

CITY OF LOS ANGELES
CALIFORNIA



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November 3, 2005

NOTICE OF COMPLETION
ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2004-6269-EIR

PROJECT NAME: 10131 Constellation Boulevard

PROJECT LOCATION/ADDRESS: 10131 Constellation Boulevard

COMMUNITY PLANNING AREA: West Los Angeles /Century City North Specific Plan

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: December 19, 2005

SITE LOCATION: The Project site is located at the northeast corner of Avenue of the Stars and Constellation Boulevard, within the Century City area of the City of Los Angeles. The address of the Project site is 10131 Constellation Boulevard. Major streets to the north and south of the site include Santa Monica and Olympic Boulevards, respectively. Santa Monica Boulevard currently consists of Little Santa Monica and Santa Monica Boulevards, which are currently in the process of being reconstructed and merged into a single street with a landscaped median. The Project site is located within the West Los Angeles Community Plan area as well as within the Century City North Specific Plan area.

PROJECT DESCRIPTION: The Project proposes to develop a total of 483 condominium units in three separate buildings. Two 47-story towers would each contain 194 units and would reach a height of approximately 570 feet above grade. The third building, a 12-story loft building would contain 95 units and would reach a height of approximately 135 feet above grade. A one-story recreational facility centered around a swimming pool would serve to connect the two towers. The Project would include at least 1.7 acres of open space, including a landscaped plaza at the northeast corner of Avenue of the Stars and Constellation Boulevard. The total proposed floor area is approximately 1,292,358 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. Approximately 35,000 square feet of existing structures and associated parking would be demolished to allow for the proposed new construction. Project implementation would require various approvals, including but not limited to, a Project Permit (pursuant to Century City North Specific Plan), a Vesting Tentative Tract Map and Site Plan Review findings, revision of an existing access covenant and agreement with the City, and Haul Route approval.



Form A

Notice of Completion & Environmental Document Transmittal

SCH # 2005051145

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: 10131 Constellation Boulevard

Lead Agency: City of Los Angeles Contact Person: Nicholas Hendricks

Mailing Address: 200 North Spring Street, Room 750 Phone: (213) 978-1355

City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: 10131 Constellation Boulevard

County: Los Angeles City/Nearest Community: West Los Angeles - Thomas Brothers Guide - 632 E3

Cross Streets: Constellation, Avenue of the Stars Zip Code: 90067 Total Acres: 5.5

Assessor's Parcel No. 4319002054 Section: Twp. Range: Base:

Within 2 Miles: State Hwy #: I-405, I-10 Waterways: Railways: Schools:

Airports: Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Supplement/Subsequent EIR NEPA: [] NOI Other: [] Joint Document [] Early Cons (Prior SCH No.) [] EA [] Final Document [] Neg Dec [] Other [] Draft EIS [] Other [] Draft EIR [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation [] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment [] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit [] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other SP-Project Permit

Development Type:

- [x] Residential: Units 483 Acres 5.5 [] Water Facilities: Type MGD [] Office: Sq.ft. Acres Employees [] Transportation: Type [] Commercial: Sq.ft. Acres Employees [] Mining: Mineral [] Industrial: Sq.ft. Acres Employees [] Power: Type Watts [] Educational [] Waste Treatment: Type [] Recreational [] Hazardous Waste: Type [] Other:

Funding (approx.): Federal \$ N/A State \$ N/A Total \$ N/A

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality [] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater [x] Air Quality [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian [] Archeological/Historical [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife [] Coastal Zone [x] Noise [] Solid Waste [] Growth Inducing [] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [x] Landuse [] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects [] Fiscal [x] Recreation/Parks [] Vegetation [] Other

Present Land Use/Zoning/General Plan Designation:

Commercial Uses (office, banking, restaurant/nightclub)/C2-2-O/Regional Center Commercial

Project Description:

483 units contained in three separate buildings (two 47-story towers; one 12-story loft building) on a 5.5 Acre Site. See Attached Project Description.

Reviewing Agencies Checklist

Form A, continued

KEY
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 7
- Department of Transportation Planning (headquarters)
- Housing & Community Development

Food & Agriculture

Health & Welfare

Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 4 (Los Angeles)

Youth & Adult Corrections

Corrections _____

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2005

Ending Date December 19, 2005

Signature 

Date October 27, 2005

Lead Agency (Complete if applicable):
 Consulting Firm: PCR Services Corporation
 Address: 233 Wilshire Boulevard, Suite 130
 City/State/Zip: Santa Monica, CA 90401
 Contact: Bruce Lackow
 Phone: (310) 451-4488

Applicant: Century City Realty, LLC
 Address: 10250 Constellation Blvd., Suite 1650
 City/State/Zip: Los Angeles, CA 90067
 Phone: (310) 551-0077

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

PROJECT DESCRIPTION

ENV-2004-6269-EIR 10131 Constellation Boulevard

The Project proposes to develop a total of 483 condominium units in three separate buildings. Two 47-story towers would each contain 194 units and would reach a height of approximately 570 feet above grade. The third building, a 12-story loft building would contain 95 units and would reach a height of approximately 135 feet above grade. A one-story recreational facility centered around a swimming pool would serve to connect the two towers. The Project would include at least 1.7 acres of open space, including a landscaped plaza at the northeast corner of Avenue of the Stars and Constellation Boulevard. The total proposed floor area is approximately 1,292,358 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. Approximately 35,000 square feet of existing structures and associated parking would be demolished to allow for the proposed new construction. Project implementation would require various approvals, including but not limited to, a Project Permit (pursuant to Century City North Specific Plan), a Vesting Tentative Tract Map and Site Plan Review findings, revision of an existing access covenant and agreement with the City, and Haul Route approval.