



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

January 2, 2024

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

ENVIRONMENTAL CASE NO.:	ENV-2021-5917-EIR
PROJECT NAME:	Morningstar of Granada Hills Project
PROJECT APPLICANT:	CD-MS (Granada Hills) LLC
PROJECT ADDRESS:	17551-17601 West Rinaldi Street and 11515-11525 North Shoshone Avenue, Los Angeles, CA 91344
COMMUNITY PLAN AREA:	Granada Hills – Knollwood
COUNCIL DISTRICT:	12 – Lee
PUBLIC COMMENT PERIOD:	January 2 – February 2, 2024

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Morningstar of Granada Hills 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.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The 5.93-acre (258,453-square-foot) Project Site is located at 17551-17601 West Rinaldi Street and 11515-11525 North Shoshone Avenue, at the northwest corner of the intersection of Shoshone Avenue and Rinaldi Street, within the Granada Hills – Knollwood Community Plan in the City of Los Angeles (City). **See attached Project Location Map.** The Project Site is bounded by Ridgeway Road and a single-family residential property to the north, Ridgeway Road to the west, Rinaldi Street to the south, and Shoshone Avenue to the east.

The Project Site is mostly undeveloped and vegetated, with the exception of three single-family homes, two detached garages, and miscellaneous ancillary buildings located within the southeastern portion of the Project Site along Rinaldi Street and Shoshone Avenue. The Project Site was once part of the Sunshine Ranch, a 2,000-acre citrus ranch operated by M.H. Mosier from 1917 to 1925, and the three homes have been identified as eligible for historic listing in the California Register of Historic Resources but have not been designated or listed.

The Project Site currently has seven driveways, including three on Rinaldi Street and four on Shoshone Avenue, and 152 trees. Of the 152 on-site trees, 24 trees are protected trees or shrubs, including 23 coast live oaks

(*Quercus agrifolia*) and one shrub, a Mexican elderberry (*Sambucus Mexicana*). Additionally, six street trees are located within the public right-of-way adjacent to the Project Site to the south and east, and seven off-site trees are located to the west and north with canopies and/or roots that extend onto the Project Site. None of the street trees are considered protected.

PROJECT DESCRIPTION:

The Project proposes a 98-unit eldercare facility, including the construction of a 112,723-square-foot building in the central portion of the Project Site to house 65 assisted living units (AL Units) and 30 memory care units (MC units), and the preservation and conversion of three existing single-family residential structures into three independent living units (IL Units). The AL/MC Building would be two to three stories, with a maximum building height of 45 feet. The Project would preserve 89 existing on-site trees and remove 129 on-site trees, including 19 protected trees, and would remove six street trees. Six new retaining walls would be installed and approximately 5,605 cubic yards of soil would be exported from the site. All other remaining structures would be demolished.

Proposed Uses

Proposed Uses	# of Units	Floor Area (SF)
Residential Land Uses		
Assisted Living	65 units	47,806 sf
Memory Care	30 units	15,574 sf
Independent Living	3 units	8,850 sf
Common Area	-	40,493 sf
Total:	98 units	112,723 sf
Open Space		
Private Outdoor (IL Open Space)	-	1,400 sf
Common Outdoor (AL & MC Courtyard Open Space)	-	10,504 sf
Total Open Space	-	11,904 sf

REQUESTED ACTIONS:

1. A Class 2 Conditional Use Permit for an Eldercare Facility Unified Permit for the construction, use, and maintenance of a 98-unit Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer’s/Dementia Care Housing, and Independent Living Housing in the A1 Zone, with the following deviations from:
 - a. LAMC Section 12.32 R.4, to permit an existing building to be used for senior Independent Living to remain, encroaching 1-foot 6-inches within the 25-foot Building Line established by Ordinance No. 100,145 along Rinaldi Street.
 - b. LAMC Section 12.21 C.1(g), to permit an existing building to be used for senior Independent Living to remain within a designated front yard area in lieu of the otherwise required 25-foot front yard setback by the A1 Zone.
 - c. LAMC Section 12.21 A.7(g), to permit two monument signs in the A1 Zone.
 - d. LAMC Section 12.21 C.8(a), to permit a maximum of six retaining walls on an A1-zoned lot in a hillside area, in lieu of the maximum permitted two retaining walls, with a maximum height of 12 feet.
2. A Project Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms or combination thereof.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

FILE REVIEW AND COMMENTS:

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/project-review/environmental-review/published-documents> by clicking on "Environmental Impact Reports (EIRs)" and searching for the Project Title "Morningstar of Granada Hills Project" or for the Case No. "ENV-2021-5917-EIR".

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 **Friday, February 2, no later than 4:30 p.m.**

Please direct your comments to:

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

Email: Erin.Strelch@lacity.org

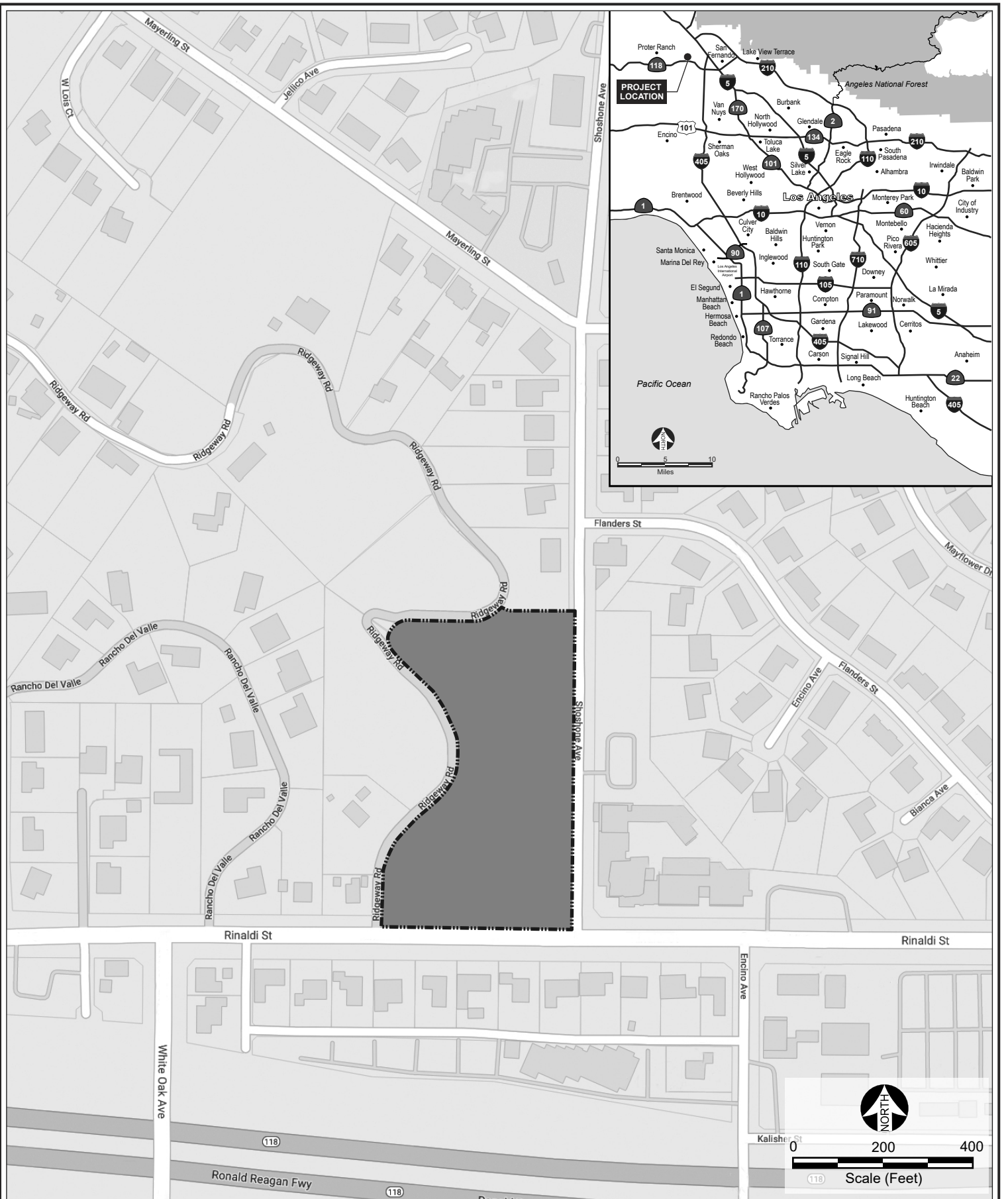
VINCENT P. BERTONI, AICP
Director of Planning



Erin Strelch
Major Projects Section
Department of City Planning
213-847-3626

Attachments:

Project Location Map
Aerial Photo of the Project Site
Project Plot Plan
Conceptual Rendering



Legend


 Project Site

Source: Google Maps 2021.

Figure 1
Regional Location Map



Legend

 Project Site

Source: Google Maps 2021.

Figure 2
Aerial Photo of the Project Site

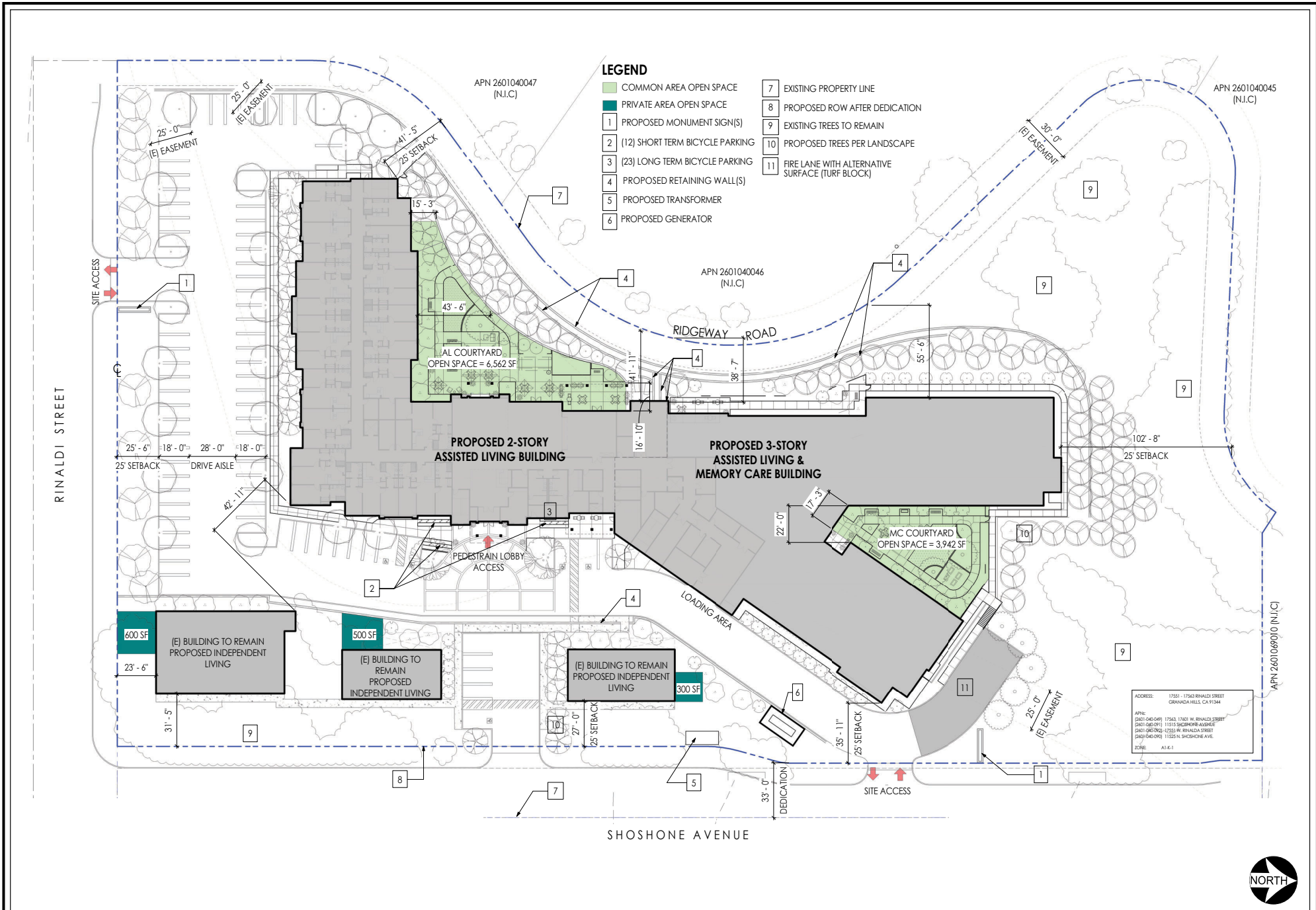


Figure 3
Project Plot Plan

