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January 4, 2007

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

EAF NO.: ENV-2001-1196-EIR

PROJECT NAME: Valleyheart Senior Community

PROJECT ADDRESS: 4141 Whitsett Avenue

COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

COMMENT DUE DATE: February 5, 2007

The City of Los Angeles, Department of City Planning, as the Lead Agency, will require the preparation of an Environmental Impact Report (EIR) for the project identified herein. An EIR was required for the previously proposed project in November 2003; however, the EIR was postponed due to the reconfiguration of project site boundaries to accommodate construction of City of Los Angeles Fire Station No. 78. The fire station occupies a 1.1-acre portion of the southeast corner of the site and is not under ownership of the applicant. The project plans have since been revised to account for the boundary alterations and the revised project will once again require an EIR. The Department of City Planning requests your comments as to the scope and content of the EIR. A comprehensive project description and potential environmental effects are included below. Also included are the date, time and location of the Public Scoping Meeting (open house format), which will be held to solicit input regarding the content of the EIR.

The revised project will consist of a three-parcel subdivision (Parcels 1-3) on a 16.1-acre lot in the A1-1XL zone, which is currently improved with a driving range, clubhouse, 20 tennis courts and a pitch and putt golf course.

Parcel 1 will be approximately 6.8 acres and will be occupied by 272 senior condominium units within nine, four-story, 45-foot high buildings. Recreational activities and associated surface and subterranean parking will also be provided. The senior housing units will require a Zone Change from A1-1XL to R3-1, General Plan Amendment from Open Space to Medium Density Residential, Site Plan Review, and a Haul Route Permit to export approximately 85,000 cubic yards of earth for subterranean parking.

Parcel 2 will be approximately 4.7 acres and will be occupied by the driving range. The driving range will require a Conditional Use Permit to allow the driving range in the A (Agricultural) Zone and a Zone Change from A1-1XL to A2-1XL to satisfy zone area requirements.

Parcel 3 will be approximately 4.6 acres and will be occupied by 17 tennis courts, the new putting green and the clubhouse. The tennis courts, putting green and clubhouse will require a Zone Change from A1-1XL to A2-1XL to satisfy zone area requirements, a Variance to build in the A (Agricultural) Zone, a Revocable Permit to allow encroachments into a City right-of-way along Valley Heart Drive, and a Building Line Removal incident to the Zone Change for the existing 18-foot Building Line along Whitsett Avenue.

Additional actions may include: Subdivision Tract Map to create the three separate parcels; permits from the Department of Building and Safety-for grading and building; permits from the Department of Public Works for street, sewer, and drainage issues; and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

As a comparison, the previous project included development of 240 senior housing units within six, four-story, 45-foot high buildings with subterranean parking; retention of the existing golf course, driving range and clubhouse; retention of 8 tennis courts on-site and relocation of approximately 12 tennis courts off-site. Since the fire station has broken ground and is no longer part of the proposed project, the revised project includes the development of 272 senior housing units within nine, four-story, 45-foot high buildings; surface and subterranean parking; onsite relocation of 17 tennis courts; reconfiguration of the existing driving range, relocation of the existing clubhouse and construction of a new putting green; and removal of the existing golf course.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hydrology/Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation Transportation/Traffic, and Utilities/Energy Conservation.

PUBLIC SCOPING MEETING DATE AND LOCATION: The Public Scoping Meeting (open house format) will be held on Thursday, January 18, 2007 from 6 p.m. to 8 p.m. in the Auditorium at Walter Reed Middle School. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the EIR. The Scoping Meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the EIR. The Los Angeles Department of City Planning encourages all interested individuals and organizations to attend this meeting.

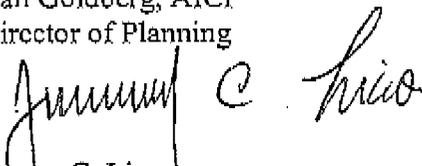
Date: Thursday, January 18, 2007
Time: 6 P.M. to 8 P.M.
Location: Walter Reed Middle School Auditorium
4525 Irvine Avenue
North Hollywood, CA 91602 (see map)

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **February 5, 2007**. Written and verbal comments will also be accepted at the Public Scoping Meeting described above.

Please direct your responses to:

David Somers, Project Coordinator or
Jimmy C. Liao, City Planner
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
David.Somers@lacity.org (email)
Jimmy.Liao@lacity.org (email)

Gail Goldberg, AICP
Director of Planning



Jimmy C. Liao
City Planner, EIR Unit
Environmental Review Section

Enclosures

PROJECT SUMMARY:

SITE NAME:
SITE AREA: 181 ACRES
PARCEL 1: 4.4 ACRES (RESIDENTIAL AREA)
PARCEL 2: 4.7 ACRES (LANDSCAPED PARKING)
PARCEL 3: 54 ACRES (TENNIS COURTS)

FIN:

SETBACKS:
2' SIDEWALK AT WHITSETT AVE
4' SIDEWALK AT VALLEY SPRING DRIVE
LANDSCAPED FRONT YARD: 45' @

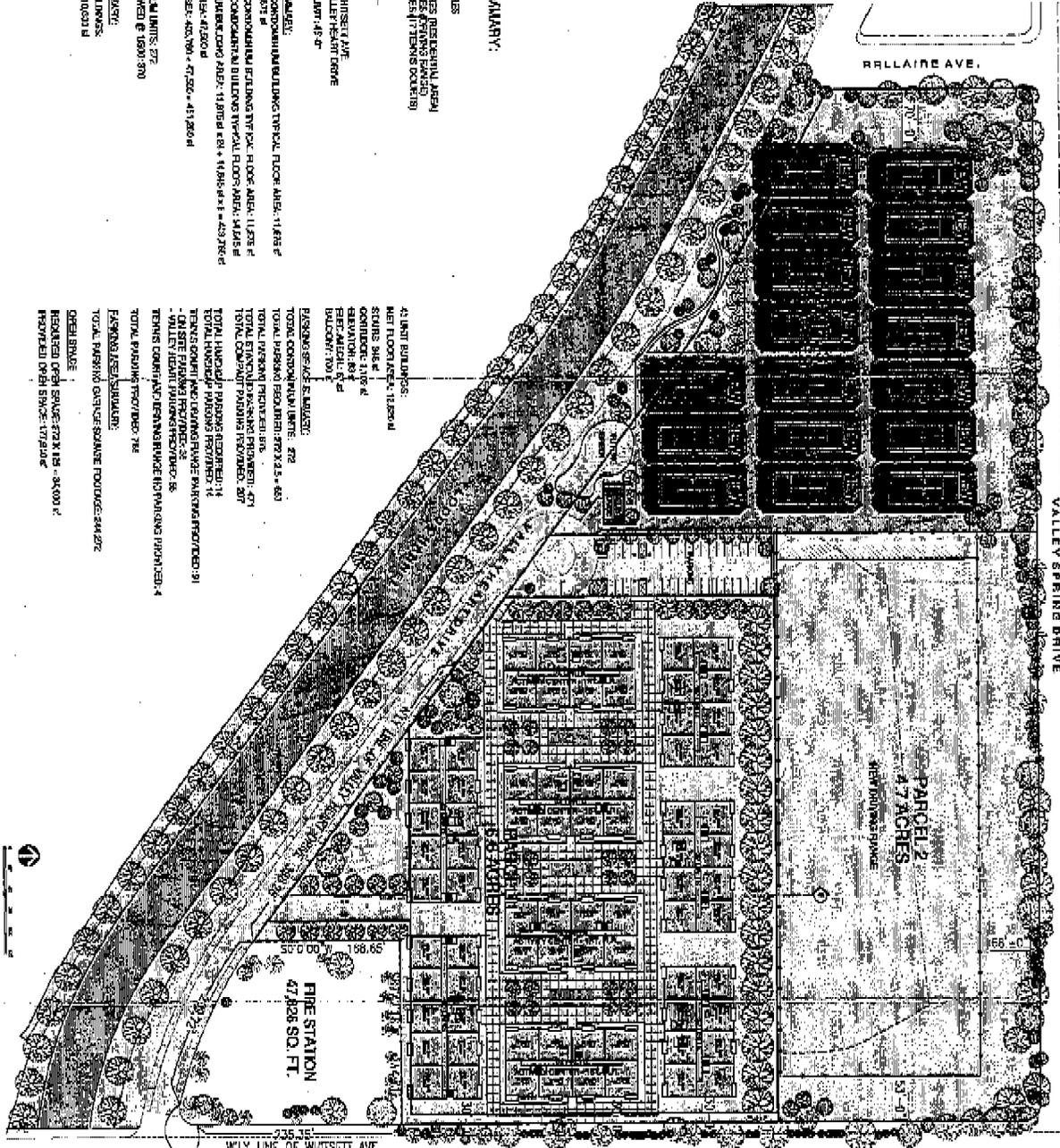
NET AREA: 165,000 SQ. FT.
TOTAL CONDOMINIUM UNITS: 272
TOTAL RESIDENTIAL UNITS: 272
TOTAL COMMON AREAS: 42,000 SF
TOTAL BUILDING AREA: 402,000 SF
TOTAL GARAGE SPACES: 47,500
TOTAL UNITS ALLOWED @ 10000 SF/UNIT: 272

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TOTAL COMMON AREAS: 42,000 SF
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TOTAL GARAGE SPACES: 47,500
TOTAL UNITS ALLOWED @ 10000 SF/UNIT: 272

41 UNIT BUILDINGS:

NET FLOOR AREA: 11,500 SF
SCISSOR LIFT &
ELEVATOR: 83' @
ELEVATOR: 83' @
BALCONY: 700 SF
TOTAL CONDOMINIUM UNITS: 272
TOTAL RESIDENTIAL UNITS: 272
TOTAL COMMON AREAS: 42,000 SF
TOTAL BUILDING AREA: 402,000 SF
TOTAL GARAGE SPACES: 47,500
TOTAL UNITS ALLOWED @ 10000 SF/UNIT: 272

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Table with columns for revision, date, and description. Includes entries for 'REVISED' and 'DATE'.

STUDIO CITY SENIOR HOUSING DEVELOPMENT

SITE PLAN

Franco & Associates Inc.
2545 Ventura Blvd
Studio City, CA 91617
Tel: 818 754 4000
Fax: 818 754-5011