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DEPARTMENT OF
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May 24, 2005

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

EAF NO.: ENV-2004-6269-EIR

PROJECT NAME: 10131 Constellation Boulevard

PROJECT ADDRESS: 10131 Constellation Boulevard, Century City 90067

COMMUNITY PLANNING AREA: West Los Angeles

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: June 22, 2005

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 "Project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. 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, CA 90012.

PROJECT DESCRIPTION: Project Permit (Pursuant to the Century City North Specific Plan), Vesting Tentative Tract Map, Site Plan Review Findings, revision of an existing covenant and agreement with the City, Haul Route Permit and any other ministerial or discretionary permits to construct 483 residential condominium units in three separate buildings: two 47-story towers and one 12-story loft building. The two towers would each contain 194 units and would be approximately 570 feet above grade. The loft building would contain 95 units and would be approximately 135 feet above grade. A one-story recreational facility centered around a swimming pool would serve to connect the two 47 story towers. The Project would include approximately 1.7 acres of open space, including a landscaped feature at the corner of Avenue of the Stars and Constellation Boulevard. The total proposed floor area is approximately 1,293,000 square feet and a total of 1,208 parking spaces would be provided. The Project is located on a 5.5-acre site in the C2-2-O zone.

The Project will also include the demolition of approximately 35,000 square feet of commercial floor area including offices, drive-through bank facility, restaurant and nightclub; the majority of the site is undeveloped.

PROJECT LOCATION: As shown on the attached Regional and Vicinity Map, the Project would be located on a 5.5-acre site on the northeast corner of the intersection of Constellation Boulevard and Avenue of the Stars in the Century City area of the City of Los Angeles. The Project is approximately 10 miles west of Downtown Los Angeles.

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

The enclosed materials reflect the scope of the proposed project which is located in an area of interest to you and/or the organization/agency you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Environmental Review Section welcomes all comments regarding environmental impacts of the proposed project. **Written comments** must be submitted to this office by **June 22, 2005**.

Please direct your comments to:

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

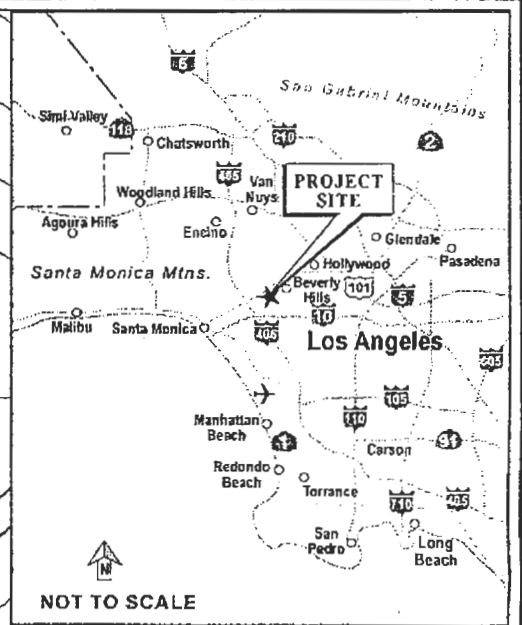
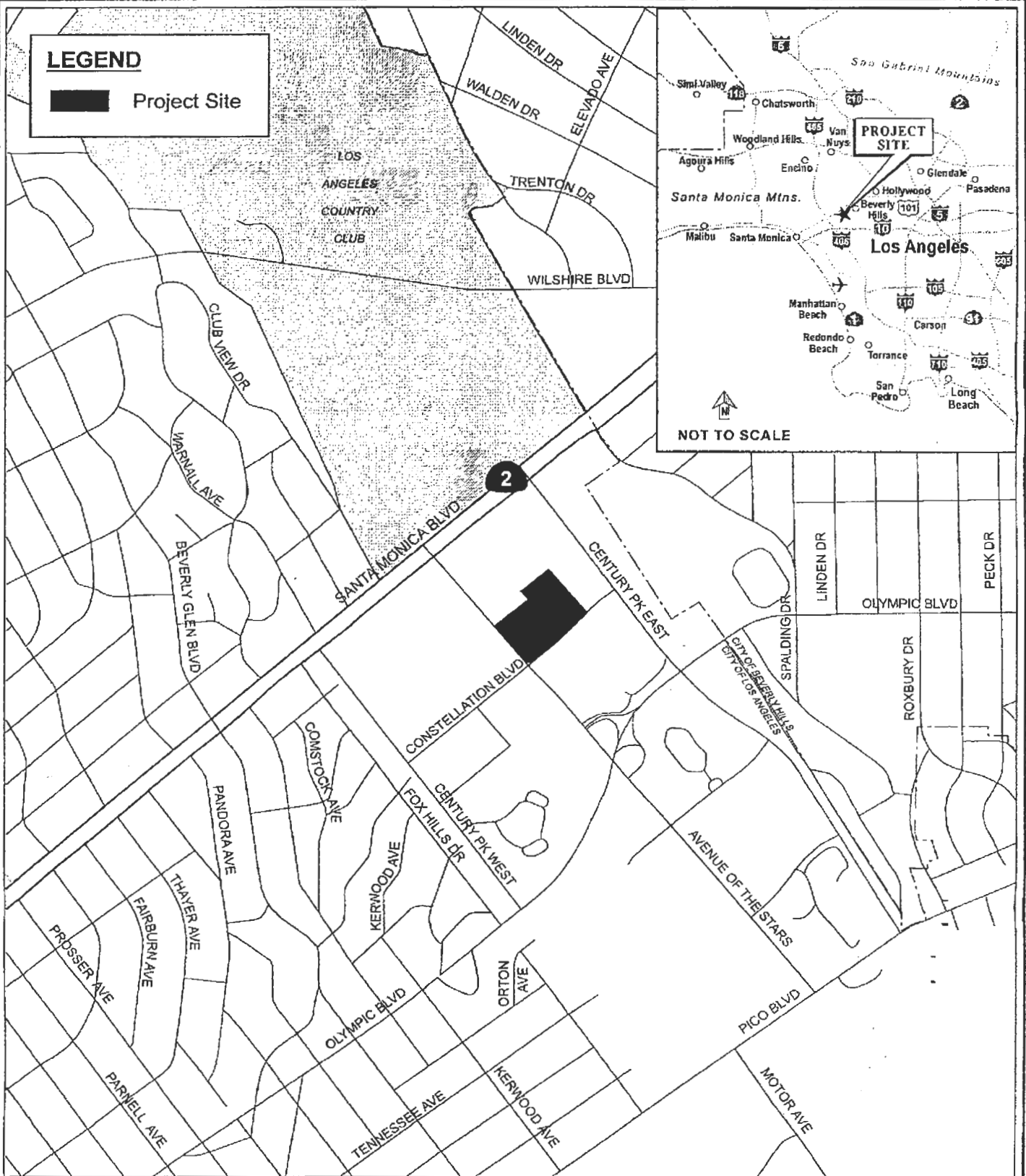
Con Howe
Director of Planning



Nicholas Hendricks
Environmental Review Coordinator

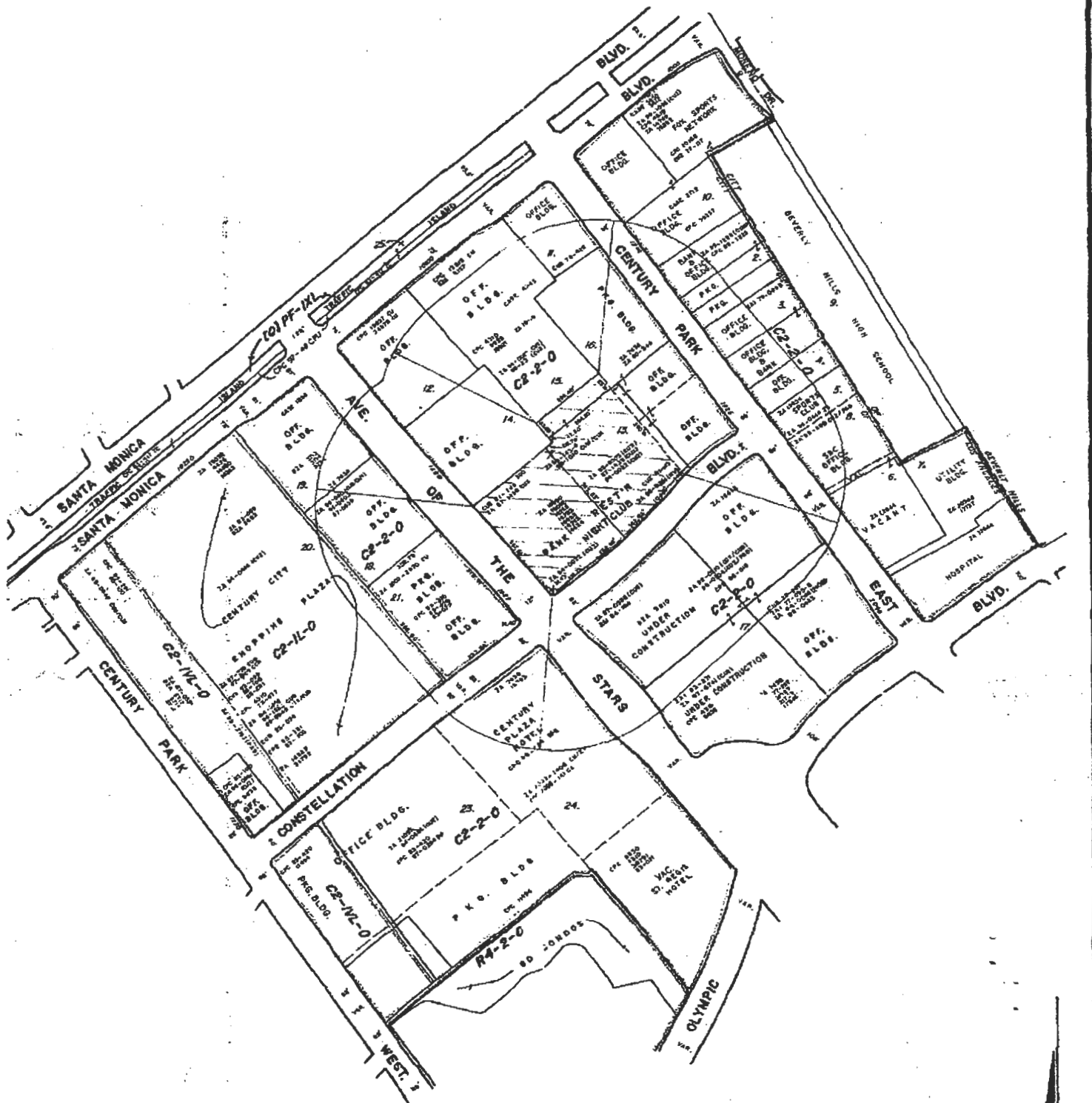
LEGEND

 Project Site



Regional and Vicinity Map

Source: PCR Services Corporation, 2005



LEGAL: LOT B, P.M. 3784.

**PROJECT PERMIT
VESTING TENTATIVE TRACT NO. 061958**

C.D. 5
C.T. 2671
P.A. W.L.A.

UPDATE: 04-29-05

GC MAPPING SERVICE

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CASE NO.	10-01-04
DATE	
SCALE	1" = 200'
USES	FIELD
D.M.	132 B 161
	132 B 157
T.B.	PAGE 632
	C.D. 5

