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October 31, 2013

UPDATED NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2013-015-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 24.5-acre Project Site is comprised of two components: 1) Parking Structure/Development Site (approximately 5.5 acres) is located at 3701 N. Coldwater Canyon Avenue (also includes 3703, 3705, 3707, 3717, 3719 & 3801) 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: Originally October 10, 2013 to November 25, 2013, now **extended to December 16, 2013.**

Extension of Comment Period: The City of Los Angeles (City) prepared a Draft Environmental Impact Report (EIR) for the Harvard-Westlake Parking Improvement Plan (Project) in compliance with CEQA. The City released the Draft EIR on October 10, 2013 for 45 days. In response to a request received from the Council office (CD2), the comment period is being extended to December 16, 2013.

Project Description: Harvard-Westlake School (the "Project Applicant") is proposing the construction of a new 3-story, 750-space Parking Structure including an athletic field with lights on top in the RE40 and RE15 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 a 45-foot tall building with three levels of parking, and a rooftop athletic field. The parking structure would include an approximately 2,582 square foot facilities building at the north end of the athletic field as well as a 32-foot tall protective fence and netting around and above the field, for an overall height of approximately 77 feet. In addition, 10 light poles would extend to a height of approximately seven feet above the top of the fence. Two retaining walls are also proposed on 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.

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. 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 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 and rooftop athletic field.

Anticipated Significant Environmental Effects: The proposed project would have significant impacts in regard to Air Quality (Short-term localized construction PM10 emissions (to six homes), and Noise (Short-term construction noise (to approximately 36 homes)).

Additions to Draft EIR Technical Appendices: The following technical information was not originally included on the City web site or in CDs that were circulated to agencies and parties requesting CDs. This information has been added to the City's web site and CDs:

1. Appendices A through D of the Traffic and Parking Report. The information contained in these appendices is summarized in the Traffic Report and the Draft EIR. The Traffic Report is Appendix G of the Draft EIR and is available on the City web site and on CD copies. The following appendices to Appendix G are added as **Appendix G.1** of the Draft EIR available on the City's web site and upon request, from Planning staff: A. Manual Traffic Count Data; B. Project Occupancy Localized Distribution Shift and Assignment Figures; C. CMA and Levels of Service Explanation and CMA Data Worksheets – AM and PM Peak Hours; and D. HCS Data Sheets.
2. Site Plan and Three Geologic Cross Sections through the site attached to the Geotechnical Report (the Preliminary Geotechnical Investigation is Appendix E.1 of the Draft EIR). The information contained in the cross sections is discussed in the Geotechnical Report and the Draft EIR. The site plan and cross sections were available in the City file and are now added as **Appendix E.1a** of the Draft EIR available on the City's web site and upon request, from City Planning staff.
3. Letter from The Federation of Hillside and Canyon Associations, Inc. dated August 16, 2013, providing comments on the project and potential impacts (received substantially after close of the comment period for the Notice of Preparation, which was May 13, 2013). This letter is added as **Appendix A.1a** of the Draft EIR available on the City's web site and upon request, from City Planning staff.

Document Review and Comment: If you wish to review a print copy of the Draft EIR or the documents referenced in the 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 is available online at the Department of City Planning's web site 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. Sherman Oaks Branch Library, 14245 Moorpark Street, Sherman Oaks, CA 91423
3. Encino-Tarzana Branch Library, 18231 Ventura Boulevard, Tarzana, CA 91356


The 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 Draft EIR, please reference the file number above, and submit them in writing by Monday, December 16, 2013 no later than 4:00 PM.

Please direct your comments to:

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E-mail: Diana.kitching@lacity.org

Michael J. LoGrande
Director of Planning



Diana Kitching
Environmental Review Section