



# NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**To Owners:**     Within a 100-Foot Radius  
                   Within a 500-Foot Radius  
                   Abutting a Proposed Development Site

**And Occupants:**     Within a 100-Foot Radius  
                              Within a 500-Foot Radius  
**And:**                    Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site:            3701 North Coldwater Canyon Avenue**

The following address ranges identify the **Development Site:** 3675-3801 N. Coldwater Canyon Avenue, 12908-12930 W. Hacienda Drive, 3678-3686 N. Potosi Avenue, and **Harvard-Westlake School Campus:** 3668-3946 N. Coldwater Canyon Avenue and 3908-3920 N. Avenida Del Sol.

The following Assessor Parcel Map Numbers are included in the Project Site: 2385-018-001, 2385-018-002, 2385-018-003, 2385-018-011, 2385-019-013, 2385-019-014, 2385-019-015, 2385-019-016, 2385-019-017, 2385-019-049, 2385-019-050, 2385-019-051, 2384-007-005, 2384-017-045, 2385-017-047, and paper street portions of Hacienda Drive.

<b>Case No.:</b>	<b>CPC-2013-148-VCU</b>	<b>Council No:</b>	2 – Krekorian
<b>CEQA No.:</b>	ENV-2013-150-EIR (SCH No. 2013041033)	<b>Related Case(s):</b>	none
<b>Hearing Held By:</b>	Hearing Officer on behalf of the City Planning Commission	<b>Plan Area:</b>	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
<b>Date:</b>	<b>Monday, July 24, 2017</b> <b>Hearing rescheduled to:</b> <b>Tuesday, August 8, 2017</b>	<b>Zone:</b>	R1-1, RE15-1-H, RE40-1-H
<b>Time</b>	<b>9:00 a.m.</b>	<b>Plan Overlay:</b>	none
<b>Place:</b>	Van Nuys City Hall 14410 Sylvan Street, Room 201 Van Nuys, CA 91401	<b>Land Use:</b>	Low Residential, Very Low Residential, and Minimum Residential
<b>Staff Contact:</b>	Milena Zasadzien, City Planner 200 N. Spring St. Room 750 Los Angeles, CA 90012 Milena.Zasadzien@lacity.org 213-978-1360	<b>Applicant:</b>	Harvard-Westlake School David Weil
		<b>Representative:</b>	Mayer Brown, LLP Edgar Khalatian

**PROPOSED PROJECT:**

The Project involves the continued operation of a private school use on the Harvard-Westlake School Campus, with modifications to the existing campus plan and the addition of new parcels into the campus (Development Site). Modifications to the existing campus include a relocation of the main entrance driveway, the removal of 140 surface parking spaces, and the construction of a landing with stairs and elevator for a proposed elevated pedestrian bridge. The proposed pedestrian bridge, crossing over Coldwater Canyon Avenue, would connect the campus to the Development Site and a proposed three-story, 750-space parking structure with a rooftop practice field and associated lighting. Site preparation for the parking structure includes the grading and removal of up to 140,000 cubic yards of soil, the removal of a single-family residence, and the installation of a soil nail wall retention system. The Project also involves roadway improvements, revocable permits, street and airspace vacations, bridge design review, tree removal permits, and a Haul Route for the export of 2,500 cubic yards of dirt, under the review of other City agencies.

## REQUESTED ACTION(S):

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, Certification of the **Final Environmental Impact Report**, adoption of the proposed **Mitigation Monitoring Program** and required findings for the certification of the EIR, and adoption of a **Statement of Overriding Considerations** setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 12.24-T and 12.24-U.24(b) of the Municipal Code, a **Vesting Conditional Use** to allow a private school in the R1 (One-Family) and RE (Residential Estate) zones, with a maximum enrollment of 900 students (grades 10 through 12); and
3. Pursuant to Section 12.24-F of the Municipal Code, a **Determination** to permit the following area and height modifications to the *Existing Campus*:
  - a. A zero-foot front yard setback for the pedestrian bridge and bridge landing, in lieu of the required 25-foot front setback otherwise required by Section 12.21-C.10-1,
  - b. A maximum height of 45 feet 7 inches for the pedestrian bridge landing and elevator, in lieu of the 30-foot height limit otherwise required by Section 12.21 C.10-4; and
4. Pursuant to Section 12.24-F of the Municipal Code, a **Determination** to permit the following area and height modifications to the *Development Site*:
  - a. A 7-foot 1-inch front yard setback for the parking structure, in lieu of the 25-foot front setback otherwise required by Section 12.21 C.10-1,
  - b. A zero-foot front yard setback for the retaining wall, pedestrian bridge, ancillary bridge structures, and service access ramp needed for emergency responder access from Coldwater Canyon Avenue, in lieu of the 25-foot front setback otherwise required by Section 12.21 C.10-1,
  - c. A zero-foot side yard setback for the parking structure, retaining wall, and service access ramp needed for emergency responder access from Coldwater Canyon Avenue, in lieu of the 17-foot side setback otherwise required by Section 12.21 C.10-1,
  - d. The following maximum heights for the parking structure and ancillary structures, in lieu of the 30-foot height limit otherwise permitted by Section 12.21 C.10-4:
    - i. 41 feet 3 inches for the pedestrian bridge
    - ii. 64 feet 11 inches for the elevator tower on the west side of the pedestrian bridge
    - iii. 44 feet 6 inches to the top slab of the parking structure
    - iv. 56 feet 6 inches for the rooftop equipment room/offices on the parking structure
    - v. 76 feet 6 inches for the catchment fence on the rooftop of the parking structure
    - vi. 83 feet 6 inches for the field lights secured above the catchment fence
    - vii. 90 feet 5 inches for retaining walls (including a 3-foot fence atop the retaining wall)
  - e. A maximum grading quantity of 2,500 cubic yards (not including exempted grading amounts) in a Hillside Area on a lot in the R1 and RE40 Zones, in lieu of the maximum 1,600 cubic yards of grading otherwise permitted by Section 12.21 C.10(f)(1),
  - f. A maximum earth export quantity of 2,500 cubic yards (not including exempted grading amounts) in a Hillside Area, in lieu of the maximum 1,000 cubic yards of export otherwise permitted by LAMC Section 12.21 C.10(f)(2)(i), and
  - g. A maximum residential floor area of 79,261 square feet in a Hillside Area, in lieu of the maximum residential floor area otherwise permitted by Section 12.21 C.10(b).

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the EIR, Vesting Conditional Use Permit, and determinations regarding height, area, yards, and grading, which will be considered by the decision-maker, the City Planning Commission, at a tentative date of September 28, 2017.

## GENERAL INFORMATION

**FILE REVIEW** - The complete file including the Final Environmental Impact Report (FEIR) or the documents referenced in the EIR are available for public inspection between the hours of 9 a.m. to 4 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** The Final Environmental Impact Report is also available online at <http://planning.lacity.org> (click on "Environmental Review" then "Final EIR"), and copies are available at the following Library Branches:

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

**EIR CERTIFICATION** - An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Proposed Project is comprised of three parts, the Draft EIR, the Revised Draft EIR, and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 66-day public review period from October 10, 2013 to December 16, 2013. A Revised Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 45-day public review period from on February 4, 2016 to March 21, 2016. The Final EIR responds to the comments and includes text revisions to the Revised Draft EIR in response to input received on the Draft EIR and the Revised Draft EIR. Unlike the Draft EIR and the Revised Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the City Planning Commission as part of the staff report for the project. The EIR will be submitted to the City Planning Commission for requested certification and action on the Project.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

**Regular Submissions** - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original plus (3) copies**, and follow the size guidelines above.

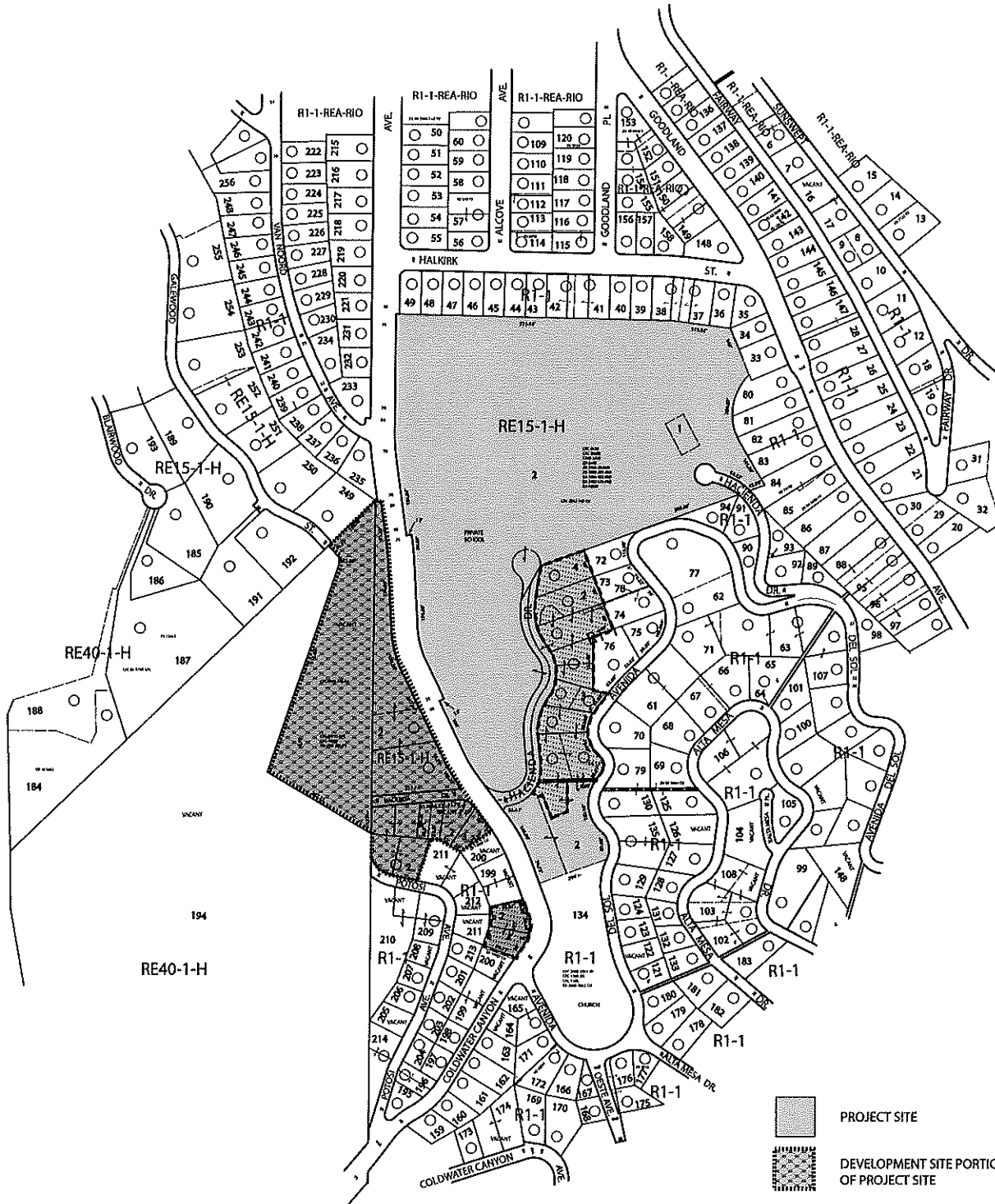
**Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. 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: [per\\_planning@lacity.org](mailto:per_planning@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.



## CONDITIONAL USE & ENVIRONMENTAL IMPACT REPORT



**Quality Mapping Service**

14549 Archwood St. Suite 301  
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 qmapping@qesqms.com

DRAWN BY:

**THOMAS BROTHERS**  
 Page: 562 Grid: E-6

**LEGAL**  
 "SEE APPLICATIONS"

**CONTACT:** MAYER BROWN LLP

**ASSESSOR PARCEL NUMBER:**  
 2384-007-(002,005) 2384-009-(032-035,037,049-051,053)  
 2384-017-(045-047) 2385-018-(001-003,011)  
 2385-019-(008,009,013-016)  
**SITE ADDRESS:** 3701 COLDWATER CANYON AVE.

**CD:** 2  
**CT:** 1439-014  
**PA:** 212-SHERMAN OAKS  
**USES:** FIELD

**CASE NO:**  
**SCALE:** 1" = 200'  
**D.M.:** 162B161,159B161

**DATE:** 06-20-17  
 Update: \_\_\_\_\_  
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 \_\_\_\_\_

**PHONE:** 213-229-5147

