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INFORMATION

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July 31, 2014

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO. 2002031028**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: Studio City Senior Living Center (SCSLC)
Site Location: 4141 Whitsett Avenue, Studio City, CA 91604
Community Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Council District: 2, Paul Krekorian
Comment Review Period: July 31, 2014 – September 15, 2014

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.

PERMITS AND APPROVALS: The Project would require various approvals and may include, but would not be limited to, the following: a Tract Map; Conditional Use Permits for the golf uses and alcohol sales; a Zone Variance for various golf elements; a Building Line Removal; a Site Plan Review for the residential uses; on a portion of the site, a General Plan Amendment on a portion of the site from Open Space to Medium Residential, and a Zone Change from A1-1XL to R3-1; and excavation, demolition, grading, revocable/encroachment, haul route, and building permits; and any additional actions as may be deemed necessary or desirable.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable impacts have been identified with regard to: localized air quality construction (short-term) emissions related to particulate matter and construction (short-term) noise at sensitive receptors. Significant and unavoidable cumulative impacts have been identified with regard to: localized air quality construction emissions and construction noise. Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics/visual quality, views, and light/glare; air quality; biological resources; cultural resources, including historical resources; geology, soils, and seismicity; greenhouse gas emissions; hydrology,

surface water quality, and groundwater; land use and planning; noise; population and housing; public services (fire protection, police protection, and library services); recreation and park services; transportation and circulation; and utilities and service systems (energy and water supply). With implementation of mitigation measures, compliance measures, and project design features, no significant and unavoidable Project or cumulative impacts other than those identified above are expected with regard to construction or operation of the Project.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the Marvin Braude Constituent Services Center, Department of City Planning at 6262 Van Nuys Blvd. Room 351, Van Nuys, CA 91401.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental" and then "Draft EIR")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact the **Department of City Planning** at **(818) 374-5067** to purchase one. The Draft EIR is also available for viewing on cd-rom at the following libraries:

- 1) Central Library – 630 West 5th Street, Los Angeles, CA 90071
- 2) North Hollywood Regional Library – 5211 Tujunga Avenue, North Hollywood, CA 91601
- 3) Studio City Branch Library – 12511 Moorpark Street, Studio City, CA 91604

The review period for the Draft EIR begins on July 31, 2014, and ends on September 15, 2014. If you wish to submit comments regarding the Draft EIR, please reference the file number above, and submit them in writing by 4:00 P.M. on **September 15, 2014**.

Please direct your comments to:

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