



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**November 10, 2020**

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-3656.***

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2018-1509-EIR
<b>PROJECT NAME:</b>	The Retreat at Benedict Canyon Project
<b>PROJECT APPLICANT:</b>	9712 Oak Pass Road, LLC
<b>PROJECT ADDRESS:</b>	9704-9712 W. Oak Pass Road, 9800, 9801-9815 W. Wanda Park Drive, 2534 N. Hutton Drive, APNs 4382-014-0124383-002-005 4383-002-009, 4383-004-017, and 4384-010-012, Los Angeles, California, 90210
<b>COMMUNITY PLAN AREA:</b>	Bel Air-Beverly Crest
<b>COUNCIL DISTRICT:</b>	5 – Koretz
<b>PUBLIC COMMENT PERIOD</b>	November 10, 2020 – December 9, 2020
<b>SCOPING MEETING</b>	December 2, 2020 – 5 PM. See below for additional information

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

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

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

#### **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The Project Site includes fifteen individual parcels and is located within Benedict Canyon in the City of Los Angeles. The Project Site is surrounded by existing single-family residential uses on all sides, and is roughly bounded by Benedict Canyon Drive to the west, Hutton Drive to the north, Oak Pass Road to the east, and Yoakum Drive to the south.

**See attached Project Location Map.**

**PROJECT DESCRIPTION:**

The Retreat at Benedict Canyon Project (Project) proposes the demolition of two existing single-family residences and the construction of a 59-guest room hotel and eight single-family residences on an approximately 33-acre property in Benedict Canyon. The Project consists of hotel uses within 19 buildings on the northern 16-acre portion of the site, and eight single-family residences on the southern 17-acre portion of the site. The main five-story hotel building includes up to 18 guest rooms, 7,960 square feet of bar/restaurant uses, 10,900 square feet of spa/fitness uses, outdoor pool and spa amenities, and an additional two floors of subterranean parking, for a total of 60,860 square feet of building floor area. An additional 15 bungalow-style hotel buildings, each up to two-stories in height, would be dispersed throughout the hotel portion of the site, and would contain the remaining 41 hotel guest rooms with a total of 54,500 square feet of floor area. Three ancillary hotel buildings containing the main valet and hotel reception area, a rooftop restaurant, screening room, administrative uses, other hotel support services, and parking, would total 28,840 square feet of building floor area. Overall, the total floor area for the hotel portion of the site would be 144,650 square feet. Access between the main hotel building and main parking structure could include a funicular railway. The eight single-family residences on the eastern portion of the site would range in size from approximately 12,000 to 48,000 square feet of residential floor area, and would have a combined residential floor area of up to 181,000 square feet. Development of the overall site would also include the removal of existing trees and vegetation and the installation of new landscaping, pathways, exterior decks, and other outdoor amenities. Preliminary site grading would require approximately 117,230 cubic yards of total grading and result in the off-site export of approximately 950 cubic yards of soil, while the remaining 116,280 cubic yards of cut would be balanced on-site. Maximum excavation depths would be approximately 62 feet below existing grade.

**Summary of Proposed Floor Area**

<b>Land Use</b>	<b>Existing Development (To Be Removed)</b>	<b>Proposed Development</b>
Single-family residences	2 dwelling units	181,000 square feet sf (8 dwelling units)
Hotel		59 guest rooms
Hotel Bar/Restaurant		8,920 sf
Hotel Spa/Fitness		10,900 sf
Total Hotel Square Footage		146,610 sf
<b>Total</b>	<b>2 dwelling units</b>	<b>327,610 sf</b>

**REQUESTED ACTIONS:**

1. Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Bel Air - Beverly Crest Community Plan to redesignate the site from Minimum Residential, Very Low I and Very Low II Residential land use designations to the High-Medium Residential land use designation, and to add a footnote to the Community Plan Land Use Map establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to identify the corresponding land use designation with the Specific Plan zoning;
2. Pursuant to LAMC Section 12.32 Q a Vesting Zone Change from RE15-1-H-HCR, RE20-1-H-HCR, and RE40-1-H-HCR to the proposed Specific Plan zone.
3. Pursuant to LAMC Section 12.32 A, a Specific Plan to establish allowable uses, development standards and alcohol sales for development of the site;

4. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, Haul Route, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

#### **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic area, which will be addressed in the EIR: Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas, Land Use, Noise, Public Services, Transportation, Tribal Cultural Resources, and Wildfire.

#### **PUBLIC SCOPING MEETING:**

A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting, which will begin with a pre-recorded presentation. After the Public Scoping Meeting has ended, a copy of the pre-recorded presentation will be posted to the Department's website at <https://planning4LA.com/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date:	December 2, 2020
Time:	5 PM
Virtual Location:	Visit <a href="https://joinwebinar.com">joinwebinar.com</a> and enter webinar ID 339-777-955 and email address

#### **FILE REVIEW AND COMMENTS:**

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access Project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning4LA.com/development-services/eir/>.

To sign up for the interested parties list for this case, please visit: <https://forms.gle/aPCwQghEpHfsE3tr6>

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

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **December 9, 2020, no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Jason McCrea  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street, Room 1350  
Los Angeles, CA 90012

**Email:** Jason.McCrea@lacity.org

**Interested Parties:** To sign up for the interested parties list for the project, please visit:  
<https://forms.gle/aPCwQghEpHfsE3tr6>.

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

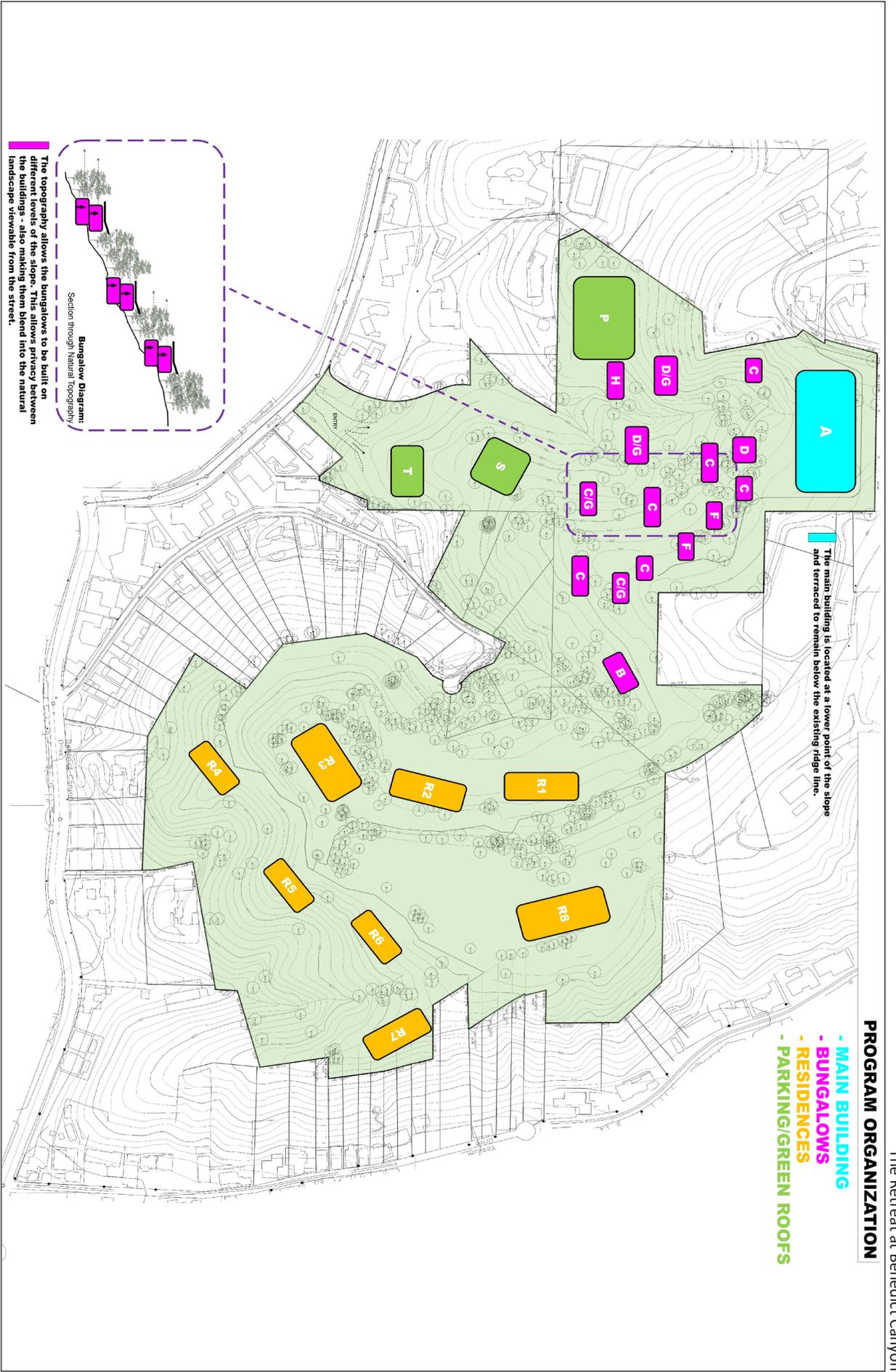
VINCENT P. BERTONI, AICP  
Director of Planning



Jason McCrea  
Major Projects Section  
Department of City Planning  
(213) 847-3672

**Attachments:**  
Vicinity Map  
Site Plan  
GoToWebinar Instructions





The Retreat at Benedict Canyon

# Conceptual Site Plan

Figure 5

Source: LC Engineering Group, 2019

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
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**RE: GoToWebinar Instructions for The Retreat at Benedict Canyon Project Scoping Meeting** - 9704-9712 W. Oak Pass Road, 9800, 9801-9815 W. Wanda Park Drive, 2534 N. Hutton Drive, APNs 4382-014-0124383-002-005 4383-002-009, 4383-004-017, and 4384-010-012, (Case No. ENV-2018-1509-EIR)

**How to participate in the Virtual Public Scoping Meeting on December 2, 2020 (5:00 P.M.)**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about The Retreat at Benedict Canyon Project (ENV-2018-1509-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer/ tablet or smartphone. Please follow the instructions below to participate. For more detailed instructions please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link [here](#) to enter your contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer or tablet. You may use the link in your confirmation email or go to [joinwebinar.com](https://joinwebinar.com) and enter webinar ID **339-777-955** and your email address.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar. Questions will be answered in the order received after the presentation has ended.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

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

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