



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 30, 2020

Puede obtener información en Español acerca de esta junta llamando al (213)-978-1300.

ENVIRONMENTAL CASE NO.:	ENV-2020-1512-EIR
PROJECT NAME:	Harvard-Westlake River Park Project
PROJECT APPLICANT:	Harvard-Westlake School
PROJECT ADDRESS:	4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane, and APN 2375-018-903, Los Angeles, CA 91604
COMMUNITY PLAN AREA:	Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
COUNCIL DISTRICT:	2 - Krekorian
PUBLIC COMMENT PERIOD:	September 30, 2020 – October 30, 2020
SCOPING MEETING:	October 19, 2020, 5:30 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Harvard-Westlake River Park Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located in the Studio City neighborhood of the City of Los Angeles. The Project Site is bounded on the north by Valley Spring Lane, on the east by Whitsett Avenue, on the south by the Valleyheart Drive and the LA River, and on the west by Bellaire Avenue. The existing on-site use is the Weddington Golf & Tennis Club.

(See attached Project Location Map).

PROJECT DESCRIPTION:

The Harvard-Westlake River Park Project (Project) involves the redevelopment of the approximately 16.1-acre (701,428 square foot) Weddington Golf & Tennis site, and an adjacent approximately 1.1-acre (47,916 square foot) portion of property along the Los Angeles River leased from Los Angeles County, collectively comprising an approximately 17.2-acre (749,344 square foot) project site (Project Site), for use as an athletic and recreational facility for the Harvard-Westlake School and for shared public use. The Project would remove the existing golf course and tennis facility to develop two athletic fields with bleacher seating, an 80,249-square-foot, two-story multi-purpose gymnasium with a maximum height of 30 feet, a 52-meter swimming pool with seating, eight tennis courts with seating, one level of below-grade parking and a surface parking lot. The Project would include ancillary field buildings, a pool house, a security kiosk, exterior light poles, fencing, and retention of the existing clubhouse structure, putting green, and “golf ball” ornamental light fixtures. The Project would remove 240 of the existing 421 trees and plant 350 new trees. The Project would include a 1 million-gallon stormwater capture and reuse system for water conservation and treatment purposes. The Project would also provide approximately 5.4 acres (235,224 square feet) of publicly-accessible open space and landscaped trails connecting to the adjacent Zev Yaroslavsky Greenway (Zev Greenway) and would provide on-site landscaped areas, water features, and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way, portions of the Zev Greenway adjacent to the Project Site, and an ADA compliant ramp to provide a pedestrian connection between the Zev Greenway and Coldwater Canyon Avenue northwest of the Project Site. Project development would require excavation and grading of the Project Site to a maximum depth of approximately 21 feet below grade and a net cut/fill volume of approximately 250,000 cubic yards.

Proposed Uses

Proposed Uses	Ground Area (acres) and Building Floor Area (sf)
Open Space (including public plazas, water features, landscaped areas)	5.4 acres
Field A (total ground area including Ancillary Structures and seating)	2.7 acres
<ul style="list-style-type: none"> • Field A • Field A Ancillary/Facility Structures 	1.87 acres 6,499 sf
Field B (total ground area including Ancillary Structures and seating)	4.12 acres
<ul style="list-style-type: none"> • Field B (including running track) • Ancillary/Facility Structures 	3.34 acres 3,080 sf
Multi-purpose Gymnasium Structure	80,249 sf
52-Meter Pool (total area including Ancillary Structures and seating)	0.34 acres
<ul style="list-style-type: none"> • Pool • Ancillary/Facility Structures and Pool Canopy 	0.28 acres 15,154 sf
Eight Tennis Courts with seating	1.61 acres
Clubhouse (existing structure being retained)	3,587 sf
Security Kiosk	180 sf
Total Building Floor Area	108,749 sf
Total Project Site Area	17.2 acres (749,232 sf)
sf = square feet	

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.24.T, a Vesting Conditional Use Permit to allow the operation of a private-school athletic and recreational campus in the A1 zone.
2. Light Poles: Pursuant to LAMC Section 12.24.F, the following maximum heights for light poles ancillary to the athletic and recreational campus, in lieu of the 30-foot height limit otherwise required by LAMC Section 12.21.1-A:
 - Two (2), 50-foot tall light poles on the east and west side of the pool facility.
 - Three (3), 60-foot tall light poles on the north side of Field B.
 - One (1), 50-foot tall light pole on the west side, and one (1), 50-foot tall light pole on the east side, of Field B.
 - Three (3), 80-foot tall light poles on the south side of Field B.
 - Three (3), 60-foot tall light poles on the west side, and three (3), 60-foot tall light poles on the east side, of Field A.
 - Twelve (12), 50-foot tall light poles located on all four sides of the proposed tennis courts.
3. Walls/Fences: Pursuant to 12.24.F, the following maximum heights for walls and fences ancillary to the athletic and recreational campus, in lieu of the 8-foot maximum height limitation for fences and walls in side yards and the 6-foot maximum height limitation for fences and walls in front yards, in the A1-1XL-RIO zone:
 - A maximum 10-foot-height wall along Whitsett Avenue.
 - A maximum 11-foot-height wall along Valley Spring Lane and Bellaire Avenue.
4. Pursuant to LAMC Section 16.05, a Site Plan Review since the Project will result in an increase of more than 50,000 square feet of non-residential floor area.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire Protection and Police Protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water, Wastewater, and Solid Waste).

PUBLIC SCOPING MEETING:

A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and project representatives will be available during this meeting which will begin with a pre-recorded presentation. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: October 19, 2020
Time: 5:30 p.m.
Virtual Location: Visit joinwebinar.com and enter webinar ID 825-338-371 and email address.

FILE REVIEW AND COMMENTS:

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor’s “Safer at Home” Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Monday, October 30, 2020 **no later than 4:30 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Kimberly Henry
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: kimberly.henry@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: kimberly.henry@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning



Kimberly Henry
Major Projects Section
Department of City Planning
(213) 847-3688

Attachments:
Project Location Map
Conceptual Site Plan – Ground Level
GoToWebinar Instructions



SOURCE: ESA, 2020.

Harvard-Westlake Initial Study
 Project Location/Vicinity Map

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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RE: GoToWebinar Instructions for The Harvard-Westlake River Park Project Scoping Meeting - 4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane, and APN 2375-018-903 (Case No. ENV-2020-1512-EIR)

How to participate in the Virtual Public Scoping Meeting on October 19, 2020 (5:30 P.M.)

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Harvard-Westlake River Park Project (ENV-2020-1512-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer/ tablet or smartphone. Please follow the instructions below to participate. For more detailed instructions please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link [here](#) to enter your contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer or tablet. You may use the link in your confirmation email or go to joinwebinar.com and enter webinar ID **825-338-371** and your email address.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar. Questions will be answered in the order received after the presentation has ended.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting:

- Please type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at planning.liaison@lacity.org.