

Appendix L  
**Public Service Provider  
Correspondence**



**L-1 Los Angeles Fire  
Department  
Correspondence**

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DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

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DEPUTY DIRECTOR

October 28, 2020

Captain Christopher Mittino  
FDS Hydrants and Access Unit  
Los Angeles Fire Department  
200 N. Main Street, Room 1800  
Los Angeles, CA 90012

Sent Via E-mail: [Christopher.mittino@lacity.org](mailto:Christopher.mittino@lacity.org)

**Re: Harvard-Westlake River Park Project—Request for Information**

Dear Captain Mittino:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Harvard-Westlake River Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered fire protection facilities. As the Project is served by the Los Angeles Fire Department (LAFD), we are requesting information from your department. The following is a description of the Project and a list of requested information and questions.

## PROJECT DESCRIPTION

The Project Site is located at 4141 Whitsett Avenue in the Studio City community, which is within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City of Los Angeles.<sup>1</sup> The Project Site is generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, Whitsett Avenue to the east, and LAFD Fire Station 78 to the southeast. For your reference, a project location map and site plan are attached to this letter.

The 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)

<sup>1</sup> The full set of addresses for the Project Site are: 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and Assessor Parcel Number [APN] 2375-018-903.

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 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. The proposed uses are summarized in **Table 1, Proposed Uses**.

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acres and square feet are approximate)</b>
Public plazas, water features, landscaped areas	5.4 acres (235,224 square feet) (approximately 7 acres [304,920 square feet] with tennis courts)
Field A	1.87 acres (81,457.2 square feet) (2.7 acres [117,612 square feet] with buildings)
Field A Ancillary Structures:	
Locker and meeting rooms	4,200 square feet
Visitor locker rooms	523 square feet
Three restrooms:	1,462 square feet
Field A Seating	488 bleacher seats
Field B (including Running Track)	3.34 acres (145,490.4 square feet) (4.12 acres [179,467.2 square feet] with buildings)
Field B Ancillary Structures:	
Locker rooms (2 @ 1,200 square feet)	2,400 square feet
Field shed	720 square feet
Maintenance shed	700 square feet
Field restroom	460 square feet
Field B Seating	255 seats
Multi-purpose Gymnasium (2-story with basement)	80,249 square feet, including two courts, a community meeting room, team meeting rooms, weight room, flex room, team store, training room, lockers, showers, food service, and other gymnasium-related uses.

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acreages and square feet are approximate)</b>
Gymnasium Seating	1,026 retractable bleacher seats
Fifty Two-Meter Pool	12,672 square feet
Pool Area Ancillary Structures	
Locker and meeting rooms	2,200 square feet
Restroom	460 square feet
Pool Seating	348 bleacher seats
Eight Tennis Courts	70,225 square feet
Tennis Court Seating	100 seats
Clubhouse (original Golf & Tennis Facility)	2,700 square feet with existing 10-seat café
Below-Grade Parking	503 spaces (223,580 square feet)
Bicycle Parking	72 short-term, 28 long-term spaces
Surface Parking	29 spaces
Security Kiosk	180 square feet
Fences and Walls	Range between 3 feet and 11 feet in height
Light Poles	33 total light poles (range between 26 feet and 80 feet in height)

***Parking and Access***

Vehicle parking would be provided in above ground and underground parking areas located on the eastern portion of the Project Site. Vehicles would enter the Project Site on Whitsett Avenue via a driveway located several hundred feet south of Valley Spring Lane (to the north of Field A) and via a driveway at the paved portion of Valleyheart Drive located just south of LAFD Fire Station 78. Both driveways would lead to the proposed single-level underground parking structure. The underground parking structure, would contain 503 vehicle parking spaces, as well as 28 long-term bicycle parking spaces. Overall, the Project would provide a total of 532 vehicle parking spaces, 88 spaces more spaces than required. By providing more parking spaces than required by the LAMC, the School would accommodate the parking needs of its students, employees, and visitors on-site, to ensure they do not park in the surrounding community.

The driveway on Valleyheart Drive would lead to both the below-grade parking structure and to a drop-off/pick-up roundabout area at the southeast corner of the Project Site that has been designed to accommodate buses, shuttles, and automobiles. The roundabout would lead to a 29-space, short-term surface parking lot near the parking structure’s south entrance.

An elevator from the parking structure and underground security kiosk would be located near the north Whitsett Avenue entrance. Security personnel would similarly be located at the primary,

ground-level security kiosk and at the north Whitsett Avenue entrance to screen and direct vehicles and pedestrians. Staff would facilitate on-site parking access and direct any pedestrians inappropriately parked on the neighborhood streets to return to their vehicles.

Visitors that are not affiliated with the School would be required to enter the Project Site via the north driveway. Rideshare vehicles would enter the Project Site via the south driveway (with roundabout), accessed from Valleyheart Drive. Depending on the findings of a traffic engineering study, right-turn only may be required for exiting vehicles, including buses and shuttles. Enforcement mechanisms would be determined according to the Transportation Assessment and the conclusions of the LADOT.

On typical weekdays with after school programs occurring on the Project Site, the School would provide three shuttle buses to transfer students, coaches, and visitors between the campus and the Project Site between 2:30 p.m. to the end of the day's latest activity. Shuttles would have a rider capacity of 24 and service is anticipated every 5 to 10 minutes. On days in which event attendance is expected to surpass 300 spectators, including parents and other spectators, students would not be permitted to drive to the Project Site and would be required to use the shuttle service. With the exception of a few middle school students participating in junior varsity or varsity teams, the great majority of students would originate directly from the Upper School campus located at 3700 Coldwater Canyon Ave, Studio City, CA 91604. All students would be required to use the Upper School shuttles on days when event attendance is expected to surpass 300 spectators. Shuttles would follow a prescribed driving route, travelling northbound on Coldwater Canyon Avenue, turning right at Moorpark, and turning right onto Whitsett Avenue. Spectators would park on the Project Site. On days in which attendance is expected to surpass 300 spectators, tickets and parking passes would be required to enter the Project Site. Parking in the neighborhood would not be permitted and would be enforced by security personnel, as discussed below.

Pedestrian access to the Project Site interior would be accessed via a primary pedestrian entry on Whitsett Avenue and would be located between Field A and the clubhouse. Seven additional pedestrian entry points to the landscaped walking paths that weave throughout the Project Site would also be located on Valley Spring Lane between Teesdale Avenue and Whitsett Avenue, and on Bellaire Avenue at its terminus near the Zev Greenway. Attempted entry at points other than the designated pathways would be prevented by 3-foot tall metal fencing and substantial, dense landscaping.

### ***Public Use of the Project Site***

The Weddington Golf & Tennis facility has been, and continues to be, available to paying customers for the use of the golf and tennis facilities. Unrelatedly, but nonetheless relevant as it pertains to the Project's community benefits, the Project Site is entirely disconnected from the Zev Greenway, even though the Zev Greenway is immediately adjacent to the entire southern border of the Property. As a primary objective of the Project, the School is committed to ensuring that members of the public would have access to the Project Site, and to a broad array of recreational facilities, including substantial areas that are maintained and available without charge in the same fashion as a City-owned park.



Approximately seven acres (304,920 square feet) of the Project Site would be available as open space for public use and tennis recreation. An extensively planted, three-quarter mile long pedestrian path would be created to circumnavigate the perimeter of the Project Site. The network of publicly-accessible pathways and landscaped areas would connect with the Zev Greenway via a new ADA-compliant ramp alongside the multipurpose gymnasium, and would allow visitors to stroll between the putting green, tennis courts, and a new overlook area to observe the Los Angeles River and waterfowl that frequent the waterway.

**Table 2, *Public Use Days and Hours***, outlines the anticipated days and hours for access to facilities available to the public, recognizing that public use of the tennis courts and other athletic facilities would be by reservation when they are not in use by the School.

**TABLE 2  
 PUBLIC USE DAYS AND HOURS**

<b>Clubhouse, café, and putting green</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Tennis Courts (when not in use by school)</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Park Areas – Pedestrian paths, landscaped areas, water features</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Community Room</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Courts (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Swimming Pool (when not in use by school)</b>	
Weekdays (for pre-approved swim program members)	7:00 a.m. to 9:00 a.m.
<b>Athletic Fields (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	9:00 a.m. to 8:00 p.m.

Providing a greater variety and more accessible recreational opportunities than the existing golf and tennis uses, the Project would support field, pool, and gym-based sports by pre-approved community groups or swim program members when not in use by the School, as well as regular access to 5.4 acres (235,224 square feet) of passive open space and a three-quarter mile long pedestrian path with a new connection to the Zev Greenway for casual exercise by individuals or families. The multi-purpose gymnasium would include a community room that could be used for meetings and gatherings by Studio City-based organizations. The School would make available such uses via a reservation system that would support an enjoyable and safe experience.

To facilitate public uses of the Project Site, the School would preserve the existing clubhouse structure and café to function as a visitor center, where members of the public would check in for

tennis court reservations, use of the putting green, and for other information. A staff person would be present in the clubhouse during business hours.

In addition to the school events described above, the Project Site could be used for up to five special events per year for the public. Special events are defined as any non-athletic activity involving more than 100 persons. These events would be limited to Field A or the gymnasium and would be required to end by 10:00 p.m. Event types would be determined based on community interest, however, it is assumed that events in the gymnasium would include such activities as performances, lectures, or community meetings, with outdoor events on Field A including such activities as “Movies in the Park,” local concerts, or other performances. Although the size of the events would vary, it is assumed that public events held at either the gymnasium or Field A would not exceed 500 persons. Depending on attendance levels, public events would be scheduled so they do not occur concurrently with school events.

### ***School Operations at the Project Site***

The athletic and sports program anticipated for the Project Site by the School would include a range of seasonal sports, with the nature and extent of activities generally corresponding to school year activities. The estimates of sport activities provided below are generally based on the School’s 2018-2019 school year activities, with an event defined as any single game, practice, or athletic activity at the proposed athletic fields, such as field hockey, soccer, track meets, and lacrosse, as well as group activities at the pool, tennis courts and gym. No football games would occur at the Project Site, though football practices may take place. Sports activities occurring at the gymnasium would include basketball, volleyball, wrestling, fencing, dance, and yoga, as well as sports conditioning and sports medicine (i.e., athletic trainers). The gymnasium would also be used for meetings, speakers, and other social gatherings, such as in the Community Room.

Most of the School’s outdoor events, including those at the athletic fields, would occur in the late afternoons and would end between the hours of 4:45 p.m. to 7:45 p.m., with approximately 50 percent of school days containing no outdoor athletic activities after 5:30 p.m. Indoor activities in the gymnasium would end no later than 9:30 p.m., though indoor activities would generally cease by 7:30 p.m. Other than the tennis courts, members of the public would not have access to Project Site athletic facilities when they are in use by the School.

The general use of the Project Site by the School is summarized as follows:

- **Monday through Friday during school year**
  - Athletes would generally begin to arrive after 3:00 p.m. after, the academic day
  - Incidental academic uses (e.g., science labs, bird watching) during school day
  - Outdoor activities cease by 8:00 p.m., indoor by 9:30 p.m.
- **Monday through Friday during summer**
  - No outdoor sports activities before 9:00 a.m. or after 6:00 p.m.
  - Combination of off-season school athletics and summer program (e.g., sports camps)
- **Saturdays**

- No sports activities before 9:00 a.m. or after 6:00 p.m., except for 10 Saturdays per year when outdoor athletic activities may take place up until 8:00 p.m. and indoor activities may take place up until 9:30 p.m.

- **Sundays**

- No athletic activities (games or practices)

Non-athletic School activities at the Project Site during the school year, such as meetings and classes, would not begin before 9:00 a.m. or go later than 8:00 p.m. outdoors or 9:30 p.m. indoors, Monday through Friday. On federal holidays, no School activities, athletic or otherwise, would begin before 9:00 a.m. or go later than 3:00 p.m.

By way of example, during the 2018-19 school year (August 1 to May 31 or 303 calendar days) there were 167 interscholastic home games, many of which occurred concurrently. While the School does not anticipate this level of activity at the Project Site, since some activities would still occur at the School's upper campus, the EIR will assume the most conservative scenario that all interscholastic home games would take place at the Project Site. Including concurrent events, at least one sports event would occur on approximately 73 days during the school year, based upon the 2018-19 modeling period. Consistent with current scheduling practices, event schedules vary from year to year. However, the 2018-2019 model is typical of a standard school year level of activity.

Maximum attendance for athletic games can be estimated based on the School's 2018-19 sports schedule in which the maximum number of individuals during a day occurred with a concurrent boys' basketball game and boys' soccer game. On such a day, there were 1,200 spectators, coaches, and participants, combined, during the peak hour from 6:00 p.m. to 7:00 p.m. More than seventy-five percent of the individuals on this day, during the peak hour, were spectators for junior varsity and varsity basketball games. Combined participant and spectator counts of this size were infrequent with ninety percent of interscholastic games, including concurrent events (such as practices for other sports), involving fewer than 400 combined spectators and participants on site at any given time. Attendance of fewer than 200 spectators, employees, and participants can be anticipated fifty percent of the time, including attendance at concurrent activities. Based on prior scheduling and attendance patterns, the bulk of concurrent activities and higher attendance at the Project Site would occur prior to 6:00 p.m.

Most activity at outdoor facilities would occur on Field A prior to 7:30 p.m., with the latest activity occurring approximately five times during the school year and only occasionally lasting until 8:30 p.m. Activity on Field B and the swimming pool area would all terminate prior to 7:30 p.m. and activity in the tennis court area would terminate prior to 6:30 p.m. Maximum outdoor attendance, based upon the 2018-19 athletics calendar and including all concurrent outdoor activities, consisted of approximately 700 participants, spectators, and employees. This maximum attendance took place once during the year between 3:00 p.m. and 4:00 p.m. when a boys and girls track meet, boys swim meet, boys lacrosse practice, and boys and girls tennis practices took place. As with maximum overall attendance, however, such level of concurrent usage and attendance is relatively rare. Ninety percent of the time, during any given hour and including all concurrent outdoor activities, fewer than 300 participants, spectators, and employees were at such outdoor activities. On average, there were approximately 150

participants, spectators, and employees engaged in concurrent outdoor activities during any given hour.

### ***Security Features***

An at-grade 180-square-foot security kiosk would be constructed on the Project Site near the tennis courts and clubhouse, a second security kiosk would be located in the underground parking structure, and 24-hour, on-site security would be provided seven days a week. The number of security personnel would be based on the number of attendees and the types of events. One security person would be stationed at the underground garage security kiosk throughout business hours. The Project Site would be monitored by CCTV cameras, and patrols would be conducted at random during each guard's eight-hour shift. During the periods in which students are using Project facilities, one security person would be continually stationed at the pedestrian entrance to ensure that parking does not take place in the neighborhood. Security personnel assigned to patrol Valley Spring Lane would also be responsible for patrolling the neighborhood to the north of Valley Spring Lane to ensure that students and visitors are not parking in the neighborhood.

### ***Staffing***

On-site employees would include security, custodial, landscaping, kitchen, team store, staff, athletic coaches, and athletic administration personnel. On a typical day in which no high attendance events (i.e., fewer than 300 spectators and participants) would take place, there would be a maximum of 80 employees and on days in which high attendance events do take place (i.e., greater than 300 spectators and participants) there would be a maximum of approximately 100 employees. A majority of these employees would be comprised of existing coaches and athletic administrators who currently work at the upper school campus on Coldwater Canyon Avenue. Approximately 20 percent of employees would be net new employees.

## **REQUESTED INFORMATION**

Please provide the following information regarding LAFD services and facilities:

1. Fire stations that would serve the Project, including the address and distance to the Project Site, as well as an identification of the first-in and backup stations;
2. Existing staffing levels (e.g., Captains, Lieutenants, firefighters, paramedics, EMTs, HazMat-trained personnel) for each fire station serving the Project Site;
3. Equipment for each fire station serving the Project Site, including number of engines, trucks, rescue ambulances, etc.;
4. A description of any plans by LAFD to construct new or expand existing fire stations that would serve the Project.
5. Indication of whether the response distances for each fire station serving the Project Site meet the performance goals of the LAFD; and

6. The fire flow, hydrant, and residual water pressure requirements for the Project.

## QUESTIONS

To aid us in assessing potential adverse physical effects to fire protection services, please answer the following questions regarding LAFD services and facilities:

1. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered fire protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3688 or via email at [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org) to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **November 25, 2020**.

Sincerely,

Kimberly Henry  
City Planner  
Department of City Planning  
(213) 847-3688  
[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

Attachments: Project Vicinity Map  
Conceptual Site Plan – Ground Level



Path: U:\GIS\GIS\Projects\1900284\_Harvard-Westlake\_School\_Waddington\_Site\03\_MXDs\_Projects\EIR\_Project\_Description.aprx\_splaster\_10/14/2020



SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Project Vicinity Map



SOURCE: Gensler, 2020

Harvard-Westlake School

Conceptual Site Plan - Ground Level

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

February 20, 2021

**To:** Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Kimberly Henry

**From:** Los Angeles Fire Department

**Subject:** Notice of Preparation of an Environmental Impact

**CASE NO.:** : ENV-2020-1512-EIR

**PROJECT NAME:** Harvard-Westlake River Park Project

**PROJECT APPLICANT:** Harvard-Westlake School

**PROJECT LOCATION:** 4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane,  
and

**APN 2375-018-903, Los Angeles, CA 91604**

**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.



Kimberly Henry  
February 20, 2021  
ENV-2020-1512-EIR

#### **FIRE FLOW:**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **2,000 G.P.M. from three adjacent fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 2,000 G.P.M.\* fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

#### **RESPONSE DISTANCE:**

Based on a required fire-flow of 2,000 G.P.M., the first-due Engine Company should be within 1.5 mile(s), the first-due Truck Company within 2 mile(s).

#### **FIRE STATIONS:**

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **4047 N. Whitsett Avenue**

Kimberly Henry  
 February 20, 2021  
 ENV-2020-1512-EIR

<b>DISTANCE</b>	<b>Fire Station No. 78</b>	<b>SERVICES &amp; EQUIPMENT</b>	<b>STAFF</b>
.024	4041 Whitsett Avenue Studio City, CA 91604	Assessment Light Force, Paramedic Rescue Ambulance, EMS Battalion Captain, BLS Rescue Ambulance and Arson Investigation Unit	13
2.6	<b>Fire Station No. 86</b> 4305 Vineland Avenue North Hollywood, CA 91602	Assessment Engine, Paramedic Rescue Ambulance, Swift Water Rescue Team and Brush Patrol	6
2.9	<b>Fire Station No. 102</b> 13200 Burbank Boulevard Van Nuys, CA 91401	Assessment Engine and Paramedic Rescue Ambulance	6
2.5	<b>Fire Station No. 108</b> 12520 Mulholland Drive Beverly Hills, CA 90210	Assessment Engine	4
2.9	<b>Fire Station No. 97</b> 8021 Mulholland Drive Los Angeles, CA 90046	Assessment Engine and Paramedic Rescue Ambulance	7

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate**.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Kimberly Henry  
February 20, 2021  
ENV-2020-1512-EIR

## **FIREFIGHTING PERSONNEL & APPARATUS ACCESS:**

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to the project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Kimberly Henry  
February 20, 2021  
ENV-2020-1512-EIR

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

Kimberly Henry  
February 20, 2021  
ENV-2020-1512-EIR

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or **[lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org)**.

Very truly yours,

Kristin Crowley  
Fire Marshal

KC:RED:jb

**L-2 Los Angeles Police  
Department  
Correspondence**

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**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

October 28, 2020

Officer Christopher Gibson  
Community Relationship Division  
**Los Angeles Police Department**  
100 West First Street, Suite 250  
Los Angeles, CA 90012

Sent Via Email: [40318@lapd.online](mailto:40318@lapd.online)

**Re: Harvard-Westlake River Park Project—Request for Information**

Dear Officer Gibson:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Harvard-Westlake River Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new or physically altered police protection facilities. As the Project is served by the Los Angeles Police Department (LAPD), we are requesting information from your department. The following is a brief description of the Project and a list of requested information and questions.

**PROJECT DESCRIPTION**

The Project Site is located at 4141 Whitsett Avenue in the Studio City community, which is within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City of Los Angeles.<sup>1</sup> The Project Site is generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, Whitsett Avenue to the east, and LAFD Fire Station 78 to the southeast. For your reference, a project location map and site plan are attached to this letter.

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<sup>1</sup> The full set of addresses for the Project Site are: 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and Assessor Parcel Number [APN] 2375-018-903.



The 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 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. The proposed uses are summarized in **Table 1, Proposed Uses**.

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acres and square feet are approximate)</b>
Public plazas, water features, landscaped areas	5.4 acres (235,224 square feet) (approximately 7 acres [304,920 square feet] with tennis courts)
Field A	1.87 acres (81,457.2 square feet) (2.7 acres [117,612 square feet] with buildings)
Field A Ancillary Structures:	
Locker and meeting rooms	4,200 square feet
Visitor locker rooms	523 square feet
Three restrooms:	1,462 square feet
Field A Seating	488 bleacher seats
Field B (including Running Track)	3.34 acres (145,490.4 square feet) (4.12 acres [179,467.2 square feet] with buildings)
Field B Ancillary Structures:	
Locker rooms (2 @ 1,200 square feet)	2,400 square feet
Field shed	720 square feet
Maintenance shed	700 square feet
Field restroom	460 square feet
Field B Seating	255 seats
Multi-purpose Gymnasium (2-story with basement)	80,249 square feet, including two courts, a community meeting room, team meeting rooms, weight room, flex room,

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acreages and square feet are approximate)</b>
	team store, training room, lockers, showers, food service, and other gymnasium-related uses.
Gymnasium Seating	1,026 retractable bleacher seats
Fifty Two-Meter Pool	12,672 square feet
Pool Area Ancillary Structures	
Locker and meeting rooms	2,200 square feet
Restroom	460 square feet
Pool Seating	348 bleacher seats
Eight Tennis Courts	70,225 square feet
Tennis Court Seating	100 seats
Clubhouse (original Golf & Tennis Facility)	2,700 square feet with existing 10-seat café
Below-Grade Parking	503 spaces (223,580 square feet)
Bicycle Parking	72 short-term, 28 long-term spaces
Surface Parking	29 spaces
Security Kiosk	180 square feet
Fences and Walls	Range between 3 feet and 11 feet in height
Light Poles	33 total light poles (range between 26 feet and 80 feet in height)

***Parking and Access***

Vehicle parking would be provided in above ground and underground parking areas located on the eastern portion of the Project Site. Vehicles would enter the Project Site on Whitsett Avenue via a driveway located several hundred feet south of Valley Spring Lane (to the north of Field A) and via a driveway at the paved portion of Valleyheart Drive located just south of LAFD Fire Station 78. Both driveways would lead to the proposed single-level underground parking structure. The underground parking structure, would contain 503 vehicle parking spaces, as well as 28 long-term bicycle parking spaces. Overall, the Project would provide a total of 532 vehicle parking spaces, 88 spaces more spaces than required. By providing more parking spaces than required by the LAMC, the School would accommodate the parking needs of its students, employees, and visitors on-site, to ensure they do not park in the surrounding community.

The driveway on Valleyheart Drive would lead to both the below-grade parking structure and to a drop-off/pick-up roundabout area at the southeast corner of the Project Site that has been designed to accommodate buses, shuttles, and automobiles. The roundabout would lead to a 29-space, short-term surface parking lot near the parking structure’s south entrance.

An elevator from the parking structure and underground security kiosk would be located near the north Whitsett Avenue entrance. Security personnel would similarly be located at the primary, ground-level security kiosk and at the north Whitsett Avenue entrance to screen and direct vehicles and pedestrians. Staff would facilitate on-site parking access and direct any pedestrians inappropriately parked on the neighborhood streets to return to their vehicles.

Visitors that are not affiliated with the School would be required to enter the Project Site via the north driveway. Rideshare vehicles would enter the Project Site via the south driveway (with roundabout), accessed from Valleyheart Drive. Depending on the findings of a traffic engineering study, right-turn only may be required for exiting vehicles, including buses and shuttles. Enforcement mechanisms would be determined according to the Transportation Assessment and the conclusions of the LADOT.

On typical weekdays with after school programs occurring on the Project Site, the School would provide three shuttle buses to transfer students, coaches, and visitors between the campus and the Project Site between 2:30 p.m. to the end of the day's latest activity. Shuttles would have a rider capacity of 24 and service is anticipated every 5 to 10 minutes. On days in which event attendance is expected to surpass 300 spectators, including parents and other spectators, students would not be permitted to drive to the Project Site and would be required to use the shuttle service. With the exception of a few middle school students participating in junior varsity or varsity teams, the great majority of students would originate directly from the Upper School campus located at 3700 Coldwater Canyon Ave, Studio City, CA 91604. All students would be required to use the Upper School shuttles on days when event attendance is expected to surpass 300 spectators. Shuttles would follow a prescribed driving route, travelling northbound on Coldwater Canyon Avenue, turning right at Moorpark, and turning right onto Whitsett Avenue. Spectators would park on the Project Site. On days in which attendance is expected to surpass 300 spectators, tickets and parking passes would be required to enter the Project Site. Parking in the neighborhood would not be permitted and would be enforced by security personnel, as discussed below.

Pedestrian access to the Project Site interior would be accessed via a primary pedestrian entry on Whitsett Avenue and would be located between Field A and the clubhouse. Seven additional pedestrian entry points to the landscaped walking paths that weave throughout the Project Site would also be located on Valley Spring Lane between Teesdale Avenue and Whitsett Avenue, and on Bellaire Avenue at its terminus near the Zev Greenway. Attempted entry at points other than the designated pathways would be prevented by 3-foot tall metal fencing and substantial, dense landscaping.

### ***Public Use of the Project Site***

The Weddington Golf & Tennis facility has been, and continues to be, available to paying customers for the use of the golf and tennis facilities. Unrelatedly, but nonetheless relevant as it pertains to the Project's community benefits, the Project Site is entirely disconnected from the Zev Greenway, even though the Zev Greenway is immediately adjacent to the entire southern border of the Property. As a primary objective of the Project, the School is committed to ensuring that members of the public would have access to the Project Site, and to a broad array of

recreational facilities, including substantial areas that are maintained and available without charge in the same fashion as a City-owned park.

Approximately seven acres (304,920 square feet) of the Project Site would be available as open space for public use and tennis recreation. An extensively planted, three-quarter mile long pedestrian path would be created to circumnavigate the perimeter of the Project Site. The network of publicly-accessible pathways and landscaped areas would connect with the Zev Greenway via a new ADA-compliant ramp alongside the multipurpose gymnasium, and would allow visitors to stroll between the putting green, tennis courts, and a new overlook area to observe the Los Angeles River and waterfowl that frequent the waterway.

**Table 2, *Public Use Days and Hours***, outlines the anticipated days and hours for access to facilities available to the public, recognizing that public use of the tennis courts and other athletic facilities would be by reservation when they are not in use by the School.

**TABLE 2  
 PUBLIC USE DAYS AND HOURS**

<b>Clubhouse, café, and putting green</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Tennis Courts (when not in use by school)</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Park Areas – Pedestrian paths, landscaped areas, water features</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Community Room</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Courts (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Swimming Pool (when not in use by school)</b>	
Weekdays (for pre-approved swim program members)	7:00 a.m. to 9:00 a.m.
<b>Athletic Fields (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	9:00 a.m. to 8:00 p.m.

Providing a greater variety and more accessible recreational opportunities than the existing golf and tennis uses, the Project would support field, pool, and gym-based sports by pre-approved community groups or swim program members when not in use by the School, as well as regular access to 5.4 acres (235,224 square feet) of passive open space and a three-quarter mile long pedestrian path with a new connection to the Zev Greenway for casual exercise by individuals or families. The multi-purpose gymnasium would include a community room that could be used for meetings and gatherings by Studio City-based organizations. The School would make available such uses via a reservation system that would support an enjoyable and safe experience.

To facilitate public uses of the Project Site, the School would preserve the existing clubhouse structure and café to function as a visitor center, where members of the public would check in for tennis court reservations, use of the putting green, and for other information. A staff person would be present in the clubhouse during business hours.

In addition to the school events described above, the Project Site could be used for up to five special events per year for the public. Special events are defined as any non-athletic activity involving more than 100 persons. These events would be limited to Field A or the gymnasium and would be required to end by 10:00 p.m. Event types would be determined based on community interest, however, it is assumed that events in the gymnasium would include such activities as performances, lectures, or community meetings, with outdoor events on Field A including such activities as “Movies in the Park,” local concerts, or other performances. Although the size of the events would vary, it is assumed that public events held at either the gymnasium or Field A would not exceed 500 persons. Depending on attendance levels, public events would be scheduled so they do not occur concurrently with school events.

### ***School Operations at the Project Site***

The athletic and sports program anticipated for the Project Site by the School would include a range of seasonal sports, with the nature and extent of activities generally corresponding to school year activities. The estimates of sport activities provided below are generally based on the School’s 2018-2019 school year activities, with an event defined as any single game, practice, or athletic activity at the proposed athletic fields, such as field hockey, soccer, track meets, and lacrosse, as well as group activities at the pool, tennis courts and gym. No football games would occur at the Project Site, though football practices may take place. Sports activities occurring at the gymnasium would include basketball, volleyball, wrestling, fencing, dance, and yoga, as well as sports conditioning and sports medicine (i.e., athletic trainers). The gymnasium would also be used for meetings, speakers, and other social gatherings, such as in the Community Room.

Most of the School’s outdoor events, including those at the athletic fields, would occur in the late afternoons and would end between the hours of 4:45 p.m. to 7:45 p.m., with approximately 50 percent of school days containing no outdoor athletic activities after 5:30 p.m. Indoor activities in the gymnasium would end no later than 9:30 p.m., though indoor activities would generally cease by 7:30 p.m. Other than the tennis courts, members of the public would not have access to Project Site athletic facilities when they are in use by the School.

The general use of the Project Site by the School is summarized as follows:

- **Monday through Friday during school year**
  - Athletes would generally begin to arrive after 3:00 p.m. after, the academic day
  - Incidental academic uses (e.g., science labs, bird watching) during school day
  - Outdoor activities cease by 8:00 p.m., indoor by 9:30 p.m.
- **Monday through Friday during summer**
  - No outdoor sports activities before 9:00 a.m. or after 6:00 p.m.
  - Combination of off-season school athletics and summer program (e.g., sports camps)

- **Saturdays**

- No sports activities before 9:00 a.m. or after 6:00 p.m., except for 10 Saturdays per year when outdoor athletic activities may take place up until 8:00 p.m. and indoor activities may take place up until 9:30 p.m.

- **Sundays**

- No athletic activities (games or practices)

Non-athletic School activities at the Project Site during the school year, such as meetings and classes, would not begin before 9:00 a.m. or go later than 8:00 p.m. outdoors or 9:30 p.m. indoors, Monday through Friday. On federal holidays, no School activities, athletic or otherwise, would begin before 9:00 a.m. or go later than 3:00 p.m.

By way of example, during the 2018-19 school year (August 1 to May 31 or 303 calendar days) there were 167 interscholastic home games, many of which occurred concurrently. While the School does not anticipate this level of activity at the Project Site, since some activities would still occur at the School's upper campus, the EIR will assume the most conservative scenario that all interscholastic home games would take place at the Project Site. Including concurrent events, at least one sports event would occur on approximately 73 days during the school year, based upon the 2018-19 modeling period. Consistent with current scheduling practices, event schedules vary from year to year. However, the 2018-2019 model is typical of a standard school year level of activity.

Maximum attendance for athletic games can be estimated based on the School's 2018-19 sports schedule in which the maximum number of individuals during a day occurred with a concurrent boys' basketball game and boys' soccer game. On such a day, there were 1,200 spectators, coaches, and participants, combined, during the peak hour from 6:00 p.m. to 7:00 p.m. More than seventy-five percent of the individuals on this day, during the peak hour, were spectators for junior varsity and varsity basketball games. Combined participant and spectator counts of this size were infrequent with ninety percent of interscholastic games, including concurrent events (such as practices for other sports), involving fewer than 400 combined spectators and participants on site at any given time. Attendance of fewer than 200 spectators, employees, and participants can be anticipated fifty percent of the time, including attendance at concurrent activities. Based on prior scheduling and attendance patterns, the bulk of concurrent activities and higher attendance at the Project Site would occur prior to 6:00 p.m.

Most activity at outdoor facilities would occur on Field A prior to 7:30 p.m., with the latest activity occurring approximately five times during the school year and only occasionally lasting until 8:30 p.m. Activity on Field B and the swimming pool area would all terminate prior to 7:30 p.m. and activity in the tennis court area would terminate prior to 6:30 p.m. Maximum outdoor attendance, based upon the 2018-19 athletics calendar and including all concurrent outdoor activities, consisted of approximately 700 participants, spectators, and employees. This maximum attendance took place once during the year between 3:00 p.m. and 4:00 p.m. when a boys and girls track meet, boys swim meet, boys lacrosse practice, and boys and girls tennis practices took place. As with maximum overall attendance, however, such level of concurrent usage and attendance is relatively rare. Ninety percent of the time, during any given hour and including all concurrent outdoor activities, fewer than 300 participants, spectators, and

employees were at such outdoor activities. On average, there were approximately 150 participants, spectators, and employees engaged in concurrent outdoor activities during any given hour.

### ***Security Features***

An at-grade 180-square-foot security kiosk would be constructed on the Project Site near the tennis courts and clubhouse, a second security kiosk would be located in the underground parking structure, and 24-hour, on-site security would be provided seven days a week. The number of security personnel would be based on the number of attendees and the types of events. One security person would be stationed at the underground garage security kiosk throughout business hours. The Project Site would be monitored by CCTV cameras, and patrols would be conducted at random during each guard's eight-hour shift. During the periods in which students are using Project facilities, one security person would be continually stationed at the pedestrian entrance to ensure that parking does not take place in the neighborhood. Security personnel assigned to patrol Valley Spring Lane would also be responsible for patrolling the neighborhood to the north of Valley Spring Lane to ensure that students and visitors are not parking in the neighborhood.

### ***Staffing***

On-site employees would include security, custodial, landscaping, kitchen, team store, staff, athletic coaches, and athletic administration personnel. On a typical day in which no high attendance events (i.e., fewer than 300 spectators and participants) would take place, there would be a maximum of 80 employees and on days in which high attendance events do take place (i.e., greater than 300 spectators and participants) there would be a maximum of approximately 100 employees. A majority of these employees would be comprised of existing coaches and athletic administrators who currently work at the upper school campus on Coldwater Canyon Avenue. Approximately 20 percent of employees would be net new employees.

### ***LAPD Service Population***

LAPD provides police protection services for the staff, students, and visitors to the Project Site. The Project would result in approximately 100 employees during the highest event scenario. Of these 100 employees, approximately 20 would be new employees. That is, approximately 80 of the employees are current employees at the Upper Campus. Because the Upper Campus is located within the service boundary of the North Hollywood Police Station, the current 80 employees are already within the North Hollywood Police Station's existing police service population. While the existing employees at Weddington Golf & Tennis facility would be expected to largely offset the 20 new employees, it is conservatively stated that net new permanent service population would be increased by 20 new employees within the North Hollywood Police Station service area.

## **REQUESTED INFORMATION**

Please provide the following information regarding LAPD services and facilities:

1. Name and location of police station(s) providing police protection services to the Project Site and the distance of these police station(s) to the Project Site;
2. Staffing and equipment for each police station serving the Project Site (e.g., patrol cars, total full-time and part-time staff, number of officers on 24-hr duty, etc.);
3. Population served and service boundaries of station(s) serving the Project Site;
4. Reporting Districts within the service area of the police station(s) that serve the Project Site;
5. The officer-to-resident ratio for the Project's Reporting District(s) and the officer-to-resident ratio citywide. Please indicate whether these numbers meet the service ratios standards of the LAPD.
6. Special service teams (i.e., SWAT and K-9) available within the division and police stations that serve the Project Site.
7. A general overview of the department's emergency response system (i.e., dispatch system, standard procedures and protocols, etc.).
8. The average LAPD response time for emergencies citywide and for those LAPD station(s) that would serve the Project Site. Please also provide the average response times for crimes in the Project's Reporting District(s) and indicate whether these response times meet the standards of the LAPD.
9. Planned improvements to the police protection facilities in the service area of the Project Site (e.g., expansion, new facilities, additional staffing, etc.), if applicable; and
10. Any special police protection requirements due to the specific attributes of the Project Site.

## **QUESTIONS**

To aid us in assessing potential adverse physical effects to police protection services, please answer the following questions regarding LAPD services and facilities:

1. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered police protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.
2. Please confirm the service population increase assumed above (20 employees). That is, aside from employees, because the use of the site would be short-term by visitors, students and the general public whom are largely residents of the local Project vicinity, they would already be accounted for in police service population estimates and not included in the new service population assumed for the Project.



Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3688 or via email at [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org) to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **November 25, 2020**.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimberly Henry", written in a cursive style.

Kimberly Henry  
City Planner  
Department of City Planning  
(213) 847-3688  
[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

Attachments: Project Vicinity Map  
Conceptual Site Plan – Ground Level



SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Project Vicinity Map



SOURCE: Gensler, 2020

Harvard-Westlake School

Conceptual Site Plan - Ground Level

# LOS ANGELES POLICE DEPARTMENT



**MICHEL R. MOORE**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TDD: (877) 275-5273  
Ref #:1.18.2

May 20, 2021

Kimberly Henry  
200 N Spring Street, Room 525  
Los Angeles, Ca 90012

Dear Kimberly Henry:

[ENV-2020-1512-EIR]

The proposed, "Harvard-Westlake River Park Project," is located at 4141 Whitsett Avenue, Studio City, CA 91604. This location is in Reporting District 1581. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's North Hollywood Division. A project of this size could have a minor impact on police services within North Hollywood Division's Community area. The Department is available to advise you on crime prevention features appropriate for the design of the properties in this project. The Department strongly recommends that the developers contact Community Policing Section Crime Prevention Through Environmental Design (CPTED) Officer Alfonso Velasco at e-mail address: [CPTED@lapd.online](mailto:CPTED@lapd.online).

Upon completion of the project, you are encouraged to provide the Commanding Officer of North Hollywood Community Police Station with a diagram copy of each portion of the property. North Hollywood Community Police Station's Commanding Officer is Captain III Rafael Ramirez. North Hollywood Division is located at 11640 Burbank Boulevard, North Hollywood, CA 91601 (RD 1547). Captain III Ramirez's phone number is (818) 754-8315. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer Alfonso Velasco at the LAPD Office of Operations Public Engagement Section, (213) 486-6000.

Respectfully,

**MICHEL R. MOORE**  
Chief of Police

A handwritten signature in blue ink, appearing to read "Michel R. Moore".

**CURTIS G. McINTYRE**, Lieutenant  
Officer-In-Charge, Public Engagement Section  
Office of Operations

Enclosure

**The following report was prepared for the “Harvard-Westlake River Park Project” in accordance with Section 15083 of the California Environmental Quality Act (CEQA):**

**Project Location / Description:**

The “Harvard-Westlake River Park Project” (APN: 0000-000-000) is located at 4141 Whitsett Avenue, Studio City, CA 91604.

The proposed project plans to redevelop the Weddington Golf and Tennis site, and adjacent portion along the Los Angeles river. The project would develop two athletic fields, an 80,249 -square foot, two multi-purpose gymnasia. The project will include approximately 5.5 acres of open public access space with landscape trails. The project involves off site improvement to the Valleyheart Drive public right-of-away facilities. Project would provide above ground and underground parking areas located in the eastern portion of the project. The underground parking structure would contain 503 vehicle spaces. The overall project will provide a total of 532 vehicle parking spaces.

**Project Distance and Times:**

The 4141 Whitsett address is approximately 3.1 miles and 9 minutes from the North Hollywood Area Community Police Station.

This times and distances were calculated from a departure point starting from the North Hollywood Area Community Police Station. These arrival times were also configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and types of calls.

The Reporting District for the North Hollywood Area Community Police Station is RD 1535. Their phone number is (818) 623-4016.

**Divisional Geographic's / Demographics:**

The North Hollywood Area Community Police Station’s “Geographical Patrol Area,” is approximately 25 square miles and consists of 60 Reporting Districts. The service boundaries for North Hollywood Area are as follows:

To the **West** is Tujunga Wash Path, Victory Boulevard, Coldwater Canyon Avenue, Burbank Boulevard, Coldwater Canyon Avenue, Chandler Boulevard, Tujunga Wash, Whitsett Avenue, US 101 Ventura Freeway, Coldwater Canyon Avenue, Moorpark Street, Fulton Avenue, Valleyheart Drive, Coldwater Canyon Avenue and Mulholland Drive

To the **North** is Cantara Street, CA 170 Hollywood Freeway, Whitsett Avenue, Saticoy Street and Clybourn Avenue.

To the **East** is Clybourn Avenue, Sherman Way, Vineland Avenue, Ventura Subdivision MT2, City of Burbank Boundary, Clybourn Avenue, Magnolia Boulevard, Ledge Avenue, West lark Avenue, Clybourn Avenue, City of Burbank Boundary, Forest Lawn Drive and Los Angeles Park

To the **South** is Griffith Park Boundary, Barham Boulevard, US 101 Hollywood Freeway and Mulholland Drive.

The proposed, “Harvard-Westlake River Project” is in **RD 1581**. The borders for **RD 1581** are as follows:

**Reporting District 1581**

To the **West** is Fulton Avenue.

To the **North** is Moorpark Street.

To the **East** is Laurel Canyon Blvd.

To the **South** is Valleyheart Dr.

North Hollywood Division has approximately 262 sworn personnel and 14 civilian support staff. The Hollywood Area of Los Angeles is a culturally diverse community with a larger portion of the population being of Hispanic descent. The residential population in the North Hollywood area is of 220,000 plus. The officer to resident ratio is 1 officer to every 663 residents (663:1). This is a given residential impact for a 25 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

Additionally, department wide, the Los Angeles Police Department currently has 9,905 sworn personnel and 3,080 civilian employees as of (May 2021). These city police employees cater to a Los Angeles City population of approximately 4,015,940. This population amount is current as of May 21<sup>st</sup>, 2020 (according to 2010-2018 American Community Survey and The US Census). Additionally, this amount does not include non-residents, but only reflects those individuals that responded to the 2010 Census. This population also equates to a resident to officer ratio of 401.9 residents for every 1 officer (401.9:1). 4,015,940 depicts a firm registered value of the population for the City of Los Angeles. However, this number can also be fluid.

The ethnic break down of The City of Los Angeles, according to the 2010-2018 American Community Survey and The US Census is:

- 48.6% Hispanic / Latino
- 52.4% White (Non-Hispanic)
- 10.7% Asian
- 9.8% Black / African American
- 0.2% Native American
- 0.2% Native Hawaiian / Pacific Islander
- 3.1% Other

**Divisional Support and Communication:**

There are many specialized support units, divisions and services available to North Hollywood Division within the LAPD (i.e., Air Support, Detectives, K9 and Metro / SWAT) to support any additional policing needs. These services are available to supplement and complement the division’s policing services. In utilizing these available resources, the Los Angeles Police Department can meet the demands for police services for the Harvard-Westlake Project.

North Hollywood Area Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication Dispatch Center. Communication Division has the responsibility to staff the Dispatch Center with incident trained personnel that will respond to radio and telephoned calls for service. They would then dispatch these requests to the proper emergency personnel involved, to provide them with the necessary information to execute their duties.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is to manage, and dispatch police calls for service. Communication Division's Emergency Operations Center (EOC / DOC), also works in concert with The Los Angeles Fire Department's (LAFD), Metropolitan Fire Communications Center (MFC). Additional emergency response entities that Communication Division interacts with are, Los Angeles County Fire (LACOFD), Los Angeles County Sheriff Department (LASD) and other regional agencies, in order to ensure coordinated responses to emergency incidents.

#### **Divisional Response Times:**

According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in the North Hollywood Division Area (Code 3 calls) was 4.3 minutes (as of May 15, 2021). This was done with a dispatch median time of 1.4 minutes. The medium high priority response time (Code 2) as of May 15, 2021 was 13.7 minutes. This was done with a dispatch median time of 3.7 minutes. Low priority, non-emergency response times was 31.7 minutes. These low priority calls had a dispatch median time of 11.6 minutes.

Citywide response times during this same 4-week period were 4.3 minutes for emergency, high priority calls with a dispatch median time of 1.4 minutes. The medium high priority response times were 14.2 minutes with a dispatch time of 3.8 minutes. Low priority response times were 30.1 minutes with a dispatch time of 12.0 minutes.

These response times were taken from the statistics submitted by North Hollywood Division and CompStat's for a 4-week period between April 18, 2021 through May 15<sup>th</sup>, 2021.

During this same 4-week period, North Hollywood Division answered 315 emergency calls for service, 1,177 medium high priority calls and 1,233 low priority calls. Citywide, the Los Angeles Police Department answered 7,230 emergency calls for service, 27,056 medium high priority calls and 28,564 low priority calls. The response times stated are adequate performance times for this police division.

#### **Statistics:**

The following are one month of crime statistics for RD 1587- and 5-year crime statistics for North Hollywood Division (NHWD) for the years 2016- 2020. Included also, are Citywide crime statistics, broken down by month for 2019- 2020.

<b>North Hollywood Division Crime YTD and 5-year totals</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>Crime in RD 1581 04-11-2021 / 05-08-2021</b>
Violent Crime	909	963	1034	1009	948	1
Property Crime	4368	5361	5750	5565	5913	4
Homicide	10	9	9	7	12	0
Rape	47	72	77	89	90	0
Robbery	228	270	281	300	290	0
Aggravated Assault	624	612	667	586	556	1
Burglary	724	931	889	882	873	0
Motor Vehicle Theft	935	746	814	876	963	1
Burglary Theft from Vehicle	1561	1895	2198	2261	2240	2
Personal / Other Theft	1148	1789	1849	1828	1837	1

<b>2019 City Wide Crime Statistics</b>	<b>Violent Crimes</b>	<b>Property Crimes</b>	<b>Homicide</b>	<b>Rape</b>	<b>Robbery</b>	<b>Aggravated Assault</b>	<b>Burglary</b>	<b>Motor Vehicle Theft</b>	<b>Burglary Theft from Vehicle</b>	<b>Personal Other Theft</b>
<b>JAN</b>	2001	7473	18	103	741	1139	1142	1315	2416	2600
<b>FEB</b>	1937	7159	14	94	730	1099	1082	1210	2290	2577
<b>MAR</b>	2116	6535	22	78	773	1243	918	1185	2159	2273
<b>APR</b>	2207	7103	19	117	728	1343	1094	1139	2269	2601
<b>MAY</b>	2126	7160	21	92	734	1279	1027	1152	2353	2628
<b>JUN</b>	2231	6410	22	124	722	1363	882	1055	2181	2292
<b>JUL</b>	2365	7071	23	124	711	1507	961	1132	2305	2673
<b>AUG</b>	2214	7035	22	107	710	1375	960	1196	2309	2570
<b>SEP</b>	2110	6278	21	88	710	1291	892	1080	2116	2190
<b>OCT</b>	2183	6991	22	113	773	1275	929	1218	2370	2474
<b>NOV</b>	2010	7134	13	101	711	1185	1032	1223	2426	2453
<b>DEC</b>	2094	6952	16	79	758	1241	986	1308	2392	2266



12 Month NHWD Crime 2019	Violent Crime	Property Crime	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft from Vehicle	Personal / Other Theft
JAN	58	397	1	5	15	37	85	60	139	113
FEB	61	443	1	3	23	34	74	55	163	151
MAR	79	427	0	4	27	48	70	52	162	143
APR	67	322	0	5	18	44	54	51	118	99
MAY	79	408	0	8	33	38	63	46	139	160
JUN	77	405	0	3	20	54	64	50	142	149
JUL	89	385	2	4	31	52	60	63	135	127
AUG	78	359	1	4	15	58	60	43	125	131
SEP	65	361	1	2	18	44	68	64	135	94
OCT	74	390	0	5	16	53	58	60	150	122
NOV	62	400	0	6	23	33	67	58	135	140
DEC	75	390	2	3	20	50	67	71	129	123

2020 City Wide Crime Statistics	Violent Crimes	Property Crimes	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft from Vehicle	Personal/Other Theft
JAN	1907	6525	25	70	674	1138	860	1259	2293	2113
FEB	2050	6990	23	121	691	1215	988	1241	2365	2396
MAR	1731	5938	13	73	563	1082	958	1407	1988	1585
APR	1871	5934	20	67	515	1269	966	1640	2031	1297
MAY	1948	5918	17	68	526	1337	973	1649	1893	1403
JUN	2265	6063	21	78	625	1541	1346	1724	1773	1220
JUL	2271	6084	29	89	657	1496	980	1867	1867	1370
AUG	2080	5764	32	73	571	1404	872	1693	1794	1405
SEP	2157	5079	26	92	577	1462	805	1442	1479	1353
OCT	2279	6901	268	108	652	1491	1092	17080	2217	1883
NOV	1984	7602	23	57	563	1341	909	1582	1775	1292
DEC	2010	7718	37	46	605	1322	973	1621	1713	1341

There are no Planned improvements to the North Hollywood police protection facility for the

service area of the project site currently.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of this project site.

The Harvard- Westlake River Park Project, individually or combined with other past, present or future projects, will not result in the need for new or altered police facilities.

This concludes the Harvard- Westlake River, Environmental Impact Report. If there are any further questions regarding this report, please email them to [CPTED@lapd.online](mailto:CPTED@lapd.online) for the fastest response time.

Thank You,



Prepared by:

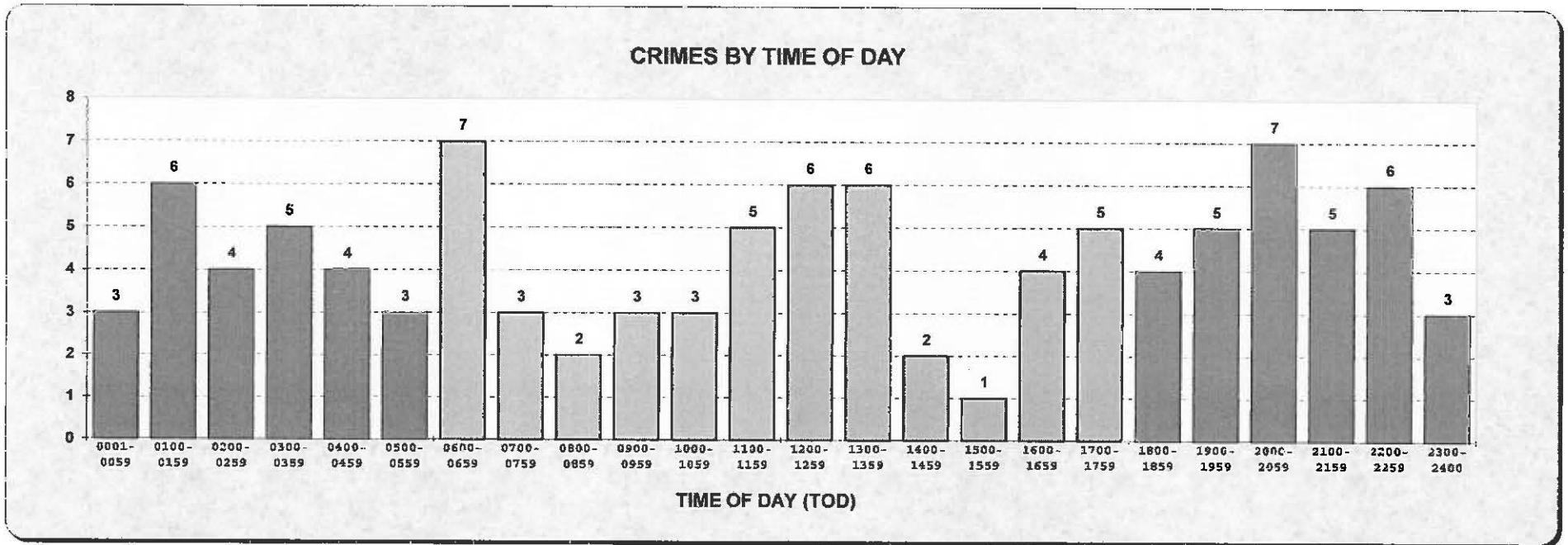
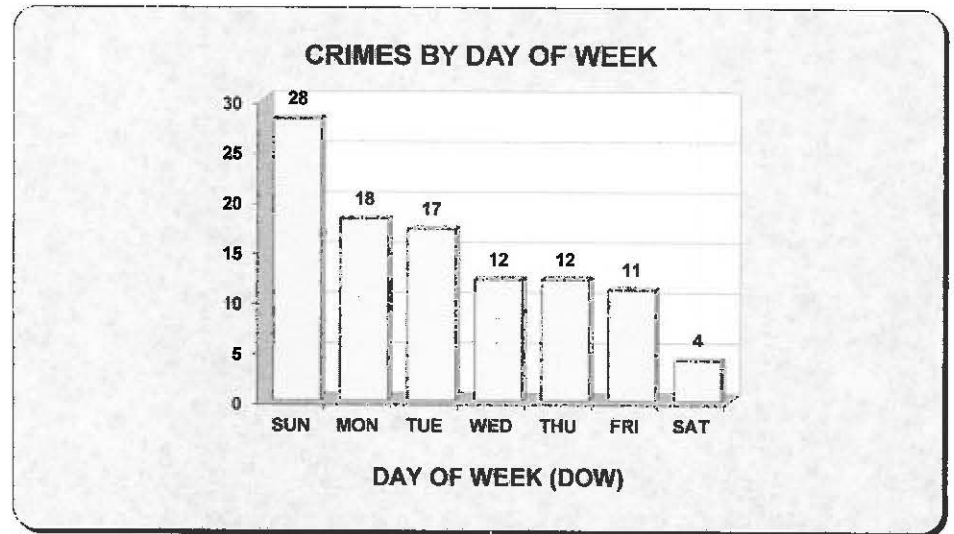
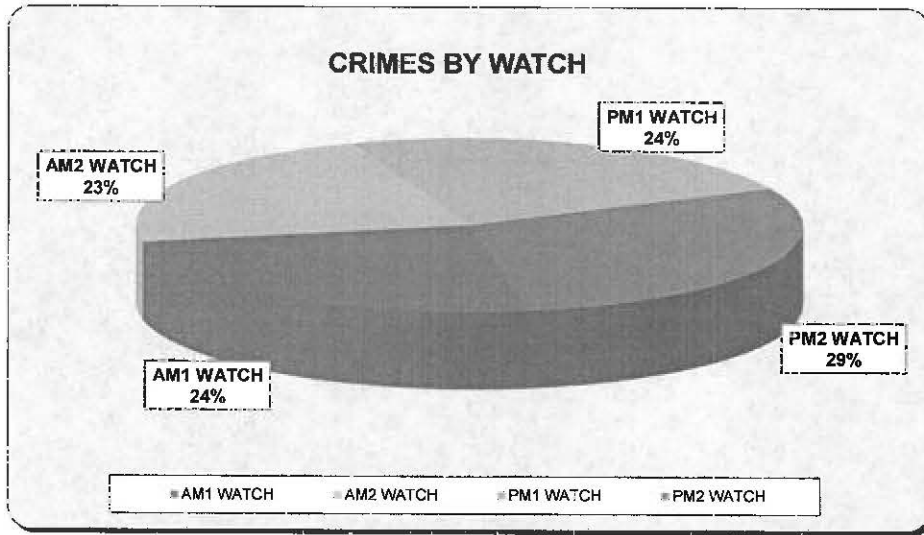
Officer Alfonso Velasco, CPD  
Los Angeles Police Department  
Public Engagement Section  
Crime Prevention Through Environmental Design Section  
100 West 1<sup>st</sup> Street, RM 250  
Los Angeles, CA. 90012  
E-mail: [CPTED@lapd.online](mailto:CPTED@lapd.online)  
213-486-6000

**PART 1 CRIMES BY WATCH REPORT  
BY AREA  
REPORT COVERING THE WEEK OF 05/09/2021 THRU 05/15/2021**

AREA\_DESC      North Hollywood

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	0	0	0	2	1	0	3
	0100-0159	1	1	4	0	0	0	0	6
	0200-0259	2	1	0	0	0	1	0	4
	0300-0359	2	0	1	0	0	2	0	5
	0400-0459	1	0	0	2	0	1	0	4
	0500-0559	1	0	2	0	0	0	0	3
<b>AM1 WATCH Total</b>		<b>7</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>25</b>
AM2 WATCH	0600-0659	2	1	1	0	1	2	0	7
	0700-0759	1	1	0	0	1	0	0	3
	0800-0859	1	1	0	0	0	0	0	2
	0900-0959	1	0	0	1	1	0	0	3
	1000-1059	0	2	0	1	0	0	0	3
	1100-1159	1	2	1	0	1	0	0	5
<b>AM2 WATCH Total</b>		<b>6</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>23</b>
PM1 WATCH	1200-1259	1	2	0	2	1	0	0	6
	1300-1359	1	0	1	2	0	1	1	6
	1400-1459	1	0	1	0	0	0	0	2
	1500-1559	1	0	0	0	0	0	0	1
	1600-1659	1	2	1	0	0	0	0	4
	1700-1759	1	2	0	1	0	0	1	5
<b>PM1 WATCH Total</b>		<b>6</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>24</b>
PM2 WATCH	1800-1859	0	0	1	1	1	0	1	4
	1900-1959	2	1	1	0	1	0	0	5
	2000-2059	2	1	2	1	1	0	0	7
	2100-2159	1	0	0	1	0	2	1	5
	2200-2259	2	1	1	0	1	1	0	6
	2300-2400	2	0	0	0	1	0	0	3
<b>PM2 WATCH Total</b>		<b>9</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>30</b>
<b>Grand Total</b>		<b>28</b>	<b>18</b>	<b>17</b>	<b>12</b>	<b>12</b>	<b>11</b>	<b>4</b>	<b>102</b>

PART 1 CRIMES BY WATCH REPORT

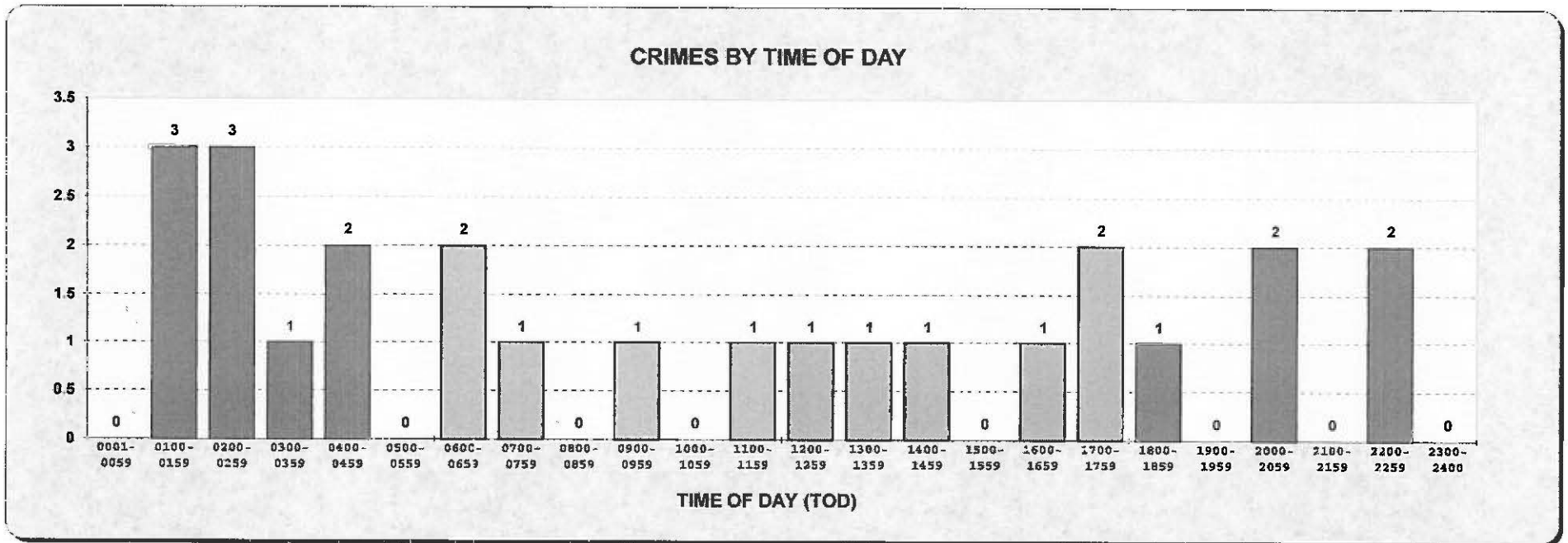
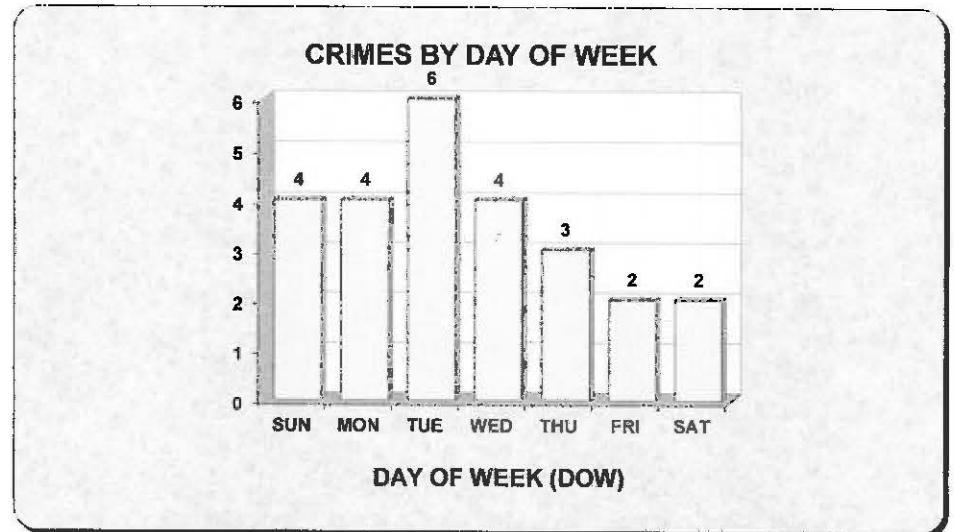
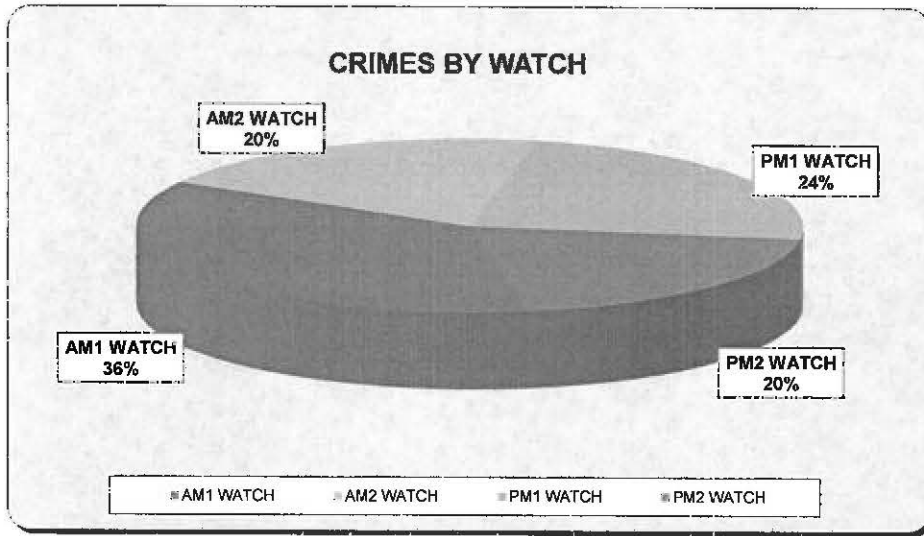


**VIOLENT CRIMES BY WATCH REPORT  
BY AREA**  
*REPORT COVERING THE WEEK OF 05/09/2021 THRU 05/15/2021*

AREA\_DESC      North Hollywood

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	0	0	0	0	0	0	0
	0100-0159	0	1	2	0	0	0	0	3
	0200-0259	1	1	0	0	0	1	0	3
	0300-0359	1	0	0	0	0	0	0	1
	0400-0459	1	0	0	1	0	0	0	2
	0500-0559	0	0	0	0	0	0	0	0
<b>AM1 WATCH Total</b>		<b>3</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>9</b>
AM2 WATCH	0600-0659	0	0	1	0	0	1	0	2
	0700-0759	0	1	0	0	0	0	0	1
	0800-0859	0	0	0	0	0	0	0	0
	0900-0959	0	0	0	0	1	0	0	1
	1000-1059	0	0	0	0	0	0	0	0
	1100-1159	0	1	0	0	0	0	0	1
<b>AM2 WATCH Total</b>		<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>
PM1 WATCH	1200-1259	0	0	0	1	0	0	0	1
	1300-1359	0	0	0	1	0	0	0	1
	1400-1459	0	0	1	0	0	0	0	1
	1500-1559	0	0	0	0	0	0	0	0
	1600-1659	1	0	0	0	0	0	0	1
	1700-1759	0	0	0	1	0	0	1	2
<b>PM1 WATCH Total</b>		<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>
PM2 WATCH	1800-1859	0	0	0	0	0	0	1	1
	1900-1959	0	0	0	0	0	0	0	0
	2000-2059	0	0	1	0	1	0	0	2
	2100-2159	0	0	0	0	0	0	0	0
	2200-2259	0	0	1	0	1	0	0	2
	2300-2400	0	0	0	0	0	0	0	0
<b>PM2 WATCH Total</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>5</b>
<b>Grand Total</b>		<b>4</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>25</b>

### VIOLENT CRIMES BY WATCH REPORT



**L-3 Los Angeles  
Department of  
Recreation and Parks**





**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

December 21, 2020

Darryl Ford  
Department of Recreation and Parks  
Planning, Construction, and Maintenance Branch  
221 N. Figueroa St., Suite 400  
Los Angeles, CA 90012

**Re: Harvard-Westlake River Park Project—Request for Information**

Dear Mr. Ford:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Harvard-Westlake River Park Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new or physically altered recreational facilities. As the Project is located in the City of Los Angeles (City) and is served by the City of Los Angeles Recreation and Parks Department, we are requesting information from your department to inform our analysis. The following is a brief description of the Project and a list of requested information and questions that we would like to obtain to complete our analysis.

**PROJECT DESCRIPTION**

The Project Site is located at 4141 Whitsett Avenue in the Studio City community, which is within the Sherman Oaks—Studio City—Toluca Lake—Cahuenga Pass Community Plan Area of the City of Los Angeles.<sup>1</sup> The Project Site is generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, Whitsett

---

<sup>1</sup> The full set of addresses for the Project Site are: 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and Assessor Parcel Number [APN] 2375-018-903.

Avenue to the east, and LAFD Fire Station 78 to the southeast. For your reference, a project location map and site plan are attached to this letter.

The 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 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. The proposed uses are summarized in **Table 1, Proposed Uses**.

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acreages and square feet are approximate)</b>
Public plazas, water features, landscaped areas	5.4 acres (235,224 square feet) (approximately 7 acres [304,920 square feet] with tennis courts)
Field A	1.87 acres (81,457.2 square feet) (2.7 acres [117,612 square feet] with buildings)
Field A Ancillary Structures:	
Locker and meeting rooms	4,200 square feet
Visitor locker rooms	523 square feet
Three restrooms:	1,462 square feet
Field A Seating	488 bleacher seats
Field B (including Running Track)	3.34 acres (145,490.4 square feet) (4.12 acres [179,467.2 square feet] with buildings)
Field B Ancillary Structures:	
Locker rooms (2 @ 1,200 square feet)	2,400 square feet
Field shed	720 square feet
Maintenance shed	700 square feet
Field restroom	460 square feet

**TABLE 1  
 PROPOSED USES**

<b>Component</b>	<b>Size (acreages and square feet are approximate)</b>
Field B Seating	255 seats
Multi-purpose Gymnasium (2-story with basement)	80,249 square feet, including two courts, a community meeting room, team meeting rooms, weight room, flex room, team store, training room, lockers, showers, food service, and other gymnasium-related uses.
Gymnasium Seating	1,026 retractable bleacher seats
Fifty Two-Meter Pool	12,672 square feet
Pool Area Ancillary Structures	
Locker and meeting rooms	2,200 square feet
Restroom	460 square feet
Pool Seating	348 bleacher seats
Eight Tennis Courts	70,225 square feet
Tennis Court Seating	100 seats
Clubhouse (original Golf & Tennis Facility)	2,700 square feet with existing 10-seat café
Below-Grade Parking	503 spaces (223,580 square feet)
Bicycle Parking	72 short-term, 28 long-term spaces
Surface Parking	29 spaces
Security Kiosk	180 square feet
Fences and Walls	Range between 3 feet and 11 feet in height
Light Poles	33 total light poles (range between 26 feet and 80 feet in height)

***Parking and Access***

Vehicle parking would be provided in above ground and underground parking areas located on the eastern portion of the Project Site. The underground parking structure, would contain 503 vehicle parking spaces, as well as 28 long-term bicycle parking spaces. Overall, the Project would provide a total of 532 vehicle parking spaces, 88 spaces more spaces than required. By providing more parking spaces than required by the LAMC, the School would accommodate the parking needs of its students, employees, and visitors on-site, to ensure they do not park in the surrounding community.

The driveway on Valleyheart Drive would lead to both the below-grade parking structure and to a drop-off/pick-up roundabout area at the southeast corner of the Project Site that has been designed to accommodate buses, shuttles, and automobiles. The roundabout would lead to a 29-space, short-term surface parking lot near the parking structure's south entrance.

Visitors that are not affiliated with the School would be required to enter the Project Site via the north driveway. Rideshare vehicles would enter the Project Site via the south driveway (with roundabout), accessed from Valleyheart Drive.

On typical weekdays with after school programs occurring on the Project Site, the School would provide three shuttle buses to transfer students, coaches, and visitors between the campus and the Project Site between 2:30 p.m. to the end of the day's latest activity. Shuttles would have a rider capacity of 24 and service is anticipated every 5 to 10 minutes. On days in which event attendance is expected to surpass 300 spectators, including parents and other spectators, students would not be permitted to drive to the Project Site and would be required to use the shuttle service. With the exception of a few middle school students participating in junior varsity or varsity teams, the great majority of students would originate directly from the Upper School campus located at 3700 Coldwater Canyon Ave, Studio City, CA 91604. All students would be required to use the Upper School shuttles on days when event attendance is expected to surpass 300 spectators. Shuttles would follow a prescribed driving route, travelling northbound on Coldwater Canyon Avenue, turning right at Moorpark, and turning right onto Whitsett Avenue. Spectators would park on the Project Site. On days in which attendance is expected to surpass 300 spectators, tickets and parking passes would be required to enter the Project Site. Parking in the neighborhood would not be permitted and would be enforced by security personnel, as discussed below.

Pedestrian access to the Project Site interior would be accessed via a primary pedestrian entry on Whitsett Avenue and would be located between Field A and the clubhouse. Seven additional pedestrian entry points to the landscaped walking paths that weave throughout the Project Site would also be located on Valley Spring Lane between Teesdale Avenue and Whitsett Avenue, and on Bellaire Avenue at its terminus near the Zev Greenway. Attempted entry at points other than the designated pathways would be prevented by 3-foot tall metal fencing and substantial, dense landscaping.

### ***Public Use of the Project Site***

The Weddington Golf & Tennis facility has been, and continues to be, available to paying customers for the use of the golf and tennis facilities. Unrelatedly, but nonetheless relevant as it pertains to the Project's community benefits, the Project Site is entirely disconnected from the Zev Greenway, even though the Zev Greenway is immediately adjacent to the entire southern border of the Property. As a primary objective of the Project, the School is committed to ensuring that members of the public would have access to the Project Site, and to a broad array of recreational facilities, including substantial areas that are maintained and available without charge in the same fashion as a City-owned park.

Approximately seven acres (304,920 square feet) of the Project Site would be available as open space for public use and tennis recreation. An extensively planted, three-quarter mile long pedestrian path would be created to circumnavigate the perimeter of the Project Site. The network of publicly-accessible pathways and landscaped areas would connect with the Zev Greenway via a new ADA-compliant ramp alongside the multipurpose gymnasium, and would allow visitors to stroll between the putting green, tennis courts, and a new overlook area to observe the Los Angeles River and waterfowl that frequent the waterway.

**Table 2, *Public Use Days and Hours***, outlines the anticipated days and hours for access to facilities available to the public, recognizing that public use of the tennis courts and other athletic facilities would be by reservation when they are not in use by the School.

**TABLE 2  
 PUBLIC USE DAYS AND HOURS**

<b>Clubhouse, café, and putting green</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Tennis Courts (when not in use by school)</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Park Areas – Pedestrian paths, landscaped areas, water features</b>	
Daily	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Community Room</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Gymnasium Courts (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
<b>Swimming Pool (when not in use by school)</b>	
Weekdays (for pre-approved swim program members)	7:00 a.m. to 9:00 a.m.
<b>Athletic Fields (when not in use by school)</b>	
Daily (for pre-approved Studio City-based organizations)	9:00 a.m. to 8:00 p.m.

Providing a greater variety and more accessible recreational opportunities than the existing golf and tennis uses, the Project would support field, pool, and gym-based sports by pre-approved community groups or swim program members when not in use by the School, as well as regular access to 5.4 acres (235,224 square feet) of passive open space and a three-quarter mile long pedestrian path with a new connection to the Zev Greenway for casual exercise by individuals or families. The multi-purpose gymnasium would include a community room that could be used for meetings and gatherings by Studio City-based organizations. The School would make available such uses via a reservation system that would support an enjoyable and safe experience.

To facilitate public uses of the Project Site, the School would preserve the existing clubhouse structure and café to function as a visitor center, where members of the public would check in for tennis court reservations, use of the putting green, and for other information. A staff person would be present in the clubhouse during business hours.

In addition to the school events described above, the Project Site could be used for up to five special events per year for the public. Special events are defined as any non-athletic activity involving more than 100 persons. These events would be limited to Field A or the gymnasium and would be required to end by 10:00 p.m. Event types would be determined based on community interest, however, it is assumed that events in the gymnasium would include such activities as performances, lectures, or community meetings, with outdoor events on Field A including such activities as “Movies in the Park,” local concerts, or other performances. Although the size of the

events would vary, it is assumed that public events held at either the gymnasium or Field A would not exceed 500 persons. Depending on attendance levels, public events would be scheduled so they do not occur concurrently with school events.

### ***School Operations at the Project Site***

The athletic and sports program anticipated for the Project Site by the School would include a range of seasonal sports, with the nature and extent of activities generally corresponding to school year activities. The estimates of sport activities provided below are generally based on the School's 2018-2019 school year activities, with an event defined as any single game, practice, or athletic activity at the proposed athletic fields, such as field hockey, soccer, track meets, and lacrosse, as well as group activities at the pool, tennis courts and gym. No football games would occur at the Project Site, though football practices may take place. Sports activities occurring at the gymnasium would include basketball, volleyball, wrestling, fencing, dance, and yoga, as well as sports conditioning and sports medicine (i.e., athletic trainers). The gymnasium would also be used for meetings, speakers, and other social gatherings, such as in the Community Room.

Most of the School's outdoor events, including those at the athletic fields, would occur in the late afternoons and would end between the hours of 4:45 p.m. to 7:45 p.m., with approximately 50 percent of school days containing no outdoor athletic activities after 5:30 p.m. Indoor activities in the gymnasium would end no later than 9:30 p.m., though indoor activities would generally cease by 7:30 p.m. Other than the tennis courts, members of the public would not have access to Project Site athletic facilities when they are in use by the School.

The general use of the Project Site by the School is summarized as follows:

- **Monday through Friday during school year**
  - Athletes would generally begin to arrive after 3:00 p.m. after, the academic day
  - Incidental academic uses (e.g., science labs, bird watching) during school day
  - Outdoor activities cease by 8:00 p.m., indoor by 9:30 p.m.
- **Monday through Friday during summer**
  - No outdoor sports activities before 9:00 a.m. or after 6:00 p.m.
  - Combination of off-season school athletics and summer program (e.g., sports camps)
- **Saturdays**
  - No sports activities before 9:00 a.m. or after 6:00 p.m., except for 10 Saturdays per year when outdoor athletic activities may take place up until 8:00 p.m. and indoor activities may take place up until 9:30 p.m.
- **Sundays**
  - No athletic activities (games or practices)

Non-athletic School activities at the Project Site during the school year, such as meetings and classes, would not begin before 9:00 a.m. or go later than 8:00 p.m. outdoors or 9:30 p.m. indoors, Monday through Friday. On federal holidays, no School activities, athletic or otherwise, would begin before 9:00 a.m. or go later than 3:00 p.m.

By way of example, during the 2018-19 school year (August 1 to May 31 or 303 calendar days) there were 167 interscholastic home games, many of which occurred concurrently. While the School does not anticipate this level of activity at the Project Site, since some activities would still occur at the School's upper campus, the EIR will assume the most conservative scenario that all interscholastic home games would take place at the Project Site. Including concurrent events, at least one sports event would occur on approximately 73 days during the school year, based upon the 2018-19 modeling period. Consistent with current scheduling practices, event schedules vary from year to year. However, the 2018-2019 model is typical of a standard school year level of activity.

Maximum attendance for athletic games can be estimated based on the School's 2018-19 sports schedule in which the maximum number of individuals during a day occurred with a concurrent boys' basketball game and boys' soccer game. On such a day, there were 1,200 spectators, coaches, and participants, combined, during the peak hour from 6:00 p.m. to 7:00 p.m. More than seventy-five percent of the individuals on this day, during the peak hour, were spectators for junior varsity and varsity basketball games. Combined participant and spectator counts of this size were infrequent with ninety percent of interscholastic games, including concurrent events (such as practices for other sports), involving fewer than 400 combined spectators and participants on site at any given time. Attendance of fewer than 200 spectators, employees, and participants can be anticipated fifty percent of the time, including attendance at concurrent activities. Based on prior scheduling and attendance patterns, the bulk of concurrent activities and higher attendance at the Project Site would occur prior to 6:00 p.m.

Most activity at outdoor facilities would occur on Field A prior to 7:30 p.m., with the latest activity occurring approximately five times during the school year and only occasionally lasting until 8:30 p.m. Activity on Field B and the swimming pool area would all terminate prior to 7:30 p.m. and activity in the tennis court area would terminate prior to 6:30 p.m. Maximum outdoor attendance, based upon the 2018-19 athletics calendar and including all concurrent outdoor activities, consisted of approximately 700 participants, spectators, and employees. This maximum attendance took place once during the year between 3:00 p.m. and 4:00 p.m. when a boys and girls track meet, boys swim meet, boys lacrosse practice, and boys and girls tennis practices took place. As with maximum overall attendance, however, such level of concurrent usage and attendance is relatively rare. Ninety percent of the time, during any given hour and including all concurrent outdoor activities, fewer than 300 participants, spectators, and employees were at such outdoor activities. On average, there were approximately 150 participants, spectators, and employees engaged in concurrent outdoor activities during any given hour.

## **REQUESTED INFORMATION**

Please provide the following information regarding City parks and recreation services and facilities:

1. A list of the parks and recreational facilities located within a two-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, capacity and level of use at the park/facility, and amenities provided;

2. Existing ratios of developed parkland per resident on a citywide basis and within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area and Studio City;
3. The current capacity and level of use of parks and recreational facilities within two miles of the Project Site; and
4. Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.

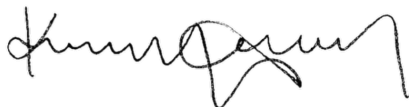
## QUESTIONS

To aid us in assessing potential adverse physical effects to recreational facilities, please answer the following questions regarding parks and recreational services and facilities:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated? If so, please describe the nature of such conditions.
2. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered recreation and park facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. (Please see related projects list provided with this Request for Information.)

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (213) 847-3688 or via email at [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org) to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **January 12, 2021**.

Sincerely,



Kimberly Henry  
City Planner  
Department of City Planning  
(213) 847-3688  
[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

Attachments: Related Projects List  
Project Vicinity Map  
Conceptual Site Plan – Ground Level



### RELATED PROJECTS LIST

<b>Project</b>	<b>Project Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Unit</b>
1	12833 Ventura Boulevard (Sportsman Lodge)	Addition of health club and restaurants to existing hotel	91.466	ksf
2	12548 Ventura Boulevard	Retail	10.747	ksf
		Apartments	62	Du
		Other	1.925	ksf
3	12582 Ventura Boulevard	Mixed Use	15.7	ksf
4	12544 Ventura Boulevard	Mixed Use	12.782	ksf
5	12833 Ventura Boulevard	Apartments	504	Du
		Restaurant	30.0	ksf

*ksf = thousand square feet; du = dwelling units*

*Source: Fehr & Peers, 2020.*



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SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Project Vicinity Map



SOURCE: Gensler, 2020

Harvard-Westlake School

Conceptual Site Plan - Ground Level

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ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

January 12, 2021

Kimberly Henry, City Planner  
Department of City Planning  
221 North Figueroa, Room 1350  
Los Angeles, CA 90012

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR  
THE HARVARD-WESTLAKE RIVER PARK PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Henry:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed Harvard-Westlake River Park Project. This project proposes the redevelopment of the Weddington Golf and Tennis site as well as a portion of the property along the Los Angeles River on a site generally located at 4141 Whitsett Avenue in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area of the City of Los Angeles.

*1. Which parks and recreational facilities would serve the proposed project?*

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- Moorpark Park, located at 12061 W. Moorpark Street.
- Studio City Mini-Park, located at 12505 W. Moorpark Street.
- Valley Village Park, located at 5000 N. Westpark Drive.
- Woodbridge Park, located at 11240 W. Moorpark Street.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five-mile radius of the project site:

- Delano Park, located at 15100 W. Erwin Street.
- Fairfax Senior Citizen Center, located at 7929 Melrose Avenue.
- Las Palmas Senior Citizen Center, located at 1820 N. Las Palmas Avenue.
- North Hollywood Park, located at 11430 W. Chandler Boulevard.
- Poinsettia Recreation Center, located at 7341 Willoughby Avenue.
- Strathern Park - North, located at 8041 N. Whitsett Avenue.
- Studio City Recreation Center, located at 12505 W. Moorpark Street.
- Valley Plaza Park, located at 12240 W. Archwood Street.



- Van Nuys-Sherman Oaks Park, located at 14201 W. Huston Street.
- Van Nuys Multipurpose Center, located at 6514 N. Sylmar Avenue.
- Van Nuys Recreation Center, located at 14301 W. Vanowen Avenue.
- Victory-Vienland Recreation Center, located at 11117 W. Victory Boulevard.
- Weddington Park - North, located at 10844 W. Acama Street.
- Weddington Park - South, located at 10600 W. Valleyheart Drive.
- Yucca Community Center, located at 6671 W. Yucca Street.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten-mile radius of the project site:

- Andres Pico Adobe, located at 10940 N. Sepulveda Boulevard.
- Anthony C. Beilenson Park, located at 6300 N. Balboa Boulevard.
- Beverly Glen Park, located at 2448 N. Angelo Drive.
- Campo de Cahuenga, located at 3919 Lankershim Boulevard.
- Coldwater Canyon Park, located at 12601 Mulholland Drive.
- Corbin Canyon Park, located at 4720 N. Corbin Avenue.
- Deervale - Stone Canyon Park, located at 14890 W. Valley Vista Boulevard.
- Elysian Park, located at 929 Academy Road.
- Griffith Park, located at 4730 Crystal Springs Drive.
- Haines Canyon Park, located at 7021 W. Arama Avenue.
- Hansen Dam Recreation Area, located at 12074 W. Osborne Street.
- Holmby Park, located at 601 Club View Drive.
- La Tuna Canyon Park, located at 6801 N. La Tuna Canyon Road.
- Lake View Terrace Recreation Center, located at 11075 W. Foothill Boulevard.
- Laurel Canyon Mulholland Park, located at 8100 W. Mulholland Drive.
- Mandeville Canyon Park, located at 2660 N. Westridge Road.
- Rivas Canyon Park, located at Easterly Terminus of Oracle Place.
- Runyon Canyon Park, located at 2000 N. Fuller Avenue.
- Rustic Canyon Park located at the South West of Sullivan Fire Road.
- San Vicente Mountain Park, located at 17500 W. Mulholland Drive.
- Santa Ynez Canyon Park, located at 1100 N. Palisades Drive.
- Sherman Oaks Castle Park, located at 4989 N. Sepulveda Boulevard.
- Sullivan Canyon Park, located at the North East of Sullivan Fire Road.
- Verdugo Mountain Park, located at 9999 S. Edmore Place.
- Villa Cabrini Park, located at 9401 W. Cabrini Drive.
- Wattles Garden Park, located at 1824 N. Curson Avenue.

For additional information regarding facilities and features available in these parks visit our website: [www.laparks.org](http://www.laparks.org).

*2. What is the area's existing parkland acres-to-population ratio and what is the desired acres-to-population ratio?*

The City of Los Angeles overall has a ratio of 0.84 acres of neighborhood or community parkland per 1,000 residents. The City's General Plan, sets a goal of a parkland acres-to population ratio of 10 acres of parkland per 1,000 residents.

*3. What is the current capacity and level of use of parks and recreational facilities within a two-mile radius of the Project Site?*

While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

*4. Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?*

The City proposes to demolish the existing recreation center building and construct a new gymnasium building at Studio City Recreation Center. This project is currently in the design phase.

*5. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered recreation and park facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility.*

All residential projects that result in the construction of new dwelling units impact the City's park system by adding new park users to the existing system. Per the City's Park Fee Ordinance, residential projects are required to mitigate the impact of the new dwelling units through the dedication of land for park and recreational purposes, the payment of the in-lieu fee or a combination of land dedication and in-lieu fee payment depending on the project type.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. Most subdivision projects that contain more than fifty residential dwelling units are required to meet with the Department of Recreation and Parks prior to filing in order to discuss any potential dedication requirements. If you have any questions or comments regarding this information, please contact the RAP Park Staff at (213) 202-2682 or rap.parkfees@lacity.org.

Sincerely,

CATHIE M. SANTO DOMINGO  
Assistant General Manager



DARRYL FORD  
Superintendent  
Planning, Maintenance, and Construction Branch

CSD/DF:cy

cc: Reading File