



Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME 1

VAN NUYS – NORTH SHERMAN OAKS COMMUNITY PLAN AREA

Chase Knolls Apartments Project

ENV-2003-1228-EIR

State Clearinghouse No. 2003071049

Council District 2

THIS DOCUMENT COMPRISES THE SECOND AND FINAL PART OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE DRAFT EIR AND THE DEIR SUPPLEMENT, WHICH WERE PREVIOUSLY CIRCULATED FOR PUBLIC REVIEW AND COMMENT COMPRISE THE FIRST PART.

Project Address: 13401 Riverside Drive
Los Angeles, CA 91423

Project Description: The proposed project generally consists of the addition of six new three-story buildings to an existing 260-unit apartment complex. The new apartment buildings, with a total of 141 units, would be constructed on areas now occupied primarily by parking garages, driveways, laundry facilities, and limited landscaping along an existing on-site east-west access road. All existing apartment buildings and landscaped courtyards would be preserved. In addition, the project would expand 11 of the 260 existing apartments with additional bathrooms and bedrooms, and add a swimming pool and gym to the site. The project would result in a net increase of 286 parking spaces, including 88 surface parking spaces. When the project is completed, the site would consist of a total of 401 dwelling units and approximately 546 parking spaces. The site has been designated as a Historic-Cultural Monument by the City of Los Angeles, and is subject to a Mills Act contract. Both the State Historic Preservation Office and the U.S. Department of the Interior have determined that the project is consistent with the U.S. Secretary of the Interior's Standards for Historic Resources. The applicant is applying for a Vesting Tentative Parcel Map, Findings for Site Plan Review, and will require Building Permit clearances (including Historic Resources), as well as Building, Grading, and other applicable ministerial and discretionary permits.

APPLICANT:

TransAction Financial Corp.

PREPARED BY:

Environmental Review Section
Los Angeles City Planning Department

May 2005

RECOMMENDATION FOR EIR CERTIFICATION

FEIR FILE NO.: ENV-2003-1228-EIR

STATE CLEARINGHOUSE NO.: 2003071049

PROJECT NAME: Chase Knolls Apartment Project

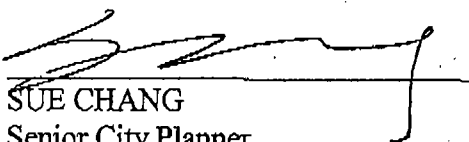
PROJECT LOCATION/ADDRESS: 13401 Riverside Drive, Sherman Oaks, CA 91423

PLANNING AREA: Van Nuys-North Sherman Oaks

COUNCIL DISTRICT: 2, Wendy Greuel

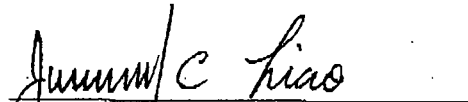
Pursuant to the California Code of Regulations, Title 14, Section 15090, this EIR has been completed in compliance with the California Environmental Quality Act (CEQA Guidelines, Article 7, Section 15090). The Environmental Review Section has determined that the Draft EIR and Final EIR is adequate for review by the decision-making body for the proposed project. The decision-making body must certify that it has considered the information contained in the Environmental Impact Report prior to making a final determination.

Approved by:



SUE CHANG
Senior City Planner
Environmental Review Section

Reviewed by:



JIMMY C. LIAO
Supervising City Planner
Environmental Review Section

Submitted and Reviewed by:



Nicholas Hendricks
Environmental Review Coordinator
Environmental Review Section

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