westside neighborhood council

The Westside Neighborhood Council's (WNC) Land Use Committee (LUC) will be considering a proposed project/development in your area at the following meeting:

WNC Land Use Committee (LUC)

DATE: Wednesday, April 23, 2008 at 7:00 p.m.

PLACE: Westside Pavilion, COMMUNITY ROOM A,
third floor of Westside Pavillion, behind the Food Court.

ADDRESS: 10850 W. Pico, Los Angeles, CA 90064

Project Developer Name: **SunCal Century, LLC**

Developer Contact Info: **SunCal Companies**,
21900 Burbank Blvd., Suite 114, Woodland Hills, CA 91367 Tel: 818.444.1600

Project Title: **10000 Santa Monica Boulevard**

Project Description: Designed by Pritzker laureate architect Ateliers Jean Nouvel, the project includes construction of 177 residential condominiums and associated amenities in a 45-story structure with approximately 1,000 square feet of neighborhood serving retail/café space located on the ground floor level, as well as an approximately 20,000-square-foot private club for residents and a limited number of outside members. Approximately 572 parking spaces would be provided in a four-level subterranean parking facility. The project's residential component would be contained within a tower on the site's northern portion along Santa Monica Boulevard, with landscaped balconies along the building's facades. The building is designed with a uniquely thin width, which would maximize open space and provide expansive private and public views, and would achieve a level of LEED Silver Certification. The project includes approximately 3,000 square feet of landscaped public open space for community use at the corner of Santa Monica Boulevard and Moreno Drive, and the two-story private club would be located to the south of the residential building and among gardens and landscaping. Upon completion, the project would include approximately 626,000 square feet of floor area and 40,000 square feet of landscaped open space area. The project is located on a 2.4-acre site at 10000 Santa Monica Boulevard in the C2-2-0 zone. The project site, formerly occupied by office and restaurant uses and an above-ground parking structure, is currently vacant and has been graded and enclosed with construction fencing.

Project Address: **10000 West Santa Monica Blvd., Century City, CA 90067**

Entitlements Requested: **Development Agreement; Conditional Use Permit for service of alcoholic beverages; Vesting Tentative Tract Map; Variance to calculate FAR based on lot area; Site Plan Review findings; Shared Parking; Haul route; grading, excavation, foundation and associated building permits.**

Planning Dept. Contact info: **To Be Determined, ZA Not Assigned**

Planning Dept. File #: **CPC 2008-524-DA-YV-ZAD-SPR, VTT 68618, ENV 2008-530-EAF**

Projected Future Presentation date infront of the full WNC Board: **To Be Determined**

Representatives of the above project will be making a project presentation to the WNC LUC. If you would like to hear more about this proposed project, please take this opportunity to learn more, ask questions and express your opinion.

What is the Land Use Committee (LUC)?
A new building, a new retail store, a major construction proposal, all issues that concern stakeholders are the purview of the Land Use Committee. Proposals for changes in our community are brought by their proponents to the Committee meetings prior to development. All issues concerning the quality of life and development within the borders of the WNC are our concern. *Stakeholders are welcome to offer input.*

LUC Chair: Shannon Burns
LUC Vice-Chair: Gerry Del Sol
LUC Members: Ty Vahedi, Bob Guerin, Renato Romano, Dick Harmetz, Lisa Morocco, Mike Eveloff, Leticia Bugarin and Shlomo Fattal.

Committee e-mail: luc@wncla.org

The Westside Neighborhood Council is made up of community members who are interested in making difference in their neighborhood. The WNC meets on the 2nd Thursday of each month at 7pm. The Westside Neighborhood Council (WNC) covers an area bounded by: Santa Monica Blvd. on the north, the San Diego Freeway on the west, National Blvd./the Santa Monica Freeway on the south, and including Cheviot Hills and Century City on the east (See map on other side).

To find out more information visit our website at: **www.wncla.org**