

NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2001-1196

PROJECT NAME: Homeplace Retirement Community

PROJECT LOCATION/ADDRESS: 4141 Whitsett Avenue

PLANNING AREA: Sherman Oaks-Studio City-Toluca Lake

COUNCIL DISTRICT: 5

PUBLIC SCOPING MEETING DATE AND LOCATION: Wednesday, March 6 from 6:00 - 9:00 PM at the Reed Middle School Auditorium: 4524 Irvine Street, North Hollywood.

PROJECT DESCRIPTION: General Plan Amendment (from Open Space to Medium Density Residential) and a Zone/Height district change (from A1-1XL to R3-1) on a five-acre, southeastern portion of a 17.2 acre site which is currently developed with a pitch and putt golf course, driving range, club house, and 20 tennis courts. The northwest portion of the lot will retain the Open Space designation, but with a Zone change on that portion from A1-1XL to OS. The applicant proposes to develop a senior housing center consisting of: 240 senior housing units (housed in six, four-story buildings); 25 assisted living units and 25 skilled nursing rooms in a four-story building, and a one-story administrative building for a total of approximately 490,000 square-foot building space. All 20 tennis courts will be removed during construction. Eight courts will be rebuilt at the site, and 12 are proposed to be replaced at nearby public park site(s). 482 parking spaces are proposed for the site comprised of 61 surface parking spaces for the existing golf course and proposed tennis courts, 31 surface and approximately 390 subterranean spaces for the new development. The applicant proposes to develop a river-front park along the Los Angeles River adjoining the site. The applicant proposes a Development Agreement to assure the preservation of the existing golf course, driving range, club house and the proposed eight tennis courts.

Additional entitlements include: a variance to permit surface parking in the front yard in the R3-1 zone, a Conditional Use to permit a healthcare center with 25 skilled nursing rooms and 25 assisted living rooms in the R3 zone, a variance to permit reduced parking for the senior housing units, a variance to permit a maximum building height of 58-feet for a portion of the building as measured from the roof of the structure to the lowest point adjacent to the Los Angeles River channel, instead of the permitted 45-foot height limit, together with a site plan review. The actual height of all buildings as measured from the existing golf course grade will not exceed the permitted 45-feet. A variance for reduced side yards varying from 0-7 feet adjoining the Los Angeles River, a variance to permit 3 new tennis courts in the R3-1 zone for public use, a reduction in the area of the existing Conditional Use Permit for the existing golf course and tennis courts.

A subdivision tract map to create two separate ground lots and one airspace lot to allow separate financing of the senior center, together with a Building Line Removal Incident to Subdivision for the existing 18-foot building line along Whitsett Avenue. A Street Vacation of North Valley Heart Drive and a Revocable Permit to occupy portions of the street easement for necessary access driveways and to create the river front park. An approval from the Los Angeles County Flood Control District to occupy portions of their fee ownership underlying the North Valley

Heart Drive street easement and to develop the river front park. Permits for grading, building, and haul route approval to export earth from the Department of Building and Safety, and other actions and ministerial approvals necessary to obtain building permits and complete construction.

The purpose of the Public Scoping Meeting is to provide the public with an opportunity to comment on the scope of the Draft Environmental Impact Report (DEIR) that is being prepared for the above mentioned project. Public testimony is taken on the potential environmental impacts, potential mitigation measures and project alternatives to be analyzed in the DEIR. This is not a public hearing held by a Decision-Maker, it is held by Environmental Review Section Staff from the Los Angeles Department of City Planning. If you have any questions regarding the Public Scoping Meeting please contact Maya Zaitzevsky at (213) 978-1355.

AREAS OF POSSIBLE ENVIRONMENTAL IMPACT: 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.