

ITEM NO. 35

File No. [23-1101](#)

ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE (SCH) NO. 2020090536, FINAL EIR (HARVARD-WESTLAKE RIVER PARK PROJECT EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals filed for the properties located at 4047 – 4155 North Whitsett Avenue; 12506 – 12630 West Valley Spring Lane, and a portion of Assessor Parcel Number (APN) 2375-018-903.

Recommendations for Council action:

1. FIND, that the City Council has reviewed and considered the information contained in the Draft EIR No. ENV-2020-1512-EIR (SCH No. 2020090536), dated March 2022, and the Final EIR, dated May 2023 (Harvard-Westlake River Park Project EIR), as well as the whole of the administrative record. CERTIFY the following: a) the Harvard-Westlake River Park Project EIR has been completed in compliance with the CEQA; b) the Harvard-Westlake River Park Project EIR was presented to the City Council as a decision-making body of the lead agency; and c) the Harvard-Westlake River Park Project EIR reflects the independent judgment and analysis of the lead agency. ADOPT all of the following: a) the related and prepared Harvard-Westlake River Park Project Environmental Findings; b) the Statement of Overriding Considerations; and c) the Mitigation Monitoring Program prepared for the Harvard-Westlake River Park Project EIR.
2. ADOPT the AMENDED FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by: 1) Studio City Residents Association & Save LA River Open Space (Representative: Amy Minter, Carsten, Black & Minter, LLP) and 2) Save Weddington Inc (Representative: Jamie T. Hall, Channel Law Group, LLP), and THEREBY SUSTAIN the determination of the LACPC in: 1) approving a Vesting Conditional Use, pursuant to Section 12.24 T of the Los Angeles Municipal Code (LAMC), to allow the operation of a private-school athletic and recreational campus in the A1 Zone; and, 2) approving a Site Plan Review, pursuant to LAMC Section 16.05, for a project which results in an increase of 50,000 gross square feet or more of non-residential area; for the redevelopment of a 16.1-acre site and adjacent 1.1-acre portion of property along the Los Angeles River, totaling 17.2-acres (749,344 square feet) (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 two athletic fields with bleacher seating, an 80,249 square feet, two-story gymnasium with a maximum height of 30 feet, a 52-meter swimming pool with seating, eight tennis courts with seating, one level of below-grade parking and a surface parking lot, the project includes ancillary field buildings, three 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 215 existing trees and plants 368 new trees, includes a 350,000-gallon stormwater capture and reuse system, provides 5.4 acres (235,224 square feet) 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 and portions of the adjacent Zev Greenway, project development requires excavation and grading to a maximum depth of 21 feet below grade and a net cut/fill volume of 197,000 cubic yards; for the properties located at 4047 – 4155 North Whitsett Avenue; 12506 – 12630 West Valley Spring Lane, and a portion of APN 2375-018-903, subject to Modified Conditions of Approval, approved by the PLUM Committee on November 7, 2023, which include: 1) Condition No. 15.a, 2) Condition No. 19.a.i.2, 3) Condition No. 31.c, 4) Condition No. 18, Subsection A V., 5) Condition No. 18, Subsection C VI; 6) Condition No. 20, by adding Subsection H and 7) adding a new Condition, Condition No. 19.d.iii, confirming no Olympic-related events, including athletic games or otherwise, shall be allowed at the project site.

Applicant: Harvard-Westlake School, David Weil

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2020-1511-VCU-SPR-1A

Environmental No. ENV-2020-1512-EIR; SCH No. 2020090536

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – DECEMBER 11, 2023

(LAST DAY FOR COUNCIL ACTION – DECEMBER 8, 2023)

Summary:

At a regular meeting held on November 7, 2023, the PLUM Committee considered a report from the LACPC, and appeals for the properties located at 4047 – 4155 North Whitsett Avenue; 12506 – 12630 West Valley Spring Lane, and a portion of APN 2375-018-903. DCP staff provided an overview of the matter and read into the record the following modifications to Conditions of Approval listed in the Department of City Planning report dated November 1, 2023: 1) Condition No. 15.a, 2) Condition No. 19.a.i.2, and

Condition No. 31.c. A Representative of Council District 4 provided comments and read into the record the following recommended revisions: 1) Condition No. 18, Subsection A V., 2) Condition No. 18, Subsection C VI; 3) Condition No. 20, by adding Subsection H and 4) adding a new Condition confirming no Olympic-related events, including athletic games or otherwise, at the project site, and asked the committee to support denying the appeals. After an opportunity for public comment, and presentation from the Applicant and Appellant's Representatives, the Committee recommended to deny the appeals and thereby sustain the LACPC's determination in approving the EIR No. ENV-2020-1512-EIR, Statement of Overriding Considerations, Mitigation Monitoring Program, and related CEQA Findings, Vesting Conditional Use, Site Plan Review, Amended Findings, and modified Conditions of Approval dated November 9, 2023, which include: 1) Condition No. 15.a, 2) Condition No. 19.a.i.2, 3) Condition No. 31.c, 4) Condition No. 18, Subsection A V., 5) Condition No. 18, Subsection C VI; 6) Condition No. 20, by adding Subsection H and 7) adding a new Condition, Condition No. 19.d.iii, confirming no Olympic-related events, including athletic games or otherwise, shall be allowed at the project site. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COM

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
LEE:	YES
YAROSLAVSY:	YES
PADILLA:	YES
HUTT:	YES

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CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-