

Los Angeles

**Department of
City Planning**

**Virtual Scoping
Meeting**

**The Retreat
at
Benedict Canyon Project**

**9712 Oak Pass Road
December 2, 2020**

5:00 pm



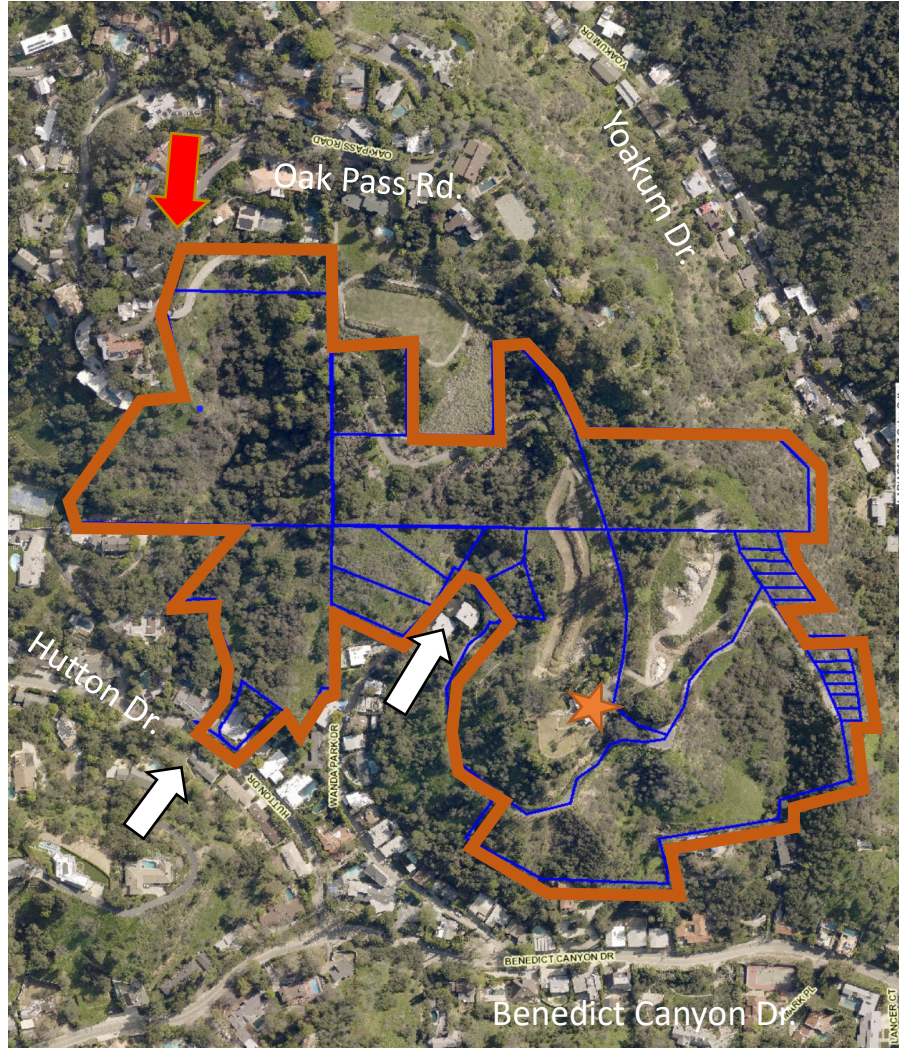
Purpose of Scoping Meeting

- Kick-off to the environmental process
- Informs public of topics to be discussed in the Environmental Impact Report (EIR)
- Intended to solicit information or knowledge of environmental conditions from agencies and community members, which may not be well known or may have been omitted
- NOT intended to solicit feedback on design, appropriateness of land use action, or whether a project is approved or not.
- The first of **multiple** opportunities for public input

Agenda and Objectives

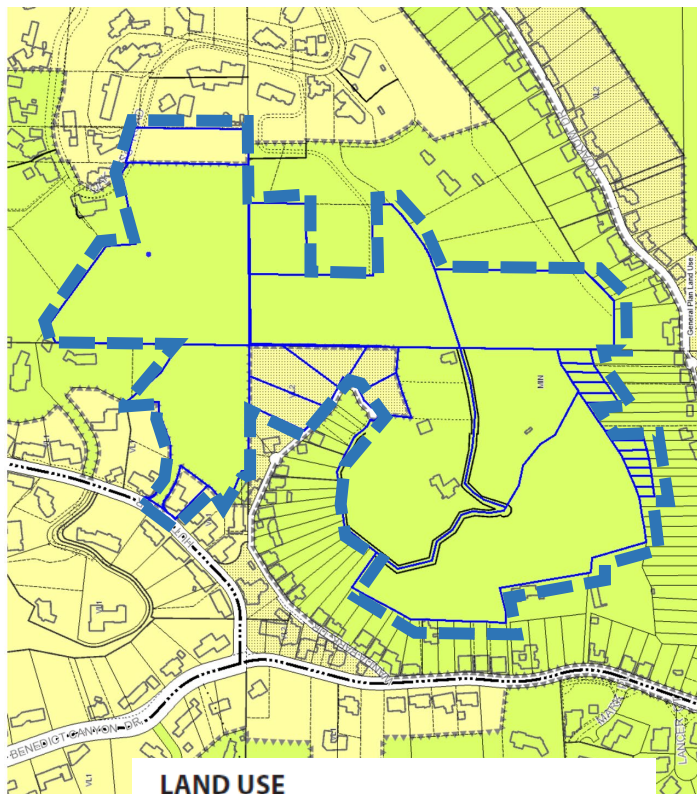
- Provide an overview of the Project
- Walk through the Project review including the Environmental Impact Report (EIR) process
- Discussion of Vehicle Miles Traveled (VMT)
- Explanation of how to submit public comments on the scope and content of the EIR
- Answer questions regarding the EIR process and Project specific questions

Existing Conditions and Aerial View of Site



Existing Land Use and Zoning

Land Use Designation

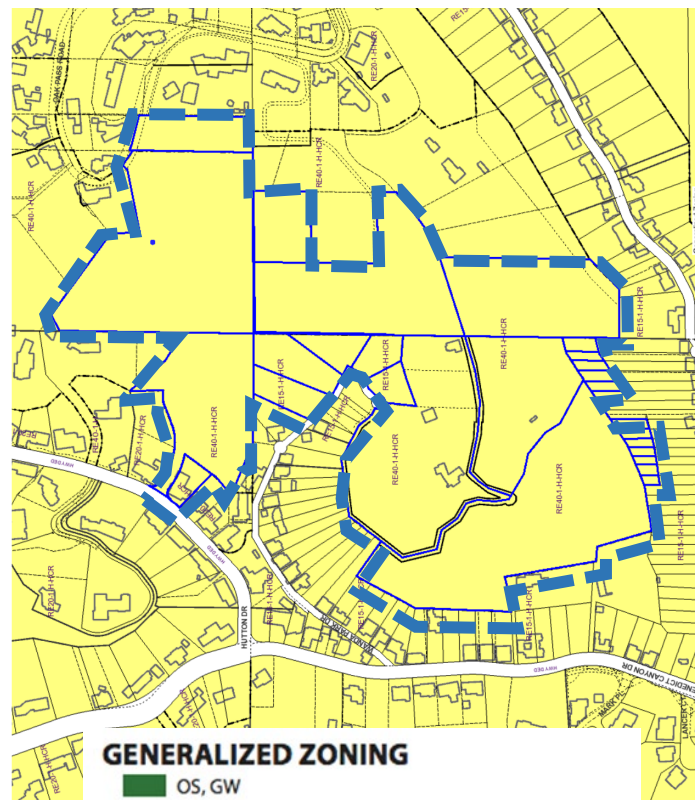


LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential

Zoning



GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

Existing Conditions

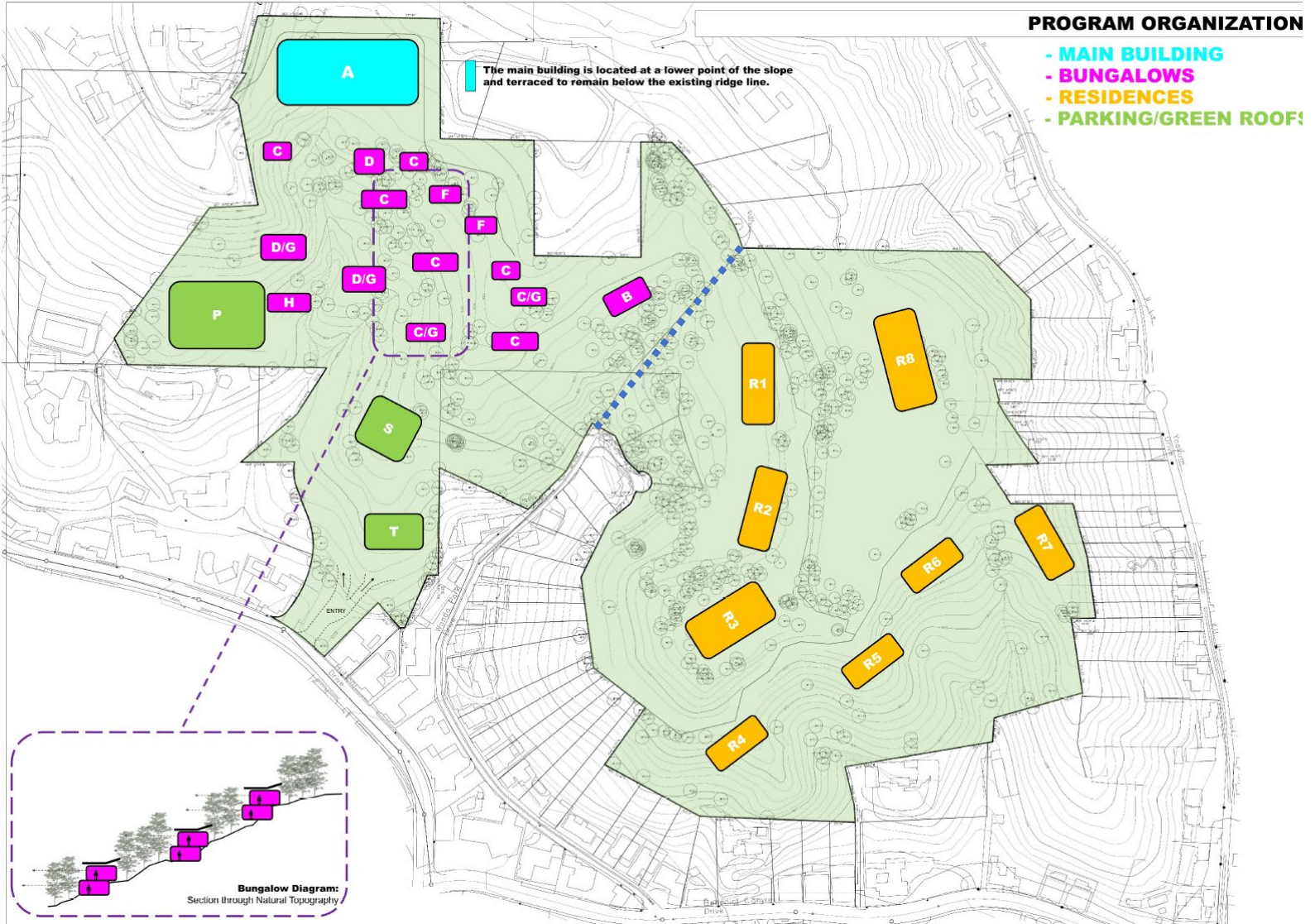


Project Overview

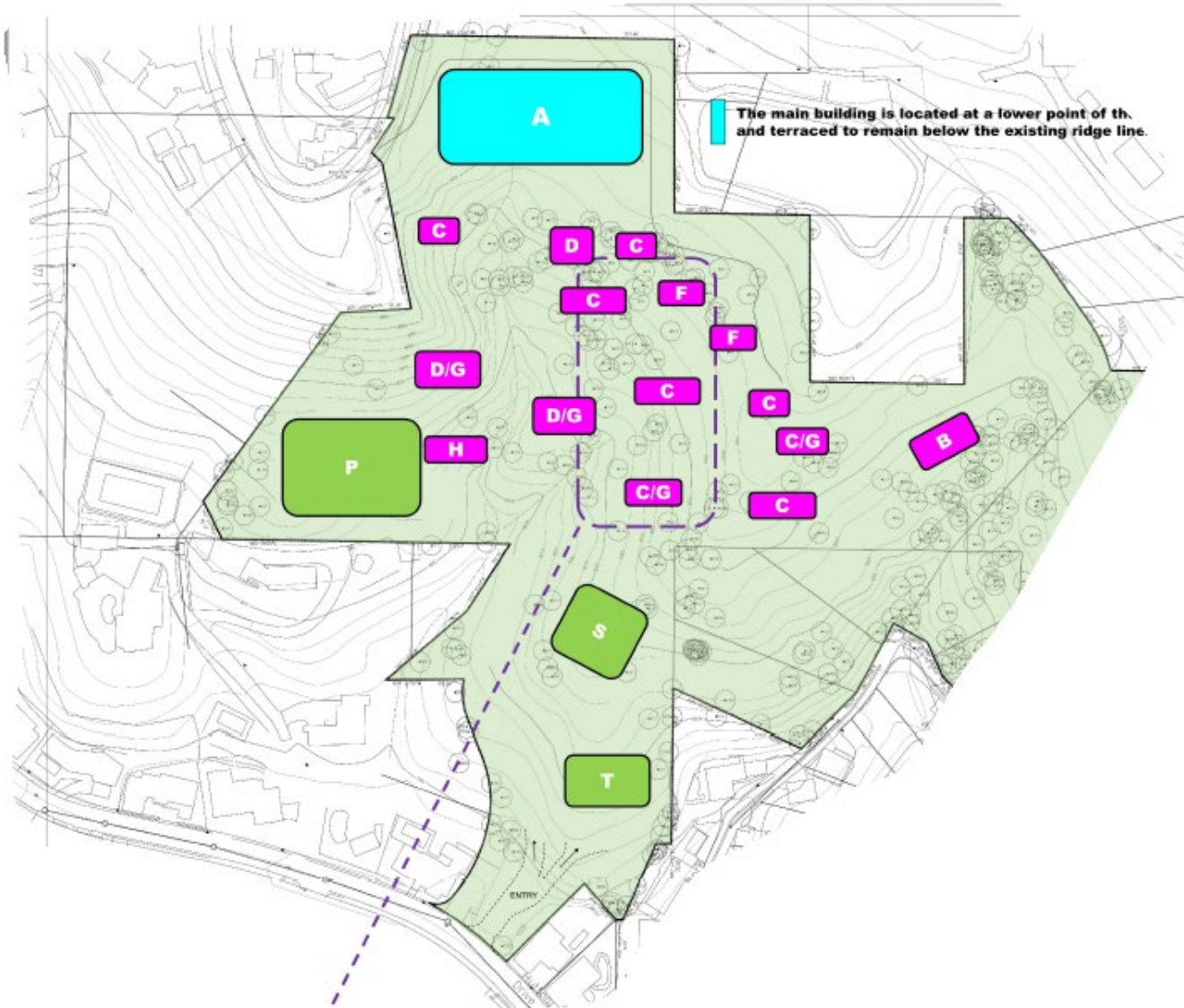
- Construction of Hotel and Residential Uses
- Residential
 - 8 Single Family Homes
- Hotel
 - 19 Buildings
 - 59 guest rooms in a main hotel and 15 bungalows
 - Restaurant and Bar Space
 - Pool and Spa Area
 - Private Screening Room
 - 260 parking spaces



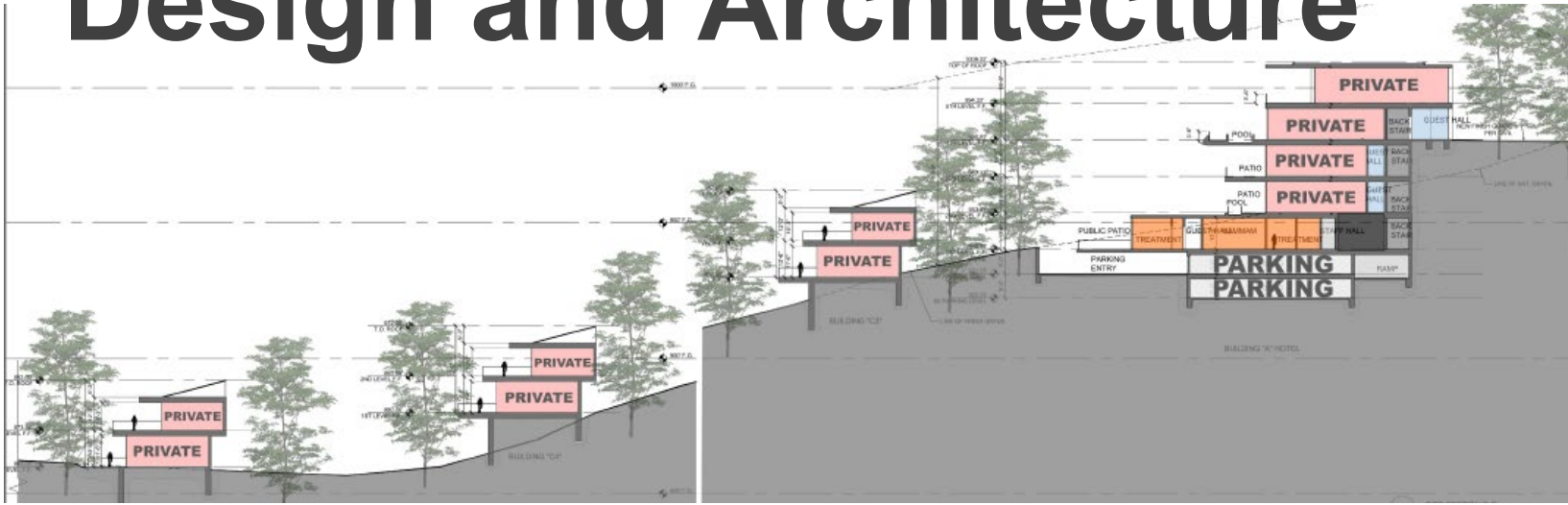
Site Plan



Hotel Component



Design and Architecture



Residential Component



Design and Architecture



Landscape Plan



SIGNIFICANT TREES:

TO BE REMOVED: 2P
TO REMAIN: 1T

PRELIMINARY PLANTING LEGEND

NATIVE TREES	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
42			PROTECTED TREES TO REMAIN				20% - 21" HP BOE 40% - 48" HP BOE 40% - 24" SP BOE
48			PROTECTED TREES TO BE REMOVED				
60			QUERCUS ADOBES	COAST LIVE OAK			3000S
62			QUERCUS LONCH	VALLEY OAK			2000S
24			PLATANUS BACCHARIS	CALIFORNIA Sycamore			2000H

ACCENT TREES	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
12			AMELIA BAMBA	SPRINGBERRY TREE			8000S
			CORNUS COCCINEA	RED TWIG DOGWOOD			2000S
			UMBELIFERA CALIFORNICA	CALIFORNIA RUTELAR			8000S
			PERSEPOLIS MULTIFLORA	TREE			2000S

SHRUBS & GROUND COVER (INTERNAL & STREETSCAPE)	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
			ASTELIA TRICOLOR	SEVERAL SEEDS	300		20% - 18" GAL
			BIANCHONELLA	BONNET	400		40% - 5" GAL
			DOROPHILA SPINOSA	SPIDER FLOWER PLANT	500		40% - 1" GAL
			DOROPHILA PALMERI	SPIDER FLOWER	600		
			ROSA CALIFORNICA	ROSE	500		
			RUPESTRA	ROSE MAIDEN HAIR	600		
			LILOSTRACHALUM TEXANUM	WILLOW BRISTLE	600		
			PETROLIUM VITIFOLIUM	WAX LILY	600		
			PLEISTOCALAMUS	WESTERN YAMBOSS	400		
			POSTELIA PERSEA	CRISTINA RED ROSE	200		
			POSTELIA LAJOLA	BLUE ROSE	200		
			SAGE	SAGE	200		
			BANHANA SPICE	LEMONGRASS	400		

SHRUBS & GROUND COVER (OAK WOODLAND ENVIRONMENT)	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
			ROSEMOYNIUM	WINE PALM	400		20% - 18" GAL
			ROSEMOYNIUM	ROSE PALM	500		40% - 5" GAL
			ROSEMOYNIUM	ROSE PALM	500		40% - 1" GAL
			ROSEMOYNIUM	ROSE PALM	200		40% - 1" GAL

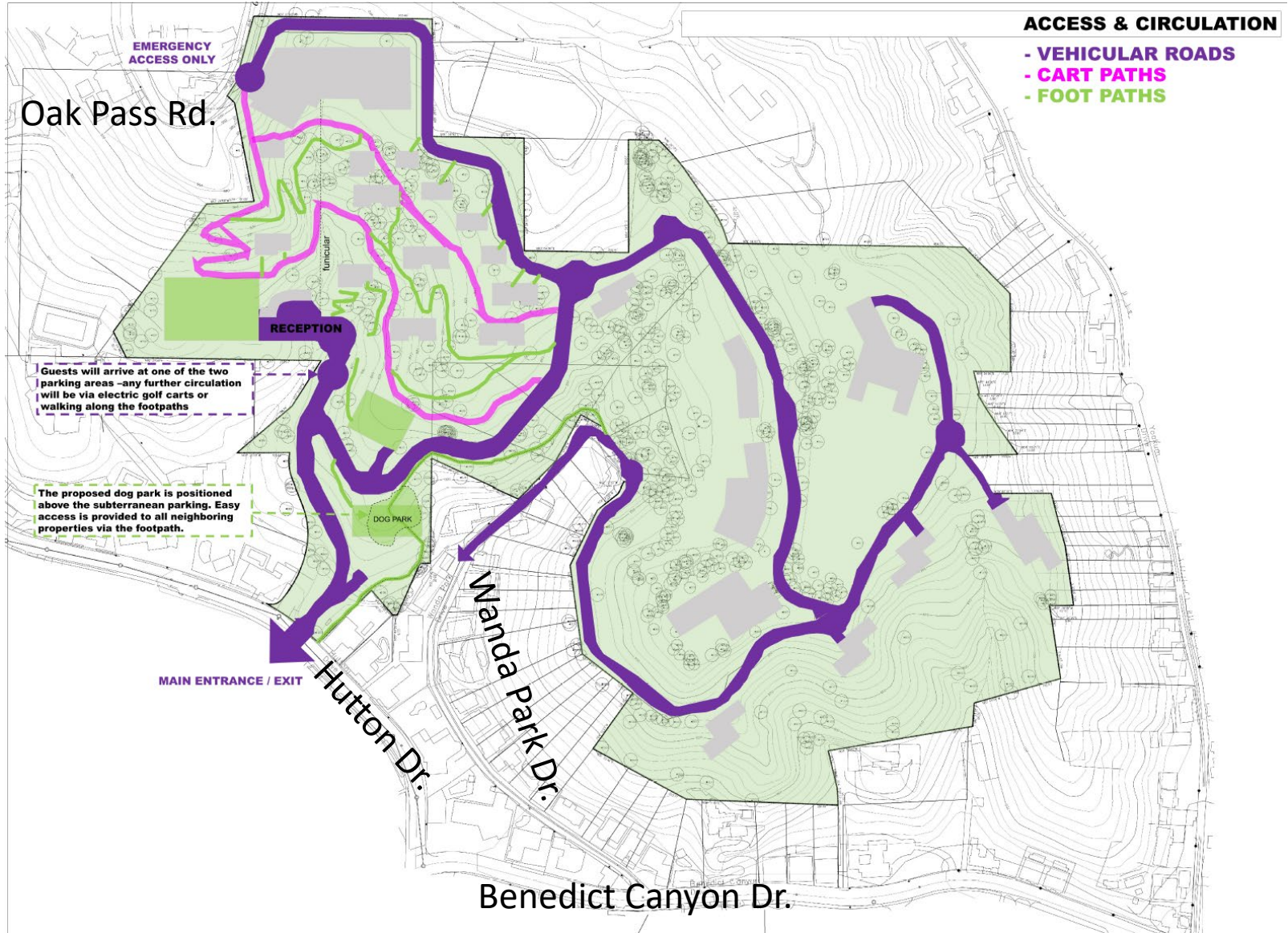
SHRUBS & GROUND COVER (CHAPARRAL ENVIRONMENT)	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
			ROSEMOYNIUM	WINE PALM	300		20% - 18" GAL
			ROSEMOYNIUM	WINE PALM	300		40% - 5" GAL
			ROSEMOYNIUM	WINE PALM	200		40% - 1" GAL
			ROSEMOYNIUM	WINE PALM	300		40% - 1" GAL

SHRUBS & GROUND COVER (GRASSLAND ENVIRONMENT)	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
			ROSEMOYNIUM	WINE PALM	300		20% - 18" GAL
			ROSEMOYNIUM	WINE PALM	300		40% - 5" GAL
			ROSEMOYNIUM	WINE PALM	200		40% - 1" GAL
			ROSEMOYNIUM	WINE PALM	200		40% - 1" GAL

NATURAL HABITAT RESTORATION AREA (225,300 S.F.)	CITY	SYMBOL	BOTANICAL NAME	COMMON NAME	WTR DZ	HVL	SIZE
			NATURAL HABITAT RESTORATION	RESTORATION OF NATURAL HABITAT USING SHRUBS LISTED ABOVE WHERE APPROPRIATE			

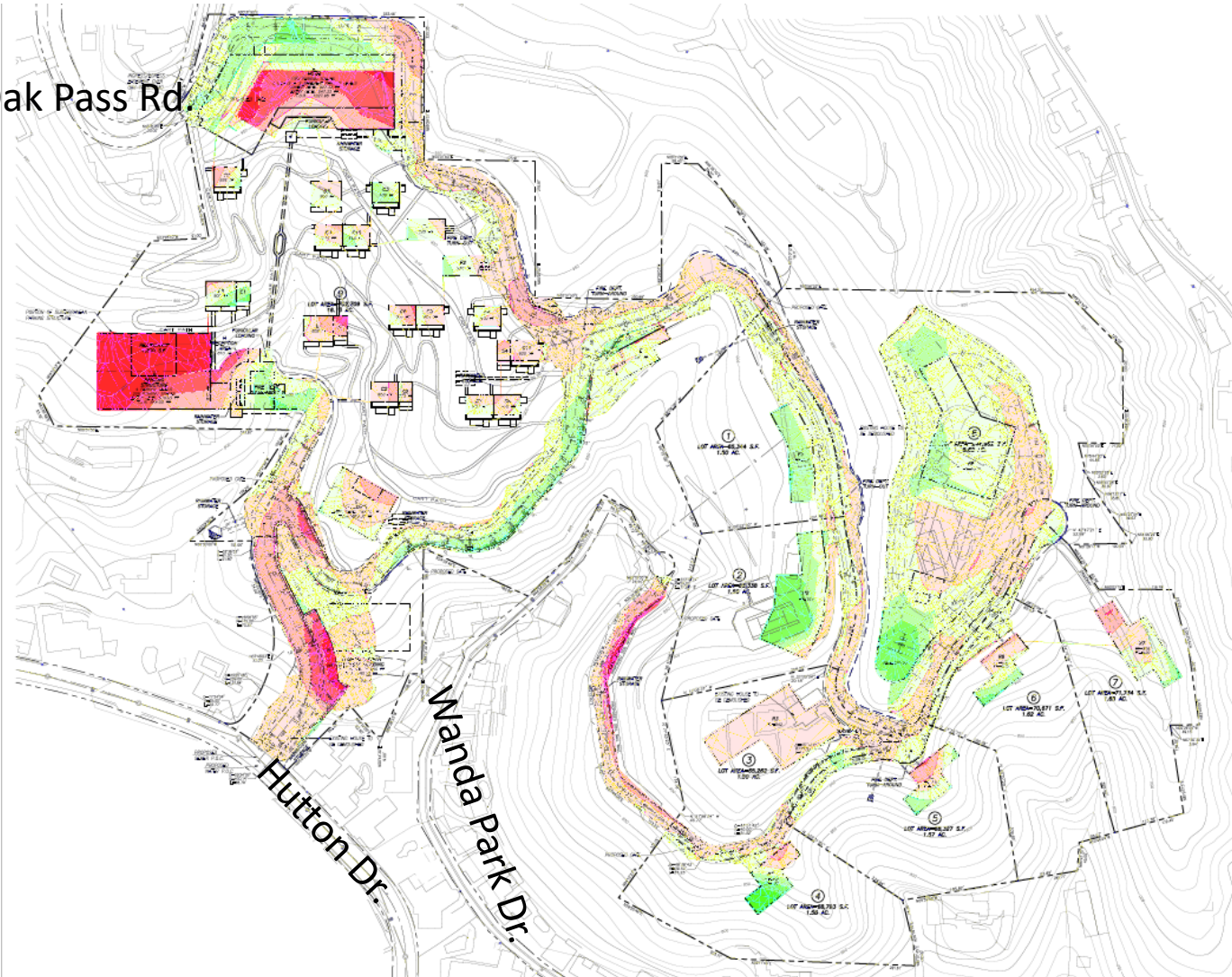


Site Access

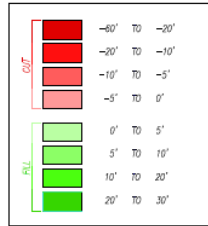


Excavation and Fill

Oak Pass Rd



CUT / FILL LEGEND:



APPROXIMATE EARTHWORK QUANTITIES

HOTEL: (FOUNDATIONS INCLUDED)		
CUT:	15,500 CU. YDS.	FILL: 5,000 CU. YDS.
P1 - PARKING STRUCTURE:		
CUT:	31,500 CU. YDS.	FILL: 500 CU. YDS.
S - BUILDING		
CUT:	1,250 CU. YDS.	FILL: 500 CU. YDS.
STREETS & RECEIVING:		
CUT:	30,500 CU. YDS.	FILL: 25,000 CU. YDS.
C, D, F & G UNITS:		
CUT:	4,000 CU. YDS.	FILL: 3,500 CU. YDS.
H RECEPTION:		
CUT:	1,500 CU. YDS.	FILL: 200 CU. YDS.
ESTATE LOTS & ROADS:		
CUT:	16,500 CU. YDS.	FILL: 66,650 CU. YDS.
RETAINING WALL FOUNDATIONS:		
CUT:	4,400 CU. YDS.	FILL: # CU. YDS.
UTILITIES: (SEWER, WATER, SD & DRY)		
CUT:	2,100 CU. YDS.	FILL: # CU. YDS.
TOTAL:		
CUT:	107,250 CU. YDS.	FILL: 101,350 CU. YDS.
EXPORT:	5,900 CU. YDS.	IMPORT: # CU. YDS.

Discretionary Actions

1. A General Plan Amendment

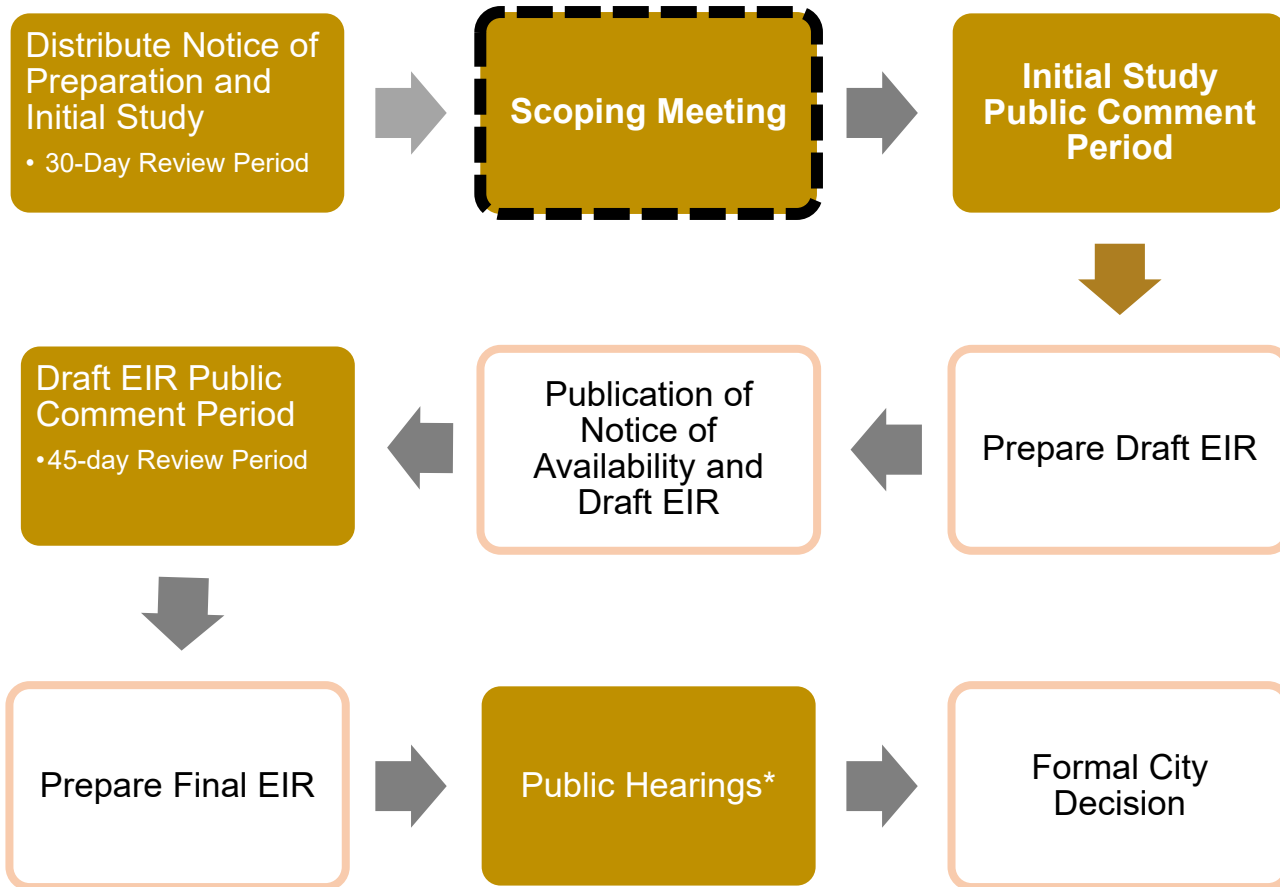
1. from Minimum Residential, Very Low I and Very Low II Residential land use designations to the High-Medium Residential land use designation, and
2. add a footnote to the Community Plan Land Use Map establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to identify the corresponding land use designation with the Specific Plan zoning;

2. A Vesting Zone Change from RE15-1-H-HCR, RE20-1-H-HCR, and RE40-1-H-HCR to the proposed Specific Plan zone.

3. A Specific Plan to establish allowable uses, development standards and alcohol sales for development of the site;

4. Other discretionary and ministerial permits and approvals

Project Process



=Opportunities for Public Input
* Includes multiple public meetings

EIR Scope and Contents

Impacts Found to be Less Than Significant

- Aesthetics
- Agriculture & Forestry Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services: (Schools, Parks, and Other public facilities)
- Recreation
- Utilities and Service Systems

Topics to be Analyzed in the EIR

- Air Quality
- Cultural Resources
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services: (Fire and Police)
- Transportation
- Tribal Cultural Resources
- Wildfire

How to Submit Public Comments

- Through mail:

Attn: Jason McCrea
City of Los Angeles
Department of City Planning
221 N. Figueroa Street,
Suite 1350
Los Angeles, CA 90012

Reference:
Retreat at Benedict Canyon
Project

- Through email:

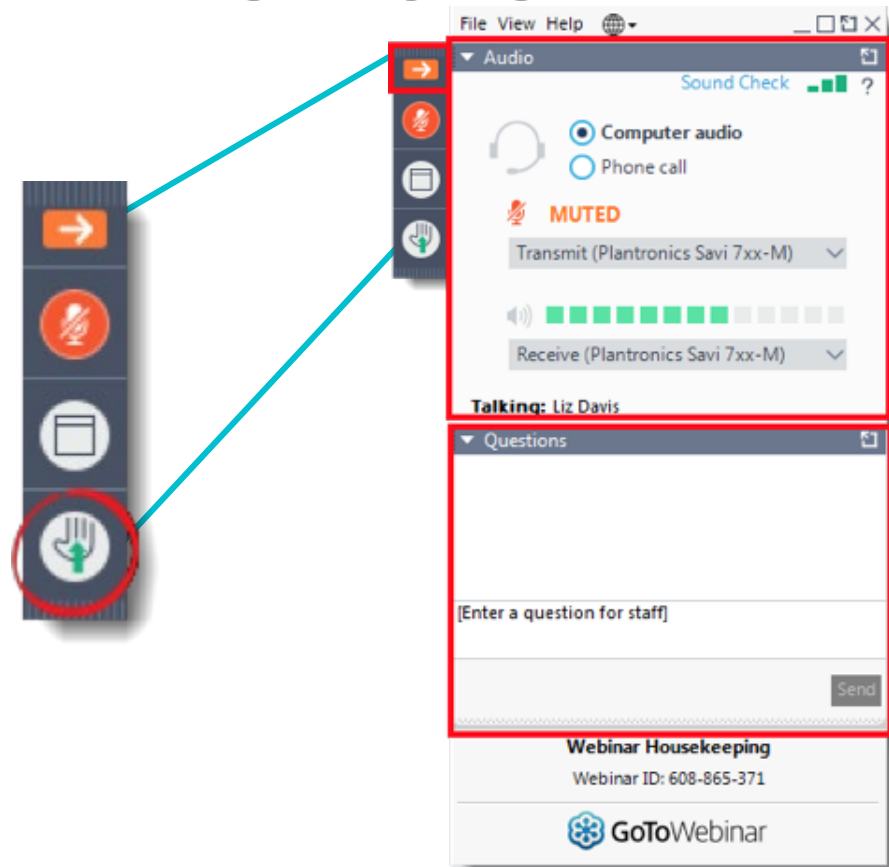
Jason.mccrea@lacity.org

- All written comments must be submitted by **4:30 p.m., December 9, 2020**
- For more information about the project please visit:
<https://planning.lacity.org/development-services/eir>

Submitting a question or comment during the following Q & A portion of the meeting **DOES NOT** constitute a formal written comment to be included as part of the NOP comment period.

Questions and Answers

- Use the “**hand raise**” icon to bring attention to a question/comment or technical difficulty
- Use the **Questions** panel to type a question or comment



Questions & Answers

