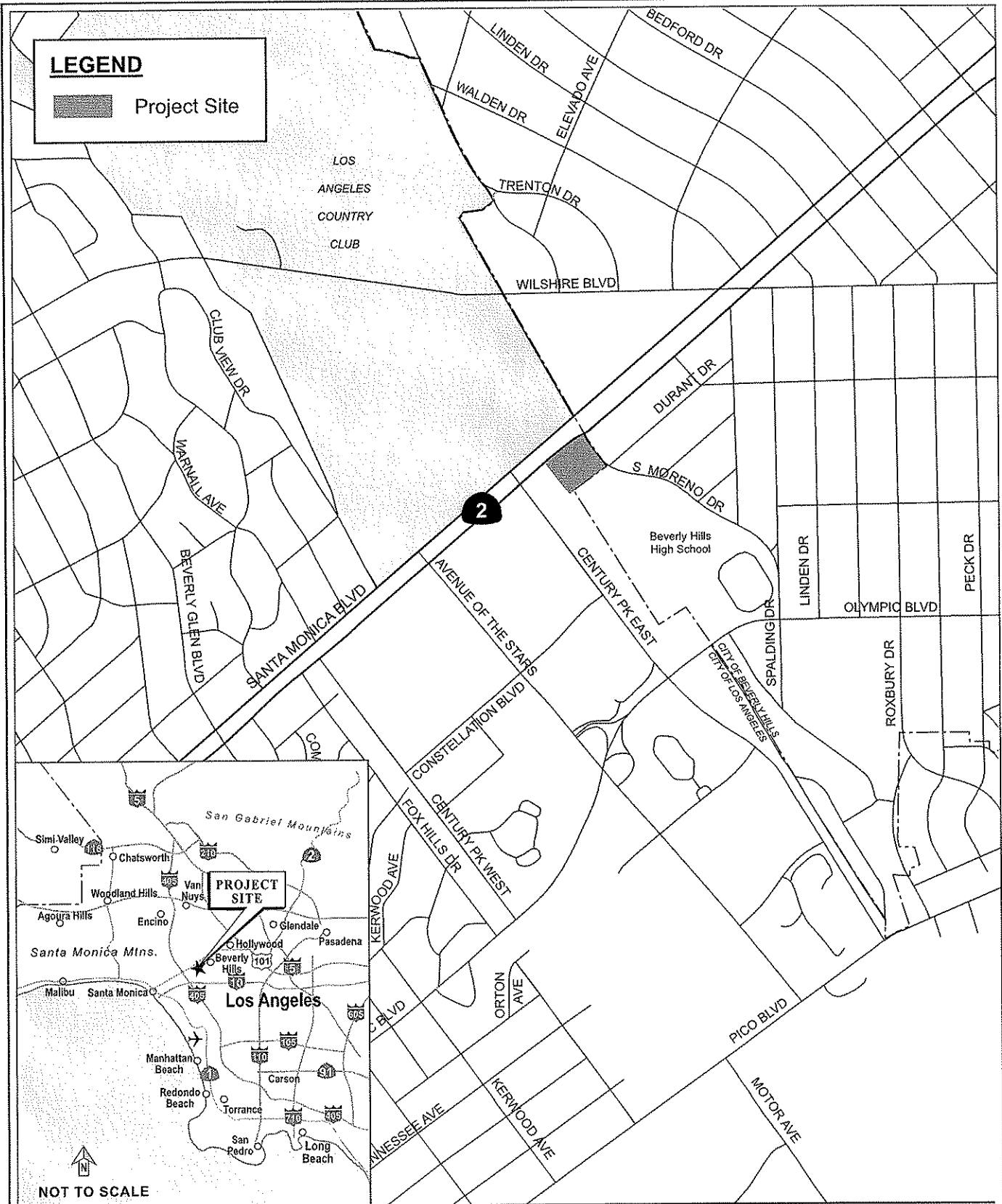
A handwritten signature in black ink, appearing to read 'Diana Kitching', with a large, sweeping underline that extends across the width of the signature.

Diana Kitching
Environmental Review Coordinator, EIR Unit

Enclosures

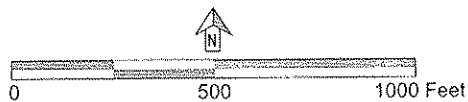
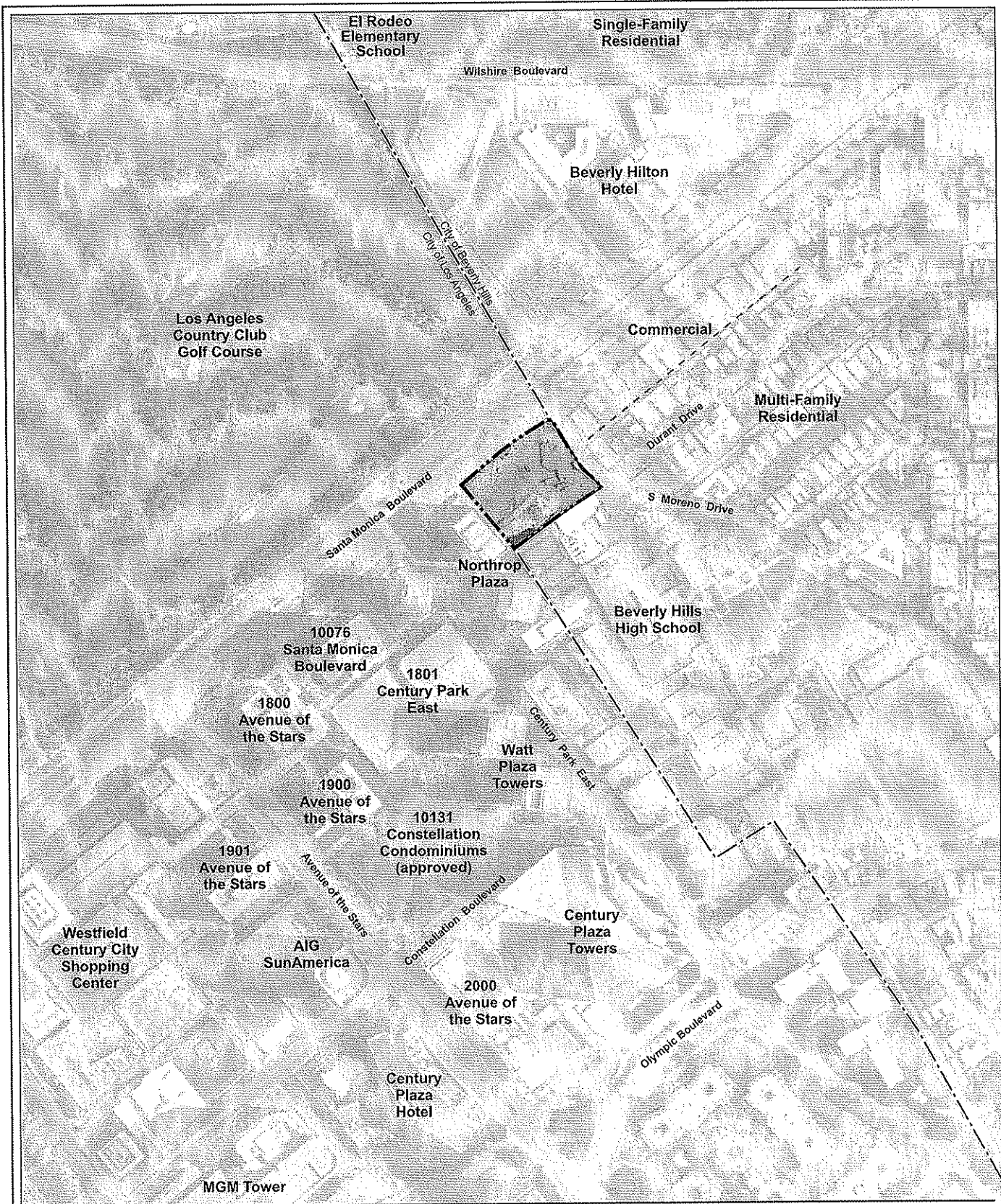
LEGEND

 Project Site



Regional and Vicinity Map

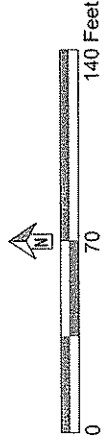
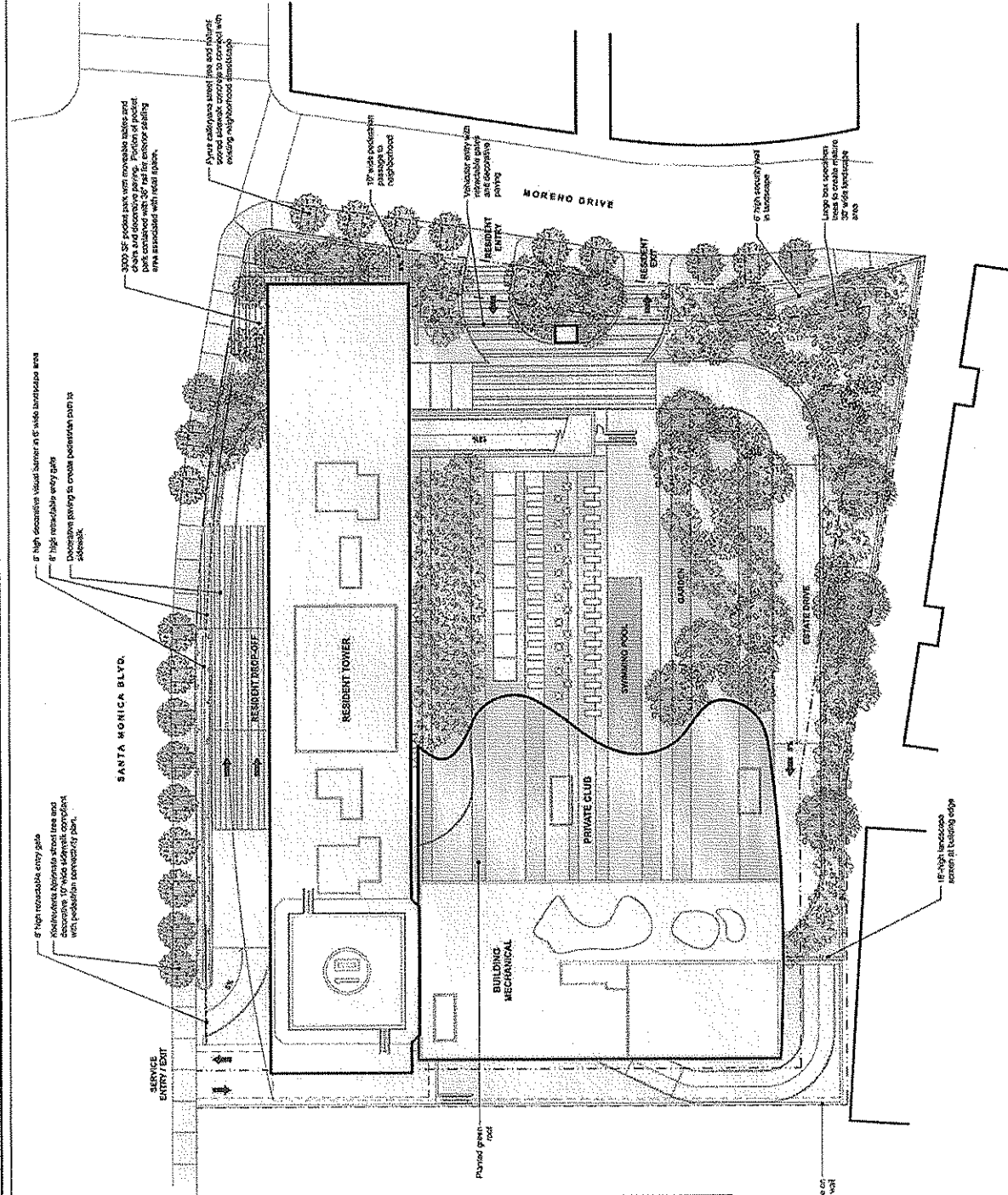
Source: PCR Services Corporation, 2007.



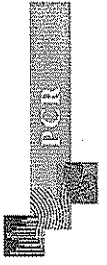
Aerial Photograph of Project Site

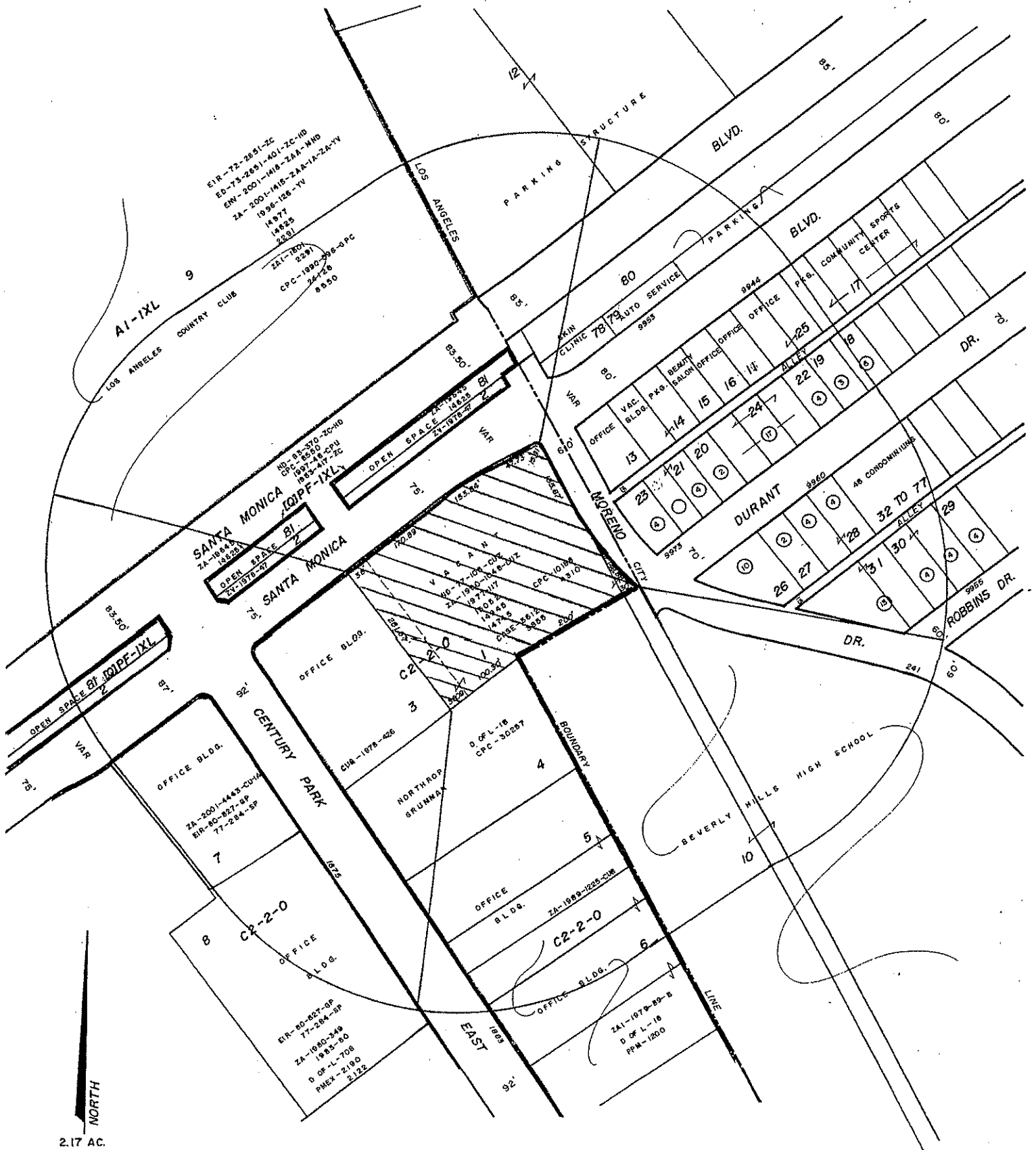
Source: Virtual Earth, 2007.

Conceptual Site Plan



Source: Rios Clementi Hale Studio, 2008.





2.17 AC.

TENTATIVE TRACT NO. 68618

CASE NO.
 DATE FEB. 5TH, 2008
 D.M. 135 B 161
 132 B 161
 SCALE 1" = 100'
 USES FIELD

LEGAL : LOT E, TRACT NO. 5609 & LOT 3, TRACT NO. 11964
 T.B. PAGE 632 GRID E-2/3
 C.D. 5 C.T. 2671.00 P.A. 327 WI Δ

S.E.C. CIVIL ENGINEERS, INC.
 16623 SATICOY ST.
 VAN NUYS, CA 91406
 (818) 782-2788