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April 28, 2006

**NOTICE OF COMPLETION/AVAILABILITY
FINAL ENVIRONMENTAL IMPACT REPORT**

EAF NO.: ENV-2004-6269-EIR

STATE CLEARINGHOUSE NO.: 2005051145

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

The Final Environmental Impact Report (“Final EIR”) has been prepared for 10131 Constellation Boulevard as described below:

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 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 C2-2-0 zone. Approximately 39,000 gross 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.



ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Short-term significant and unavoidable construction impacts have been identified with regard to noise. With implementation of proposed mitigation measures, no other significant and unavoidable impacts are expected with regard to construction or operation of the Project.

REVIEW LOCATIONS: The Final EIR and File is available for review at the locations listed below:

- 1) Central Library, 630 West 5th Street, Los Angeles, CA 90071
- 2) Westwood Branch Library, 1246 Glendon Avenue, Los Angeles, CA 90024
- 3) Palms-Rancho Park Branch Library, 2920 Overland Avenue, Los Angeles, CA 90064
- 4) Department of City Planning's website – www.lacity.org/PLN; click on the following links: "Environmental" then "Final Environmental Impact Report (FEIR)"
- 5) Department of City Planning, 200 North Spring Street, Room 750 (City Hall, 7th Floor), Los Angeles, CA 90012.

The Final EIR may be purchased on CD-ROM for \$7.50 per copy. To purchase a copy, contact Jonathan Riker at (213) 978-1355.

PUBLIC HEARING INFORMATION: When the public hearing is scheduled, a separate hearing notice will be sent to all parties within 500 feet of the project site and to those who have commented or requested to be notified.

Gail Goldberg
Director of Planning



Jonathan Riker
Environmental Review Coordinator