

Notice of Public Hearing

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային խոսմաների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Wednesday, May 31, 2023

9 a.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

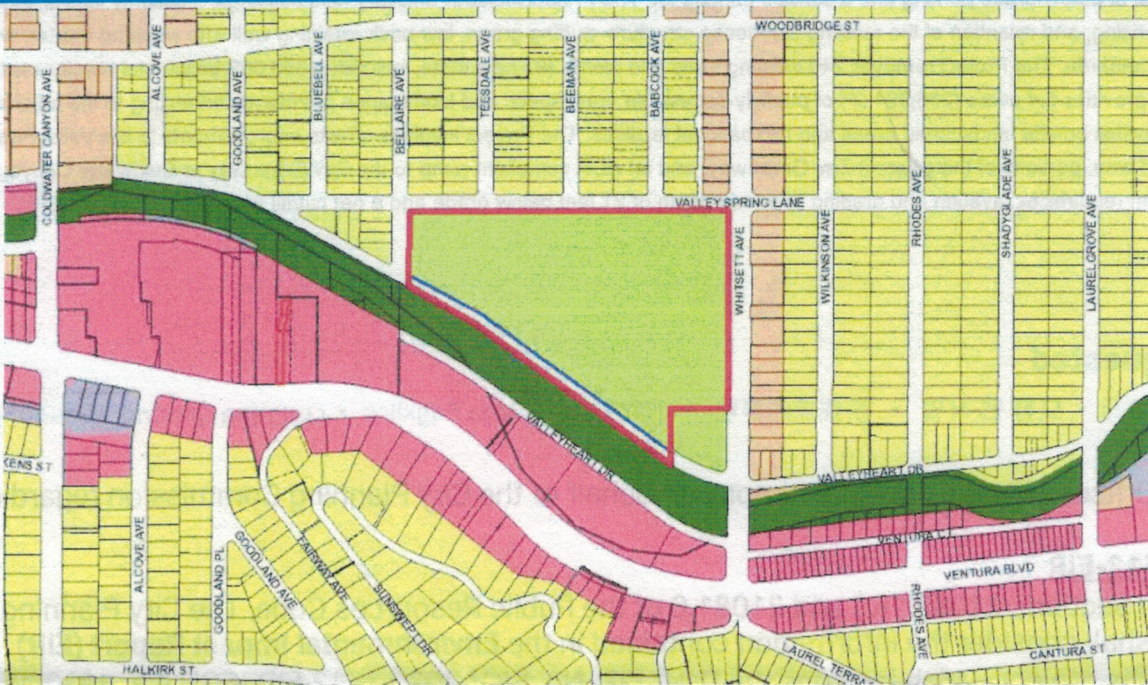
This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: +1 213 338 8477 or +1 669 900 9128
When prompted, enter the Meeting ID: 812 4090 9210

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81240909210>
Enter Meeting ID: 812 4090 9210 and Passcode: 931934

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyecto
ծրագրի Հասցե

4047-4155 N. Whitsett Avenue; 12506-2630 W. Valley Spring Lane; and
Assessor Parcel Number [APN] 2375-018-903, Los Angeles, CA 91604

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

Original Project: The Harvard-Westlake River Park Project involves redevelopment of a 16.1-acre site and adjacent 1.1-acre portion of property along the LA River, totaling the 17.2-acre (749,344 SF) Project Site, for use as an athletic and recreational facility for the Harvard-Westlake School and shared public use. The Project removes the existing golf course, driving range, and tennis facility to develop 2 athletic fields w/bleacher seating, an 80,249 SF, two-story gymnasium w/max height of 30 feet, a 52-meter swimming pool w/seating, 8 tennis courts w/seating, one level of below-grade parking and a surface parking lot. The Project includes ancillary field buildings, 3 security kiosks, exterior light poles,

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

(Original Project Cont.) walls/fencing, and retention of the existing clubhouse structure, putting green, low brick retaining wall with weeping mortar, and golf ball-shaped light standards. The Project removes 240 existing trees and plants 393 new trees, includes a 1 million-gallon stormwater capture and reuse system, provides 5.4 acres (235,224 SF) of publicly-accessible open space and landscaped pathways connecting to the Zev Greenway, and provides 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 adjacent Zev Greenway, and an ADA compliant pedestrian ramp to the Zev Greenway at Coldwater Canyon Ave. Project development requires excavation and grading to a max depth of 21 feet below grade and a net cut/fill volume of 250,000 cy.

Recommended Project: The Harvard-Westlake River Park Project involves redevelopment of a 16.1-acre site and adjacent 1.1-acre portion of property along the LA River, totaling the 17.2-acre (749,344 sq SF) Project Site, for use as an athletic and recreational facility for the Harvard-Westlake School and shared public use. The Project removes the existing golf course, driving range, and tennis facility to develop 2 athletic fields w/bleacher seating, an 80,249 SF, two-story gymnasium w/max height of 30 feet, a 52-meter swimming pool w/seating, 8 tennis courts w/seating, one level of below-grade parking and a surface parking lot. The Project includes ancillary field buildings, 3 security kiosks, exterior light poles, walls/fencing, and retention of the existing clubhouse structure, putting green, low brick retaining wall with weeping mortar, and golf ball-shaped light standards. The Project removes 240 existing trees and plants 393 new trees, includes a 350,000-gallon stormwater capture and reuse system, provides 5.4 acres (235,224 SF) of publicly-accessible open space and landscaped pathways connecting to the adjacent Zev Greenway, and provides on-site landscaped areas and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way, portions of the adjacent Zev Greenway, and an ADA compliant ramp to the Zev Greenway at Coldwater Canyon Ave. Project development requires excavation and grading to a max depth of 21 feet below grade and a net cut/fill volume of 197,000 cy.

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2020-1512-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, The City Planning Commission shall consider the information contained in the **Environmental Impact Report (EIR)** prepared for this project, which includes the Draft EIR, No. ENV-2020-1512-EIR (SCH No. 2020090536) dated March 2022, the Final EIR, dated May 2023 (Harvard-Westlake River Park Project) as well as the whole of the administrative record; and

CPC-2020-1511-VCU-SPR

2. Pursuant to LAMC Section 12.24 T, a **Vesting Conditional Use Permit** to allow the operation of a private-school athletic and recreational campus in the A1 zone;

3. Pursuant to LAMC Section 12.24 F, the following maximum heights for light poles ancillary to the athletic and recreational campus, in lieu of the 30-foot height limit otherwise required by LAMC Section 12.21.1 A:

- Four 55-foot-tall light poles on the east and west sides of the pool facility;
- Two 80-foot-tall light poles on the north side of Field B;
- Two 80-foot-tall light poles on the south side of Field B;
- Four 80-foot-tall poles on the west and east sidelines of Field A; and

Actions Requested CONTINUED

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

– Ten 40-foot-tall light poles located on all four sides of the proposed tennis courts.

4. Pursuant to LAMC Section 12.24 F, the following maximum heights for walls and fences ancillary to the athletic and recreational campus, in lieu of the 8-foot maximum height limitation for fences and walls in side yards and the 6-foot maximum height limitation for fences and walls in front yards, in the A1-1XL-RIO zone:

– A maximum 10-foot-height wall along Whitsett Avenue; and

– A maximum 11-foot-height wall along Valley Spring Lane and Bellaire Avenue.

5. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a development that results in an increase of more than 50,000 square feet of non-residential floor area.

Note: At the hearing, the Hearing Officer will not make any decisions on the EIR and Proposed Entitlement requests. After the hearing, the Hearing Officer will prepare a report on the proposed Vesting Conditional Use Permit and Site Plan Review requests, which will be considered by the decision maker, the City Planning Commission, on June 22, 2023 after 8:30 a.m.



Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared to assess potential environmental impacts of the proposed/recommended Project. The EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to CEQA provisions, for a 62-day public review period from March 10, 2022 to May 10, 2022. The Final EIR includes a response to comments and text revisions to the Draft EIR based on input received. The Final EIR will be released on May 24, 2023. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2020-1511-VCU-SPR

Environmental Case Number(s):

ENV-2020-1512-EIR

Related Case Number(s):

N/A

Overlay(s):

RIO

Zone:

A1-1XL-RIO

Land Use Designation:

Open Space

Community Plan Area:

Sherman Oaks - Studio City - Toluca Lake -
Cahuenga Pass

Council District:

4 - Raman

Applicant:

Harvard-Westlake School

Assigned Staff Contact Information:

Kimberly Henry, City Planner
kimberly.henry@lacity.org
(213) 847-3688
221 N. Figueroa Street
Los Angeles, CA 90012

Representative:

Edgar Khalatian, Mayer Brown, LLP

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

Copies of the DEIR and FEIR are available online at the Department of City Planning's website: <https://planning.lacity.org/development-services/eir>.

Electronic viewing is also available at the following libraries:

- 1) Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071;
- 2) North Hollywood Amelia Earhart Regional Library, 5211 Tujunga Avenue, North Hollywood, CA 91601
- 3) Studio City Branch Library, 12511 Moorpark Street, Studio City, CA 91604

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.