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February 4, 2016

Agenda Item 10
SMMC
3/28/16

NOTICE OF COMPLETION AND AVAILABILITY
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2013-0150-EIR SCH NO. 2013041033

To: Agencies, Owners and Occupants of Property, and other Interested Parties.

Project Name: Harvard-Westlake Parking Improvement Plan

Site Location: The approximately 25.83-acre Project Site is comprised of two components: 1) the Parking Structure/Development Site (approximately 6.83 acres) is located at 3701 N. Coldwater Canyon Avenue (and also includes 3683, 3701, 3703, 3705, 3707, 3717, 3719 & 3801 Coldwater Canyon Avenue, 12908, 12916, 12924 & 12930 W. Hacienda Drive; and 3666 & 3680 N. Potosi Avenue) in Studio City; and 2) the existing Campus for the Harvard-Westlake School (approximately 19 acres) is located at 3700 N. Coldwater Canyon Avenue in Studio City.

Community Planning Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Council District: 2, Paul Krekorian

Comment Review Period: February 4, 2016 to March 21, 2016

Recirculated Draft EIR Comment Period: This Recirculated Draft EIR is being recirculated to inform the public regarding certain changes in the Project, and updated information including, but not limited to: 1) Additional property added to the Development Site to the south of the Parking Structure, including the paper street Hacienda Drive which is proposed to be vacated; 2) Addition of a debris basin west of the Parking Structure; 3) Changes in location and height of retaining walls; 4) Addition of deflection walls to the northwest of the Parking Structure; 5) New Final Geologic and Soils Engineering Report and updated Hydrological and LID reports; 6) Supplemental Traffic and Tree reports; 7) Additional consideration of an alternative with subterranean construction; and 8) Other updated information and design refinements. In addition, the requested entitlements have been updated.

Project Description: The basic components of the Project remain as follows: Harvard-Westlake School (Applicant) is proposing the construction of a new three-story (four-level), 750-space Parking Structure including a practice field with lights on top in the RE40 and R1-1 Zones. A pedestrian bridge is also proposed to cross over Coldwater Canyon Avenue from the Development Site to the Harvard-Westlake Campus. As part of the Project roadway improvements would be made that would improve the flow of traffic in the Project area as well as pedestrian and vehicle safety.

The Parking Structure would contain 750 parking spaces, located within an approximately 45-foot tall building with three levels of parking, and a rooftop practice field. The Parking Structure would include an approximately 2,582 square-foot facilities building at the north end of the practice field as well as a 32-foot tall catchment fence around and above the field, for an overall height of approximately 77 feet. In addition, 14 light poles would extend to a height of approximately seven feet above the catchment fence.

In addition, four soil nail retaining walls are also proposed on the Development Site in order to protect the adjacent hillsides and to construct the Parking Structure. A debris basin is proposed to be located in the southwest corner of the Development Site.

The Project proposes traffic and circulation improvements to Coldwater Canyon Avenue in the vicinity of the Project Site. The proposed improvements include the addition of one southbound through lane along the Development Site's frontage, resulting in one northbound through lane and two southbound through lanes on Coldwater Canyon Avenue. Also proposed is the creation of three dedicated turn lanes into the Parking Structure (two southbound right-turn lanes and one northbound left-turn lane).

The Project includes a pedestrian bridge crossing Coldwater Canyon Avenue, connecting the Parking Structure to the main portion of the Harvard-Westlake Campus. The proposed pedestrian bridge would allow for safe crossing between the Parking Structure and the Harvard-Westlake Campus without stopping vehicles traveling north and south along Coldwater Canyon Avenue; no pedestrian access to the Development Site would be provided from the street. The pedestrian bridge would reach a height of approximately 41 feet in the center. The height of the top of the elevator on either end of the bridge would be approximately 65 feet on the west side and 46 feet on the east side. The bridge would be approximately 163 feet long and 13 feet wide and would provide a minimum clearance of approximately 25 feet 7 inches above Coldwater Canyon Avenue. Pedestrians would be able to access the Harvard-Westlake Campus from the Parking Structure, and vice versa, only via the proposed pedestrian bridge crossing Coldwater Canyon Avenue.

As part of the Project, the existing Harvard-Westlake main entrance driveway would be relocated approximately 37 feet to the south along Coldwater Canyon Avenue in order to align with the proposed northerly driveway of the parking structure, resulting in the loss of 140 parking spaces from surface parking lots near the Main Entrance and along the Main Entrance Driveway. A school bus pick-up/drop-off zone would be relocated from Coldwater Canyon Avenue to the southern parking lot of the Harvard-Westlake Campus. Through the reconfiguration of the existing main entrance driveway and the relocation of the school bus pick-up/drop-off zone onto the campus, a total of 335 surface parking spaces would remain on the main portion of the Harvard-Westlake Campus and a total of 1,085 parking spaces (with an additional 103 spaces available for special events) would be provided for the Harvard-Westlake Campus in total.

The Applicant is requesting Waiver of the Tentative Map Requirement under LAMC Section 91.7006.8.2, pursuant to the Department of City Planning's "Filing Procedures for Review of Grading Plans in Hillside Areas Having an Area In Excess of 60,000 square feet", and a Vesting Conditional Use Permit pursuant to LAMC Section 12.24.T, to permit the construction of the Parking Structure, rooftop practice field and pedestrian bridge.

Anticipated Significant Environmental Effects: Impacts to oak-walnut woodlands could result in Project-specific impacts to sensitive species (San Bernardino ringneck snake and coastal western whiptail) and a cumulatively considerable contribution to the loss of oak-walnut woodland habitat and other sensitive species that forage on the Development Site on occasion. Mitigation measures would reduce construction noise levels but not below a level of significance during the most impactful phase of construction (excavation, hauling, soil nailing and placing shotcrete). Mitigated construction noise levels would exceed the 5-dBA significance threshold at approximately 51 sensitive receptors (homes on the east and west side of Coldwater Canyon Avenue in the vicinity of the Development Site and St. Michael & All Angels Episcopal Church (which includes Sunnyside Preschool)).

Document Review and Comment: If you wish to review a print copy of the Draft EIR, the Recirculated Draft EIR, or the documents referenced in the Draft EIR or Recirculated Draft EIR, you may do so during office hours 8 am to 4 pm at the City of Los Angeles Department of City Planning, at 200 North Spring Street, City Hall, Room 750, Los Angeles, CA. The Draft EIR and Recirculated Draft EIR is available online at the Department of City Planning's website at <http://cityplanning.lacity.org> (click on "Environmental" then "Draft EIR"), and digital versions are also available at the following Library Branches:

1. Central Library, 630 West Fifth Street, Los Angeles, CA 90071
2. Studio City Branch Library, 12511 Moorpark Street, Studio City, CA 91604
3. Sherman Oaks Branch Library, 14245 Moorpark Street, Sherman Oaks, CA 91423
4. Encino-Tarzana Branch Library, 18231 Ventura Boulevard, Tarzana, CA 91356

The Draft EIR and Recirculated Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Diana Kitching of the City of Los Angeles at (213) 978-1342 to purchase copies.

If you wish to submit comments following review of the Recirculated Draft EIR, please reference the file number above, and submit them in writing by Monday, March 21, 2016 no later than 4:00 PM.

Comments received on the 2013 Draft EIR and Recirculated Draft EIR will be responded to in the Final EIR. Therefore, if reviewers have the same comments as they had on the 2013 Draft EIR, they need not submit the same comments on the Recirculated Draft EIR.

Please direct your comments to:

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Michael J. LoGrande
Director of Planning



Diana Kitching
Environmental Review Section