



City of Los Angeles

Department of City Planning • Major Projects Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



DRAFT ENVIRONMENTAL IMPACT REPORT

SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN AREA

Volume 1 of 1

Sections 0. - VIII.

Studio City Senior Living Center Project

Case Number: ENV-2001-1196-EIR
State Clearinghouse Number: 2002031028

Project Location: 4141 Whitsett Avenue, Studio City, California, 91604

Council District: 2

Project Description: The proposed project includes the construction of a new 200-condominium unit senior housing development with an associated subterranean parking structure, known as the Studio City Senior Living Center (SCSLC), on a site currently used for recreational purposes known as Weddington Golf and Tennis. The existing 16 tennis courts and tennis uses on the site would be removed to accommodate the Project; however, the existing golf course, driving range, clubhouse, and other golf uses would be retained, with modifications. The Project would require several entitlements, including, among others, a Tract Map, Conditional Use Permits for the golf uses and alcohol sales, a Zone Variance, and, on a portion of the site, a General Plan Amendment from Open Space to Medium Residential and a Zone Change from A1-1XL to R3-1.

APPLICANT:
Weddington Golf and Tennis,
LLC

PREPARED BY:
Planning Associates, Inc.

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Major Projects Section

JULY 2014

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LIST OF ACRONYMS AND ABBREVIATIONS

>	Greater than
<	Less than
°F	Degrees Fahrenheit
µg/m ³	Micrograms per cubic meter
101	Ventura Freeway
170	Hollywood Freeway
AB	Assembly Bill
ACS	Aquatic Consulting Services, Inc.
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AFUE	Annual Fuel Utilization Ratio
AFY	Acre-feet per year
A.M.	Morning hours (between 12:00 midnight and 12:00 noon)
APS	Alternative Planning Strategy
AQMP	Air Quality Management Plan
ARG	Architectural Resources Group
ASTM	American Standard Test Methods
ATCS	Adaptive Traffic Control System
ATSAC	Automated Traffic Surveillance and Control
Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan for the Los Angeles Region
BAT/BCT	Best Available Technology/Best Control Technology
BBSC	Board of Building and Safety Commissioners
Bcf	Billion cubic feet
BMP	Best Management Practice(s)
CAA	(Federal) Clean Air Act
CAAQS	California Air Quality Standards
Cal/EPA	Secretary of California Environmental Protection Agency
CAL-FIRE	California Department of Forestry and Fire Protection

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

CalEEMod	California Emissions Estimator Model
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	California Climate Action Team
CCAA	California Clean Air Act
CCR	California Code of Regulations
CCTV	Closed circuit television
CDFG	California Department of Fish and Game
CEC	California Energy Commission
CEQA	California Environmental Quality Act
cf or CF	Cubic feet
cfs	Cubic feet per second
CGS	California Geological Survey
CH ₄	Methane
CMA	Critical Movement Analysis
CMP	(Los Angeles County) Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CO ₂	Carbon dioxide
Community Plan	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan
CPT	Cone Penetrometer Test
CPTED	Crime Prevention Through Environmental Design
CRHR	California Register of Historical Resources
CSMP	Construction Site Monitoring Program
CUB	Conditional Use Permit for Alcoholic Beverages
CUP	Conditional Use Permit
CWC	California Water Code
CWA	(Federal) Clean Water Act

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

dB	Decibel(s)
dBA	Decibel(s), A-weighted
DBE	Design-Based Earthquake
DEIR	Draft Environmental Impact Report
Delta	Sacramento-San Joaquin River Delta
DRP	(City of Los Angeles) Department of Recreation and Parks
DU	Dwelling Unit
DWP	(Los Angeles) Department of Water and Power
DWR	California Department of Water Resources
E.O.	Executive Order
EB	East-bound
EER	Energy Efficiency Ratio
EF	Energy Factor
EIR	Environmental Impact Report
ELGs	Effluent Limitation Guidelines
EMFAC	Emissions Factors model
EMS	Emergency Medical Service
FBI	Federal Bureau of Investigation
FEIR	Final Environmental Impact Report
FPPP	Fire Protection and Prevention Plan
FTA	Federal Transit Administration
Gas Company	Southern California Gas Company
GHG	Greenhouse Gas
GLSF	Gross leasable square feet
GPA	General Plan Amendment
gpd	gallons per day
gpm	gallons per minute
GSF	Gross square footage
HSPF	Heating Seasonal Performance Factor

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

HVAC	Heating, ventilation and air conditioning
HWTP	Hyperion Water Treatment Plant
IRP	Integrated Resources Plan
in/hr	inches/hour
IS	Initial Study
ITE	Institute of Transportation Engineers
IUCN	International Union for Conservation of Nature
IUCN-LC	International Union for Conservation of Nature -Least Concern
IUCN-NT	International Union for Conservation of Nature -Near Threatened
IWRP	Integrated Water Resources Plan
kW	Kilowatt
KwH/yr	Kilowatt hour(s) per year
LA	City of Los Angeles
LAA	Los Angeles Aqueduct
LACDPW	Los Angeles County Department of Public Works
LACFCD	Los Angeles County Flood Control District
LADOT	(City of) Los Angeles Department of Transportation
LADWP	(City of) Los Angeles Department of Water and Power
LAFD	(City of) Los Angeles Fire Department
LAFP	Los Angeles Filtration Plant
LAMC	Los Angeles Municipal Code
LAPD	(City of) Los Angeles Police Department
LAPL	Los Angeles Public Library
LARRMP	Los Angeles River Revitalization Master Plan
LARWQCB	Los Angeles Regional Water Quality Control Board
LA-UWMP	Los Angeles Urban Water Management Plan
LEED	Leadership in Energy and Environmental Design
Leq	Equivalent Noise Level
LID	Low Impact Development

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

LRA	Local Responsibility Areas
LOS	Level of Service
LST	Localized Significance Thresholds
MATES-III	Multiple Air Toxics Exposure Study
MSATs	Mobile Source Air Toxics
MERV	Minimum Efficiency Reporting Value
Metro	Los Angeles County Metropolitan Transportation Authority
MGD	Million gallons per day
MM	Mitigation measures
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MS4	Los Angeles County Municipal Storm Water System Permit
MTA	Los Angeles County Metropolitan Transportation Authority
MWD	Metropolitan Water District
N ₂ O	Nitrous oxide
NAAQS	National Ambient Air Quality Standards
NB	North-bound
NO	Nitrogen oxide
NO ₂	Nitrogen dioxide
NOC	Notice of Completion
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	Nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O ₃	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	(California Governor's) Office of Planning and Research
OSHA	Occupational Safety and Health Administration

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

Pb	Lead
PCE	Passenger Car Equivalency/Equivalent
PDF	Project Design Feature
P.M.	Afternoon hours (between 12:00 noon and 12:00 midnight)
PM _{2.5}	Particulate matter at 2.5 microns
PM ₁₀	Particulate matter at 10 microns
ppd	Pounds per day
ppm	Parts per million
PPV	Peak particle velocity
PRP	Public Recreation Plan
PRC	Public Resources Code
Project	Studio City Senior Living Center Project
psi	Pounds per square inch
QSP	Qualified SWPPP Practitioner
REAP	Rain Event Action Plans
RCP	Regional Comprehensive Plan
RIO	Los Angeles River Improvement Overlay District
RMS	Root mean square
ROG	Reactive organic gases
RPS	(California's) Renewable Portfolio Standard
RTP	Regional Transportation Plan
RUWMP	Regional Urban Water Management Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SB	South-bound
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCRA	Studio City Residents Association
SCS	Sustainable Communities Strategies

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

SCSLC	Studio City Senior Living Center
SEER	Seasonal Energy Efficiency Ratio
sf or SF	Square feet
SHRC	State Historical Resources Commission
SO ₂	Sulfur dioxide
SO _x	Sulfur oxide(s)
SUSMP	Standard Urban Stormwater Mitigation Plan
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
Tc	Time of concentration
TDM	Transportation Demand Management
TIA	Traffic Impact Assessment
TIMP	Transportation Improvement and Mitigation Program
TTM	Tentative Tract Map
ULARA	Upper Los Angeles River Area
USEPA	United States Environmental Protection Agency
USFW	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
V/C	Volume-to-capacity (ratio)
Vdb	Decibel notation
VHFHS	Very High Fire Hazard Severity
VMT	Vehicle miles traveled
VOC	Volatile organic compounds
WB	West-bound
WDRs	Waste Discharge Requirements
WECC	Western Electricity Coordinating Council
WMBA	William M. Bray, AIA, Architect & Associates

LIST OF ACRONYMS AND ABBREVIATIONS (CONTINUED)

WSA	Water Supply Assessment
ZC	Zone Change
ZV	Zone Variance