



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 APPENDICES

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

Volume 1 of 2

Appendix A

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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APPENDIX A

NOTICE OF PREPARATION (NOP) NOP WRITTEN COMMENT LETTERS

APPENDIX A

APPENDIX A-1 NOTICE OF PREPARATION (NOP)

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
WILLIAM ROSCHEN
VICE-PRESIDENT
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www.planning.lacity.org

April 17, 2008

NOTICE OF PREPARATION

EAF NO.: ENV-2001-1196-EIR

PROJECT NAME: Studio City Senior Living Center

PROJECT ADDRESS: 4141 Whitsett Avenue

COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

COMMENT DUE DATE: Monday, May 19, 2008

The City of Los Angeles, Department of City Planning, as the Lead Agency, will require the preparation of an Environmental Impact Report (EIR) for the project identified herein. An EIR was required for the previously proposed project in November 2003; however, the EIR was postponed due to the reconfiguration of project site boundaries to accommodate construction of City of Los Angeles Fire Station No. 78. The fire station occupies a 1.1-acre portion of the southeast corner of the site and is not under ownership of the applicant. The project plans have since been revised to account for the boundary alterations. Notices of Preparations (NOP) were subsequently issued on January 4, 2007 and April 5, 2007 respectively, and two scoping meetings for a revised project were held on January 18, 2007 and March 20, 2007 respectively. The project has since been revised again (see below) and will once again require an EIR. The Department of City Planning requests your comments as to the scope and content of the EIR. A comprehensive project description and potential environmental effects are included below.

Project Description

The applicant proposes to subdivide the subject property into two lots, Parcels A and B. Parcel A will be approximately 508,244 square feet (11.67 acres) and will retain, with minor alterations to accommodate the lot split, the existing nine-hole golf course, driving range, and 22 surface parking spaces. The 1.1 acre site at the northwesterly corner of Whitsett Avenue and Valleyheart Drive, developed with a fire station, is not a part of the subject project. Parcel B will be approximately 193,466 square feet (4.44 acres) and will be developed with an approximately 336,000 square-foot, 200-unit senior residential condominium campus. The development will be comprised of five rectangular and one polygonal-shaped, four-story buildings, reaching a



maximum height of 45 feet. Each building will consist of between 30 and 40 residential units. Five of the buildings will be situated such that their longer faces orient northerly and southerly; the sixth building will be situated with its longer faces oriented easterly, along Whitsett Avenue, and westerly. Interior common areas will be provided on the entire ground floor of two buildings and on approximately one-third of the ground floor of two other buildings, providing approximately 40,000 square feet of common use area. The buildings will surround, and be separated by, a combination of approximately 109,176 square feet of landscape and hardscape.

Parking for the project will be provided at a ratio of 2.5 spaces per dwelling unit, for a total of 500 spaces for residents and their guests, and 135 spaces to serve the existing golf course and driving range, for a total of 635 spaces overall. The spaces will be available as a combination of the existing 22 surface parking stalls within Parcel A and two new levels of 613 subterranean parking spaces within Parcel B. Parking level P1 will contain 370 spaces for the exclusive use by residents and their guests. Residents and their guests will also have access to 130 of the 243 spaces on parking level P2. The remaining 113 spaces on parking level P2 plus the existing 22 surface parking spaces will provide the 135 parking spaces to be designated and reserved for the golf course and driving range.

Residents will own their dwelling unit and an undivided interest in the residential common areas. A homeowners' association will be established with a limited administrative function related to the residential common areas.

The applicant will retain ownership and operate the common areas and outdoor facilities. The common areas will include a large dining room and multipurpose room for guest speakers and community events for residents, an arts and crafts room, library, computer room, exercise room, mail room, and administrative offices.

The campus will function as a Senior Living Center, providing a Services Program in which residents are obligated by contract to participate by paying an applicable monthly fee.

Services will include:

- Maintenance of the entire campus, including individually owned units
- Weekly housekeeping of individual units
- 24- hour security
- Concierge services
- Dining room with sit-down service
- Arts and crafts
- Exercise facilities
- Onsite programs and outings
- Planned community events for residents
- Neighborhood van service
- Wellness clinic

The applicant will retain responsibility for the following:

- Campus management
- Operation of the common areas
- Provision of all services offered under the Services Program
- Maintenance of the entire campus, including units owned by residents, as well as residential common areas, and grounds
- Management of the resale of units when the resident leaves (although the resident benefits from price appreciation)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: 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.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **May 19, 2008**.

Please direct your responses to:

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
David.Somers@lacity.org (email)

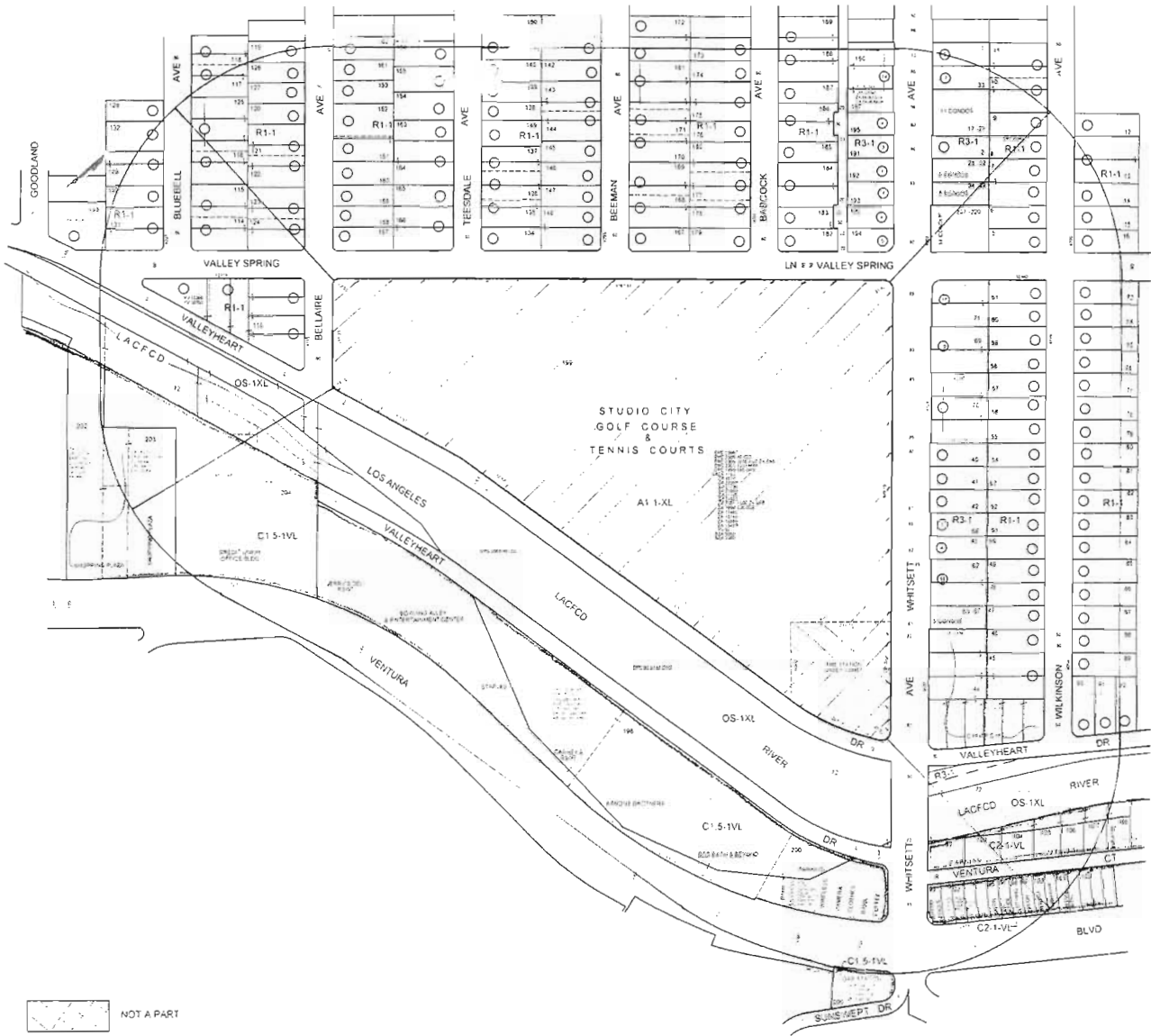
Gail Goldberg, AICP
Director of Planning



David Somers

Planning Assistant, EIR Unit
Environmental Review Section

Enclosures



CD 2
 C.T. 1425
 P.A. SHERMAN OAKS - STUDIO CITY -
 TOLUCA LAKE - CAHUENGA PASS

LEGAL LOT 1, TRACT NO - 19437 (M.B. 597-91-92)

GC MAPPING SERVICE INC.

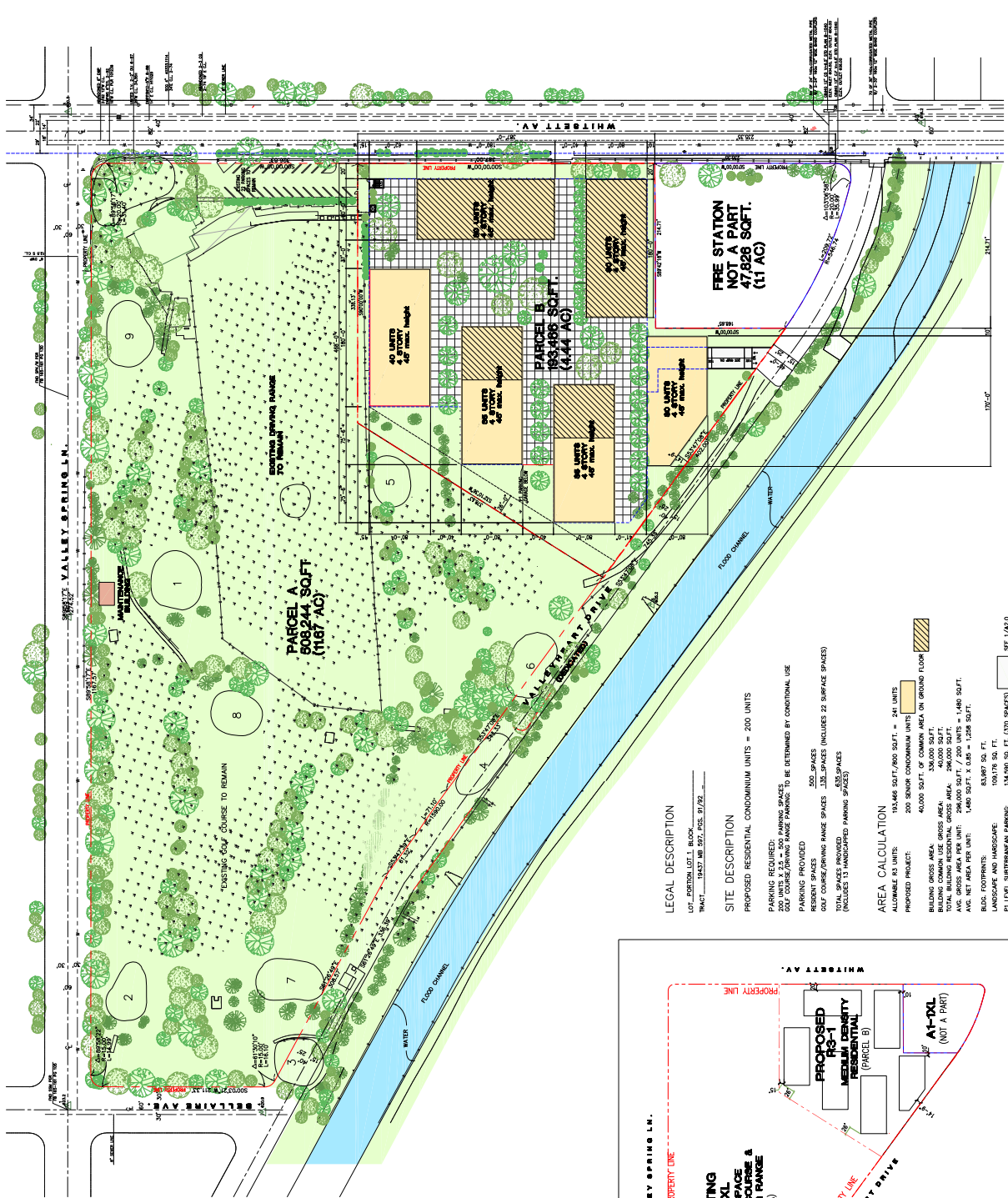
3055 WEST VALLEY BLVD.
 ALHAMBRA CA 91803
 (626)441-1080 FAX (626)441-8850
 gomapping@redburnmaps.com

NOTICE OF PREPARATION

CASE NO.
 DATE 04-08-2008
 SCALE 1" = 100'
 USES FIELD
 D.M. 1059105, 1059161
 1628185, 1628187
 T.B. PAGE 502 GRID EF-5

17.20 NET AC.

REVISION	DATE

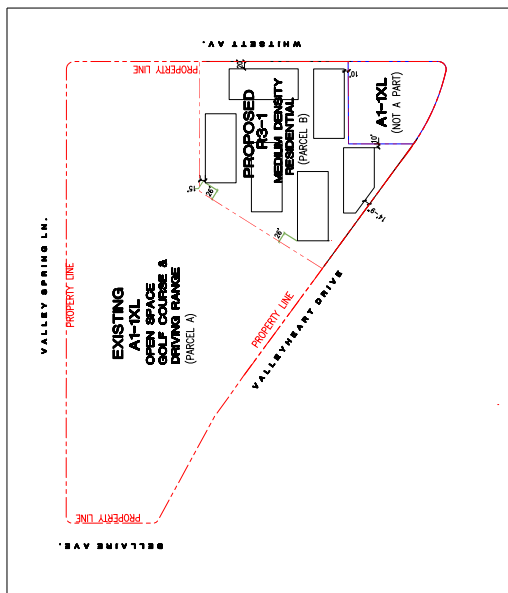


LEGAL DESCRIPTION
 LOT 1, PORTION LOT 1, BLOCK 1, TRACT 19432, MER. SEC. 597, PDS. 57/52

SITE DESCRIPTION
 PROPOSED RESIDENTIAL CONDOMINIUM UNITS = 200 UNITS
 200 UNITS x 2.5 = 500 PARKING SPACES
 GOLF COURSE/TRAILING LANE PARKING: TO BE DETERMINED BY CONDITIONAL USE
 PARKING PROVIDED: 500 SPACES
 GOLF COURSE/TRAILING LANE PARKING: 135 SPACES (INCLUDES 22 SURFACE SPACES)
 TOTAL SPACES PROVIDED: 635 SPACES (INCLUDES 13 UNASSIGNED PARKING SPACES)

AREA CALCULATION
 ALLOWABLE RS UNITS: 193,466 SQ.FT./600 SQ.FT. = 321 UNITS
 PROPOSED PROJECT: 200 SENIOR CONDOMINIUM UNITS
 40,000 SQ.FT. OF COMMON AREA ON GROUND FLOOR
 BUILDING GROSS AREA: 140,000 SQ.FT.
 TOTAL BUILDING RESIDENTIAL GROSS AREA: 280,000 SQ.FT.
 LANDSCAPE AND HARDSCAPE: 1,485 SQ.FT.
 AVE. NET AREA PER UNIT: 1,400 SQ.FT. x 2.00 = 1,200 SQ.FT.
 BLDG. FOOTPRINTS: 63,987 SQ. FT.
 LANDSCAPE AND HARDSCAPE: 109,176 SQ. FT. (370 SPACES) SEE 1/A2.0
 P1 LEVEL SUBTERRANEAN PARKING: 134,590 SQ. FT. (243 SPACES) SEE 2/A2.0
 P2 LEVEL SUBTERRANEAN PARKING: 88,920 SQ. FT. (243 SPACES) SEE 2/A2.0

1 SITE PLAN
 SCALE: 1" = 50'



2 KEY SITE PLAN
 SCALE: 1" = 100'



©1994 Thomas Bros. Maps

VICINITY MAP

SITE: 4047-4155 WHITSETT AVENUE

**PLANNING ASSOCIATES, INC.
 4040 VINELAND AVENUE #108
 STUDIO CITY CA 91604
 (818) 487-6767**

APPENDIX A

APPENDIX A-2 NOP WRITTEN COMMENT LETTERS

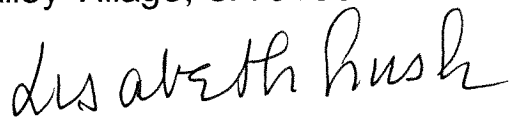
2002 COMMENTS RECEIVED

This yellow letter effectively says a lot and I endorse it. As the only speaker who was "shut up" by the bureaucracy at the Studio City meeting, I want to reiterate that you are part of the problem already. If you can't see the necessity of open space in Los Angeles, if open space means nothing as a concept already approved, then what are you doing in a position to protect the public interest?

I have lived in Studio City for over 20 years and in Valley Village for six years. I have seen the growth, noticed the increased use of the Fryman Canyon trail, the roads, the markets, etc. We will not ever become a ghost town so why not take this opportunity to start a serious renewed open space program. - with bucks behind it. Jack Weiss has a \$250,000 discretionary fund as a councilman, why not ask for a healthy portion of it? Additionally, I am in favor of lots being kept open space in the area - to make us the leaders in open space protection. You will see how it will catch on and people will attribute the idea to you- fine with me.

Thank you.

Lisabeth Hush
12360 Riverside Drive 119
Valley Village, CA 91607

A handwritten signature in cursive script that reads "elisabeth hush".

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts. The following is just a partial list of the impacts.

- **Land use impacts:** This property is zoned A1 Agricultural open space. It was downzoned by the city and is designated in the General Plan as open space. This is also part of the LA River master plan identified as a key in the creation of the LA River Park Space Nodes. This development is in contrast with both the General Plan and LA River Master Plan. To upzone this property is tantamount to building on parkland. This would set a precedent allowing developers to build on all open space no matter what the zoning is.
- **Water and Geological impacts:** That property is known to be above a low water table with liquefaction soil. Homplace proposes building a 500 car, sub-terrainian-parking garage. Their proposal does not address how they will prevent the ground water problems. Second, this development will increase water usage, which is of great concern to the City. Not only will there be 240 new units, but there will be multiple residents living in each unit, employees of the center, medical and restaurant facilities using precious, limited water.
- **Aesthetic impacts:** The multiple 60ft tall buildings would permanently ruin the beautiful views of the mountains just one block to the south. They would cast shadows across the entire remaining golf course. Countless old, 50ft. tall palm trees and other shade trees would be removed, thereby impacting air quality to the immediate surrounding area.
- **Cultural impacts:** The Studio City Golf and Tennis facility has been in operation in the community for more than 50 years. The entire property, from the tennis courts and golf course to the coffee shop is a safe destination place for families and children. This is a defining cultural icon of Studio City. This facility is one of the primary attractions for families to live in the city. Developing this open space would have an absolute, negative impact on the social environment and property values of the entire Studio City area.
- **Recreational impacts:** Studio City has already lost The Racquet Center, which was on the corner of Vineland and Ventura Blvd. The Studio City Golf and Tennis facility is the only remaining facility in the immediate Los Angeles area where tennis groups and schools can 'block-book' multiple tennis courts for tournament play. The City of Los Angeles tennis courts do not allow block booking. Many Studio City schools including Harvard-Westlake,

Oakwood and Buckley use the Studio City Golf and Tennis facility for their school programs. If these courts are destroyed, these school's programs will be forced to shut down. Even the "proposed" relocation of some courts by the developer will scatter the courts and make the new courts fall under the jurisdiction of the City Park and Recreation. Not only will there not be enough courts at the new locations for tournaments, but Park and Rec. would not allow block booking anyway.

Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

- **Traffic impacts:** The most important thing the EIR for this project needs to consider are the traffic impacts of this project with population density growth of the year 2005. The current leaseholders have gone on record as refusing to vacate before their lease expires in 2005. Traffic will surely be worse and to ignore this fact is doing the community a grave disservice. In addition, these senior units are being marketed as very expensive units 'right on a golf course'. These new residents are also fully able and capable to own one or more vehicles. This is precisely why they need the 500 car-parking garage. The developer has tried to claim that the residents will not create any additional traffic, however, other similar senior centers have proven otherwise.

In other Homplace senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

There is a new strip mall currently under construction adjacent to the property at the corner of Ventura Blvd and Whitsett Ave. This new mall has already increased the number of accidents at that dangerous corner due to lack of visibility. I dare to ask, what will happen with 500 new seniors walking and driving at that corner. The density of this housing development cannot be denied.

- **Construction impacts:** Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
- **Impact on City services:** With the addition of so many new, elderly residents packed into this dense space, there will be a negative impact on City services. From ambulances to police to water and power, the EIR needs to focus on how this will impact the other long-time residents.

Another consideration which is lost in this Public Scoping notice is the fact that the LA Fire Department is in the process of appraising a one acre portion of this same property on the south-east corner adjacent to the Valleyheart roadway. The LAFD has already surveyed the parcel and is preparing to take it in eminent domain, if necessary. This is precisely where Homplace planned to put the lobby building. How can all the impacts of this development possibly be evaluated if we still do not know the entire scope of the project?

Finally, although there is no denying that there is a need for senior housing in Los Angeles, destroying precious open space is not the way to make our city a better place to live. Even in Studio City, there are two new senior assisted-living facilities currently under construction. Less than a few blocks away, at the Riverside Hospital location on the corner of Whitsett and Riverside, an almost 300 unit facility has been approved and is being renovated. This property does not destroy open space and re-uses the existing building to it's highest and best use. Also, there is another 80 unit senior assisted-living complex under construction less than a mile away on the corner of Coldwater Canyon and Hortense in Studio City. There were old apartment buildings on that site, which again, does not destroy open space.

Our City Counsel representative, Jack Weiss has already met with private and State representatives to explore other alternatives to purchase this property and preserve the entire 17-acre site as open space. Other City and State representatives including Zev Yaroslavsky, Bob Hertzberg, Rocky Delgadillo, Mary Nichols and Sheila Kuehl have all gone on record as opposing this development. Even if the Fire Dept. uses the one acre area, that will take approximately three tennis courts, but it would still leave enough courts intact to allow school and league tournaments. This development would permanently and negatively impact Studio City, it's residents and countless others who use the Studio City Golf and Tennis facility.

Thank you for your time and consideration of this most important matter.

Sincerely,

Elizabeth Hush

[REDACTED]

3/4/02

RECEIVED
CITY OF LOS ANGELES

APR 01 2002

ENVIRONMENTAL
UNIT

ENVIRONMENTAL
UNIT

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200 North Spring Street, Room 763
Los Angeles, CA. 90012

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Thank you for your time and consideration of this most important matter.

Sincerely,

Annabelle Nye

[REDACTED]

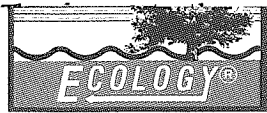
6906 Sunset Ridge Ct

West Hills, Ca 91307

This letter says it all - my sentiments exactly. I used to live in Studio City, and I have used this facility for tennis for as long as I can remember, and I am still going back there on a regular basis. It's the only facility of its kind in the area, and serves so many different groups of people!

X STUDIO CITY GOLF & TENNIS

OO UPDATE ON COMMUNITY EFFORTS TO
SAVE OUR COURTS



SUBJECT PRESERVE THE
"CROWN JEWEL"
DATE MARCH 22, 2002
NAME HEIDI BROECKING
PAGE

TO WHOM IT MAY CONCERN:

TENNIS IS ASSOCIATED WITH CALIFORNIA, SINCE THERE ARE NOT TO MANY PLACES IN THE WORLD WHERE YOU CAN PLAY THIS SPORT AN ENTIRE YEAR!
MAKE A NAME FOR OUR LA - AREA IN COMPETATIVE AND SOCIAL MATCHES, SCHOOL COMPATITIONS AND BEGINNERS MOST WANTED PLACE TO BE!!!
WE CANNOT LOOSE THIS FACILITY AS WELL - AS MANY OTHERS BEFORE - BECAUSE THERE ARE NO PUBLIC COURTS AVAILABLE IN OUR COMMUNITY ANYMORE!
FOR ME AND FOR A LOT OF US DEDICATED PLAYERS ARE ONLY PUBLIC COURTS POSSIBLE, BECAUSE I CANNOT AFFORD TO PAY THE TREMENDOUS PRIVATE CLUB - FEES!

A VERY CONCERNED TENNIS PLAYER

RECEIVED
CITY OF STUDIO CITY

MAR 17 2002

ENVIRONMENTAL
UNIT

Heidi Broeking

Maya,

I've read the attached letter, as I'm sure you have. All I want to say is there are too many buildings around here and not enough green restful places like the Studio City Golf facility.

Please help preserve this sanctuary.

Steve

JUDY GUTH
4136 Wilkinson Avenue
Studio City, CA 91604



RECEIVED
CITY

PLANNING

ENVIRONMENTAL
UNIT

(818) 985-0222

To: Lead City Agency - L.A. City Planning Dept
Environmental Review Section
200 N. Spring Street Room 763
L.A. Ca. 90012

Dear Citizens, elected to represent the interests of
the citizens, thru their jobs:

Re Case No ENV-2001-1196

Project Title: Home Place retirement community

We the people - in Studio residents, like myself
for 36 years at this home, wish to have the
Studio City Park, called golf and tennis courts to be
kept as a place as it has been, in my lifetime -
in this residence as it is now.

Please, declare this title open space with its wildlife
trees and greenery as a City Park, untouchable ever
for the joy for us now and future generations.

If you - the person, who read my letter would
chose to live in here would want this place any
other ways as it is now. No more concrete,
no more changes in this area

I Please. Thank you
Judy Guth

Atts:- City Planning Associate
213 978-1355

also: Clearinghouse in the Office and Planning and Research
1400 Tenth Str. Sacramento Ca 95814

Att: Maya E Zaitzovsky City Planning Associate.

RECEIVED
CITY OF

MAR 07 2002

ENVIRONMENTAL
UNIT

3-20-02
4201 Calfax St.
Studio City, Ca
91604

Re: Studio City Golf and Tennis
to whom it may concern,

As I understand it, the above
mentioned facility is being
contidored for a zoning
change.

As a resident of Studio City, I
object for the following reasons.

1) As a tennis player I will loose
the last facility that is open to
the public. As a senior I do not
have the money to join a private
club, and I would not know where
else to play either a friendly game
of tennis or play in a tournament.

2) The increase in traffic, if the
proposed building plans were
approved.

It takes me now 10-15 min. to drive
1 1/2 miles to or from work on Ventura
Bldg or Mosspark Street.

I hope that you will not grant the
zoning change.

Respectfully
Magdalene Kessler

RECEIVED
CITY OF LOS ANGELES

MAR 27 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky,

Being residents of Studio City for over twenty years, we are concerned with the proposed project on Whitsett Blvd. We are concerned with the noise level and the increase in traffic on Whitsett Blvd. The street can not handle an increase of that magnitude. The corner of Whitsett and Ventura will be congested enough due to the City National Bank, any further increase in traffic would make it impossible for us to travel on Whitsett.

Sincerely,

Nickolas & Barbara Konakas

Nick and Barbara Konakas
4171 Sunswept Drive
Studio City, California
91604

RECEIVED
CITY OF LOS ANGELES

MAR 27 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
City of Los Angeles Planning Dept.
200 North Spring Street
Room 763
Los Angeles, CA 90012

RE: PROPOSED DEVELOPMENT OF STUDIO CITY GOLF & TENNIS FACILITY
(@ 4141 Whitsett Avenue)

Dear Ms. Zaitzevsky:

This letter serves to express my concerns regarding the proposed development of the land currently occupied by Studio City Golf and Tennis. The Facility is a trademark of Studio City ambiance and culture. Since the demolition of the Racquet Center (at Ventura/Vineland) there is no other place for public "block-book" play; a feature that is imperative to high schools' tournament play and loved by golf and tennis enthusiasts. The Facility is also a lush, refreshing feast for the soul.... You truly feel you are vacationing, getting away from the endless concrete and industry of the growing city.

In addition, the geological impacts of the proposed construction are immense. Water usage would sky rocket, which would in turn raise the rates of water for the residents in surrounding areas (including the retirement residents!). The removal of the palm and shade trees would decrease the air quality. In fact, examine how many places are trying to force trees to grow (the median at Laurel Canyon and the 134 is a prime example) to help improve air quality and aesthetics after they've removed trees unnecessarily from surrounding areas. Traffic would inevitably increase as well, increasing air and noise pollution for the residents, for the long construction period and well after.

We do not need retirement housing in this location. What we do need is to encourage outdoor activity and continue to foster an enthusiasm for sports and recreation, particularly for the youths – no one wants to play golf in the shadows of six-story buildings!

I urge you to find another location. Studio City Golf and Tennis must endure.

Sincerely,



Bree LeMasters

Bree LeMasters
4126 Warner Blvd.
Apartment A
Toluca Lake, CA 91505

March 23, 2002

RECEIVED
CITY OF LOS ANGELES

Los Angeles City Planning Department
Environmental Review Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012

MAR 25 2002

ENVIRONMENTAL
UNIT

Re: 4141 Whitsett Avenue, Studio City, CA
Case No.: ENV-2001-1196

Dear Sirs:

Not mentioned at the scoping meeting held on March 6, 2002 was the affect increased traffic will have on commuting and recreational cyclists. Los Angeles should be encouraging cycle commuting by making streets safer, not by overcrowding more of them with drivers who, as a result, become more antagonistic to cyclists and pedestrians.

Whitsett runs in between and parallel to Coldwater and Laurel Canyon Boulevards. They are the only streets in the area that reach Ventura Boulevard. South of the 101 Freeway, Coldwater and Laurel Canyon have already become almost unrideable, at times even for experienced cyclists. If Whitsett starts carrying even more traffic, the only remaining (now relatively safe) north/south route for cyclists needing to reach Ventura or the proposed Los Angeles River Parkway will be eliminated.

The community is appreciative of your consideration. Please admit this correspondence as part of the administrative record.

Name: Rhonda Levine
Address: 4229 Teesdale Ave.
Telephone: 818-846-5607

March 22, 2002

Los Angeles City Planning Department
Environmental Review Section
200 N. Spring Street Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Re: Home place Retirement Community ENV-2001-1196

This proposal wants to shoehorn a complex of six four-story buildings and an administration building, into a residential area that has already seen more and more single family units, with their air refreshing gardens and trees, demolished in favor of three or four story apartments or condominiums. This proposal will add nothing valuable or useful to the community. Instead, it will cause additional loss of neighborhood in the true sense of the word, and something even more precious, valuable green space, replacing it with greater population density, more and more automobiles, bringing with them more and more air pollution, traffic congestion, and the accompanying noise to an already overloaded intersection.

In addition, putting a complex into this particular location will very likely lead to friction and the inevitable law suits, as errant golf balls ricochet off windows and the sounds of early tennis games agitate elderly ears. The resulting conflict can only be decided in favor of the complex, since it is now a fait accompli, and it becomes quite obvious that the few remaining tennis courts will have to go. Followed soon after by the golf course. Leaving room for more units.

Which brings up a question. Once the large complex is constructed and for some reason or another, not enough seniors with sufficient funds are attracted, what will happen to the complex? Will the city be called upon to supplement the loss of operating revenue or will a variance be requested to allow younger, more affluent tenants?

Finally, and most importantly, there is a senior housing center with assisted living capabilities already in place in neighboring Sherman Oaks, much nearer an emergency facility at the Sherman Oaks Hospital, and only partially occupied. Adding another such complex defies logic.

Respectfully,



Flavia Perine



Parke Perine

BARBARA ROBINSON

RECEIVED
CITY OF LOS ANGELES

APR 01 2002

ENVIRONMENTAL
UNIT

Laya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: EAF NO: EW-2001-1196

Dear Laya Zaitzevsky and members of the City of LA Planning Department,

Studio City's natural beauty, its relaxed suburban ambiance, and its prized location, seemingly removed, yet with close access to the urban centers of Los Angeles, Hollywood, and Beverly Hills, have long been its attracting features, and increasingly, its most threatened ones. This proposal would, in effect, destroy our community's suburban character, spacious and relaxed, and it would do so in its very green and regenerating heart. There it would erect a large cluster of inordinately tall and densely populated buildings at the sacrifice of our long cherished and spacious recreational facilities. It would gravely magnify traffic problems already accelerating on our crucial North-South running street, Whitsett, and it would do so at its intersection with Ventura Blvd., Studio City's major avenue of commerce. Whitsett is the only THROUGH North-South street existing between our two most traveled urban access canyons, Laurel and Colbater. Even without the changing of our protective zoning laws that this proposal requires, we are assured of an ever-tightening gridlock around us, as we witness each single-family dwelling burgeon into yet another multi-dwelling complex on Moorpark, on Laurel Canyon, and on Whitsett. Whitsett now fills with the overflow of drivers seeking to avoid the clogged arteries of Colbater's freeway juncture, the packed intersection of Ventura Blvd. and Laurel Canyon, and the Ho Man's Land of the Laurel Canyon Post office entrance-exit; there, altercations verbal and physical may engage us, survivors of the harrowing turn in, as we attempt to maneuver each other's obstacle on this dangerously miniature course of deficient parking space.

Is enough not enough?

Everything in our power should be done to preserve, not destroy, the integrity of the Studio City Golf Course and Tennis Courts, these spacious courts and extraordinarily beautiful grounds. It should not be only in our hearts that this is our community's treasure. It should be officially designated as such. Studio City would not be Studio City without it. There is nothing more spiritually renewing than the vista of its magnificent palms and the everchanging play of light through its scented eucalyptus, and across its verdant grounds. It serves us not only for our recreation, comradeship and many, many successful business deals, this very healthy heart of our community sends a living pulse that flows through our residential neighborhood, gentle, quiet, green and nourishing. For the over thirty years that I have chosen to live in Studio City, raising my children and creating my art work, I have seen these qualities consistently attract caring, productive, and respectful people to our community. There are many influential and wealthy people in Studio City. There are extraordinary fundraisers and conservationists. There are movers and shakers who could effect what is needed to acquire, protect and maintain these precious and vital facilities that have long welcomed and served them. It only took one generous and appreciative member of our community to effect the building of our new library. Will someone start this ball rolling?

The idea of a retirement community by a golf course is lovely. Unfortunately, the reality of this specific proposal in this specific location is not. Our recreational facilities are vital to us. More and more young families are moving into our area. Our traffic problems need immediate addressing, not magnification. Whitsett is not the only THROUGH street we can safely turn left onto. We are badly in need of left turn signals at the congested intersection of Moorpark and Laurel Canyon. Will

the size of this project proposed to be built on our crucial street of Whitsett truly be beneficial for retired people? What of their serious health needs hindered by the surrounding gridlock that would most assuredly ensue? Would any of us subject an elderly loved one to the shock of sirens from the proposed closest neighbor, the fire station?

Please consider fully the negative impacts of this proposal. This project would break through our protective zoning laws to crowd our community's spacious, regenerative heart with a city-size complex, densely packed and populated, obstructing major scenic views and gravely impacting our traffic. It would profoundly and permanently change the suburban, relaxed character and the ease of access of the Studio City that we were drawn to, love living in, and have a right to maintain.

Sincerely,

A handwritten signature in black ink that reads "Barbara Robinson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Barbara Robinson
March 28, 2002

FACSIMILE COVER PAGE

Gilbert A. Stayner/Architect

3908 Dixie Canyon Avenue
Sherman Oaks, California 91423
818 907 8250
818 907 8530 fax

NAME OF COMPANY L.A. CITY PLANNING DEPT.

ATTENTION OF MAYA ZAITZESKY

FACSIMILE NUMBER (213) 978-1343

PHONE NUMBER (213) 978-1355

DATE 3/26/02	TIME	JOB NUMBER
SENT BY GIL STAYNER	A.M./P.M.	
REGARDING STUDIO CITY GOLF & TENNIS		

WE ARE SENDING YOU 2 PAGES INCLUDING THIS PAGE.
Call (818) 907-8250 immediately if any pages of this document are missing.

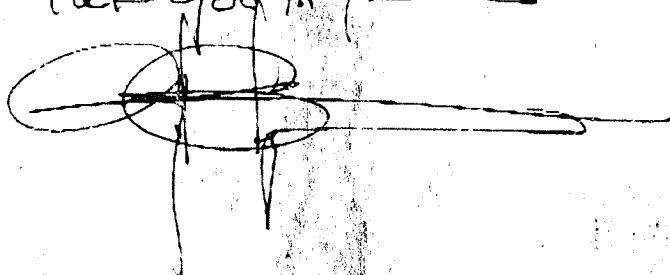
DEAR MAYA-

THANK YOU FOR RETURNING MY CALL. I'VE ATTACHED A COPY OF MY LETTER OPPOSING ANY DEVELOPMENT OF THE STUDIO CITY GOLF & TENNIS PROPERTY. THE ORIGINAL WAS MAILED TO YOU YESTERDAY.

THIS AFTERNOON (TUESDAY) I DROVE BY THE PROPERTY. EVEN ON A WEEKDAY A SURPRISING NUMBER OF PEOPLE WERE USING THE FACILITY. THERE WERE 20 OR 30 ON THE PUTTING GREEN & MANY CARS IN THE LOT.

AS I CONTINUED NORTH ON WHITSETT - ALONG A CORRIDOR OF MIEDIOCRITY MERGING WITH URBANNESS, I WONDERED WHY THE NICE PLACES IN OUR COMMUNITY ARE SO OFTEN UNDER ASSULT.

THIS WOULD SEEM AN OBVIOUS SITUATION WHERE A PUBLIC AMENITY IS MORE IMPORTANT THAN PROPERTY RIGHTS, WHERE THE EXISTING USE IS MORE VALUABLE THAN FUTURE DEVELOPMENT.

Thank You Ag. _____


SIGNED

March 25, 2002

City of Los Angeles Planning Department
c/o Maya Zaitzesky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 27 2002

ENVIRONMENTAL
UNIT

Re: Proposed development at 4141 Whitsett Avenue, Studio City

Dear Ms. Zaitzesky,

As a commercial property owner in Studio City and a homeowner in Sherman Oaks, I urge the Planning Department to deny the proposed development for the Studio City Golf and Tennis property. Once destroyed, this facility cannot ever be replicated. There is simply no place to rebuild it and the modest income from golf and tennis is inadequate to sustain a new facility. Please put the legitimate needs of the current residents of this community ahead of the property owner's short-sighted desire for profits.

Studio City Golf and Tennis is the last remaining place for many in the community enjoy our sports. It is a provider of jobs, recreational activities, and critically needed open space, which will be destroyed by the proposed development. These amenities are extremely important to the quality of life in Studio City. They are essential components to this community. Please preserve this park-like public space.

Speaking as an Architect and Urban Designer, I believe the negative environmental impact of the proposed development are obvious and unacceptable. Seventeen acres of extremely low intensity development will be replaced by much higher density. Views, open space, jobs, recreational opportunities and a sense of continuity with our past will be sacrificed—forever. The existing forest of trees, cool green lawns and other landscaping—all available to the public—cannot co-exist with the inevitable construction and site improvements required for the development. Housing can be accommodated in many more locations than can tennis courts and golf courses.

Studio City Golf and Tennis is a well-maintained oasis of tranquility, in contrast to the din of traffic noise along Whitsett Avenue. I am typical of its many customers: We are homeowners and renters. We are parents, young singles and retirees. We are taxpayers who support the public parks we can seldom use, preferring to pay for the safety, cleanliness and maintenance which this facility provides at a modest cost.

But we are not the rich, who have their own facilities or club memberships, just active members of this community who will be losing an extremely important part of our quality of life if you allow it to be urbanized. Please deny the developers proposal. Studio City Golf and Tennis provides an alternative to public parks and private country clubs. It is so important—and it already exists! Please do not destroy it.

Thank you.

Sincerely,


Gilbert A. Stayner/Architect

MARCH 20, 2002
TO:

FROM:

MAYA ZAITZEVSKY
200 NORTH SPRING ST, Room 763
LOS ANGELES, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 26 2002
ENVIRONMENTAL
UNIT

FRANK WHITEMAN
4203 BLUEBELL AVE.
STUDIO CITY, CA
91604

RE: ENVIRONMENTAL IMPACT FROM THE PROPOSED
PROJECT AT 4141 WHITSETT AVE. - THE STUDIO CITY
GOLF AND TENNIS CLUB (EAF NO: ENV-2001-1196)

Once again the citizens of an entire city are being asked to suffer the impact of a developer's project that not only requires re-zoning but, many additional variances after the re-zoning. All, so that an owner and a developer can maximize financial gain.

I firmly believe that the individual has the right to develop his property, but not if he requires re-zoning and variances that negatively impact the surrounding neighbors, community, and entire city.

My single family residential home is within 250 feet of this proposed development. A change in my zoning to R-4 would allow me to develop a "golf-course adjacent" condominium project and realize a very substantial profit. I rather doubt that the city or my neighbors would allow that to happen!

Please address all of the impact areas that were listed in your

letter, and consider the following:

Traffic. The city is rapidly approaching grid lock. The intersection of Ventura Blvd and Whitsett Ave is already over developed without adequate parking. The new project on the north-west corner eliminated the parking for the "Bed Bath & Beyond store. It will be opening without the parking that was promised.

The number of parking spaces proposed for this new project are totally insufficient for the staff, new residents and their guests. The overflow will inundate our neighborhood. The developers argument that most of the new residents won't have cars because of their age does not accept the reality of today's "seniors". They may be in their 80's but they are still driving and keeping their cars!

Cultural Resources. The scattering of tennis courts to other areas is not going to replace the tournament needs of the children of this city. The city was developed without adequate open space for recreation. Let's not make it worse.

Public Services. This project does not

III

deal with the needs of the Fire Dept. to provide for the safety of our community with a new facility on one acre of the land. Public safety must not be compromised by this project.

The negative impact on the aesthetics, air quality, noise pollution resulting from 490,000 sq. ft. of buildings in place of open space should be extremely obvious. Please address them in the report.

Thank you for your consideration



FRANK WHITEMAN

C.C.

JAMES K. HANN

COUNCILMAN JACK WEISS

The RIVER PROJECT

May 30, 2001

City of Los Angeles Planning Department
221 N. Figueroa, Suite 1500
Los Angeles, CA 90012
Attn: Hadar Plafkin, Environmental Review

RE: MND # 2001-1196 MPR-SVR-ZV

Dear Mr. Plafkin:

The River Project has reviewed the Initial Study and Mitigated Negative Declaration (MND) for the proposed Senior Housing Project in Studio City on the site of Studio City Golf and Tennis, immediately adjacent to the Los Angeles River. We offer the following comments:

We maintain that preparation of a focused Environmental Impact Report (EIR) is required to address the environmental issues associated with this project. Currently key information is lacking or glossed over in order to meet CEQA documentation with an MND. The public and decision-makers need to be apprised of all the issues involved with this project and its impact on future plans for the community and the County. Section 15063 of the CEQA Guidelines clearly outlines the parameters of an Initial Study.

- (a) Following preliminary review, the Lead Agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment. If the Lead Agency can determine that an EIR will clearly be required for the project, an Initial Study is not required but may still be desirable.*
- (1) All phases of project planning, implementation, and operation must be considered in the Initial Study of the project.*
- (2) To meet the requirements of this section, the lead agency may use an environmental assessment or a similar analysis prepared pursuant to the National Environmental Policy Act.*
- (3) An initial study may rely upon expert opinion supported by facts, technical studies or other substantial evidence to document its findings. However, an initial study is neither intended nor required to include the level of detail included in an EIR.*
- (b) Results.*
- (1) If the agency determines that there is substantial evidence that any aspect of the project, **either individually or cumulatively**, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the Lead Agency shall do one of the following:*
- (A) Prepare an EIR, . . .*

This project is requesting no less than 6 variances, a modification to an existing Conditional Use Permit, a General Plan Amendment, a Zone/Height district change, and the taking of public land along the County right-of-way for private use. This is clearly a project that will change the entire character of the neighborhood. All the impacts and mitigation measures should be fully disclosed in an EIR. Currently they are not.

Countywide planning for the greening of our rivers is and has been proceeding for over six years. These plans include:

- *Los Angeles River Master Plan* (1996) LA County Department of Public Works
- *Los Angeles River Greenway, Sherman Oaks to Studio City, River Community Enhancement Plan* (2000) City of Los Angeles Dept. of Recreation & Parks
- *LA City General Plan*
- *Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan*

Further, this proposed project would be adjacent to the planned future Los Angeles River State Parkway. Over the past year, the Governor and the legislature of California have seen fit to designate more than \$100 million for the creation of the Los Angeles River State Parkway. In 1996, the Los Angeles County Board of Supervisors approved the Los Angeles River Master Plan. The intent of these actions has been the creation of a contiguous 52-mile public parkway along the Los Angeles River.

Although these planning efforts are headed by different regional and local agencies, all participants agree on the planned proposed future of this area – a Los Angeles River Greenway linking all our communities for the entire 52-mile stretch of the LA River. Since these planning efforts have been in process for many years, future planned projects need to be consistent with these planning efforts. The Municipal Code requires the City to find that the proposed development "is or *will be compatible with existing and future development on neighboring properties.*" (Municipal Code §16.05F.5, emphasis added). The proposed development would remove several acres of land planned for inclusion on the Parkway from the public domain and hence from the planned future Parkway.

According to the Los Angeles River Master Plan, the Juan Batista de Anza National Historic Trail currently planned by the National Park Service, runs adjacent to the River through this area. The department must examine impacts on all plans for the area. If this site, which has remained undeveloped since the de Anza expedition, were to be built upon, it would mean the permanent destruction of an historic resource. Historic Resources include not only those already designated on lists (for instance, the National Register of Historic

Places), but also those properties that are self-evidently "historic," regardless of their being designated or not. (*League for Protection of Oakland's Architectural and Historic Resources v. City Of Oakland, (Montgomery Ward)* (1997) 52 Cal.App.4th 896) This portion of the Los Angeles River, as evidenced by the De Anza Trail plan, is an "historic resource" under the Montgomery Ward decision, and as such the project should undergo full environmental review to assess its impact on historic resources. This land has never been developed. We include for the record a copy of a local magazine article about the history of the site. (see attached)

The senior housing project proposes to develop nearly a half a million square feet on a property adjacent to the Los Angeles River that is currently zoned as open space. The notion that *any* area currently zoned as open space could be encouraged for development without overwhelming public support is unacceptable. The notion that it could be encouraged to move forward under an MND is unfathomable.

As you know, Los Angeles ranks dead last in park space per capita among the major cities in this country. All relevant local planning documents refer to this fact and seek to institute policies and programs to redress this lack.

According to the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan (Community Plan), the area is deficient in the number of neighborhood parks and can ill afford to sacrifice any existing uses.

The Community Plan's Recreation And Park Facilities element seeks to:

- *"conserve, maintain and better utilize existing recreation and park facilities which promote the recreational experience...."*
- *"preserve the existing recreational facilities and park space."*
- *"Increase accessibility to The Los Angeles River."*
- *"... assure that properties adjacent to the river develop an integrated design element to promote the use of the river as a recreational asset."*

(Community Plan, Page 27/28, sec. 4 through 4-1.2, emphasis added)

The Community Plan's Open Space element seeks to *"preserve existing open space resources and where possible develop new open space."* The Plan Map designates areas for open space, *"thus protecting them from encroachment of more intense uses."*

(Community Plan, Page 28/29 5-1 through 5-1.2, emphasis added)

The applicant proposes to mitigate for the loss of open space by dedicating parkland in lieu of Quimby fees. The logic here is curious, as the project will irrefutably cause a net loss in open space. Whether or not the applicant subsequently "dedicates" a lesser portion of the property is irrelevant as the entirety of the property is already zoned and used as open space.

The construction of 12 additional new and 8 replacement tennis courts represents a reduction in green space sorely needed in the County. Neither facility can sustain the loss of that green area. The proponents are shoving additional burdens on nearby parks and proposing mitigation that does not mitigate for the loss of open space but subtracts from the available green space that families now enjoy. This "mitigation crowding" leaves open space impacts unmitigated and significant.

Studio City Golf and Tennis is the heart and soul of the adjacent residential community. The accessibility and affordability of its recreational facilities are on a par with public facilities. It provides a cross-generational social nexus the likes of which have become quite rare in Los Angeles. It's snack bar serves as safe haven for teenagers and senior citizens alike. Studio City Golf and Tennis contributes to the overall health, safety, welfare and attractiveness of the community.

"Desirable Open Space is land which possess open space characteristics which should be protected and where additional development controls such as proposed in this plan and the Open Space Plan are needed to conserve such characteristics. *These lands may be either publicly or privately owned. Conservation of such characteristics is needed to ensure the usefulness, safety and desirability of adjacent lands and to maintain the overall health, safety, welfare and attractiveness of the community.*"
(Community Plan, Page 56, emphasis added)

The MND quotes liberally from the SUSMP requirements but the prescription for parking lot mitigation states clearly that the method presented is for parking lots of "greater than or equal to 25 parking spaces but not more than 50 parking spaces." The project description states that there will be 61 surface parking spaces for the existing golf course and 31 surface parking spaces for the senior housing. That is a total of 91 parking spaces. The mitigation presented is not valid. No mitigation is presented; the impacts are not reduced to insignificance.

Additionally, even if fuzzy math is applied and the parking spaces criteria is met, the proponent has only one choice for the site drainage which is a single grating catch basin with filter insert. An infiltration trench, presented as the second choice, states clearly that an "infiltration trench must not be used if

- the project is located in the **San Fernando Valley** watershed,
- the groundwater table/depth beneath the site is less than 10 feet below ground surface,
- the site soil lithology consists primarily of clay."
- The project is located in the San Fernando Valley watershed. However, there is no disclosure of the depth to groundwater, or the soil type in either the geology or hydrology section. How are decision-makers to make an informed decision when critical information is lacking?

The project proponent must disclose how they intend to meet SUSMP requirements in this area and create subterranean parking for the 390 subterranean parking spaces (senior housing etc.) plus the 421 subterranean parking spaces (existing golf and tennis courts) in an area adjacent to a major river with a probable high groundwater table. In the presence of a major waterway, high groundwater table, and a crowded project area how does the project proponent expect these competing objectives to work? We suggest they cannot. Again, the mitigation presented is not valid; the impacts are not reduced to insignificance, in fact are quite significant.

The project description states that "eight new tennis courts will be provided next to the golf course and 12 additional new tennis courts will be constructed at nearby public facilities." The courts both at this site and at the nearby public facility represent additional impermeable surfaces that require compliance with the SUSMP since they are part of the same project. Is this area included in the calculation for site drainage?

The MND has no identification of real conservation measures for either energy or water. California is in the midst of the most challenging energy crisis ever experienced anywhere in the country. The only mitigation measure states that "If conditions dictate, the Department of Water and Power (DWP) may postpone new power connections for this project until power supply is adequate." This single 'mitigation measure' should cause any decision-maker to pause. At the very least, a discussion of photovoltaic solar panels for energy generation should be explored. Seniors on oxygen or other life sustaining systems should be assured of a continuous source of reliable energy.

Similarly for local or regional water supplies, the MND states that, "If conditions dictate, the DWP may postpone new water connections for this project until water supply capacity is adequate." The project proponent must identify the water source for this project especially given the dire 'mitigation measure' stated in the MND and the predicted drought facing California. We again suggest that for both energy and water impacts no mitigation is presented; the impacts are not reduced to insignificance.

As stated earlier, the cumulative impacts from this project are significant and require the preparation of an Environmental Impact Report. We propose the preparation of a focused EIR. This EIR should examine the impacts of the rezoning and removal of open space in the face of a number of planning efforts to increase open space and expand the greenway as well as the other issues outlined above. Alternatives analysis should avoid areas that would require upzoning and look at appropriately zoned areas currently designated for multiple family dwellings that would serve the purpose of senior housing.

We at The River Project are dedicated to the vision of Greenways for Los Angeles County residents. We currently have four projects associated with the development of the L.A. River Greenway. These are:

- undertaking the design development for habitat restoration along the Los Angeles River Parkway through Studio City,
- developing a hydrodynamic model within the Tujunga Wash to locate optimal restoration opportunities,
- conducting a study on the potential impacts of contaminated groundwater on proposed restored wetlands habitat within Taylor Yard, and
- leading the community battle to create a State Park at Taylor Yard.

We would welcome the opportunity to work with the Planning Department to find alternative sites for this project.

We appreciate the opportunity to submit these comments for consideration and formally request copies of all future environmental documents. Please direct any questions to me at (818) 980-9660.

Sincerely

Melanie Winter
Director, The River Project

cc: Studio City Residents Association
Mike Feuer, Councilmember
Zev Yaroslovsky, Supervisor
Paul Koretz, Assembly Member
Robert Hertzberg, Assembly Speaker
Sheila Kuehl, Senator
Rod Kubomoto, Los Angeles County Department of Public Works
Mary Nichols, Secretary of Resources
Rusty Areias, State Parks
Rick Harter, Los Angeles & San Gabriel Rivers Watershed Council
Mary Angle, The Rivers and Mountains Conservancy
Dennis Dickerson, Regional Water Quality Control Board
Tom Hayden, City Council Candidate
Jack Weiss, City Council Candidate
Dan O'Donnell

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

APR 01 2002

ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts. The following is just a partial list of the impacts.

- **Land use impacts:** This property is zoned A1 Agricultural open space. It was downzoned by the city and is designated in the General Plan as open space. This is also part of the LA River master plan identified as a key in the creation of the LA River Park Space Nodes. This development is in contrast with both the General Plan and LA River Master Plan. To upzone this property is tantamount to building on parkland. This would set a precedent allowing developers to build on all open space no matter what the zoning is.
- **Water and Geological impacts:** That property is known to be above a low water table with liquefaction soil. Homeplace proposes building a 500 car, sub-terrainian-parking garage. Their proposal does not address how they will prevent the ground water problems. Second, this development will increase water usage, which is of great concern to the City. Not only will there be 240 new units, but there will be multiple residents living in each unit, employees of the center, medical and restaurant facilities using precious, limited water.
- **Aesthetic impacts:** The multiple 60ft tall buildings would permanently ruin the beautiful views of the mountains just one block to the south. They would cast shadows across the entire remaining golf course. Countless old, 50ft. tall palm trees and other shade trees would be removed, thereby impacting air quality to the immediate surrounding area.
- **Cultural impacts:** The Studio City Golf and Tennis facility has been in operation in the community for more than 50 years. The entire property, from the tennis courts and golf course to the coffee shop is a safe destination place for families and children. This is a defining cultural icon of Studio City. This facility is one of the primary attractions for families to live in the city. Developing this open space would have an absolute, negative impact on the social environment and property values of the entire Studio City area.
- **Recreational impacts:** Studio City has already lost The Racquet Center, which was on the corner of Vineland and Ventura Blvd. The Studio City Golf and Tennis facility is the only remaining facility in the immediate Los Angeles area where tennis groups and schools can 'block-book' multiple tennis courts for tournament play. The City of Los Angeles tennis courts do not allow block booking. Many Studio City schools including Harvard-Westlake,

Oakwood and Buckley use the Studio City Golf and Tennis facility for their school programs. If these courts are destroyed, these school's programs will be forced to shut down. Even the "proposed" relocation of some courts by the developer will scatter the courts and make the new courts fall under the jurisdiction of the City Park and Recreation. Not only will there not be enough courts at the new locations for tournaments, but Park and Rec. would not allow block booking anyway.

Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

- **Traffic impacts:** The most important thing the EIR for this project needs to consider are the traffic impacts of this project with population density growth of the year 2005. The current leaseholders have gone on record as refusing to vacate before their lease expires in 2005. Traffic will surely be worse and to ignore this fact is doing the community a grave disservice. In addition, these senior units are being marketed as very expensive units 'right on a golf course'. These new residents are also fully able and capable to own one or more vehicles. This is precisely why they need the 500 car-parking garage. The developer has tried to claim that the residents will not create any additional traffic, however, other similar senior centers have proven otherwise.

In other Homplace senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

There is a new strip mall currently under construction adjacent to the property at the corner of Ventura Blvd and Whitsett Ave. This new mall has already increased the number of accidents at that dangerous corner due to lack of visibility. I dare to ask, what will happen with 500 new seniors walking and driving at that corner. The density of this housing development cannot be denied.

- **Construction impacts:** Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
- **Impact on City services:** With the addition of so many new, elderly residents packed into this dense space, there will be a negative impact on City services. From ambulances to police to water and power, the EIR needs to focus on how this will impact the other long-time residents.

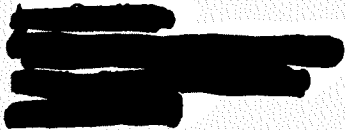
Another consideration which is lost in this Public Scoping notice is the fact that the LA Fire Department is in the process of appraising a one acre portion of this same property on the south-east corner adjacent to the Valleyheart roadway. The LAFD has already surveyed the parcel and is preparing to take it in eminent domain, if necessary. This is precisely where Homplace planned to put the lobby building. How can all the impacts of this development possibly be evaluated if we still do not know the entire scope of the project?

Finally, although there is no denying that there is a need for senior housing in Los Angeles, destroying precious open space is not the way to make our city a better place to live. Even in Studio City, there are two new senior assisted-living facilities currently under construction. Less than a few blocks away, at the Riverside Hospital location on the corner of Whitsett and Riverside, an almost 300 unit facility has been approved and is being renovated. This property does not destroy open space and re-uses the existing building to it's highest and best use. Also, there is another 80 unit senior assisted-living complex under construction less than a mile away on the corner of Coldwater Canyon and Hortense in Studio City. There were old apartment buildings on that site, which again, does not destroy open space.

Our City Counsel representative, Jack Weiss has already met with private and State representatives to explore other alternatives to purchase this property and preserve the entire 17-acre site as open space. Other City and State representatives including Zev Yaroslavsky, Bob Hertzberg, Rocky Delgadillo, Mary Nichols and Sheila Kuehl have all gone on record as opposing this development. Even if the Fire Dept. uses the one acre area, that will take approximately three tennis courts, but it would still leave enough courts intact to allow school and league tournaments. This development would permanently and negatively impact Studio City, it's residents and countless others who use the Studio City Golf and Tennis facility.

Thank you for your time and consideration of this most important matter.

Sincerely,

A large black rectangular redaction box covers the signature area of the letter.

3/4/02

Maya Zaitzevsky, Project Coordinator
 200 North Spring Street, Room 763
 Los Angeles, CA 90012

Response to Proposed
 Development
 Part I

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts. The following is just a partial list of the impacts.

- **Land use impacts:** This property is zoned A-1 Agricultural open space. It was downzoned by the city and is designated in the General Plan as open space. This is also part of the LA River master plan identified as a key in the creation of the LA River Park Space Nodes. This development is in contrast with both the General Plan and LA River Master Plan. To upzone this property is tantamount to building on parkland. This would set a precedent allowing developers to build on all open space no matter what the zoning is.
- **Water and Geological impacts:** This property is known to be above a low water table with liquefaction soil. Homeplace proposes building a 500 car, sub-terranean parking garage. Their proposal does not address how they will prevent the ground water problems. Second, this development will increase water usage, which is of great concern to the City. Not only will there be 240 new units, but there will be multiple residents living in each unit, employees of the center, medical and restaurant facilities using precious, limited water.
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Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

- **Traffic impacts:** The most important thing the EIR for this project needs to consider are the traffic impacts of this project with population density growth of the year 2005. The current leaseholders have gone on record as refusing to vacate before their lease expires in 2005. Traffic will surely be worse and to ignore this fact is doing the community a grave disservice. In addition, these senior units are being marketed as very expensive units "right on a golf course". These new residents are also fully able and capable to own one or more vehicles. This is precisely why they need the 500 car-parking garage. The developer has tried to claim that the residents will not create any additional traffic, however, other similar senior centers have proven otherwise.

In other Homplax senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

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- **Impact on City services:** With the addition of so many new, elderly residents packed into this dense space, there will be a negative impact on City services. From ambulances to police to water and power, the EIR needs to focus on how this will impact the other long-time residents.

Another consideration which is lost in this Public Scoping notice is the fact that the LA Fire Department is in the process of appraising a one acre portion of this same property on the south-east corner adjacent to the Valleyheart roadway. The LAFD has already surveyed the parcel and is preparing to take it in eminent domain, if necessary. This is precisely where Homplax planned to put the lobby building. How can all the impacts of this development possibly be evaluated if we still do not know the entire scope of the project?

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Thank you for your time and consideration of this most important matter.

Sincerely,

Dorothy Hette Meyer

Madeline Martin
Co-Pres - V. N. S. O. - Tennis Club

LOS ANGELES POLICE DEPARTMENT

BERNARD C. PARKS
Chief of Police



JAMES K. HAHN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-3205
Ref #: 1.1.2

March 14, 2002

Ms. Maya Zaitzevsky
Los Angeles City Planning Department
Environmental Review Section
200 North Spring Street, Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

PROJECT TITLE: HOMEPLACE RETIREMENT COMMUNITY

The proposed project involves the Los Angeles Police Department's (LAPD) North Hollywood Area. I have enclosed Area and individual Reporting District population, average crime rate per thousand persons, predominant crimes, and response time to emergency calls for service and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from Crime Prevention Unit (CPU) personnel.

A project of this size would have a significant impact on police services in North Hollywood Area. The LAPD's Community Relations Section, CPU is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that the developers contact CPU personnel to discuss these features.

Upon completion of the project, you are encouraged to provide the North Hollywood Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Sergeant John Amendola, Crime Prevention Unit, Community Relations Section, at (213) 485-3134.

Very truly yours,

BERNARD C. PARKS
Chief of Police

A handwritten signature in black ink, appearing to read "Gary J. Brennan".

GARY J. BRENNAN, Commander
Commanding Officer
Community Affairs Group

Enclosures

NORTH HOLLYWOOD AREA

The Home place Retirement Community project is located in North Hollywood Area in Reporting District (RD) 1549. The North Hollywood Area covers 24.84 square miles and the station is located at 11640 Burbank Avenue, North Hollywood, California 91601, (818) 623-4016.

The service boundaries of North Hollywood Area are as follows: Golden State Freeway (5) to the north, Mulholland Drive to the south, flood control channel, Fulton Avenue, Coldwater Canyon and Tujunga Wash to the west, and Los Angeles City Boundary to the east.

The boundaries for RD 1549 are as follows: Moorpark Street to the north, Fulton Avenue to the west, Los Angeles River to the south, and Laurel Canyon Boulevard to the east.

The average response time to emergency calls for service in North Hollywood Area during 2001 was 7.9 minutes. The Citywide average during 2001 was 8.9 minutes. There are approximately 256 sworn officers and 35 civilian support staff deployed over three watches at North Hollywood Area.

There were 50 crimes per 1000 persons in North Hollywood Area during 2001. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in North Hollywood Area are aggravated assault, vehicle theft, and burglary from vehicle.

Prepared by:
Community Relations Section
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

PROJECT NAME: HOMEPLACE RETIREMENT COMMUNITY

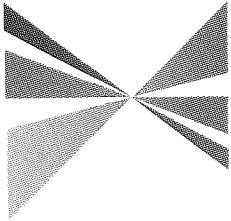
TYPE OF CRIME	RD * 1581	NORTH HOLLYWOOD AREA	CITYWIDE
Burglary from Business	0	468	5,823
Burglary from Residence	37	961	14,926
Burglary Other	7	331	4,857
Street Robbery	1	474	11,019
Other Robbery	4	320	6,155
Murder	0	17	589
Rape	0	62	1,424
Aggravated Assault	19	1,564	33,178
Burglary from Vehicle	35	1,887	25,786
Theft from Vehicle	25	982	15,607
Grand Theft	11	632	12,470
Theft from Person	1	46	1,222
Purse Snatch	0	15	371
Other Theft	13	1,370	24,273
Bicycle Theft	0	0	41
Vehicle Theft	59	2,274	31,991
Bunco	0	8	157
TOTAL	212	11,411	189,889

CRIMES PER 1000 PERSONS

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CITYWIDE =50/1000
1581	212	/	3,872	55/1000
NORTH HOLLYWOOD	11,411	/	229,380	50/1000

* All statistical information is based on 2001 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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Imperial County: Hank Kuiper, Imperial County

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Orange County: Charles Smith, Orange County • Ron Bates, Los Alamitos • Ralph Bauer, Huntington Beach • Art Brown, Buena Park • Lou Bone, Tustin • Elizabeth Cowan, Costa Mesa • Cathryn DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Alta Duke, La Palma • Shirley McCracken, Anaheim • Bev Perry, Brea • Tod Ridgeway, Newport Beach

Riverside County: Bob Buster, Riverside County • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula • Jan Rudman, Corona • Charles White, Moreno Valley

San Bernardino County: Jon Mikels, San Bernardino County • Bill Alexander, Rancho Cucamonga • David Eshleman, Fontana • Lee Ann Garcia, Grand Terrace • Bob Hunter, Victorville • Gwenn Norton-Perry, Chino Hills • Judith Valles, San Bernardino

Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Donna De Paola, San Buenaventura • Toni Young, Port Hueneeme

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

RECEIVED
CITY OF LOS ANGELES

MAR 22 2002

ENVIRONMENTAL
UNIT

March 20, 2002

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20020122 Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Thank you for submitting the **Homeplace Retirement Community** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Homeplace Retirement Community**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed Project is not a residential development of more than 500 dwelling units. Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **March 15, 2002 Intergovernmental Review Clearinghouse Report** for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner,
Intergovernmental Review

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



March 13, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: SCH# 2002031028 - Homeplace Retirement Community

Dear Ms. Zaitzevsky:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Wood'.

Rob Wood
Environmental Specialist III
(916) 653-4040

CC: State Clearinghouse

WE, THE UNDERSIGNED RESIDENTS OF STUDIO CITY, STRONGLY OPPOSE THE STUDIO CITY GOLF AND TENNIS PROJECT BECAUSE,

1. Currently, the golf course and tennis courts are practically the only spots of greenery and open space surrounded by a highly condensed urban area. It would be an ecological and environmental crime to deprive the citizens of Studio City of this recreational area and the facilities it provides.
2. The existing traffic jams in the intersections of Ventura Blvd. / Whitsett Ave, and Moorpark / Whitsett are familiar to the residents and visitors in Studio City. The new mall that is being constructed at Whitsett and Ventura will considerably worsen the already bad situation. It is inconceivable that serious consideration is being given to additional construction that would add to the existing traffic congestion and present an ongoing problem to both the personnel and the residents of the projected Senior Housing Center. ✓
3. The aesthetics of the area would be seriously and irreparably impacted. This part of Studio City is properly considered to be one of the best; it is developing into a walking area with many small shops, restaurants and other businesses. The Senior Citizens Housing project will be like a wart on the beautiful face of Studio City.
4. Residents of all age groups – the young, middle aged and senior as well – will be deprived of a priceless recreational and sports facility. Are their needs somehow less important than the need of outside seniors for additional inexpensive housing?

WE URGE THE CITY COUNCIL AND ALL INVOLVED AGENCIES TO REJECT THE PROPOSED PROJECT THAT WILL DRASTICALLY DEVALUE OUR NEIGHBORHOOD

Signed: Claudia C. Frazier

Address: 3630 Berry Dr. S.C. 91604

Signed: Margaret Smedley

Address: 4132 VANTAGE AV SC 91604

Signed: Bill Frazier

Address: 4121 VANTAGE Ave, SC, CA 91604

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Signed: Joseph T. Klerwin

Address: 12700 Sarah St S.C.

Signed: Patty & Neal Matzinger

Address: 11560 Moorpark St. S.C.

Signed: Scott & Elaine Johnson

Address: 12161 Valleyheart Drive

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WE URGE THE CITY COUNCIL AND ALL INVOLVED AGENCIES TO REJECT THE PROPOSED PROJECT THAT WILL DRASTICALLY DEVALUE OUR NEIGHBORHOOD

Signed: V. Cunningham

Address: 12757 Kling

Signed: Walter Lord

Address: 4436 B Vantage Ave.

Signed: Frances L. Zuehl

Address: 4915 Longridge Ave.

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Signed: Richard B. Groll

Address: 3945 VAN NOORD AVE, S.C.

Signed: Judy Groll

Address: 3945 Van Noord Ave

Signed: Stoia Egges

Address: 3957 Van Noord Ave

WE, THE UNDERSIGNED RESIDENTS OF STUDIO CITY, STRONGLY OPPOSE THE STUDIO CITY GOLF AND TRENNIS PROJECT BECAUSE,

1. Currently, the golf course and tennis courts are practically the only spots of greenery and open space surrounded by a highly condensed urban area. It would be an ecological and environmental crime to deprive the citizens of Studio City of this recreational area and the facilities it provides.
2. The existing traffic jams in the intersections of Ventura Blvd. / Whitsett Ave, and Moorpark / Whitsett are familiar to the residents and visitors in Studio City. The new mall that is being constructed at Whitsett and Ventura will considerably worsen the already bad situation. It is inconceivable that serious consideration is being given to additional construction that would add to the existing traffic congestion and present an ongoing problem to both the personnel and the residents of the projected Senior Housing Center. ✓
3. The aesthetics of the area would be seriously and irreparably impacted. This part of Studio City is properly considered to be one of the best; it is developing into a walking area with many small shops, restaurants and other businesses. The Senior Citizens Housing project will be like a wart on the beautiful face of Studio City.
4. Residents of all age groups – the young, middle aged and senior as well – will be deprived of a priceless recreational and sports facility. Are their needs somehow less important than the need of outside seniors for additional inexpensive housing?

WE URGE THE CITY COUNCIL AND ALL INVOLVED AGENCIES TO REJECT THE PROPOSED PROJECT THAT WILL DRASTICALLY DEVALUE OUR NEIGHBORHOOD

Signed: Jack Eggen

Address: 3957 VAN NOOD AVE STUDIO CITY

Signed: Mr. + Mrs. Allan E. Ross

Address: 12841 Woodbridge St., S.C. 91604

Signed: Sylvia G. Rivas

Address: 12841 Woodbridge St., Studio City 91604

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Signed: Erwin Salvi

Address: 13141 Valley Vista Bl.

Signed: Viola Jacques

Address: 6662 S Lamer Ave # 2

Signed: Carol Lee Lister

Address: 3831 Mount Lucio Ave

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Signed: Donna L. Ryan

Address: 3829 LAUREL CANYON BLVD STUDIO CITY

Signed: Jayne Rosenthal

Address: 4217 Bellaire Ave, Studio City

Signed: M A N

Address: 3800 SUNSHINE CT., STUDIO CITY

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Signed: Frank Whitsett

Address: 4203 Bluebell Ave S.C 91604

Signed: William Galupe

Address: 4203 Bluebell Ave S.C 91604

Signed: Ann Maly

Address: 11245 Valley Spring Ave Studio City 91602

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Signed: Juan Ramirez

Address: 3666 ALTA MESA DR S.C. 91604

Signed: Tina Callan

Address: 13031 Greenleaf St, S.C. 91604

Signed: Phil Shuman

Address: Wrightwood CV SC 91604

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Signed: Ella Frankin

Address: 3755 Goodland Ave 91604

Signed: Dya Zouman

Address: 3755 Goodland Ave. 91604

Signed: Linda Frankin

Address: 3755 Goodland Ave, S.C. 91604

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: March 19, 2002

To: Mr. Con Howe, Director
Department of City Planning
Environmental Review Section
City Hall, Suite 763
Attention: Maya Zaitzevsky

From: *Edmond Yew*
Edmond Yew, Manager
Land Development Group
Bureau of Engineering
201 N. Figueroa Street, Suite 200

RECEIVED
CITY OF LOS ANGELES

MAR 20 2002

ENVIRONMENTAL
UNITENVIRONMENTAL
UNIT

Subject: Request for Comments on Notice of Preparation (NOP),
"Home Place Retirement Community", ENV-2001-1196.

Your referral dated February 22, 2002, has been reviewed by the staff of the Bureau of Engineering. Please discuss the following comments in the Draft Environmental Impact Report (DEIR):

The DEIR should include a traffic study to discuss the project impacts on the adjacent street system. Additional street dedications on adjacent streets especially on Whitsett Avenue to the east side of the property, will be required. In addition, planting street trees and construction of curb ramps as required by the "Americans with Disabilities Act" (ADA) and City Engineer should be included in the DEIR.

A comprehensive analysis of the wastewater flows of the entire proposed project, including capacity of the existing and future sewers should be addressed in the DEIR. Also, construction of additional sewer system and a full analysis of the environmental effects likely to be associated with such construction should be discussed.

The DEIR should include a hydrology/hydraulic study and to address the drainage discharge from the site, together with any necessary drainage facilities to mitigate the additional storm runoff in conjunction with the development of the site.

Under project description, a subdivision map as well as a street vacation will be requested. The applicant should process the subdivision map as a merger and resubdivision map to eliminate North Valleyheart Drive, therefore, to eliminate the separate street vacation process. Furthermore, the DEIR should address the impact of the vacation/merger of Valleyheart Drive on any access to the maintenance of the Los Angeles River as well as any landscaped/park area adjacent to the Los Angeles River.

The DEIR should address the impacts on existing utility facilities and utility relocation in the proposed vacation/merger area. The DEIR should also address the reversionary right of the street area upon the vacation/merger of North Valleyheart Drive. In addition, the Board of Public Works has purview over approval of any request for a revocable permit associated with the project.

Should you have any questions regarding the above-mentioned comments, please contact Ray Saidi of my staff at (213) 977-7097.

EY/GRS/gt
H:\Ldg\gtwp37

MARYANN GREENWOOD
12830 Burbank Blvd. #309
Valley Village, CA 91607
818.509.7532

March 11, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

City of Los Angeles Planning Dept.
c/o Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Rm 763
Los Angeles, CA 90012

RE: The proposed Development of 4141 Whitsett Ave.

Dear Ms. Zaitzevsky:

This letter will serve to document our concern and opposition to the development of a 500,000 senior housing community at the above referenced address. Not only would the impact of this multiple housing community create further congestion, but parking would be impossible. One would assume that a parking structure would be a part of the project. Will the soil allow such a parking project? It is my understanding that this area is a part of the LA River Master Plan. How can this area be developed into an R3 area. Is rezoning being considered in an effort to remove further open space?

It is unfortunate that the "Powers that Be" are allowed to remove open space in favor of the almighty dollar. This is what has created the very congestion and run down appearance of so many areas of Los Angeles. The increased density and traffic would definitely create a safety hazard for children in the area.

Our school tennis tournaments are held at The Studio City Golf and Tennis facility. If these courts are lost, so too will our tennis program for the students. This is not progress.

Please do not destroy the remaining open space with healthful greenery, beautiful plants, shade trees and 50 foot palm trees, in favor of more concrete, congestions and traffic!

Thank you for your attention; we appreciate your consideration of all points of view.

Very truly yours,


MaryAnn Greenwood

Bruce and Renne Bilson
12505 Sarah Street
Studio City, CA 91604

Maya Zaitzevsky, Project Coordinnator
200 North Spring St.
Los Angeles, CA 90012

March 15, 2001

Dear Ms. Zaitzevsky,

As a resident of Studio City who would be deeply affected by the building of this Retirement Community as our home is on the corner of Whitsett between Moorpark and Riverside, we would like to express a number of concerns.

The first has to do with traffic. As the attached document shows, there are a number of streets that all empty on to Whitsett near Ventura Blvd. They are in very close proximity to each other. This has been a very dangerous intersection for years. When our 25 year old son was 13 to 15 and allowed to ride his bike, he was forbidden to go through this intersection as there are often cars coming from four directions at once. This was before Bed, Bath & Beyond and Staples parking lots emptied onto Valley Heart Drive. The danger has increased dramatically since those stores went in. And now, there is another mall about to open at the corner of Whitsett and Ventura which will increase the traffic and the danger.

The proposed Retirement Community is planning 482 parking spaces, at least 421 of which would enter and exit on the second Valleyheart Drive (north of the wash) which is at the moment used minimally. It is frightening to think of all these additional cars, a large number of which would be driven by senior citizens, entering through and exiting into an intersection that is already extremely dangerous. Another issue that we have not heard raised is the congestion that will be caused by all the delivery trucks, including at least food and laundry, that will be needed to service a place of this size.

The other traffic issue will be the difficulty of turning left onto Whitsett from Ventura Blvd. At this time, there are often ten cars waiting to make that turn. This is causing a lot of people to cross Whitsett, turn left on Rhodes, left on Ventura Court and then right on Whitsett. The number of cars trying to merge on Whitsett creates a constantly dangerous situation.

The increase in the density of the population must also be considered. Within the last year, a multi unit condominium complex was completed at the corner of Beeman and Moorpark where two houses used to stand; another large multiple unit complex is being built on Whitsett by the freeway where two houses used to stand; and we understand that a Senior Residence is to be built where the hospital stands on Riverside Dr. between

- traffic
- congestion of delivery trucks
- left turn from ~~Whitsett~~ Ventura onto Whitsett
- population inc./density
- senior housing already on Riverside
- tennis personally & schools
- expense of other club options

Whitsett and Coldwater. This has long been a wonderful single family residence community that is slowly being destroyed.

Our last concern is centered around the importance of the recreational use of this property. I, Renne, am a tennis player who has used these courts at least two times per week for many years. They are always busy. In fact, since the closing of the Racquet Centre at Vineland and Ventura, there are frequently times when I cannot get a court, because they have been booked by groups, including four school tennis programs. It would be almost impossible to play tennis if these courts are closed unless I joined an expensive club. The developers propose building additional courts in another place, probably North Hollywood park. As a woman, I would not be comfortable playing in the neighborhoods they are suggesting. I believe we, or at least our cars, would become targets if it became obvious we were there on a regular basis. You must also not forget that there would no tennis courts for the years it would take to complete this project.

Although the developers speak of their generosity in giving the golf course to the city for public use in perpetuity, you must not forget that they are proposing to sell these 240 units as "golf course adjacent" to wealthy senior residents. We have great concern that the majority of the "public" using this course would be those residents. We believe that would most likely be true of the 8 tennis courts that would remain at this site as well.

Lastly, when we carefully read all the variances to the building codes being requested by the developers and realized the truly horrifying number of areas in which this project would damage our community, we were outraged that our city government could even consider requests that would be so detrimental to our community. Why should the profits of an outside developer be more important than retaining the quality of life of the tax paying residents of Studio City?

We believe if you weigh all the issues carefully, you will see that the development of this property will irreparably damage Studio City. Please don't let that happen.

Sincerely,



Mr. and Mrs. Bruce Bilson
12505 Sarah Street
Studio City, CA 91604-1113

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CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
200 North Sprin
Los Angeles, CA

112
-uncomfortable in neighborhood
of proposed new courts
-lack of courts during
construction
-resident use of rec. facilities
-number & action of
variances requested

ALLEY SPRING

VALLEY SPRING

ENTRANCE/EXIT TO NEW SENIOR DEVELOPMENT

VALLEY HEART DR.

VALLEY HEART DR.

WHITSET AVENUE

ENTRANCE TO CITY NAT'L BANK & NEW MALL

VENTURA COURT

VENTURA BLVD

VENTURA BLVD

March 9, 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

Re: ENV 2001 1196

1. For a city that has probably the lowest level of green space of any major city, taking green space away from the city for more development should be unthinkable.
2. Traffic at Ventura Blvd. And Whitsett Ave. is now a major bottleneck. The increased traffic that such a development would create could cause road blockage on Ventura Blvd, a major artery for the valley. New lanes or other traffic diversions would need to be part of the developer's plan.
3. The additional parking and traffic that would result from such a structure with the workers, residents and visitors would be horrendous and would create gridlock in the area.

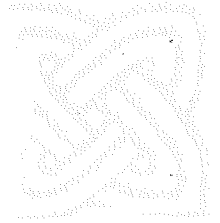
Yours truly,



Charles and Claire Heimler
9025 Wonderland Park Avenue
Los Angeles, CA 90046

Maya Zaitzevsky, Project coordinator
200 N. Spring St. Room 763
LA CA 90012

18 March, 2002



MS Zaitzevsky,

RE proposed senior housing project at 4141 Whitsett.

Please record my vote as a resounding NO. Along with most in the area, I am alarmed and angry at this heedless use of our open space. You call it medium density. Hardly.

492 parking spaces and all these units in that space constitute VERY heavy density in my view, considering this is an area already crushed with overdevelopment, noise pollution, snarled traffic, and angry drivers. This not to mention the aesthetic blight to our neighborhood.

We do not need this development. Period. The original charter called for open space. Lets leave it open space for all to use and enjoy.

Thank you,

Kevin Burke, 4223 Wilkinson Ave, Studio City

18 March 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90012

Re: Proposed Homeplace Retirement Community

Ms. Zaitzevsky:

I TOTALLY OPPOSE THIS PROJECT. Keep the
WHOLE AREA AS OPEN SPACE as specified
in current General Plan and zoning.

In Studio City we need OPEN SPACE
not more density, congestion, visual
blight, blocking views, noise,
loss of the natural River front,
dangerous increase in traffic,
ridiculous height of buildings,
loss of present arrangement of recrea-
tional facilities, visible parking.

In addition, the Fire Department
wants an acre of this ^{natural} same land, too.

Let us keep this ^{natural} bit of peace
and quiet, a respite from the
madness of this overdeveloped city.
The original owner of the land
wanted this area to be forever
OPEN SPACE and I do, too.

(turn)

Keep this Crown jewel of
Studio City TOTALLY OPEN
SPACE.

Sincerely,

Barbara Monahan

BARBARA MONAHAN
4223 WILKINSON AVENUE

STUDIO CITY

CALIFORNIA 91604

818.980.5360

March 11, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

City of Los Angeles Planning Department
C/o Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Studio City Golf and Tennis

Dear Ms. Zaitzevsky:

I am writing to strongly urge you NOT to destroy the wonderful recreational facility and greenspace that is the Studio City Golf and Tennis Center.

I have used both facilities, and find it to be one of the most pleasing areas in the Studio City area. The housing complex, even if only built on the tennis courts, will not only ruin a very good quality tennis facility, but will destroy the charm of the golf course.

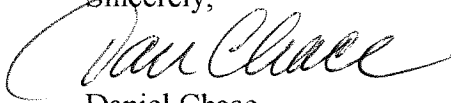
I was at the golf course this past weekend with my girlfriend, and we had a wonderful golf outing with people we had never met. I was pleased to see that many families were recreating there, and that as the sun was going down, that this was a wonderful environment, an asset that would be foolish and short sighted to ruin with yet another housing complex.

Cities need to be creative in the creation of senior and affordable housing, and I strongly support rehabilitation of old buildings for this purpose. Though not everyone golfs or plays tennis, these spaces add to the health, recreation and beauty of an entire community. I would strongly support the city acquiring this facility and maintaining it's current use. If an additional firehouse is needed in the area, this would be an acceptable compromise for a partial use of the land, but not a huge complex of so many units.

I hope you will do everything you can to save this facility, and if anything, enhance it's historical appeal. Los Angeles needs to hold on to the few pockets of history and charm that it has left.

Thank you for your consideration and action on behalf of Los Angeles.

Sincerely,



Daniel Chace
1801 N. La Brea Ave. #1
Los Angeles, CA 90046

3000 W. Alameda Ave.
Burbank, CA 91523
818-840-4444

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National Broadcasting
Company, Inc.



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CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

City of Los Angeles Planning Department
C/O Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

This letter is in regard to the proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

I am writing to strongly protest the destruction of one of the last family recreational facilities in Studio City. Are we really being reduced to one or two small parks in which to enjoy the great outdoors.

It is already impossible to us Moorpark in the morning and this new construction will severely impact an already stretched infrastructure.

The Golf and tennis complex was one of the main drawing points for me to relocate to Studio City and should it be destroyed, I will move. This will cause me to lose my home and I will lose a lot of money because my property value (within walking distance) will drop.

Please hear our pleas to let our little city remain a beautiful, little hamlet that revolves around this outdoor haven. There are plenty of buildings in need of renovation that would be more suitable than destroying this beautiful open space.

Sincerely,

A handwritten signature in black ink that reads 'Kerry O'Farrell'. The signature is written in a cursive, flowing style.

Kerry O'Farrell
12400 Moorpark St #4
Studio City, CA 91604

3/11/02

Maya Zaitzevsky
Project Coordinator
200 N Spring St. # 763
L.A., CA. 9012

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

re: Studio City Golf & Tennis 4141 Whitsett Ave.

Dear Ms. Zaitzevsky:

I am deeply disturbed about the proposed development at the above location. This will be a bad use of this land, eliminating the open space. There will be too many people occupying this space and needing resources, specifically water. The beautiful trees would be cut down and the beauty of the area would be lost completely. This development would completely eliminate the family facilities that are there now which provide safe recreation. This is the tennis court center that is used by people from all over the Los Angeles area as well as by area schools for their tennis programs. Traffic would be absolutely terrible, with hundreds of new cars flooding the area. There would be a huge number of trucks, busses and other vehicles as well, creating horrific traffic, parking and pollution problems.

There are many other nearby locations that would accommodate Senior housing without ruining an existing neighborhood. The proposed development will permanently and negatively change the whole area.

Sincerely,



Laurel Altman

Daisy H. Cleveland
4222 Babcock Avenue
Studio City, CA 91604-1509

RECEIVED
CITY OF LOS ANGELES

MAR 05 2002

ENVIRONMENTAL
UNIT

Feb. 26, 2002

Maya Baitz, Project Coordinator
200 W. Spring St.
Los Angeles, Ca

Re: Homeplace Retirement Community

I feel the building of this project
would be a disaster to our existing
community - with too many reasons
to enumerate.

I am decidedly against it!

Sincerely,

Daisy Cleveland

Sally Reeder
4935 Carpenter Ave.
Valley Village, CA 91607-3206

RECEIVED
CITY OF LOS ANGELES
MAR 05 2002
ENVIRONMENTAL
UNIT

February 28, 2002

Ms. Maya Zaitzevsky, Project Coordinator
200 North spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

Please do what you can to keep the Studio City Golf and Tennis as is. Not only would it make a tremendous impact on our environment, but it would change the entire composition of Studio City. The golf course and tennis courts are important to maintaining the integrity of the city. Many people use the areas to better their skills, but most important, the area is a gathering place for so many people.

Please keep our city as is and not let it become just another developer's golden purse. We would lose so much if we lost Studio City Golf and Tennis.

Sincerely,



Sally Reeder
Homeowner and
regular golfer in
Studio City

RECEIVED
CITY OF LOS ANGELES

MAR 10 2002

ENVIRONMENTAL
UNIT

Studio City Golf Course, Inc.

4141 WHITSETT AVENUE
STUDIO CITY, CALIFORNIA 91604
(323) 877-3777 • (818) 761-3250
FAX (818) 761-3942

March 13, 2002

City of Los Angeles Planning Department
% Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

My name is George McCallister. I am a long time resident of Studio City and the General Manager of Studio City Golf and Tennis. The facility located at 4141 Whitsett Ave. in Studio City. We have leased Studio City Golf and Tennis since 1958 and will continue to honor the lease until it expires on March 31, 2005 some three years from now.

I would like to thank our friends at the planning Department for allowing us to voice our concerns about the environmental impacts brought on by the proposed development of the property located at 4141 Whitsett Ave. in Studio City.

As to the areas of possible Environmental impacts, let me first start with Land Use and Planning. In the early 1970's, With an agreement drawn up between the City of Los Angeles, the county of Los Angeles, and the landowner, this property was down zoned from its original zoning of R-1 and R-3 to A1-1. Which is the appropriate zoning for light recreation. They did this to insure that this property would remain as recreational open space to be use by the general public. It also is designated such in the community's General Plan and The Community's Specific Plan. Of course all of these long-term plans would have to be changed to accommodate any development on this property. We respectfully request that these plans remain unchanged and left in place as they currently are.

The Tennis courts. We currently have twenty Champion Chip tennis courts on this site. They have been here for 25 years. As we are one of the last large tennis facilities left in Los Angeles, we are fully booked at least six hours out of our 15 hour day. The rest of the time we operate at 60-80% capacity. We are the home tennis courts for Harvard-Westlake and The Buckley School. They rent sixteen courts two hours a day four days a week every week during each semester of the year. We serve many large tennis groups such as L.A.T.A. and the Van Nuys-Sherman Oaks Racket Club. These groups requiring up to fifteen courts at a time. It is my understanding that Tennis courts operated by the City of Los Angeles do not allow for group bookings, so these groups can only play at facilities like ours. If Studio City Tennis is bulldozed, then more than likely these groups will be with out courts to play their leagues, tournaments, and other activities on.

As to the project in question, It is my understanding that Homeplace proposes to first demolish the twenty tennis courts at Studio City Golf and Tennis. Then as part of their entire development project, they would rebuild “approximately” eight new courts next to their senior housing condominium complex. Then they would build a new, 12 court tennis facility on a “yet to be determined” site. They have suggested an area in North Hollywood Park as such a sight.

So the premise would be, to take away 12 existing tennis courts that presently serve the community that they are located in. And then takes away 3 or 4 acres of existing green grass parkland that services the community that it is presently in, and build 12 new tennis courts of unspecified quality, on this new site. Even though the residents of that community might not want tennis courts built in their park. They might just want to use the park for picnics and playing with their children. But Homeplace needs a some where to put these new replacement tennis counts.

If that be the case, then we respectfully request a full environmental impact report on the new 12 court tennis facility Homeplace proposes to build on City owned parkland before any zone changes or recommendations are made regarding the Homeplace development at the Studio City Golf and Tennis site.

I would also like to address Homeplace’s plan for the reconfiguration the golf course and the driving range. As someone very familiar with the golf course and driving range in question here. I would implore the City of Los Angeles to employ an independent Golf Course Design Engineer to review the drastic and I strongly believe, dangerous driving range lay out that Homeplace has suggested in their drawings. I can’t think of a more sever environmental impact than that of someone being hit by a range ball from an unsafe driving range. I have written the Planning Department about this issue and will include a copy of that letter with the letter I send to the Project Coordinator.

Next I would like to address the subject of Geology and Soils. About 18 months ago Homeplace hired a geologist to do some soil testing on the property where they plan to build their housing complex. They drilled about 12 soil test holes in various locations around where the proposed development would be. As I witnessed the drill bits being hauled from the ground they were very wet and covered with mud. I asked one of the engineers what all the mud was from? He replied it was from underground water. It has always been rumored as fact that there is a underground stream that runs along the north side of the LA Riverbed. A geologist friend of mine told me that this area is full of what he called “purge water” which is the general runoff from rain and lawn watering, and that about 25 to 40 feet down there is a very great possibility of an underground stream. The point being that since this proposed site is adjacent to the LA Riverbed which consists of fill dirt and is a liquefaction area and that there is almost assuredly underground water below. Therefore we respectfully request that the city supervise a very extensive soil and

land stability test for these seven - four story buildings with their 380 underground parking stalls.

Finally I would like to bring up the subject about the proposed building of the new 'State of the art' Studio City fire station on the southeast corner of the property at 4141 Whitsett Ave.

I have personally spoken with the fire department about this project since 1996, when they first showed interest in the corner portion of the property for the new station. Now that they have funding for the project, they are pursuing the acquisition of this site. I have spent time with the City Surveying team and the company contracted to do the assessment of the property for the city Fire Department and it seems to me they are going forward with their plans to acquire this site. I believe they also have the support of the Studio City Residents Association and that of the Councilman. This interest to the property shown by the Los Angeles Fire Department would surely impact Homeplace's proposed development project, however, they mention nothing about it in their application. With all do respect, we feel that before any environmental impact study can be performed, we should find out if the Fire Department is in fact going to acquire the one acre parcel at the southeastern part of the property in question here. This would drastically alter all of Homeplaces, current designs, lay outs, and give-a-ways. In fact it would require a whole new project concept, thus setting an entire new scope for the environmental impact report

In closing I ask myself, Who can really say how sever the environmental, sociological, and political impacts of losing or severely altering such a beautiful and useful piece of property as Studio City Golf and Tennis will be. The city, with great insight, downzoned this property to protect it from developers years ago. We ask you to please honor their decision.

Thank you for your time.;

Sincerely,


George McCallister



4141 WHITSETT AVENUE
STUDIO CITY, CALIFORNIA 91604
(323) 877-3777 • (818) 761-3250
FAX (818) 761-3942

March 14, 2001

Mr. Thomas J. Rath
Department of City Planning
Valley Planning Department
6255 Van Nuys Blvd.
Van Nuys, CA 91401

Dear Mr. Rath,

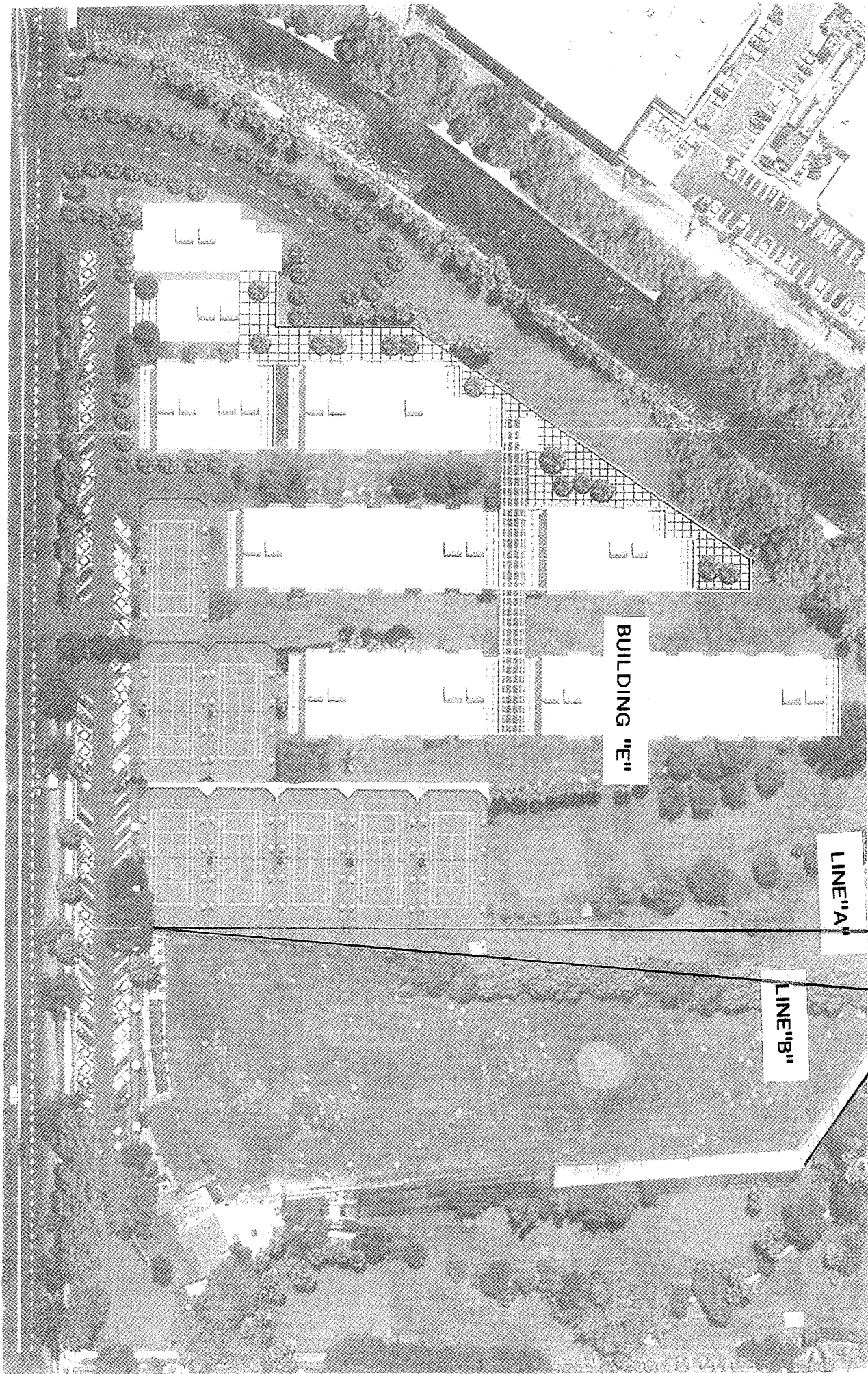
My name is George McCallister. I am the General Manager of the Studio City Golf and Tennis Facility at 4141 Whitsett Ave. in Studio City. We met a few years ago when Joann Deutch from the Studio City Chamber of Commerce introduced us. I am writing this letter because of safety issues I would like to point out as they relate to the drawings that Homeplace Retirement Communities submitted during their "Open House" on February 26, 2001 at CBS Studio Center. I have included a copy of that drawing with this letter. On it you will see I have illustrated the different positions of the Driving Range fence line. Line "A" is the fence as it is today. Line "B" is the new fence line, as Homeplace has proposed it be. The reason they have to move the fence line is because they want to move the sixth hole of the golf course onto an area that is currently occupied by the driving range. You will see on the drawing where I have marked building "E". Homeplace has building "E" on the part of the property that is now the sixth hole of the golf course. Also note that this is the largest of the buildings in the drawing, and critical to the whole of the development. The problem, as I see it, is that the reduction of the driving range area to make room for the "new" sixth hole, especially in the amount they propose, clearly would place players on the golf course **endanger** from being hit by a practice ball that has gone over the driving range fence because the fence is so much closer to the driving range tee line. When we built the tennis courts back in the early seventies, we reduced the driving range as much as it could be reduced in order to accommodate all twenty tennis courts, and still provide a reasonable amount of safety for the players on the golf course. Any further reduction of the driving range area would seriously breach the reasonable amount of safety barrier. Furthermore the reduction Homeplace proposes is in the deepest part of the driving range, and it is this part that most long hitters aim for, and as we all know, many golfers have a tendency to "hook" the ball to the left thus making it more likely for the ball to go over the fence. It is also my belief that the amount of driving range space needed to adequately build the new sixth hole of the golf course has been underestimated by the architects and even more of the driving range would be needed. Another factor is the angle of Homeplace's new fence line. The Golfers at the

end of the Tee Line nearest the left side of the range fence will now have to aim to their right to avoid hitting the fence on their left. This increases the probability of their ball going over the fence on the right endangering the Golfers on the first hole of the golf course. Also as we know, many golfers "slice" the ball to the right, thus compounding this problem even more.

It is not my intention to berate Homeplace's proposal, rather to point out discrepancies that fourteen years of experience with this driving range enables me to see quite clearly. I believe that the true essence of the problems as I have laid them out in this letter can only be fully appreciated by an on site inspection. There for Mr. Rath, I would like to invite you or one of your staff to come to Studio City Golf and Tennis and let me show you what it is I am trying to explain in this letter. Please call so we can arrange a time to meet. I can be reached at (323) 877-3777 Tuesday through Saturday.

Sincerely,

George McCallister



BUILDING "E"

LINE "A"

LINE "B"

LAW OFFICES OF LAWRENCE J. TURNER
9200 SUNSET BOULEVARD, SUITE 701
LOS ANGELES, CALIFORNIA 90069

LAWRENCE J. TURNER
JOHN F. SICOTTE
KIMBERLY L. TURNER

TELEPHONE (310) 273-4858
FACSIMILE (310) 273-1869
E-MAIL: admin@turner-law.com

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90012

Dear Ms. Zaitzevsky,

This letter is in reference to the proposed Studio City Golf and Tennis Project. I certainly hope that it is not officially a "project" yet. I know of many people, myself and family included, who do not want to lose our wonderful, hidden oasis in Studio City. In Los Angeles, where we all spend so much time on the road traveling to get to work, school, or activities, it is so special to have a secret recreation center right in our own back yard! My children, 8 and 10 years, are saddened by the thought of losing "our golf and tennis place." We are there 2 to 3 times a week for either tennis lessons, or just hitting on the driving range. Its allure is its convenience, its simplicity, its lack of pretentiousness and its wide-open beauty.

If a "Retirement Community" is built there, our oasis is gone. They say they will rebuild the courts—but it seems to me that those will be for the people who live in the Retirement Home, not for the community at large. Even if the general community is allowed to use the courts and driving range, the allure is gone. We are now imposing on someone else's property—we will feel like trespassers. The simple beauty will have disappeared. It will be replaced by crowds and parking problems. It will be just another cluster of buildings in the burgeoning concrete jungle that we call Los Angeles.

Thank you for your time and attention to this matter.

Sincerely,



Kimberly L. Turner

Erica Fox & John C. Newby
11684 Ventura Blvd. Suite #314 • Studio City, CA 91604
TEL 818-980-9680 • FAX 818-980-7627 • E-Mail foxnew @ mac.com

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

March 14, 2002

Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90012

RE: EAF NO.: ENV-2001-1196

Dear Ms. Zaitzevsky,

My husband and I have been residents of Studio City for 13 years. I have been a resident of Los Angeles my whole life.

There are few places in this city which one can treasure as Los Angeles, as a city, does not put a high value on community and the things that benefit a community.

Studio City is one of those areas of the city where one feels community. And we strive hard to keep that. Here, in our neighborhood, we walk, we know our neighbors, we know the people that work at the various stores and restaurants. And they know us.

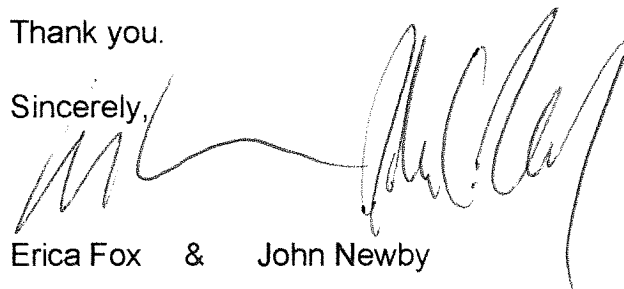
The golf and tennis courts on Whitsett are a huge amenity, not only to the residents of Studio City, but to schools both private and public who use the golf and tennis for their school teams as well as for people who live in adjacent neighborhoods. A par-3, nine hole golf course is not an easy thing to find, especially one that because of its low fee is available for those from any socio-economic background.

Additionally, in a city that has been determined to have one of the fewest parks and green spaces per citizen, here is green space: a place where one can enjoy oneself with friends and family in the beautiful outdoors.

Shouldn't the welfare of the larger community surpass the financial gain of a very few? We think so. Please don't let this great place be taken away.

Thank you.

Sincerely,



Erica Fox & John Newby

WOLLAEGER

21 March 2002

Maya Zaitzevsky
Project Coordinator
200 Spring St., Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a 15-year resident of Studio City, I am writing to urge you oppose any future development of the Studio City Golf and Tennis property. Los Angeles has historically turned its back on creating open, urban parkland, and the aggregate result of each of these decisions is an urban landscape unrivaled in congestion, overdevelopment, pollution and, despite the abundant natural beauty of Southern California, sheer ugliness.

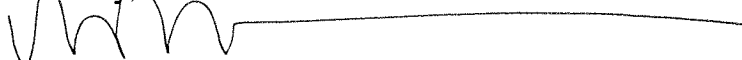
The environmental impacts of development of this rare open tract of land in Studio City are many. For me, they are primarily aesthetic and spiritual. But the effects of this aesthetic and spiritual degradation will be manifested in the community as economic decline, increased pollution and increased crime. At a certain point, even devoted citizens of Studio City will decide that it is time to move elsewhere if the local government is not willing to protect the aspects of the community that they value. They will take their salaries, their jobs, their business patronage, their civic involvement, and they will move to, quite simply, a better place.

Instead of building on precious open space, why not provide real economic incentives for developers to rehabilitate and beautify ugly urban spaces? Believe me, there are plenty within shouting distance of the Studio City Golf and Tennis property. Why not tear down decrepit buildings and create new parkland around new developments? This is the program pursued by enlightened urban planners nearly everywhere else. I am from Chicago, a city that is constantly creating new parkland in every neighborhood. My wife, Margo Lea, is from Vancouver, B.C., a city that beautifully incorporates abundant parkland with vital urban growth. The citizens are devoted to these cities! Tourists love these cities! The leaders of these cities are making the future more promising on every level.

Los Angeles needs to start making the right decisions about what kind of city it is going to be, about what kind of life it will offer its citizens. These decisions start at the local level. The environmental impacts of development of Studio City Golf and Tennis are obvious to everyone who lives here. They should be obvious to anyone who lives in Los Angeles and is committed to making the city a better place to live.

Thank you for the time and energy you are devoting to this issue!

Sincerely,



Michael Wollaeger

3/18/02

RECEIVED
CITY OF LOS ANGELES

DEAR MS. ZAITZEVSKY

MAR 26 2002

I AM WRITING TO ENVIRONMENTAL
SUBCOMTEE MY

CONCERNS REGARDING THE PROPOSED
SENIOR HOUSING DEVELOPMENT
AT THE STUDIO CITY GOLF + TENNIS.

THIS RECREATIONAL AREA IS
VERY IMPORTANT, AS IT IS USED
BY VERY MANY YOUNG PEOPLE +
CHILDREN WHO ARE ALREADY
DEPRIVED OF IMPORTANT PHYSICAL
EDUCATION FACILITIES AT THEIR
LOCAL SCHOOLS.

PERSONALLY, I'VE TAKEN MY
CHILDREN TO PLAY GOLF
WITH HIS FRIENDS AND THERE IS
NO OTHER TYPE COURSE
NEARBY THAT IS SO SUITABLE
FOR KIDS. THE OTHER GOLF COURSES
IN THE AREA ARE NOT SUITABLE
FOR KIDS SO STUDIO CITY IS
UNIQUE AND IMPORTANT. PLEASE KEEP IT THERE.
TO: H7405171 - DR MICHAEL BLUM

3/20/02

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

I am writing in regard to the proposed building project at 14141 Whitsett Ave - current site of Studio City Golf and Tennis.

I have many concerns about both the environmental as well as the cultural impact such a project would have on the community.

I feel that the aesthetics of the area would be greatly compromised. Many trees would be lost, animals and birds displaced. Traffic would become worse in that area - it already is bad. The loss of rare and precious open space. A place where fathers have taken their children to learn and spend quiet, quality time would be lost to future generations.

Our land is being swallowed



Kochitl Maiman
17650 Royce Dr. W.
Encino, CA 91316-3715

up by developers. We need to
save this small space for
what has become the "crown
jewel" of Studio City, and a
rare jewel for the entire
LA area.

Thank-you,

Kochitl Maiman
17650 Royce Dr. W.
Encino, Ca 91316

NANCY LINTON-WEISS, Ph.D., M.F.C.C.
Clinical Psychologist

2121 West Magnolia Boulevard
Burbank, California 91506

Pss #13237

(818) 843-3605

RECEIVED
CITY OF LOS ANGELES

MAR 22 2002

ENVIRONMENTAL
UNIT

3/19/82

to Maya Zaitzovsky,

I am writing to protest the possible demise by the Whittset Tennis and Golf facility. To my knowledge this is the only facility in the East Valley that is affordable to the public. I am not aware of any private clubs in the area if we could afford one. I live in the Encino area so my drive to Studio City on the way to work is perfect.

But more importantly, do we really need more condos less grass and trees in the East Valley and of course more traffic. The answer is no.

Nancy Weiss

JILL M. ROTH, Ph.D.
641 Wilcox, #2E
Los Angeles, California 90004

R
CITY
MAR 26 2002
ENVIRONMENTAL
UNIT

March 19, 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: Proposed development of Studio City Golf and Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I have been going to Studio City to the Studio City Golf course for the last three years and am deeply concerned about the possible loss of the Golf and Tennis facility. In a city where there is so little space for adult recreation this property, which is so beautiful, is a gift to all of us. I encourage you to do all you can to find an alternative site for proposed senior housing development.

The main question I would ask is, are there not alternative locations that would provide adequate senior housing without destroying a precious piece of open space. For example, there are two senior assisted-living facilities currently under construction in Studio City.

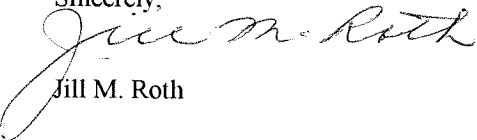
We badly need someone like you to champion the preservation of something valuable rather than the unnecessary destruction of a facility that provides the needed space for peace and quiet and recreation.

Studio City is such a lovely place to visit. I go to the Whitsett facility at least twice a week and even plan many of my shopping errands to do in Studio City. I am sure that I am not alone in bringing income to many of the merchants in Studio City. I would not continue to do this if the golf course were no longer there.

This brings up other issues, that of traffic and the aesthetic impact in the area. Studio City is pleasant to be in because the traffic is moderate and it has the feeling of a village. This would totally change with a 60 ft tall building and more cars in the area.

I implore you to use your influence to find an alternative site for the development and allow a very old and important facility to continue to serve adults and families for recreational purposes.

Sincerely,


Jill M. Roth

City Planning Dept.
Room 763

Mar 20 - 2002

Attn: Maya Zaitzensky
Project Co-ordinator

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Re: EAF N. : ENV-2001-1196

I oppose doing away with the Stated
City Golf Course at Whitset for an over
developed, private enterprise that will bring
both traffic and people congestion within
to a limited area.

I've been a resident of Stated City
since 1954 and a senior citizen.

Let us 'breathe' in the freshness
of open space. I've lived at Mounpark +
Laural Drive, still live 1 block of Mounpark.
Mounpark is a secondary highway now and
homes have given away to condos. Are we
to live in a concrete jungle? Stop the
large developments, please.
Oppose this please

Jan M. Dennis

March 26, 2002

Mary F. Riley
12437 Sarah Street
Studio City, CA 91604

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012
Fax: 213-978-1343

re: Notice of Preparation--Homeplace Retirement Community
Case No. ENV-2001-1196

Dear Ms. Zaitzevsky:

Thank you for accepting these comments on March 26, 2002.

The project description is not complete enough to allow for adequate comments on the Notice of Preparation ("NOP") for the following reasons:

- 1) The project description does not specify the approximate time of construction of which all twenty (20) tennis courts will be removed. (Although once specified, no doubt significant impacts on a short term level will occur at this junction and should be analyzed in the EIR.)
- 2) Proposed mitigation of the lost tennis courts is identified in the NOP as "12 are proposed to be replaced at nearby public park site(s)". The public has the right to know where (if at all) the proposed tennis courts will be located to provide meaningful input in the scope of the EIR. You should look at the impacts of proposed mitigation measures in the EIR as well. Until the specific mitigation plan is provided to the public no meaningful comments can be provided. Funding for the construction and maintenance of those replacement courts needs to be identified too.
- 3) Discussion about the Development Agreement and the future ownership of the golf area is too vague. The NOP states the agreement will "assure the preservation of the existing golf course, driving range, club house and the proposed eight tennis courts." A development agreement has a term to it, and unless other tools are used, ie. deed restrictions, trust fund set up for maintenance, there can be no assurance of any long term/perpetuity preservation. The title of the remaining open space is of utmost importance here, since LA presently benefits from private recreational space and has absolutely no financial burden. Therefore, to change title from private to public space could have significant impacts on parks and recreation offered by the City. Can the City financially pay anything to maintain this facility? Or, if user fees are anticipated as

the financial generator, how will those fees be calculated and set aside to assure the future success of this golf/tennis center.

4) There is no description about the proposed variance needed for the reduction in parking for the senior housing units. While you identified traffic as a possible significant impact, I would hope that any studies you have to support a lesser parking ratio for seniors takes into consideration the unique amenities of this project, which basically will be a park in their back yard. This project cannot be assumed to require less parking than a project where 54 year olds and less reside, unless adequate studies which reflect similar Southern California projects exist. The specific amenities, the proximity to transportation centers, the size of the unit (which isn't specified in the NOP either in square footage or number of bedrooms), the rent (whether market or affordable), make this project unique from studies previously done in this field. Please don't under-park this project based on wrong assumptions.

Similarly, traffic studies should not assume less peak trips than other multi-family projects merely because the project in part is for "seniors". In California, a "senior" at a project this size can be as young as 55 years old. Census data should support that in Southern California more people of this age continue working full-time jobs.

5) In the discussion on parking/traffic, discussion needs to focus on the remaining parking for the golf and tennis center and an examination of the parking situation. Some shared parking concept needs to be used, and EIR cannot simply reduce existing parking spaces in a number that corresponds to the reduction of tennis courts. The parking for the sports complex (with the decreased tennis) needs to be examined. The exact number of parking spaces is not provided.

6) Additional discussion on the street vacation of Valley Heart Drive is needed given the request for a permit to occupy portions of the street easement to create a river-front park. How will people access this park if Valleyheart is vacated?

You have identified certain areas of possible environmental impact. I have a few additional comments on those impacts.

7) No specific environmental category identified "hazards" . How these sensitive uses will fare in an earthquake could be a significant impact. Discussion about disaster planning documents and issues relating to specifically earthquakes is needed. The area adjacent to the River and other flood control channels in Studio City were hit hard by the 1994 earthquake. Further, the previous negative declaration identified some of this area as prone to liquefaction. Further study on seismic hazards as this possibly significant impacts affects the proposed sensitive uses and buildings should occur in the EIR.

8) No specific environmental category focused on Biological Resources. The area contains much wildlife (especially squirrels) and many different trees. Impacts on the disturbance of these things could possibly be significant, and needs to be closely examined.

9) Special consideration needs to be placed on the aggressive storm water regulations of the recently adopted NPDES permit imposed on Los Angeles (through the LA County permit) (and possibly imposed separately on the developer through its own NPDES permit). New thresholds of significance have been identified in this permit, and need to be incorporated into the EIR. Of concern, is the elimination of dirt falling onto the street or LA River. The recent requirements prohibit any dirt from leaving a construction site. Special mitigation will need to be imposed during the hauling of dirt, and the entire construction process to assure compliance with this requirement. Also, hopefully the EIR will discuss impacts on stormwater due to the newly constructed tennis courts. Since those are impervious surfaces, the top portion of the rainwater needs to be treated before it runs off into the stormdrains (SUSMP regulations).

As to the haul route, I would hope that the traffic counts on Whitsett would be examined before allowing any hauling of soil to occur on that street. The street is too busy already, and if a haul route is allowed, only nighttime grading and hauling should be allowed. Also a left turn going north on Whitsett is impossible, and would be dangerous, given the existing traffic.

Thank you for considering my comments. Please provide me with future notices relative to the EIR process.

Very truly yours,


Mary F. Riley

March 23, 2002

Ms. Maya Zaitzevsky
Project Coordinator
200 N. Spring St.
Room 763
Los Angeles, CA 90012

RE
CITY OF

MAR 26 2002
ENVIRONMENTAL
UNIT

RE: Opposition to proposed development of Studio City Golf & Tennis facility/4141 Whitsett Ave.

Dear Ms. Zaitzevsky:

We have recently moved to this area from Dallas, Texas. One of the main reasons for our relocation was the significantly higher quality of life afforded to us in Southern California. While Dallas is a wonderful city with many assets, a consistent criticism is that it has very few public parks and recreation areas.

Needless to say, we were delighted when we discovered Studio City Golf & Tennis. Imagine such a wonderful facility in the middle of town – and available to everyone. We have already been there several times in the few short months we have lived here.

We are shocked and saddened to learn that our new discovery may be destroyed for a senior living center. We have been considering purchasing a home in the area so that we could be close to the golf & tennis center, but if that is gone, we will very likely look elsewhere.

We urge you to not support the destruction of this wonderful facility. Surely Homeplace of America can find another area to build their center without ruining the quality of life in this area.

Thank you for your time,



Julie K. Ware



Jody Baker

16051 Kingsbury St.
Granada Hills, CA 91344

3/22/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at
4141 Whitsett Avenue

Dear Ms. Zaitzevsky,

I am writing as a long-time resident of Studio City to express my DEEP concern over the proposed development by Homeplace of America at the above-referenced site.

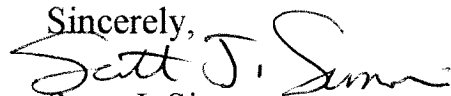
I can site negative impacts on many fronts: Land Use, Water & geological, Aesthetic, Cultural, Recreational, Traffic, Construction, City Services, and more.

Most critical to me is retaining the open space of the flat 17 acre parcel in the middle of an area that is packed with buildings.

ENOUGH BUILDING ON OPEN SPACE!!!

I urge you to consider carefully the concerns of the average citizen of Studio City. That would be me. I am as opposed to this development as I can be. Arguments that I have heard by the Development Company are not credible. There is tremendous negative impact on the Environment of Studio City that would be unleashed by approving this Development.

I say NO.

Sincerely,

Scott J. Simon
13030 Valleyheart, #310
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

March 11, 2002

Maya Zaitzevsky
Project Coordinator

Dear Ms Zaitzevsky,

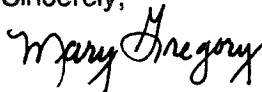
I am writing to protest the proposed housing project to be located on some of the land now occupied by the Studio City Golf and Tennis center.

I have lived in Studio City in three different locations for almost fifty years and have watched the gradual degradation of what made it such a coveted place to have a home. To now propose that developing part of the one green island we have left to us is almost beyond belief.

Developers lust to develop. And residents continue to be threatened by this lust. More traffic in an area already choked with traffic and frequent bad air quality is abhorrent. How the addition of such a sizeable population in that area can be defended is incomprehensible.

I urge - no, I plead - that consideration be given to what a legacy for younger generations will be lost - forever - if this project is approved.

Sincerely,



Mary Gregory
4417 Gentry Avenue
Studio City, CA 91607

Reference: EAF NO. ENV-2001-1196

March 21, 02

Maya Zaitzerki

I wish to share my objection to the planned construction of the Home place retirement community on Whatsett Ave.

1. It would remove ¹² valuable tennis courts - no replacements nearby.
2. The traffic on Whatsett is now over crowded and becoming a major thoroughfare.
3. 240 senior housing units would add approximately 1000 residents to the area and their cars plus an unknown number of visitors and service cars.

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MAR 26 2002

ENVIRONMENTAL
UNIT

4. → a very busy intersection to build a complex this size at a

is in to chaos to add chaos to very vulnerable site.

5. The ban on new project adds to the problem

4,

R Jouty

March 22, 2002

Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

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Re: Proposed Housing Project on Studio City Golf & Tennis

Dear Maya,

I am writing you this letter to state my complete opposition to the proposed housing project proposed by the Homeplace Retirement Community on five acres of the existing open space at the Studio City Golf & Tennis location.

A historic, beautiful, "crown jewel" of Studio City should not be touched. For years and years, this public golf and tennis establishment has been home to young and old. I played there when I was a kid over thirty years ago. I want to bring my son there to experience what I did so many years ago. Don't touch it!

The following things will be altered dramatically: quality of life, reduction of public recreation space, air quality, traffic, aesthetics (horrible tall buildings, loss of old trees, etc.), destruction of a historic place, the loss of tennis courts & golf territory, and many more.

Please don't let this happen. Halt this proposed housing project and save our crown jewel of Studio City.

Thank you.



Jean-Pierre Henraux, 4308 Agnes Ave., Studio City, 91604, 818-508-1905

March 21, 2001

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Attn: Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

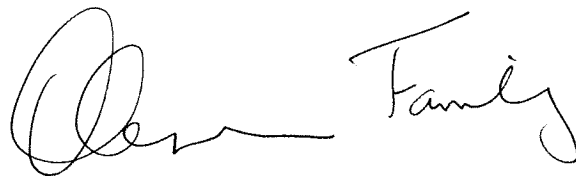
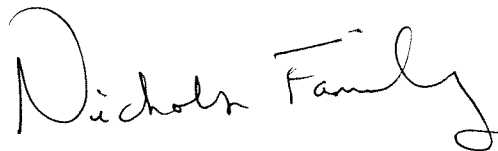
Regarding: EAF NO.: ENV-2001-1196

Our household is strongly against any development at the Studio City Golf and Tennis facility. We live in Studio City because we love the small town feel. There is simply not enough space to accomodate another housing or other development. We need the greenery and love the facility. Our grandson is taking tennis lessons there and we all love to hit a few golf balls there.

Please do all you can to prevent any development taking away from this facility.

Thank you

The Olsen and Nichols Families
12200 Iredell Street and 14120 Hillslope
Studio City, CA 91604

Handwritten signature of the Olsen Family in cursive script.Handwritten signature of the Nichols Family in cursive script.

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MARCH 21, 20002

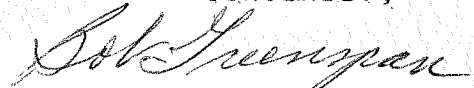
ENVIRONMENTAL
UNIT

DEAR MS. ZAITZEVSKY:

I HAVE BEEN A STUDIO CITY RESIDENT BEGINNING IN 1934 AND CONTINUOUSLY SINCE 1946. TO PUT IT SUCCESSFULLY, IT WOULD BE A SHAME TO REMOVE A SUBSTANTIAL PORTION OF THE WHITSETT GOLF AND TENNIS OPEN SPACE TO ACCOMMODATE A RETIREMENT FACILITY. AFTER DECADES, I STILL USE BOTH GOLF AND TENNIS AREAS REGULARLY AS DO MANY OTHER SENIORS. ADDITIONALLY, IT IS OBVIOUS THAT SUCH A PROJECT WOULD CREATE MANY UNWANTED ENVIRONMENTAL PROBLEMS.

IF IT IS ESSENTIAL AND NO OTHER FEASIBLE LOCATION CAN BE OBTAINED, RELUCTANTLY I WOULD CONSENT TO A FIRE STATION BEING BUILT ON A SMALL SECTION OF THE LAND. BUT A DEVELOPER'S MONEY-MAKER---NEVER.

SINCERELY,



BOB GREENSPAN

3467 WRIGHTWOOD DR.
STUDIO CITY

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CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzovsky,

3-18-02

I'm absolutely appalled at the constant threat Studio City Golf and Tennis has been put through over the years. It seems like a constant battle we go thru every few years. I don't want to have to reiterate all of the reasons building this retirement home is a bad idea because, you know why! Hopefully you've read all the impact awards reports. Please, for once, listen to the residents of our community over the dollars of a developer.

Thank you for your time and consideration of this most urgent matter.

Sincerely,

Gutchen Carpenter

re. Studio City Golf & Tennis

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MAR 26 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
200 N. Spring St., Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

This letter is written on behalf of the members of the Los Angeles Tennis Association (LATA) in regards to the plans to modify the site known as Studio City Golf and Tennis to a residential area.

The importance of LATA to the southern California Gay and Lesbian community cannot be underestimated. The importance of sports and especially team sports (although tennis is considered a non-team sport, we offer *team* tennis) are crucial in acquiring and developing traits and skills useful throughout life. Generally speaking, many of our members, by virtue of their sexual orientation, felt left out or at least uninvited in sports during their developmental years in school, and therefore weren't able to use sports to the fullest to help develop those skills. We offer that to adults in a friendly, accommodating, and accepting environment.

LATA is the largest Gay and Lesbian tennis club in the world. Our membership at the end of 2001 was our highest ever, 545. Our members come from all over the metropolitan Los Angeles area. We offer, among other tennis events, team tennis and annual tournaments. Our team tennis leagues are our most successful events, and we fill eight leagues, twice annually, each lasting 14 weeks.

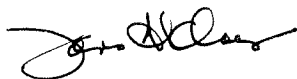
In order to offer the leagues to the Southern California Gay and Lesbian community, we need to use sites that allow us to reserve courts in blocks, well in advance. Currently, four of our eight leagues are playing at Studio City Golf and Tennis. Those leagues are offered on Mondays, Tuesdays, Thursdays, and Saturdays. Annually, we reserve 2,132 court hours for these four leagues. We would reserve more due to the popularity of our leagues, but Studio City Golf and Tennis gave us what they could. Los Angeles has a lot of tennis facilities, although they are dwindling and most of the sites are city-owned and are public facilities. Unfortunately, the city refuses to allow us to reserve the courts we need to put on our leagues. Should the developer of the senior citizen housing provide ten courts at the city's North Hollywood site, that won't be available for our use. Its as if the courts are gone.

Besides the team tennis we offer our membership, we also host an annual club tournament over two weekends in June which is typically played at Studio City Golf and Tennis, with more than 120 players, and host an international tournament, the Centre Court Championships, with more than 150 players, over Labor Day weekend, where Studio City Golf and Tennis is one of three sites used. This tournament has participants

from all over the U.S. as well as representation in the past from Australia, Canada, Europe and Mexico.

It is important for us that you understand that Studio City Golf and Tennis is a cultural resource not just to those who live in its neighborhood, city, or even the San Fernando Valley. Through our organization, it's an important recreational resource that is used weekly by our members who drive from as far away as Culver City, Redondo Beach and Venice on the west side of the LA Basin; from Ventura on the west to Victorville in San Bernardino County. All of these cities mentioned are current residences of our members who play at least one of our weekly leagues at the site. As a matter of fact, most of our members who use the facility weekly do not live in the San Fernando Valley, although most, if not all, of the cities in the valley are represented in our leagues. Most of our members pass many tennis courts on their drives to and from Studio City Golf and Tennis to play in our leagues. Those courts do not offer what LATA offers, and we offer that primarily at Studio City Golf and Tennis.

These courts are a cultural resource that we urge you not to change in any way. We've already lost facilities in Studio City (Racquet Center at Ventura and Vineland) and Los Angeles (Tennis LA at 3rd Street near LaBrea) that have required us to rely upon Studio City Golf and Tennis. Both the sites mentioned were demolished in the name of "progress" or city planning within the last 5 years. The open spaces in our area that add to everyone's quality of life are diminishing before our eyes. If Studio City Golf and Tennis were to lose its courts, even some of its courts, LATA may not exist as we know it, in a time when we are seeing annual expansion in membership. The southern California Gay and Lesbian community needs LATA as a resource, and LATA needs Studio City Golf and Tennis as its resource.



James A. Kloes
President
Los Angeles Tennis Association (LATA)

STUDIO CITY EAST 93K LLC
16633 Ventura Blvd Ste 804
Encino, CA 91436
Tel (818) 380-1440 Fax (818) 380-1441

March 22, 2002

Maya Zaitzevsky
Los Angeles Planning Dept
Environmental Review Section
200 N Spring Street Rm 763
Los Angeles, CA 90012

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CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

RE: Response to Draft Environmental Report
Case ENV-2001-1196

Dear Ms. Zaitzevsky:

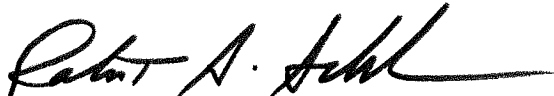
I represent the ownership of properties located west of the Los Angeles river at 12555, 12565, 12601, 12605, & 12655 Ventura Blvd. The owners have two primary concerns that we hope are adequately addressed in the subject draft E.I.R.

First, all of the above properties as well as David Paul's bldg and a new shopping mall under construction all exit on Valleyheart Drive and go easterly on this city street to Whitsett Ave. Our concern is with the impact that cars exiting on Whitsett Ave from the proposed development heading to Ventura Blvd will have on the cars trying to exit Valleyheart Drive. Perhaps a traffic light will be required.

Secondly, we are concerned about the landscaping proposed between the project and the Los Angeles river. With a maximum height of 45 feet above the golf course and with the river being at least 10 feet lower than the golf course, the developer should be providing significant sized 45" box to 60" box trees in order to justify the reduction in setback.

Please notify me of future meetings regarding this project.

Best regards,



Robert S. Schenkman
Managing Member

RSS:cc

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 SO. SPRING ST.
LOS ANGELES, CA 90012
PHONE: (213) 897-4429
FAX: (213) 897-1337



*Flex your power!
Be energy efficient!*

IGR/CEQA No. 020342AL
City of Camarillo Library
Vic. SR-101 PM 13.388

March 21, 2002

Maya Zaitzevsky
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

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Dear Ms. Zaitzevsky:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is to develop the Homeplace Retirement Community.

To assist us in our efforts to evaluate the impacts of this project on State Transportation Facilities, please forward a copy of a traffic study for our review, if one has been prepared. Otherwise, a traffic study should be prepared to analyze the following information:

1. Traffic impacts on State Routes 101 and all significantly impacted streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to year 2020.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 020342AL.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen J. Buswell".

STEPHEN J. BUSWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Steve Buswell/AL

LAURA GLASS
12831 Moorpark Street #13
Studio City, CA 91604
818-760-3031

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CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

March 8, 2002

Ms. Maya Zaitzevsky, Project Coordinator
City Planning Department
200 No. Spring Street/Room 763
Los Angeles, CA 90012

Re: EAF No. ENV-2001-1196

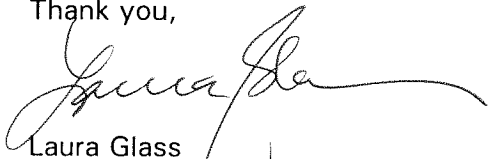
Dear Ms. Zaitzevsky:

I am utterly and completely opposed to the building of a retirement community on a portion of the Studio City Golf And Tennis site for the following reasons:

- Studio City is already overwhelmed with too much building. It seems daily that massive multi-unit buildings are being constructed on the sites of single-family homes. There needs to be less building, not more.
- Once the zoning is changed to allow the building on five acres, the complete demise of this open space which is used by so many is sure to follow. If you don't think that the planners of this retirement community aren't already planning to expand it after it's built, you're sorely mistaken. They're sure to see a need for more buildings, or more access roads, or more of something, and then since the floodgates have already been opened, their request will sure to be permitted.
- My dog and I enjoy our regular walks along the golf course -- it's quiet and serene and so relaxing. The construction noise and debris would sure ruin that.

I implore you. Allow the one acre for the fire department -- that's something that will serve the community in a positive manner. But don't allow the paving over of the jewel of Studio City: for a project with no affirmative impact for the community.

Thank you,



Laura Glass

cc: Studio City Residents Association

**PEGGY COCHRANE AIA
ARCHITECT
3888 SHERVIEW DRIVE
SHERMAN OAKS, CA 91403
(818) 788-1722**

RECEIVED
CITY OF LOS ANGELES
MAR 13 2002
ENVIRONMENTAL
UNIT

11 March 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Project Title: Homeplace Retirement Community
Case No: ENV-2001-1196

Dear Ms. Zaitzevsky:

I am opposed to the development of the proposed retirement project for the following reasons:

1. The traffic congestion at the intersection of Whitsett Ave. and Ventura Blvd. Is already at a maximum. The proposed project would not only create more traffic, but noise and smog. The trees and foliage on the golf course eliminates smog by means of photosynthesis
2. The developer is asking too many variances for the project, especially changing the zoning from A1 to R3-1. The golf course is the only open space in the area, and is needed for recreational purposes as are the tennis courts. The other variances to the building code create health and safety hazards.
3. The 60' high buildings would be unsafe during an earthquake or fire, and are planned in an earthquake zone.
4. The project is too close to the Los Angeles river which sometimes overflows during a heavy rainy season. Also, the sub-terranean garage is to be built above a low water table with liquefaction soil. The US Corps of Engineers should be consulted on these problems for approval.
5. To narrow the fairways on the golf course creates dangers of stray golf balls hitting golfers and residents of the housing project. They could also break windows in the new buildings.
6. If the developers are willing to pay as much as 12 million dollars for a portion of the property at 4141 Whitsett Ave., they could be involved in a slum clearance project which would benefit all. Studio City Golf and Tennis, since it's 50 years old, should be designated a state monument

Very truly yours,

Peggy Cochran AIA

Barry Ward
4303 Rhodes Avenue
Studio City, CA 91604

Maya Zaitzevsky
200 North Spring Street rm. 763
Los Angeles, CA 90012

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MAR 13 2002
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March 10, 2002

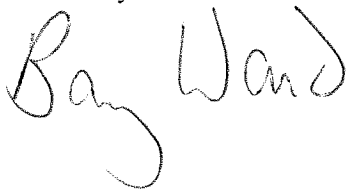
Ms. Zaitzevsky,

This letter concerns the proposed zoning change for the current Studio City Golf/ Tennis complex on Whitsett Avenue. I reside in the residential development located between Whitsett and Laurel Canyon. My home and quality of life could be directly affected by this proposed zoning change.

I am not a golfer or tennis player and do not view this as something that could affect a hobby. I do have issue with a zoning change that was made years ago to lower the landowner's property taxes with the promise of keeping this land "as is" as agricultural land, and to now allow it to be a dense multifamily development. This area does not need more multifamily developments. There are two large Senior developments underway within 2 miles of this site ((1) on Riverside and (2) on Coldwater Canyon). Our existing road structure cannot deal with growth this city has already experienced. My neighborhood has already become a "cut through" for cars from the extreme back ups on Laurel Canyon and Moorpark.

Do not allow this area have the density of the West side of Los Angeles. Many residents of Studio City chose this area for the "small town" qualities it has while being part of a greater city. Do not take away my quality of life and many of the reasons I chose to make this area my home.

Sincerely,



Barry Ward

March 7, 2001

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, Ca 90012

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Re: Projected development of 4141 Whitsett Ave, Studio City

Dear Ms. Zaitzevsky,

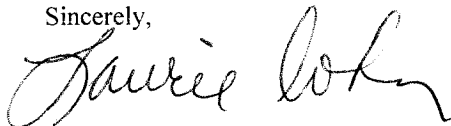
I am a local resident living within the 500 foot radius of the complex, as well as a realtor with Coldwell Banker who works in the area. This is the largest proposed development ever for Studio City and it's impacts cannot even really be imagined. My specific concerns to be addressed in the EIR are as follows:

- 1) Land use impact: Loss of irreplaceable and very scarce open space in a highly populated, dense location. The property was downzoned to A1 for the express purpose of keeping it open space.
- 2) Recreational impact: Loss of recreational space – nowhere else can the tennis teams and many school tennis programs implement block booking of large numbers of courts for their leagues and tournaments. People come from all over Southern California to play there. Two large tennis leagues – LATA and VN/SO Racquet Club regularly use the facility for tournaments, as well as Harvard-Westlake School, Buckley School, and Oakwood School, among others. The already crowded golf and tennis facility will be overrun with the residents of this proposed complex, changing forever the availability of use times for the current golf and tennis players. And during construction, there will be NO tennis courts for a long period of time, and probably the golf course would be shut down or unpleasant at best for several years of construction.
- 3) Traffic impact/parking: I'm greatly concerned about traffic and increasing the danger on an already fast moving Whitsett Ave. There is no freeway on/off ramp at Whitsett and the Ventura Freeway, so people use Whitsett to zoom north and south, going under the freeway. Ventura Blvd. and Whitsett is already a dangerous intersection, as Laurel Terrace, a cut through to Laurel Canyon, spills out there. And the new City National Bank and retail strip mall at the northeast corner of Ventura and Whitsett will add to the traffic, as well as the proposed future new Studio City Fire Station, which would be at the southeast corner of the 4141 Whitsett property. There have been numerous accidents on Whitsett right there. And obviously the increase in traffic from the proposed development itself must be considered, not to mention the increase in ambulance runs to and from it. The increased traffic and accident potential must be studied. Parking & increased traffic in the adjacent neighborhoods, particularly along Valley Spring Lane which runs along the golf course is a concern- increased traffic, a residential neighborhood with lots of children.
- 4) Housing impact: Senior housing is needed, and will be readily available close by at the Riverside Hospital site, on Riverside Drive just west of Whitsett, nearly 300 units, and one at Coldwater Canyon and Hortense Street. Please evaluate the need for even more senior housing within such a close radius. Also, as a realtor I know that many people purchase property specifically to be within walking distance of this property – to be able to utilize the facilities, unavailable anywhere else in Los Angeles. Property values may be dramatically negatively affected.
- 5) Crime impact: Crime is another factor to be evaluated – the crime level at North Hollywood park and other potential sites for the “new relocated” tennis courts, compared to the crime level at 4141 Whitsett, where people clearly feel safe to play, day and night.
- 6) Cultural impact: The complex is like a “corner bar without the liquor”. People feel safe there, parents feel safe knowing their kids are there playing golf and tennis without them. It's been there for over 50 years and truly is the “jewel of Studio City”. What other facility can offer this?

- 7) Aesthetic impact: The overbearing towering impact of seven 4-story buildings, blocking the beautiful views looking north from the hills, and south toward the mountains from the homes and from the golf course, lost forever, must be addressed, including the impact on the vegetation and golf course from all of the shade they'll create.

I thank you, in advance, for your time in evaluating all of these issues.

Sincerely,

A handwritten signature in black ink that reads "Laurie Cohn". The signature is written in a cursive, flowing style.

Laurie Cohn
4214 Bellaire Ave.
Studio City, CA 91604
818/985-7788



Mr and Mrs Martin Zweig
12832 Sarah St
Studio City CA 91604-1137

March 9, 2002

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MAR 11 2002

ENVIRONMENTAL
UNIT

Marya Zritzenovsky
Project Coordinator

Re: Proposed Project at Studio City
Balf & Seannis Ate. Ref. EAF#

EMV 2001-
1196.

I wish to express my concern regarding
this project.

The sheer size of the project will have
a major impact on traffic in this area.
At the present time, traffic on Calwater
Canyon is impassible to enter, both north
and south. Whitsett is an alternate route
for north and south traffic, but it is
becoming more and more congested. I truly
believe that a project of this size would
have a major negative effect on the style
of living in this part of Studio City.

Very truly yours.

Martin Zweig

Gary M. Andrew
12011 Otsego St.
Valley Village, CA 91607

March 8, 2002

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UNIT

Maya Zaitzevsky
Project Coordinator
200 N. Spring St., Room 763
Los Angeles, CA 90012

RE: EAF No.: ENV-2001-1196

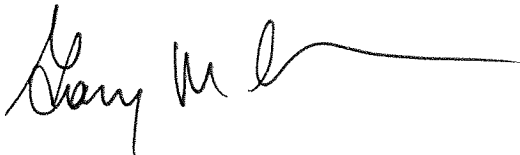
Dear Madam,

As a concerned resident and voter in the Studio City area I would like to voice my opposition to the proposed Housing Project on the Studio City Golf and Tennis site. This complex has been a wonderful and much needed 'Open Space' area for the use of San Fernando residents and others. It would be a crime to downsize this area for housing.

I am greatly concerned over issues such as quality of life for local residents, overcrowding of traffic and parking. This green space provides much needed oxygen while removing carbon dioxide and other harmful gases from the atmosphere. Don't forget about education and socialization of our children who can use this space for learning and growing in a fresh park-like atmosphere. I do not wish to see any 45' tall buildings in this sleepy neighborhood, this would be an ugly infringement on our beautiful open area.

This is an obvious attempt by the developer to cash in on an area that was deeded to the City on the condition that it would always remain an 'Open Space' area. Does the City have any integrity? I wonder. We shall see. If the City goes ahead with plans to permit the proposed Housing Project, I shall necessarily file an injunction requiring the City to return this parcel from whence it was deeded.

Sincerely,
Gary M. Andrew



Jean Clarke

March 7, 2002

Jean Clarke
12707 Kling St.
Studio City, CA
91604

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CITY OF LOS ANGELES

MAR 11 2002

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Dear Ms Zaitzevsky,

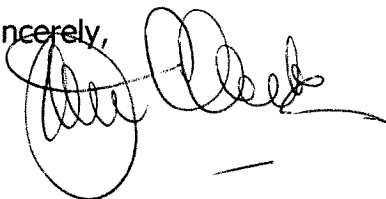
I'm writing in response to the plan to develop a portion of the Studio City Golf & Tennis facility. And, imploring you to use whatever powers you have, to block this project. Studio City has been my home for thirty years and, during that time, I've lauded the efforts of community leaders to guard this still-homey village from the developer's 'art'.

The only place I would ever consider living in the Valley is Studio City. That's precisely because we have no monster building projects, high-rises, or the cold, slick look of say, Encino. I know my neighbors; I know my postman. I use the park. I find those facts emotionally enriching in an increasingly impersonal, complicated world. I live right down the street from the tennis courts and have played there often. I learned to play golf on the course here. I take my daily walk past it all the time and can't tell you how just the sight of that green serenity makes the difference between a peaceful day and a stressed one. For the same reasons that New Yorkers regard Central Park as an emotional necessity, so do S.C. residents cherish this small oasis of tranquillity.

Okay, I know retired folk want to look down upon this green from their windows – but I'm 'retired folk' too and their huge, ugly apartments are going to block their neighbors' view of that same green – one they have paid to live next to - not to mention the traffic problems inherent with visitors, service providers, and real estate problems when nearby homes are listed for sale. I have a parent in such a facility and I know the problems it creates in a neighborhood environment.

We've already lost the battle against an assisted care facility on Coldwater. This means heartache for at least two streets worth of residents who now have to grapple with trucks, dumpsters full of meal garbage and the bacteria of soiled adult diapers, more noise, and parking for care workers and visitors. They didn't plan on living next to a hospital, which is what 'assisted care' quite practically, comes down to. They purchased homes in a small pocket of relative peace and are now anticipating Hell. I am friends, as a matter of fact, with the previous owners of that property, but could not support it in good conscience because I feel it's no good for the community. Studio City is not Sun City or Leisure World, where huge blocks of space have been chartered for that purpose. This is not a country environment. The proposed project takes a bandaid approach to country living by vandalizing a small but vital portion of an intimate community. No one is properly served. Let's keep huge commercial ventures where that precedent has been established, and not jeopardize this lovely community.

Sincerely,



March 5, 2002

Maya Zaitzevsky
Project Coordinator
300 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 07 2002
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am an avid user of the space in Studio City, the Golf and Tennis courts. Every day I witness happy local residents utilizing this space, happy to have a wonderful outdoor activity space near their homes. Please do not allow this space to be converted/developed. It would be a major detriment to our wonderful home here in Studio City.

Thank you,



The Terrells

Residents of Colfax Meadows in Studio City, CA

**NANCY PATTIZ
3615 SHADY OAK ROAD
STUDIO CITY, CA 91604
Monday, March 4, 2002**

RECEIVED
CITY OF LOS ANGELES

MAR 07 2002

ENVIRONMENTAL
UNIT

**Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012**

Dear Ms. Zaitzevsky:

This is to voice my concern regarding the possible partial development of the treasured Studio City Golf & Tennis Club into senior housing.

I live within a mile of the Club and have played tennis there at least twice a week for the last 15 years. It is one of the reasons I choose to live in the Studio City area. Not only is it a welcome respite of green space in an ever-increasing sea of concrete and steel, but it provides me with needed exercise and recreation. I'm a busy advertising/marketing executive and the mother of a rambunctious nine-year-old Carpenter Avenue Third Grader. The ease with which I can play tennis at this well-run, charming tennis facility is a wonderful part of my life.

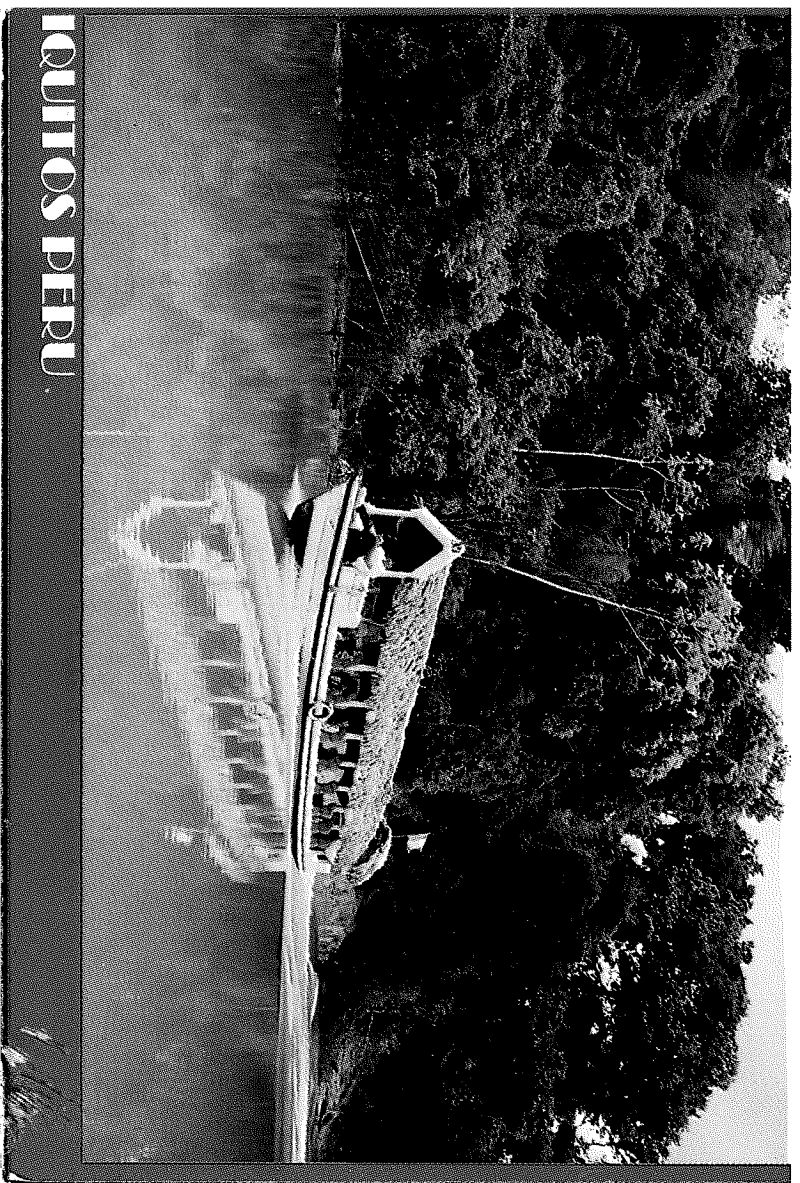
It is with sadness that I see the Citibank shopping area being developed on the nearby corner of Whitsett and Ventura. That addition alone will add a great deal of unwanted traffic congestion to our wonderful village. In addition to the added traffic, the blocking of the view of the green space is a major negative and will substantially reduce the aesthetic appeal of the location. The proposed development will only add negative repercussions to the situation.

Please let's preserve the Studio City Golf & Tennis Club for the benefit of the thousands of players who use it and keep the jewel of a green space for the benefit of all. Surely, the needed senior housing can be developed in a place that doesn't so substantially negatively affect so many of our citizens and rob us of one of the few precious green spaces.

Sincerely,

Nancy Pattiz

**Email: npattiz@aol.com
Telephone: (818) 769-3588
Fax: (818) 506-0279
Pager: (818) 971-2101**

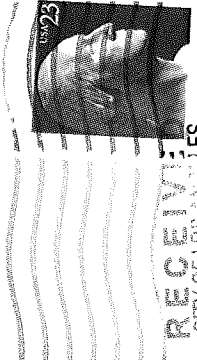


IQUITOS PERU

Dear Ms. Zaitzevsky,

With alarm I noted the designation "Medium density" to the proposed senior development known as cafe # ENV-2001-1196. I also am shocked to observe the number of variances required - a reminder of why we have certain rules pertaining to setbacks, height, parking, etc. Do not imagine seniors don't have cars - or visitors with cars. I advocate full enforcement of the codes, which should apply

and ~~develop~~ ^{equally} to home owners and developers alike.  Judia Lofin, 4159 Berlineham Ave.



MAR 13 2002
ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator
200 N. Spring St.
Rm 763
Los Angeles, CA

90012

Dorothy M. Castro
5437 Corteen Place, #206
Valley Village, California
91067-2047

March 4, 2002

Maya Zaitzevsky
Project Coordinator
200 N. Spring St.
Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 07 2002

ENVIRONMENTAL
UNIT

Dear Madam:

I am writing in support of the Studio City Golf & Tennis Club. This facility has been an integral part of the lives of my children and grandchildren. It is a pleasure to pass by and enjoy the greenery with the mountains beyond. It is environmentally beneficial and esthetically pleasing.

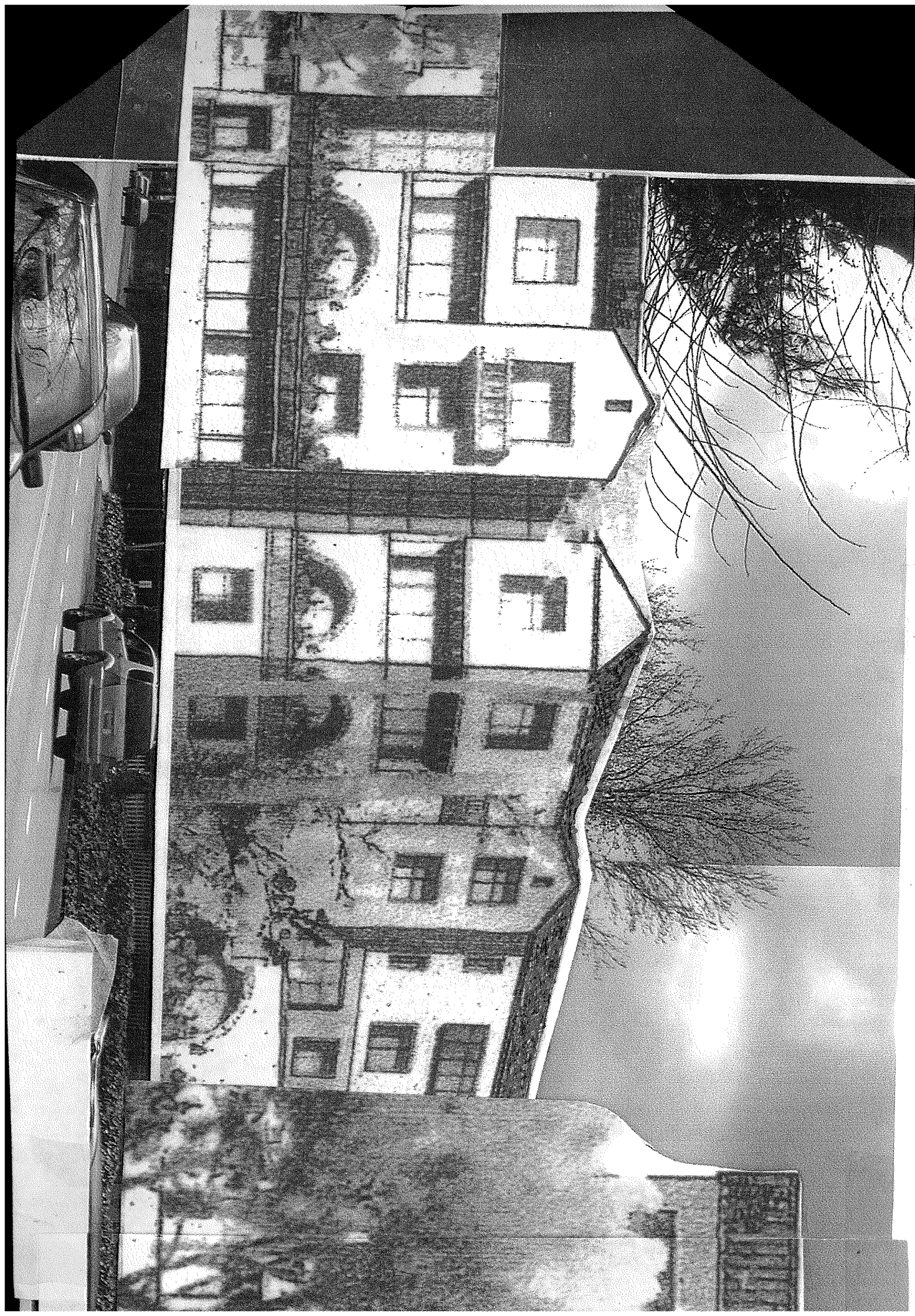
I strongly oppose losing this open space that has adorned this part of Studio City for some fifty years. The thought of losing it to buildings which would cut off the view, or a shopping center in this already crowded world of shopping centers, is most distressing.

Please do whatever you can to preserve this physical and cultural landmark. We need this lovely area to be preserved to serve the community in the future as it has in the past.

Sincerely yours,

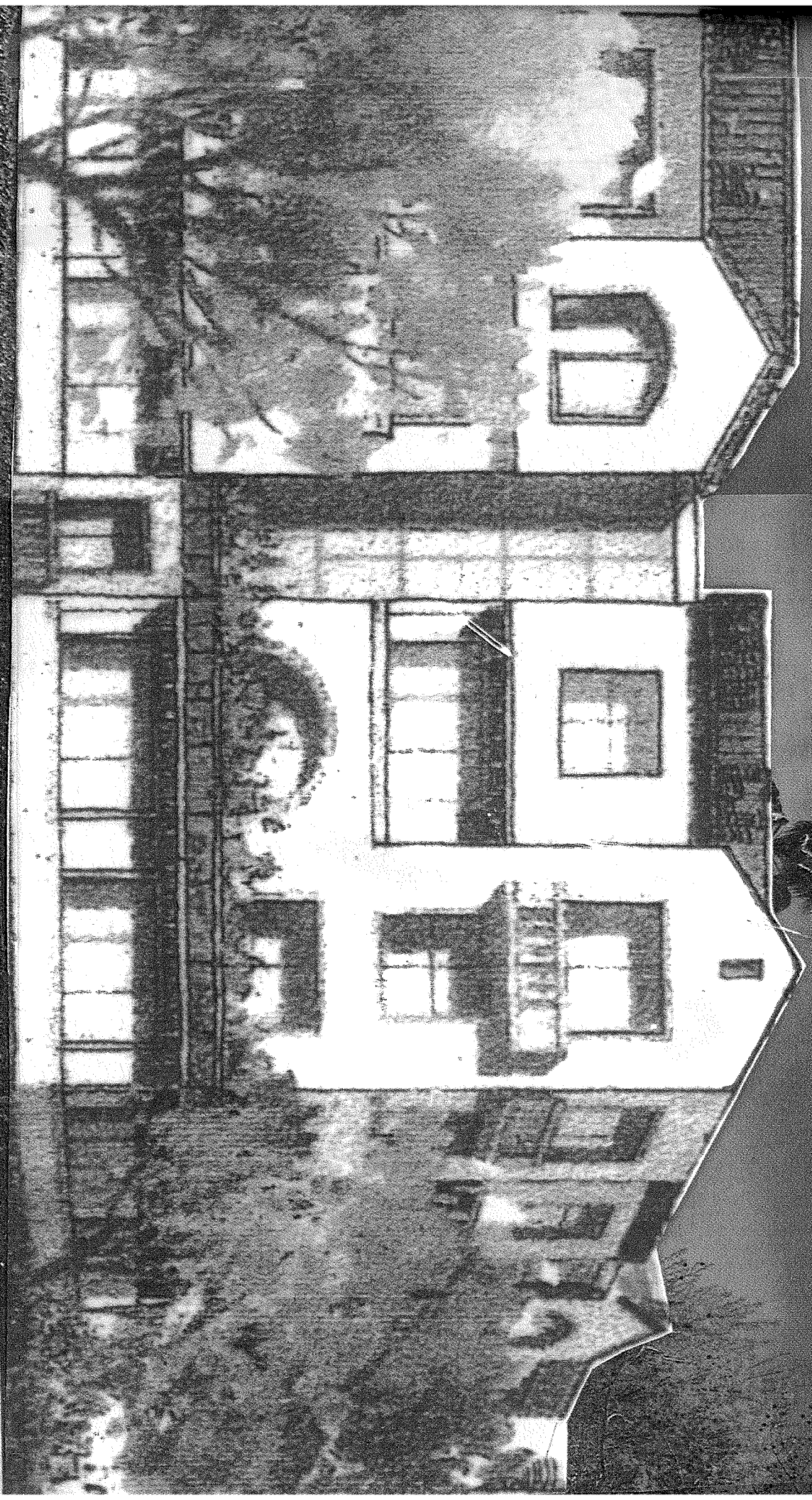
Dorothy Castro

EAF No. ENV-2001-1196



VIEW AFTER HOMEPLACE DEVELOPMENT

50 FT. HIGH
PALM TREE

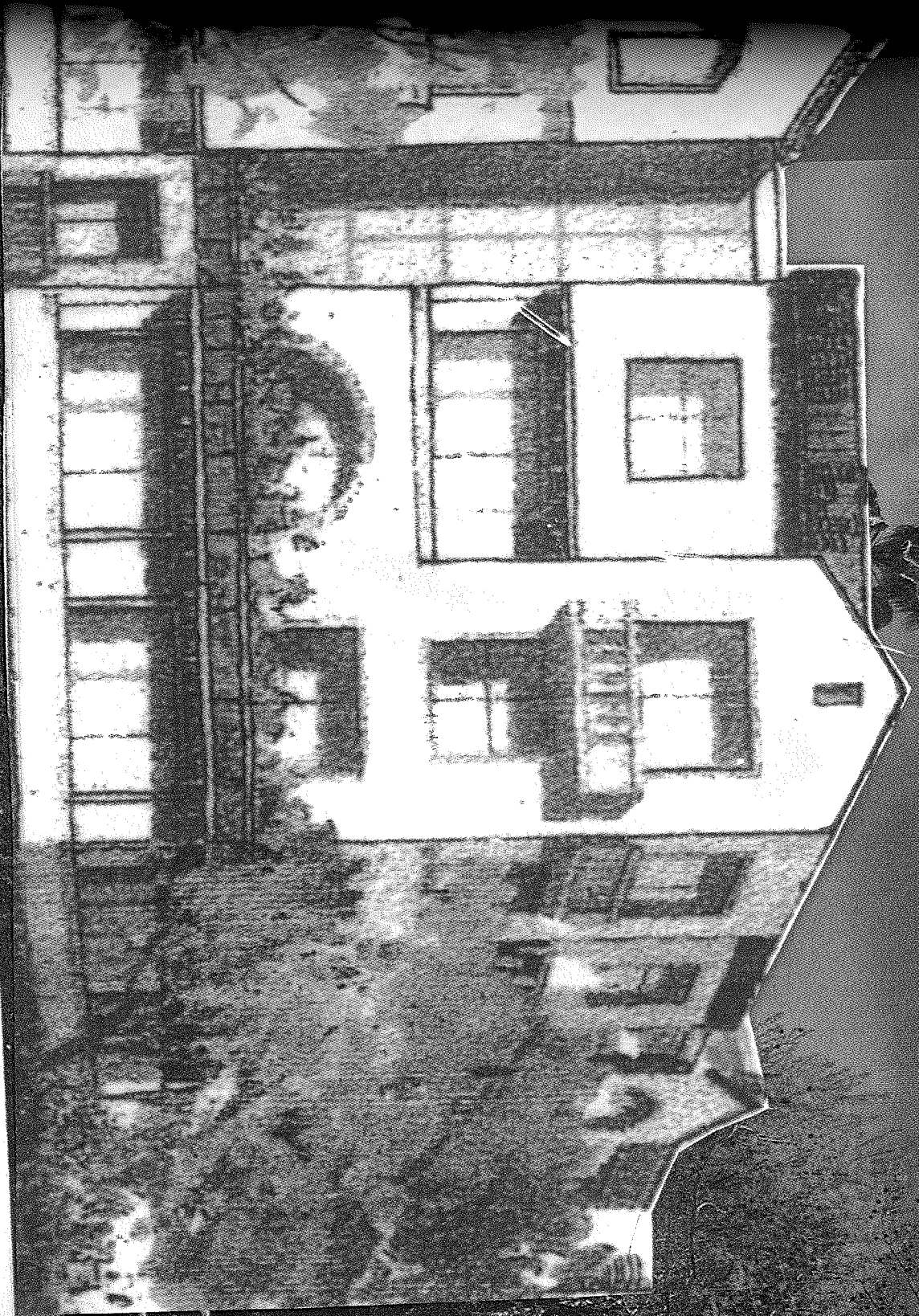


4141 WHITSETT AVE. — NORTH —>

LIFT —>

**BEFORE AFTER
PLACE DEVELOPMENT**

50 FT. HIGH
PALM TREE



WHITSETT AVE. — NORTH —

LIFT —

EXISTING VIEW OF GOLF & TENNIS FACILITY



AVE.

50 FT. HIGH
PALM TREE



City of Los Angeles
Dept. of City Planning
Maya Zaitzevsky, Proj. COORD.
200 North Spring St. RM 763
Los Angeles, Calif. 90012

SHEET 1 OF 6

DATE March 3, 2002
EAF No. ENV-2001-1196
PROJECT NAME = Homeplace
Retirement Community
PROJECT ADDRESS: 4141 Whitsett Ave

SUBJECT: ENVIRONMENTAL IMPACT CONCERNS OF THE ABOVE REFERENCED + PLANNED PROJECT.

The following are my grave concerns as to the deleterious effects to our Studio City community as a result of the implementation of the Homeplace Retirement Complex. I believe that all the effects will be negative and to the detriment of the Studio City locale.

I am a senior citizen, 73 years of age, and have lived in Studio City for 47 years. My wife and I raised five children at our present address.

I request a response be made to this letter, and that it be specific to my following enumerated concerns, and answered with stipulated references from the EIR study.

1. Aesthetics

* a) The clear open space view towards the mountains will be obliterated from the south to north on Whitsett Ave. and from the east to the west on Valley Spring Lane.

b.) Existing trees will be destroyed + replaced by buildings, reducing the oxygenization and smog filtration they presently provide. Exactly how many and what type of trees will be destroyed? Are any of them of a significant and historical age? Is an arborist going to be consulted for the EIR and what are his comments?

* (see attached color photo and overlay)

cont'd.

1. Aesthetics (cont'd)

- c) Golf course fairways in two specific cases will be compressed in width and reduced in overall size.
- d) The reduction in overall open space throughout the 17.2 acre site will be a negative appearance.
- e) The imposing 45 foot to 58 foot height of the buildings will be dominating in appearance and a detraction to the local scene.
- f) With the increased population and support services, a certain by-product will be increased litter and the need to clean up continually.

2. Air Quality

- a) To what extent are pollutants added to the local air volume - various types and quantities; identify any noxious fumes or odors emitted.
- b) What is the effect from increased vehicular ^{traffic}?
- c) What will be the effect to local air during the construction period, i.e. dust and etc

3. Cultural Resources

- a) The loss of this historical site with its attendant memories through 3 or 4 generations is unestimable. A place where families were united in recreation and knitted enduring family values.
- b) The opportunity for young children to engage in healthy sports endeavors and avoid delinquency. Overload of the added seniors who will use the remaining tennis and golf facility will limit youthful use.

4. Geology and Soils

- a) Will subterranean excavations conflict with existing water table - seepage, flooding, standing water, etc --- and to what extent?
- b) As a result of excavations and earth moving will there be earthquake compromises to the integrity of the river bed, retaining walls, surrounding soils and bed rock? and to what extent?
- c) Will water run-off be impeded or accelerated to the detriment of the immediate locale and to what extent?
- d) What are the dimensions of the large subterranean parking area, and how many cubic yards of soil will be removed for this purpose?

5. Hydrology / Water Quality

- a) Will any toxic wastes or chemicals be discharged into the city sewer system or directly into the adjacent L. A. river wash?
- b) Will the skilled nursing staff be responsible for disposition of chemicals, toxic wastes, or any diseased human materials and ensure that they do not enter the city water system?

6. Land Use and Planning

- a) Is not this development contrary to the "open space" land use of the existing Studio City plan? What is the rationale for abrogating this planned use?
- b) Will not this development reduce the existing recreation use of this site (even if tennis courts are relocated) and thus be contrary to the Studio City plan?

6. Land Use and Planning (cont'd)

- c) Please itemize all other negative effects contrary to the Studio City plan as a result of this development. What, if any, off-setting actions will be taken?

7. Noise

- a) What will be the increased noise to the immediate neighborhood in decibels, at various times of the day, and for each different day of the week?
- b) Will there be any planned events at the development that will generate noise? How many and how much noise in decibels?
- c) How much additional noise (decibels) will be generated at various times of the day + night, on various days of the week, by the increased vehicular use.
- d) Will there be any noise produced by generators or any other machinery? How much?

8. Population and Housing

- a) What is the total increased population from residents, staff, support personnel, visitors and any other related off-site persons as a result of this development? For various times and days of the week?
- b) What are the estimated daily deliveries in support of the facility complex?
- c) How many of the complex population will access and use the golf + tennis facilities on a daily basis; will access and use the river front park on a daily basis; will access + use the public streets surrounding the complex on a daily basis?

8. Population and Housing (cont'd)

- d) As a result of this development, what is the ~~population~~ population delta density increase in the immediate neighborhood — extending one block on the perimeter of the complex?

9. Public Services

- a) What are all the negative impacts affecting public services in and around Whitsett Ave. and Ventura Blvd.; i.e. bus service, police protection, library usage, etc...

10. Recreation

- a) Please rationalize the reduced recreational use and opportunity for the immediate neighborhood because of less tennis courts, and increased resident population on the recreation site. This ^{is} contrary to the existing Studio City plan.

11. Transportation/Traffic

- a) What will be the delta increase in vehicular traffic for various hours of the day and on different days of the week, on Whitsett Ave. and Ventura Blvd.; take into account not only residents in the complex, but also visitors, staff and support services.
- b) What will be the effect & impact of only one egress from the complex that dumps all its traffic on to Whitsett Ave. — Will traffic signals need to be installed — will this further slow down the traffic flow?

11. Transportation/Traffic (cont'd)

- c) How will added traffic integrate with the new City Nat'l Bank commercial corner and the projected L.A. Fire Dept. station adjacent to the L.A. river. Will the Fire Dept. be impeded by the excess traffic? Recent history has shown an increase of accidents in this vicinity.

The EIR study impacts should reflect the statistical data of future projection data of the year 2005, or the year when the development will be in place.

Thank you for allowing my comments.

Sincerely,

Nicholas V. Parrillo

NICHOLAS V. PARRILLO

4220 BLUEBELL AVE.

STUDIO CITY, CALIF.

91604

818-761-3070

Jo Farkas

March 6 2002
RECEIVED
CITY OF LOS ANGELES

MAR 11 2002

ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky
Re: 4141 Whittier Ave.

First, know that I'm 74 years old, play tennis at least nine hours a week and play golf as often as possible at the Whittier Golf & Tennis Facility & I'm totally opposed to the development of that property. Areas of possible environmental impact:

1. Aesthetics - No current park like area is too beautiful to destroy by any building project - as it is - it is a small & lovely section of greenery & beauty & to build on it is to desecrate a gem.
2. The pollution vs. carbon monoxide from the 400 plus vehicles in Retirement Project would bring in; the excessive use of electricity in our current power shortages, the noise of cars coming & going - 240 plus old people honking their horns is alarming & concave! (Plus their potentials for accidents!)
3. An additional burden on our police department - heavily populated areas

Lead to encourage Crime would be
overwhelming, As it is currently - The
response time to crime by our Studio
City police is slow as they are under
manned - With such an influx
of population it would be slower;
The same with emergency response
vehicles & fire trucks. & ER
facilities would be taxed.

For me the use of this land, ^{as a senior citizen} is ^{possibly}
personally appealing - we need greenery,
recreation, flood control, traffic
modification; safety & less population;
less crowding & a respect and
regard for the wishes & lives of
all the people who use our beloved
tennis & golf facilities now & to
preserve it for our children &
grandchildren.

Sincerely -

Josam Faras

March 12, 2002

Ms. Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 15 2002
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

I write you this letter today to express my deep and sincere concern that building

ANYTHING at 4141 Whitsett Ave. in Studio City would be a

HUGE mistake. As it is, the traffic is unbearable. To build condos and bring in ANY MORE PEOPLE would be insane! To rip out trees and ruin a Landmark property is just unthinkable and depressing. We have enough people already.

The impact on Studio City would be overwhelming. The environment simply cannot stand anymore people or buildings!!!! Please leave it alone.

Have you ever tried to drive down Ventura Blvd. On Saturday afternoon? Try it sometime. It's packed. 6 years from now, IT WILL BE PACKED! More people???? Forget it!

Thank you for taking the time to read this letter.

Sincerely yours,

Kelly Erwin
12324 Moorpark St.
Studio City, CA 91604



Bradley D. Dunn
15353 Lemay Street
Van Nuys, CA 91406

March 11, 2002

Ms. Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

Dear Maya:

It was such a pleasure speaking with you on the phone today. I want to personally thank you again for listening to various voices that make up our cause – to save Studio City Golf & Tennis from radical development.

This letter is to follow up on the public hearing dated March 6th, 1992, regarding the proposed development of Studio City Golf & Tennis, 4141 Whitsett Avenue in Studio City, California. I chose not to speak before the audience, and was there in a more supportive role. However, I wanted to now offer a more personal and subjective view of the proposal to the City of Los Angeles.

For roughly seven years now, I have been a regular tennis player at Studio City Golf & Tennis (hereafter referred to as "Whitsett"). Having just taken up the game (I am now almost 38), I quickly found I was good at it – and this only built my confidence to play more.

After moving to Van Nuys from Sherman Oaks, I needed a place to play tennis. Balboa Park is much closer to me than Whitsett. But this facility is a far cry from Whitsett. It has neither the quality, the culture, nor the soul – that Whitsett has had and should continue to have.

Since I first started going to Whitsett, I noticed the camaraderie and happiness this place brings to people. I've always felt like Whitsett was some kind of welcomed sanctuary – a place almost secluded from the hustle and bustle of daily L.A. life.

Tennis is not my whole life. I am now a father and husband, and also a writer – but tennis is an integral part of it. However, there are many, many tennis teachers who make their living teaching our youth, young, and old the game. I think this is one consideration that WASN'T covered in the meeting.

Let me digress about the irony of the situation. Some years ago, when the nearby Racquet Club closed, the Whitsett players feared an invasion of people as a result. These two places were the only decent facilities where one could play. We were just as upset though about its closing, especially considering the fact it was turned into a strip mall for lack of a better term. So, when I heard the news that the landowner was planning on selling the property to develop condos, I felt like someone was reaching inside my chest and preparing to rip my heart out.

The impact of this potential project will have severe cultural and social implications. I think an important issue was raised when someone made mention of the fact that the proposed eight tennis courts might be viewed as there for the elderly residents, and not the multitude of existing players that frequent Whitsett, including students, professional tennis teachers, Studio City residents, etc., etc. Also, the driving range and golf course would also be impacted by the same potential problem: Social and cultural strife. From what I gathered, the development – particularly the underground parking structure – presents a huge engineering and environmental problem. As I understand it, the possibility is high that there is an underground stream below the proposed development. If this is true, what damage might this cause to the local ecosystem? The sheer scope of the project would cause nothing but headaches and inconvenience to local residents. Also, the traffic created by the proposed development would also severely impact the area – because the area would be invaded by buses, taxis, and shuttles for the elderly residents. The other side of the coin is the residents themselves: Would they not feel unwanted or spited because of the legacy they've compromised?!

I am not from Los Angeles. I grew up the Maryland suburbs of Washington, D.C. I'm used to the color green and open spaces: One of things I enjoy about going back home is that there is still plenty of vegetation and open space. The zoning laws in the Washington, D.C. I would assume are more strict. I would hope that the City of Los Angeles – which is apparently 'park-deprived' would pay special attention to this case, and consider the future impact of such a trend.

I look forward to the day when my son is big enough to play tennis with me. And, I've always envisioned the two of us playing at Whitsett.

It's time for the City of Los Angeles to listen to its citizens' concern for the emotional and cultural well-being of the environment in which we live.

Too many tennis facilities are disappearing in the city of Los Angeles. The Racquet Club joins the list, and there are other examples.

I vehemently oppose the proposed development of our beloved Studio City Golf & Tennis. However, I believe there is a win-win situation somewhere in this case. I would like to see the landowners satisfied, but not at the expense of losing this facility.

If you have any questions about this letter, please feel free to contact me at 818-786-7537.

Yours Sincerely,

Brad Dunn

Donald R. Spuehler
645 N. Wilcox Ave. #1C
Los Angeles, CA 90004-1121
cellospue@yahoo.com

RECEIVED
CITY OF LOS ANGELES
MAR 15 2002
ENVIRONMENTAL
UNIT

March 11, 2002

Dear Ms. Zaitzevsky,

I am writing to express my opposition to the planned senior housing development by Homeplace of America at the Studio City Golf and Tennis property.

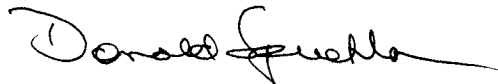
This incredibly large development is an aesthetic nightmare. The loss of trees and the look of the highrise structures will be a real blow to the area.

My personal consideration is for the wonderful golf recreation at the present site. My wife and I love the camaraderie at the golf course and the opportunity to be in nature and enjoying the wellkept and wonderful course. I am also a tennis player and the loss of the Racquet Center doesn't leave a lot of places with the capability of Whitsett.

Destroying precious open space is not the best way to provide senior housing.

Thank you for your attention to this matter.

Yours truly,



Donald Spuehler

March 13, 2002

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CITY OF LOS ANGELES

MAR 15 2002

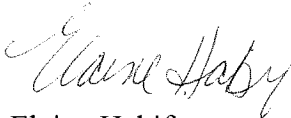
ENVIRONMENTAL
UNIT

Maya Zaitzevsky
200 North Spring Street, Room 763
Los Angeles, CA 90012 (213) 978-1355

Dear Ms. Zaitzevsky,

I am writing in regards to the current situation involving the Studio City Golf & Tennis Facility. I use the facility for golf and implore you to reconsider the impact of the permanent loss of open space if the proposed project is allowed to be built. Our amount of open space in L.A. is dramatically lower than any other city. Building this project will only expedite the loss of open space we can enjoy. This project would further sterilize the community, giving residents fewer options for active entertainment. Also, several local schools such as Harvard Westlake rely on the tennis courts for large tournaments; eliminating these courts would have a devastating effect on the athletics at these schools. Studio City will be losing a critical community landmark if this project is implemented. This would be detrimental to the benefit and enjoyment of the residents and neighbors of the SC Golf & Tennis Facility. Please consider the ramifications of this project on the surrounding community before taking further action.

Sincerely,



Elaine Habif
5350 White Oak Avenue, Unit 107
Encino, CA 91316
(818) 905-8505

Margot C. Riemer
4311 Alcove Ave., #1
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES
MAR 15 2002
ENVIRONMENTAL
UNIT

March 10, 2002

Maya E. Zaitzevsky, City Planning Associate
Environmental Review Section
200 N. Spring Street, Room 763 **RE:** Case No. ENV-2001-1196
Los Angeles, CA 90012


Dear Ms. Zaitzevsky:

I am writing to ask you to study the following areas of concern to me as you prepare the Environmental Impact Report related to the proposed development of the Studio City Golf Course and Tennis Courts.

- 1) Effects on trees and wildlife inhabiting the golf course. I would like to know how many old trees will have to be moved in order to make room for the mammoth project involved. Also, how will this effect birds and other animals who make the golf course their home?
- 2) Effect on loss of open green space. How do the city and the developer propose to make up to us the loss of open green space? Will we get another park-like area somewhere else in Studio City? Will that area be maintained as well as Studio City Golf and Tennis?
- 3) Traffic. How do the city and the developer plan to arrange for the gargantuan traffic pileups that are certain to occur if this project is allowed to go through?

Thank you for listening to my opinion.

Sincerely,


Margot C. Riemer

Cheri Campbell
4229 Wilkinson Avenue
Studio City, CA 91604

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

March 12, 2002

Dear Ms. Zaitzevsky,

The reason I bought a home in Studio City was because it didn't feel like a suburb of Los Angeles, rather, it felt like going back in time to a quiet, small town in the Midwest.

To bring a **medical industrial** facility to our neighborhood would **destroy** the peaceful ambience my neighbors and I have worked so hard over the years to preserve.. I am very familiar with the fleets of ambulances, medical supply and food service trucks that frequent these businesses. The increase in traffic alone would be dramatic.

I'm sure there are many already industrialized communities in Los Angeles that would welcome this corporation with open arms and benefit from the many jobs that would result. I suggest you recommend those areas for development instead of ours.

Thank you,



Cheri Campbell

IRWIN ROSTEN

2217 Chelan Drive

Los Angeles CA 90068

ph: 323 876-3478

fax: 323 851-7842

e-mail: irosten604@aol.com

March 14, 2002

Los Angeles Planning Department
att: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles CA 90012

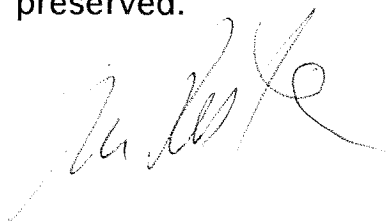
RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

Ms Zaitzevsky:

Studio City Golf and Tennis stands as a salubrious and graceful oasis in the drab desert that surrounds it. Open space is precious and should be preserved.



March 9, 2002

RE: EAF No.: ENV-2001-1196

Maya Zaitzevsky, Project Coordinator
200 No. Spring St.
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 13 2002
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a 37 year resident of Studio City, I am addressing these comments to you in the hope that your Environmental Impact Report on the proposed Housing Project On The Studio City Golf & Tennis property will determine that this project be **cancelled and withdrawn.**

Studio City cannot afford the density increase involved with this project. Regardless of it being a 'retirement' home, the increase in automobile population will significantly increase our traffic problems on Ventura Blvd and Whitsett Ave. Visitations by friends and relatives to this large a complex will impact traffic flow substantially, just as it has happened on Laurel Canyon and Ventura with the ill-advised building of the mini-mall at that corner. It now takes me more than 10 minutes in bumper-to-bumper traffic to reach the Ventura signal between the hours of 2 P.M. and 7 P.M. daily except Sunday. As for retirement home traffic, I am fully knowledgeable of it having had my Mother in a retirement home in Woodland Hills for several years, regularly three times a week visits, compounded by the visits of the 90 other residents daily.

Our venerable golf and tennis facility is a Studio City landmark and must be protected from incursion other than the Fire Station which is a very good idea. I am retired and spend my entire day in Studio City and enjoy all that it has to offer. This project should be put somewhere that can accommodate it. It will destroy our recreation area. It will seriously impact our traffic problems. It will significantly tax our cultural and even natural resources as well as utilities and energy usage. This type of project does not belong in or on a shopping district, which Ventura Blvd is at this location. We have no large buildings equivalent to the size proposed and they will destroy the ambiance of our community.

I do hope that your EIR will show that this project should not proceed. And, I thank you for your attention to above comments.

Sincerely,


Lewis E. Leeser

3371 Berry Drive
Studio City, CA 91604

Studio City March 8th 2002

Chouket WEGLEIN
3712, Berry Drive
Studio City, CA 91604

Maya Zaitzevsky,
Project Coordinator
200 North Spring street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 13 2002
ENVIRONMENTAL
UNIT

Studio City Golf Senior Housing Project
Case MND No 2001-1196 MRP SPRZV
POSITION : OPPOSED

I am writing to formally register my opposition to the Studio City Golf Senior Housing project.

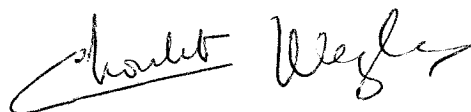
This project would destroy one of the last "open Space" in Studio City, We will be losing the last tennis Courts in Studio City which means our children from Oakwood school, Harvard-Westlake, Buckley and L I L A Lycée International de Los Angeles) would have to drive miles away to play tennis. The future of our children will be losing this beautiful facilities.

This loss of open space in the heart of Studio City is a Great Help for all the mothers who have to drive the children so much already. Our children are spending too much time in cars, their future is in our hands and we should try everything to protect it.

This project will impact on the quality of our lives, with more traffic, more people no open space anymore. We have already lost the The Racquet Club at Vineland and Ventura this project is definetly threatening our future.

I would really appreciate to have my request taking under consideration for the future of the children of Studio City.

Yours sincerely,



Si Frumkin

3755 Goodland Ave., Studio City, CA 91604-2313

Phone: 818-769-8862 FAX: 818-766-4321 email: esfrumkin@earthlink.net

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky -
Here is the initial batch
of petitions against the
Golf/Tennis Club project
in Studio City.
We anticipate collecting
1500-2000 signatures.

Cordially,
Si Frumkin

March 20, 2002

To: Maya Zaitzevsky

From: William Gallupe

4203 Bluebell Ave
Studio City, Ca 91604

RE: EAF NO: ENV-2001-1196

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

The attached letter clearly addresses many of my concerns about the negative impact on this proposed re-development of the Studio City Golf and Tennis Club.

Please add my voice to these concerns.

Sincerely
William Gallupe

11/11/01 20, 200 -
TO:

FROM:

MAYA LAITZEVSKY
200 NORTH SPRING ST, Room 763
LOS ANGELES, CA 90012

FRANK WHITEMAN
4203 BLUEBELL AVE.
STUDIO CITY, CA
91604

RE: ENVIRONMENTAL IMPACT FROM THE PROPOSED
PROJECT AT 4141 WHITSETT AVE. - THE STUDIO CITY
GOLF AND TENNIS CLUB (EAF NO: ENV-2001-1196)

Once again the citizens of an entire city are being asked to suffer the impact of a developer's project that not only requires re-zoning but many additional variances after the re-zoning. All, so that an owner and a developer can maximize financial gain.

I firmly believe that the individual has the right to develop his property but not if he requires re-zoning and variances that negatively impact the surrounding neighbors, community, and entire city.

My single family residential home is within 250 feet of this proposed development. A change in my zoning to R-4 would allow me to develop a "golf-course adjacent" condominium project and realize a very substantial profit. I rather doubt that the city or my neighbors would allow that to happen!

Please address all of the impact areas that were listed in your

letter, and consider the following:

Traffic. The city is rapidly approaching grid lock. The intersection of Ventura Blvd and Whitsett Ave is already over developed without adequate parking. The new project on the north-west corner eliminated the parking for the "Bed, Bath & Beyond" store. It will be opening without the parking that was promised.

The number of parking spaces proposed for this new project are totally insufficient for the staff, new residents and their guests. The overflow will inundate our neighborhood. The developers argument that most of the new residents won't have cars because of their age does not accept the reality of today's "seniors". They may be in their 80's but they are still driving and keeping their cars!

Cultural Resources. The scattering of tennis courts to other areas is not going to replace the tournament needs of the children of this city. The city was developed without adequate open space for recreation. Let's not make it worse.

Public Services. This project does not

deal with the needs of the Fire Dept. to provide for the safety of our community with a new facility on one acre of the land. Public safety must not be compromised by this project.

The negative impact on the aesthetics, air quality, noise pollution resulting from 400,000 sq. ft. of buildings in place of open space should be extremely obvious. Please address them in the report.

Thank you for your consideration

FRANK WHITEMAN

C.C.

JAMES K. HANN

COUNCILMAN JACK WEISS

March 18, 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

Reference: EAF No: ENV-2001-1196

We find that the proposed Studio City Golf and Tennis Project to be a total negative to the already congested area. The proposed parking is grossly inadequate for a project of this size and nature. A senior housing center would require constant vehicle egress and incoming.

The residents of the North Valley Heart Drive area will be disturbed constantly by the delivery, trash and other vehicles necessary to supply care and maintenance with the developer's request for a permit to put driveways leading into the complex.

The developer is proposing to request a minimum of five (5) Variances, two (2) CUP's, along with a Tract map and other necessary permits. It is obvious they are providing a way to leave a lot of doors open so to speak for their project to be bendable and in their best interest.

The financing does not sound solid. It is being requested to provide two tract maps, two separate ground lots and one airspace lot to allow for separate financing. We know that means they will get financing for half the project and leave the balance of it to possibly stand undeveloped, incomplete and/or put on the market for someone else to come in and complete, who will then apply for other kinds of variances to meet their needs. I don't visualize the promises of a park area and the completion of the 22 tennis courts at other nearby public parks sites to come to life.

We want the preservation of the existing Golf and Tennis recreational area to remain, as it is, that the EIR study should show this to remain an Open Space designation in the General Plan.

There is a multitude of other issues that needs to be addressed in the study. One major concern is the proposed height of the buildings. They want to build seven four story buildings; they are attempting to 'sell' the idea that the buildings will appear to be 45 foot high when in actuality they will be 38 feet high and aesthetically out of balance with the rest of the sky scope.

The Developer is proposing to eliminate the required set backs along the Los Angeles River side of the development as well as the 18 foot building line along Whitsett Avenue. These public right of ways would be eliminated leaving residents who walk and/or run those areas in a possible traffic hazard situation.

This entire massive project is being proposed in an established area that should not include such high density. We encourage the City of LA Planning Department to not allow this type of project to be submitted for consideration within the boundaries of Studio City; instead we encourage the support of keeping this community with its unique quality and lifestyle.

Respectfully,



Robert and Joann Sahm
4434 Van Noord
Studio City, CA 91604

Cc: 5th District City Council member Jack Weiss
SCRA Studio City golf & Tennis committee

March 23, 2002

Maya Zaitzevsky, Project Coordinator
Los Angeles City Planning Department
Environmental Review Section
200 North Spring Street, Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Re: Case No. ENV-2001-1196

Dear Ms. Zaitzevsky,

We are writing to strenuously protest the conversion of the Studio City Golf and Tennis property into a retirement home for the elderly.

While sensitive to the need to provide living space for the elders in our community, we are passionately committed to the preservation of open park and recreation space in our severely congested and overly-urbanized city.

As the parents of two infant children, we invested our life savings to secure a home for them to grow from infancy to adulthood in Studio City. The presence of the Golf and Tennis Club played a pivotal role in our choice to settle and to invest in our Studio City home. The quality of our lives and those of our children will be gravely and negatively influenced by the disappearance of the beautiful, green open space of the Golf and Tennis Club and by the intrusion of an extremely large, hospital-like institution with it's accompanying traffic and commerce and pollutions.

We urge you to encourage the Department to preserve our precious open green space and to suggest that the home for the elderly be built in an area far less costly to the city in terms of lost park land and recreation space.

Sincerely,



Destiny and Bruce Nyznik · 4213 Bluebell Avenue, Studio City, California 91604
Phone (818) 509-1901 Fax (818) 509-1804

March 21, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Re. Case # ENV-2001-1196
4141 Whitsett Ave.

Maya Zaitzensky, Project Coordinator

Dear Ms. Zaitzensky

Please do not take away our green space. We do not want to look at more buildings and traffic.

We do not need six four story buildings with space for 390 additional cars which will add to the already congested Whitsett Avenue, Ventura Boulevard and Moorpark Street.

How much more electricity, gas, water and sewage will be used by this facility. Consumption??

We do need the golf course and tennis courts for recreation. Three schools use the tennis courts for their school programs. Many of our youngsters can

be seen on the golf course after school, weekends and during the summer.

I have lived in my home here since before the golf course was built. I am not a golfer or a tennis player but I do enjoy my morning walks along the golf course looking at the beautiful trees and the lovely green open space, and feel it should be preserved.

Thank you for your consideration in this matter.

Sincerely
Nora C. Kuning
4227 Bluebell Ave
Studio City Ca. 91604

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

March 21, 2002

EAF NO.: ENV-2001-1196
PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

We are writing you at this time to express our absolute opposition to the proposed development of the Studio City Golf and Tennis complex at 4141 Whitsett Avenue in Studio City. It is necessary to address the concerns of the community whose lives will be negatively impacted by the proposed development. Here are the reasons why:

The existing traffic on Whitsett Avenue and Ventura Boulevard has increased through the years and is already extremely congested. On the corner of Whitsett and Ventura, next door to the golf and tennis complex, a large retail space is already in development. The specter of this development along with the projected 500 more cars driving on the street to accommodate employees, residents and visitors of the senior housing development is nightmarish and a disaster in the making. One must also consider the natural resources that will be used to create such a development that will in turn cause noise and environmental pollution. Is this a responsible?

To erect a senior housing development that would disadvantage an entire community and deprive the city and schools of the facilities of the golf and tennis complex only serves to remind citizens of how little we value them. Moreover, none of the local homeowners and apartment dwellers would benefit from such a development that seeks profit at our expense.

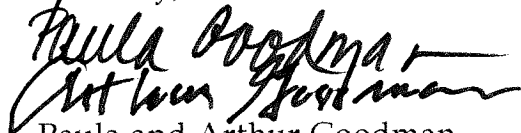
To destroy a neighborhood where children can still ride their bikes on the street and where families can stroll with their children and pets is not only selfish but also irresponsible. In today's already crowded cities, there are so few opportunities to escape the madness of city life. When cities like Manhattan have more open spaces, i.e, parks, than Los Angeles, something is terribly amiss.

Moreover, how arrogant to jeopardize the sanctity of our neighborhood and threaten the huge investments we have all made in our homes. Once the zoning is changed, what would prevent other developers from cannabilizing our neighborhood? We are convinced that if the developers lived here, they would be outraged at the proposed development.

In closing, we recommend that the golf and tennis courts remain as is or that other solutions that seek to maintain this open space be pursued.

We trust that you and your department will give this urgent matter the attention it deserves.

Sincerely,

Handwritten signature of Paula and Arthur Goodman in black ink. The signature is written in a cursive style, with 'Paula Goodman' on the top line and 'Arthur Goodman' on the bottom line, both names overlapping.

Paula and Arthur Goodman
4248 Bluebell Avenue
Studio City, CA 91604-1536

EMIL DiMATTEO

Consulting Engineering Geologist

4030 Ethel Avenue
Studio City, CA 91604
818-789-6508, Fax 818-986-7962

RECEIVED
CITY OF LOS ANGELES
MAR 26 2002
ENVIRONMENTAL
UNIT

Urban Geology

March 23, 2002

Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: Proposed re-zoning of Whittset Tennis/Golf Facility

Dear Ms Zaitzevsky:

I wish to submit my opinion regarding this proposal. It serves the selfish interests of the developer, exclusively. The proposed luxury senior citizen's quarters also would serve an exclusive minority.

Wealthy seniors would not be shunned or abused if their quarters were built elsewhere; however, thousands of neighborhood senior citizens (including the undersigned) who have used the tennis/golf facilities for many years would be shunned and abused if they were booted out of their own community.

The Whitsett facilities are part of a dwindling source of good living in this community. Accordingly, I respectfully request that future re-zoning be denied.

Yours truly,

Emil Di Matteo

Mikie DiMatteo
4030 Ethel Avenue
Studio City, CA 91604

March 23, 2002

Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 26 2002
ENVIRONMENTAL
UNIT

Re: Whitsett Golf and Tennis
Proposed Project for Luxury Senior Housing
Environmental Impact Report

Dear Ms Zaitzevsky:

I am one of the many thousands of Valley residents who use the facility at Whitsett Avenue in Studio City, and I am appalled that the City would even consider a zone change from recreation and open space to high density apartments.

The cultural, recreation and environment changes would have a very negative impact on the quality of life for residents in the Valley. The users of this facility come from all over the City of Los Angeles – not just Studio City. If you want verification of this, just spend a day there and see for yourself.

I do not dispute the right of the owners to sell – I do dispute the consideration to change the zoning to destroy the trees, which will destroy the homes of birds and small animals. We need trees and birds in our environment.

The traffic at the corner of Ventura and Whitsett (because two hillside streets converge at Ventura) is one of the most congested and accident prone in the Southeast Valley now – and with 450 more residents and three daily shifts of workers coming and going, it will be unbelievable. That's not even considering the new Fire Station which will be built at Whitsett and Valleyheart Drive. What a nightmare that would be!

Please take these important factors into consideration when preparing your report.

What we will lose: Trees, Birds, Fresh Air, Recreation for thousands especially children and the many seniors who use the facility, A place that nourishes our souls.

What we will gain: Crowding, Dirty Air, A nightmare of traffic congestion, bitter residents who feel that their City does not care about their needs..

Sincerely,


Michalene (Mikie) DiMatteo

March 23, 2002

RECEIVED
CITY OF

MAR 26 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
200 N. Spring St.
Room 763
Los Angeles, CA 90012

RE: Opposition to proposed development of Studio City Golf & Tennis facility/4141 Whitsett Ave.

Dear Ms. Zaitzevsky:

I am writing to express my opposition to the destruction of the Studio City Golf & Tennis facility. While a senior living center is a worthy (and no doubt profitable) venture, surely Homeplace of America can find a more appropriate area in which to develop this center without spoiling our neighborhood.

Should this development go forward, it would eliminate this precious open space and create permanent negative environmental, cultural and recreational impacts. The current design of the center would block the view of the mountains. Construction would create traffic bottlenecks and noise and air pollution. Quality of life in our neighborhood would be significantly and *permanently* diminished.

I implore you to stop this project before it can destroy one of the precious resources of our area.

Thank you in advance for your time and consideration.



Julie Leverence
14877 Valley Vista Blvd.
Sherman Oaks, CA 91403

March 23, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
200 N. Spring St.
Room 763
Los Angeles, CA 90012

RE: Opposition to proposed development of Studio City Golf & Tennis facility/4141 Whitsett Ave.

Dear Ms. Zaitzevsky:

I am writing to express my concern regarding the proposed senior housing development by Homeplace of America at the Studio City Golf & Tennis property. I was born and raised in this area and have seen a great number of historic landmarks, architecturally significant buildings, and shared public spaces be destroyed in the name of commerce and progress. This must stop!

The Studio City Golf & Tennis facility is an oasis in the midst of urban sprawl. What a rare and delightful treat to have an area where individuals and families can gather for recreation in the middle of an urban neighborhood. It would be a shame to lose this valuable resource when so many other options are available for development.

Please don't destroy this wonderful property.

Thank you for your consideration,



Kelly Lynch
14877 Valley Vista Blvd.
Sherman Oaks, CA 91403

March 11, 2002

RECEIVED
CITY OF LOS ANGELES

MAY 09 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

We want to register strong disapproval of the plans of Homeplace Retirement Community to build almost 300 senior housing units at 4141 Whitsett Ave.

We have lived at 4143 Wilkinson Ave since 1954 and the traffic has become almost unmanageable. We no longer try to turn North on Whitsett after driving East on Ventura Blvd.

We were told that the water table is high in this area and we remember the springs that flourished at the corner of Ventura & Laurelgrove and delayed construction for months. An underground garage is not feasible. Also we were told we live on liquefied soil -

We have seen all the green space

disappear.

Years ago Encino was more desirable than Studio City and part of what makes our area better (in our view) was the restriction on tall buildings. 4 floors is too much!

Confident that you will give these and all factors strong consideration.

Sincerely
Deborah R. Luboff
Abraham G. Luboff



MR. & MRS. ABRAHAM G. LUBOFF
4143 WILKINSON AVE
STUDIO CITY, CA 91604-2428

Michael Magnus
4229 Wilkinson Avenue
Studio City, CA 91604

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

MAR 15 2002
ENVIRONMENTAL
UNIT

March 12, 2002

Dear Ms. Zaitzevsky,

The reason I bought a home in Studio City was because it didn't feel like a suburb of Los Angeles, rather, it felt like going back in time to a quiet, small town in the Midwest.

To bring a **medical industrial** facility to our neighborhood would **destroy** the peaceful ambience my neighbors and I have worked so hard over the years to preserve.. I am very familiar with the fleets of ambulances, medical supply and food service trucks that frequent these businesses. The increase in traffic alone would be dramatic.

I'm sure there are many already industrialized communities in Los Angeles that would welcome this corporation with open arms and benefit from the many jobs that would result. I suggest you recommend those areas for development instead of ours.

Thank you,



Michael Magnus

JOHN F. GLASS

4242 Wilkinson Ave. Studio City, CA. 91604-1661 (818) 766-6381
fax: (818) 769-0539 e-mail: jglasshouse@earthlink.net

March 18, 2002

RECEIVED
CITY OF LOS ANGELES

To: Maya Zaitzevsky, Project Coordinator

MAR 26 2002

Re: Homeplace Retirement Community
ENV 2001-1196

ENVIRONMENTAL
UNIT

We have lived a block from the golf/tennis courts since 1971 and have the following concerns and suggestions:

- 1) Tennis courts are at a premium. We'd like to see as many as possible of the courts preserved; the loss of tennis courts at this location is a major concern.
- 2) The fire station proposed for the site is invaluable and provision for it should be shown.
- 3) The park along the river should include a bicycle path in keeping with the existing and planned bike paths along the LA River in other parts of the city.
- 4) A trolley or tram along Ventura Blvd. between Laurel Canyon and Coldwater would further reduce the need of residents to use their cars for local errands, thus mitigating increased traffic congestion. Since the site is so close to the shops and services on Ventura Blvd. residents hopefully would not use cars to run local errands. (I wish my neighbors would do the same: I ride my bicycle to do all my errands except the weekly grocery shopping!)



John Glass

March 12, 2002

Maya Zaitzevsky
Project Coordinator
Dept of Planning
200 North Spring St, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAR 15 2002
ENVIRONMENTAL
UNIT

RE: 4141 Whitsett Avenue

Dear Maya,

In a sprawling, densely populated city where green space cannot be created, only saved, we implore you to use due diligence in the decision regarding the development at 4141 Whitsett Avenue.

The demise of this public recreational area used by the common man would only further serve to divide the have and have nots. Increased traffic and noise as well as decreased property values and quality of life will be the legacy of this proposed development.

Please consider these factors as you prepare your Environmental Impact Report.

Sincerely,



Laura Schrock
4259 Wilkinson Ave
Studio City, CA 91604
818.509.6715

March 15, 2002

The loss of the spacious golf and tennis courts, at Whitsett and Ventura in Studio City, would affect numerous attendants throughout Los Angeles. This recreational gem provides needed healthful activity to over 600 people on a daily basis. Young and old gather in this oasis, free from the noisy smog-filled city.

Many tall trees, surrounded by a lush green carpet in the park-like atmosphere, is essential for people's mental and physical well-being. For those of us, who neither play tennis or golf, the open space furnishes nourishment in a complex

commercial and crowded residential area.

This comforting place of beauty is the heart of our community which, unfortunately, is under-going constant change through more and more construction. We painfully watch as single-family homes are removed and large apartment buildings take their place. In the immediate area of Studio City Golf and Tennis a multi-unit commercial complex is being built.

The traffic increases daily and any additional housing will impact the burgeoning area further.

In summary, the loss of recreation, human health and traffic concerns are areas of environmental impact and should be addressed.

Carrie Henderson

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

CH Carrie Henderson
4003 Goodland Ave.
Studio City, CA 91604

Telephone: 818 506-7857

Jan Bidewell Buckingham - DUCK HOUSE MUSIC
4503 Farmdale Avenue (818) 762-3882 Home/Office
Studio City, CA 91602 (818) 762-4101 Fax
msduck@earthlink.net

3/13/2002

Maya Zaitzevesky - Project Coordinator
200 North Spring Street - Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

Re: EAF NO.: ENV-2001-1196

Dear Ms Zaitzevesky,

I am writing to you because I am concerned about the future of Studio City. I have included several resumes to familiarize you with my accomplishments in several fields of endeavor, and to add credibility to my words.

I am a homeowner in Studio City. I chose to live in this particular area of Los Angeles because of the quality of life one can experience in my neighborhood. Part of this quality of life is made possible by the Studio City Golf Course. My first choice would have been to live on Beeman or Babcock, because both of these streets dead end into the side of the golf course. The Studio City Golf Course is a beautiful feature of Studio City: the crown jewel of the neighborhood.

The Studio City Golf Course adds a canopy of oxygen to the surrounding area. It provides healthy entertainment in the forms of golf and tennis. It provides aesthetic beauty to the eye. It attracts people who appreciate these qualities. It draws artisans and upscale business people who know that people with money are drawn to the services of creative people. I am one of these creative people, and the golf course is where I unwind and recharge. I pay the higher property taxes of Studio City because I know the Studio City Golf Course is there for me to enjoy. If it weren't for the Studio City golf Course, I probably would have moved to Burbank. There would have been no difference.

(Continued)

PAGE TWO

If you mar the Studio City Golf course with a high rise apartment building, or any other obtrusive structure, the repercussions will be immeasurable. You will lose a certain creative and affluent population that makes Studio City what it is. There are other areas where these people will go to recapture the magic that is now in Studio City.

Marring the Studio City Golf Course will put into motion irreversible changes, caused by losing the ambience or the Studio City Golf Course. As your more affluent people and artists exit for more aesthetically pleasing locations, you will lose businesses and draw in a different element. The socioeconomic climate of Studio City will change, and not for the better.

Right now, everyone in my neighborhood and in the other neighborhoods of Studio City take great pride in their lawns and curb appeal. Real estate is booming. It is a very desirable area. Please do not underestimate the negative fallout that would result from altering the beauty of the Studio City Golf Course. It is an integral part of the community and has played a large part in the decision making process of many people I know personally who have chosen to live in Studio city.

Further repercussions would continue... As the higher end neighbors moved out, crime would move in... The spiral would continue in a downward cycle, and all because of a poor decision to alter a beloved landmark of this community.

I had a very wealthy Uncle Joel. My mother once asked Uncle Joel how he got to be so wealthy. He answered my mother this way: "Well, Hattie... Some people see, and some people see a little farther." I am begging, pleading and trying to persuade you every way I know, Maya, to *please* look a little further down the road and envision the long-range repercussions of altering the Studio City Golf Course.

I thank you for your time and understanding in this matter.

Sincerely,

Jan Bidewell Buckingham CC Studio City residents Association

Jan Buckingham

Writer, Publisher, Producer, Performer

(818) 762-3882 (615) 269-5883 msduck@earthlink.net



AWARDS AND COMPETITIONS

TWO GRAMMY NOMINATIONS:

I DON'T MIND THE THORNS - Lee Greenwood

CLEOPATRA, QUEEN OF DENIAL - Pam Tillis

WINNER of various SONGWRITING COMPETITIONS:

USA American Song Festival - 1978, 1979 & 1980

International Songwriting Competition - 2000

STAFF WRITER

Warner Chappell Music
Lorimar

Windswept Pacific
Rio Star

PUBLISHER - FOURTEEN ACTIVE PUBLISHING COMPANIES

Jan also publishes songs of other writers, such as the
BMI award winning song *THE BIRD* sung by Jerry Reed.

PRODUCER

Jan has been producing her demos for 20 years.

Jan also produced the following artists and/or cuts:

Renee Olstead - *STONE COUNTRY* Album in 2000

Renee Olstead - *UNLEASHED* Album in 2000

(Jan wrote & arranged all songs on both CDs)

Simone Howe - Former Playboy Centerfold - *LIVING BEYOND OUR DREAMS,*

WHERE DO YOU GO & AIN'T IT JUST LIKE LOVE

IT JUST TAKES ONE in *MY COUSIN VINNIE*

YOU DON'T HAVE TO DIE in *HANGIN' WITH THE HOMEBOYS*

PERFORMER

Nashville: TNN, Bluebird Café, Radio Café, Broken Spoke, Douglas Corner

Los Angeles: The Troubadour, The Palomino, and The Comedy Store

TELEVISION AND FILM CREDITS

MY COUSIN VINNIE - *IT JUST TAKES ONE* - Producer: Jonathan Lynn

Theme to *HOLLYWOOD WIVES* - *HOLLYWOOD WIVES* - Producer: Aaron Spelling

Theme to *WELCOME HOME* - *WELCOME HOME* - Weekly Series

A THING CALLED LOVE - *BLUE ROSES* - Movie with River Phoenix

HANGIN' WITH THE HOMEBOYS - *YOU DON'T HAVE TO DIE TO GO TO HEAVEN*

RIISING SUN - Film with Pam Tillis - *HOW GONE IS GOODBYE* vocal

GAS FOOD AND LODGING - *CRAZY HEARTS* - Film directed by Nora Ephron

GARDIAN ANGEL - *LOOK WHAT YOU DID* - In film for PM Entertainment

THE MONKEES - *CLONE OF MY OWN* - Television Show

DANGEROUS CARGO - A Warner Bros. *MOW* (Movie of the Week)

ALL RIGHT & HAVE I BEEN AWAY TOO LONG

IRON EAGLE II - *I NEED YOU* - Movie

JAN BUCKINGHAM DISCOGRAPHY

Page Two

Whitney Houston - *MOMENT OF TRUTH* - Single and on Shoop Shoop CD
Melissa Manchester - *NICE GIRLS* - Single
Laura Branigan - *HOLLYWOOD WIVES* Television Theme
Lee Greenwood - *I DON'T MIND THE THORNS* - # 1 Country Single
Pam Tillis - *CLEOPATRA, QUEEN OF DENIAL* - Single
Gary Morris - *BETWEEN TWO FIRES* - #3 Country Single
Crystal Gayle - *TENNESSEE NIGHTS* - Single
Air Supply - *HOW DO I STOP THE TEARS*
George Jones & Terri Gibbs - *SLOW BURNING FIRE* - Duet
Tammy Wynette - *SLOW BURNING FIRE*
Crystal Gayle & Gary Morris - *WHAT IF WE FALL IN LOVE* - Album Title
Englebert Humperdink - *TIL YOU AND YOUR LOVER* - Single
Rebe Jackson - *PLAY ME-I'M A JUKEBOX* - Inspired her PLAY ME Tour
Tim McGraw - *THEY NEVER MADE IT TO MEMPHIS*
Patti Loveless - *THE NEED*
Sheena Easton & Eugene Wild - *WHAT IF WE FALL IN LOVE* - Duet
Brian White - *THIS TOWN*
Barbara Mandrell - *FEED THE FIRE* - Single
Dottie West - *LET LOVE COME LOOKING FOR YOU* - Single
The Osmonds - *WE WORK HARD TO MAKE LOVE EASY* - Single
Pam Tillis - *BLUE ROSES* - Single
Juice Newton - *THEY NEVER MADE IT TO MEMPHIS* - Single
Michael Johnson - *WE CAN LIVE ON LOVE*
Pam Tillis - *TENNESSEE NIGHTS*
Crystal Gayle - *TENNESSEE NIGHTS* - Single
Johnny Lee & Lane Brody - *I COULD GET USED TO THIS* - Single
Sanders Twins - *DANCIN' TO THE RADIO* - Single
Cimmaron - *STONE COUNTRY* - Single
Sandy Croft - *EASIER* - Single
Pam Tillis - *HOW GONE IS GOODBYE* - On second Album
David Frizzell & Shelly West - *THREE BLIND HEARTS* - Duet
Wink - *UNSHAKEABLE* - Single in Japan
Unit - *SUBSTITUTE* - Boyband single in Europe
Ricky Lynn Greg - *A WOMAN LIKE YOU*
Wild Rose - *TEACH ME HOW TO SAY GOODBYE*
I WILL ALWAYS LOVE YOU
Matthews, Wright & King - *EVERY TIME SHE SAYS YES* - On Sony
The Girls Next Door - *LAST GOODBYE* - On Warner Bros.
Janie Frickie - *I'VE HAD ALL THE LOVE I CAN STAND*
Van Stephenson - *MODERN DAY DELILAH* - Top 20 Pop/Rock Single
SURGEON OF THE HEART-WHAT THE BIG GIRLS DO
YOU'VE BEEN LIED TO BEFORE
I KNOW WHO YOU ARE AND I SAW WHAT YOU DID
Stevie Woods - *CAN'T KEEP IT LIT*
Jim Ed Norman & Helen Cornelius - *GOD GAVE ME YOU* - Duet

JAN BUCINGHAM DISCOGRAPHY CONTINUED

Page Three

- Mehoko – *YOU WISH* - Produced by Joe Jackson, Michael's father
Bill Anderson – *LOGICAL LOVE*
Joni Bishop – *I'D NEVER NOTICE YOU WERE GONE*
Kacey Jones – *WHY CAN'T THEY SEND THEM ALL*
Betty LaVette – *EITHER WAY WE LOSE*
Mark Grey – *FIRE FROM A FRIEND*
TIL YOU AND YOUR LOVER
Rick Springfield – *I NEED YOU* - In IRON EAGLE II movie
Renee Olstead – *AS LONG AS WE'RE HERE* - *MY SHIP'S COMIN' IN*
STAND-UP MAN - *SUBSTITUTE*
STONE COUNTRY - *THERE YOU GO*
NO QUESTIONS ASKED - *I SEE YOU*
GOOD LOOKIN' BAD NEWS - *COWBOY ROCK 'N ROLL*
THEY NEVER MADE IT TO MEMPHIS
LIVING ON THE LONELY SIDE OF LOVE
WHY CAN'T THEY SEND THEM ALL
Victor De Leon – *I PLEDGE ALLEGIANCE*
Eddie Raven – *NOWHERE FAST*
A SHIP IN THE HARBOR
Kim Criswell – *MOMENT OF WEAKNESS* - Single in England
Ashley Wentworth – *LIVING BEYOND OUR DREAMS*
GOD GAVE ME YOU
I'M NOT DONE HAVIN' FUN
AS LONG AS WE'RE HERE
Denim Dolls – *LOVE IS A PRISON*
Simone Howe – *LIVING BEYOND OUR DREAMS,*
WHERE DO YOU GO - *AIN'T IT JUST LIKE LOVE*
Eddie Reasoner – *STAND YOUR GROUND* – Armed Forces Radio/Gulf War
Rachel Matkin - *LIVING BEYOND OUR DREAMS* - Canadian single
Jennifer Danielle – *I BEFORE HE*
Jeanne Strout – *STONE COUNTRY*
Debbie James – *CONNECTION* - Title cut of exercise video
LIVING ON THE LONELY SIDE OF LOVE - First album
THE CHASE
The Sierrah Band - *STONE COUNTRY*
Inger Nordstrom – *WHO'LL BE THE FIRST TO FALL,*
TRYIN' TO START A FIRE - *LAST GOODBYE*
Maria Lee – *TALK TO YOU*
Mandy Barnette – *LAST GOODBYE*
XXX - WHERE WERE YOU
Stella Parton – *I DON'T MISS YOU LIKE I USED TO*
Jeff Thompson – *WHEN ROCK COMES ROLLIN' IN* – On Arista
Juan and Carlos – *WHAT IF WE FALL IN LOVE*
Bonnie Nelson – *COWBOY ROCK N ROLL*
The Birch Sisters – *THE DOOR*

Jan Buckingham

SAG/AFTRA
(818) 762-3882
(615) 269-5883
msduck@earthlink.net

Height: 5'4"
Weight: 120
Hair: Blonde
Eyes: Hazel

FILM

Sargent Bilko
One Fine Day
Smooth Operator (Showtime)
Life Crossings
Death Match

DIRECTOR

Jonathan Lynn
Michael Hoffman
Kelly Cauthen
Mike Lee
Joe Coppeletta

TELEVISION

Frasier
Fresh Prince
The Bold & The Beautiful
Wings
Dr. Quinn
Unsolved Mysteries
America's Funniest People

Network
Network
Network
Network
Network
Network
Network

COMMERCIALS (Complete list on request)

Lee's Chicken	Lucky's Stores	Nat'l Pet Club
Ford Credit	Hormel Hot Dogs	"Skin Appeal" Infomercial

HOSTED THE MERAV SILVER HOUR - Two hours of LIVE TELEVISION daily

THEATER

Barefoot in the Park
The Owl and the Pussycat
A Couple of White Chicks...
Who's Afraid of Virginia Wolfe
The Sea Gull

ROLE

Cory
Doris
Maude
Martha
Arcadena

THEATER

TPAC
TPAC
TPAC
TPAC
TPAC

VOICEOVER (List on request)

Deathmatch

ROLE

Mouse

COMPANY

U. S. Film Corp.

PERFORMER (TWICE GRAMMY NOMINATED SINGER/SONGWRITER/ARTIST)

Troubadour, Palomino, cable TV, etc. Los Angeles, CA
Bluebird Café, TNN, Douglas Corner, State Fair, etc. Nashville, TN

Stand-up and comedy sketch: In SKITZOS (CBS), Comedy Store, LA Cabaret

EDUCATION

University of Missouri GRADUATE (BS in Education); **Teacher** for four years; **Flight Attendant** with Pan American Airlines and Eastern Airlines; **Staff Writer** for Warner Bros., Lorimar, Windswept Pacific; **Business woman** - founded Television Marketing Company and **wrote, produced and directed commercials** for it; was **Realtor and owner/landlord of rental properties**; **waitress** in many cities; **portrait artist**; **Set painter** in Hollywood Studios; **Packaged television shows** (OUT OF THE ORDINARY with Leeza Gibbons for Paramount-never made); **STUDIED WITH:** The **Groundlings**, **Jason Alexander**, Brian Reise, Tracy Roberts, Tepper Gallegos, Divisek Casting, Dee Marcus, Cory Young, Greg Avalone, Rebecca Street, Eric Stratton, Marie Rowe, David Layman, Adam Marcus, John Oatrin, Steve Nave cold readings, Action in Acting, Dick Denmon, Baarbara Claman, Barbara Sheppard, Ruth Sweet, Mac Pirkle, Sharon West, Phil Pageant; **Fluent in French, stage fighting, horseback riding, snow and water skiing, skating, swimming and diving**



JAN BUCKINGHAM

(818) 762-3882

P.S. Do you see the
beautiful flowers on
the front of this card?
That's what we need
more of — NOT
more buildings taking
away our back space.

Painting by Anda Styler



We need this for our mental and emotional health. We need it for our children. Please don't ruin the precious "Jewell" of Studio City. It is our pride & joy.

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002
ENVIRONMENTAL
UNIT

Sincerely,
James H. Chambers
Tom's Place
(over)

Peace Project Coordinator,

We need to preserve parks and open space. Please these precious areas are covered with buildings and concrete, we can never get them back. Our world is moving so fast - we need places of recreation to unwind and commune with nature.

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

March 14, 2002

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

Re-EAF NO: ENV-2001-1196

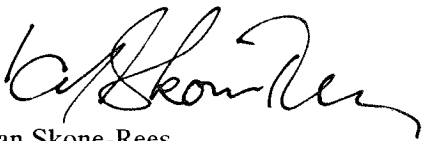
Dear Ms. Zaitzevsky,

I am writing to you to express my deep concern over the proposed development on land that is now occupied by the Studio City Golf and Tennis Facility. From all that I have read it appears that big business is again poised to succeed in the face of overwhelming public opposition. I am a member of the Studio City Resident's Association and a resident of Studio City since 1975. During this time I have seen Studio City manage growth while maintaining the village community atmosphere that attracts many families to settle in Studio City. Quality of life is an axiom given lip service by many, I believe that to maintain quality of life we must not give in to business whose sole motive is profit. Financial profit for a small group at the expense of quality of life for the larger community is not an acceptable course of action. I am a tennis player who has witnessed the demise of several tennis centers over the years, most recently the Vineland/Ventura facility. Tennis players and golfers will suffer through the closure, or reduced size, of this facility but so will the community at large. At a time when leading publications bemoan the physical fitness of our youth how can politicians and city planners repudiate the positive affect of the Studio City Golf and Tennis facility? As a resident of Studio City I demand a FULL ENVIRONMENTAL IMPACT REPORT be prepared. I urge you not to cave in to business that cares more about their own pocketbooks than the community. This proposed project will have known, and as yet unknown, negative impact on the Studio City Community and its contiguous areas. It is clear that one of the developer's motivating factors in targeting this land is the existence of a par 3 golf course, which will be an incentive for the retirees they wish to attract. A boon for the developer but a disaster for Studio City residents, who will have their use of this facility severely restricted or curtailed altogether. The negative impact on the youth of Studio City will have immediate and long-term effects on their physical well-being and health. We should not be surprised if the trend to overweight young people continues and the message we will be sending them is we don't really care. There is no question of a need for quality retirement communities, all that is in question is the location. It makes no sense to destroy this facility and replace it with buildings for a small number of well-heeled retirees, to cater to the perceived needs of one small group at the expense of the larger community. The negative effects on the community

through increased traffic flows, reduced public recreation facilities, and increased energy consumption will change the profile of Studio City leading to a less attractive location for new families – the life spring of community development.

I urge you to deny the developer a permit for building on this site and thereby pave the way for a more community minded solution that will benefit the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Skone-Rees', written in a cursive style.

Ian Skone-Rees

3836 Goodland Avenue
Studio City, CA 91604
818-766-4901
818-753-6084 Fax
rees@descom.org

cc. Jack Weiss 5th District City Councilmember

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

March 15, 2002

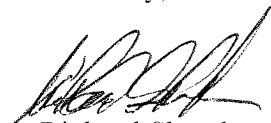
Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts.

The Studio City Golf and Tennis facility has been in operation in the community for more than 50 years. The entire property, from the tennis courts and golf course to the coffee shop is a safe destination place for families and children. This is a defining cultural icon of Studio City. This facility is one of the primary attractions for families to live in the city. Developing this open space would have an absolute, negative impact on the social environment and property values of the entire Studio City area.

Sincerely,



Richard Shamban
4610 Ethel Avenue
Sherman Oaks, CA 91423

Studio City, CA
March 15, 2002

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

Subject: Studio City Golf and Tennis Property

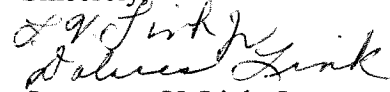
Dear Ms. Zaitzevsky,

As long time homeowners and residents of Studio City, this is to document our opposition to any change in the zoning of the subject property that would allow the construction of a large number of residences thereon.

The property is a rare unspoiled treasure in the heart of Studio City and it is clearly the duty of every valley resident to resist to the fullest the proposed development project. From the perspective of traffic congestion, air quality or overloading of public services the proposed addition of hundreds of residences would be a disaster.

Your assistance in resisting the zone change would be greatly appreciated.

Sincerely,



Lawrence V. Link, Jr.
Dolores Link

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

March 14, 2002

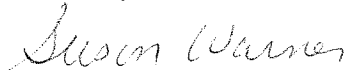
Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Rm 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

I am responding to the letter regarding the proposed development at 4141 Whitsett Ave. I reside at 4241 Whitsett Ave and have been a long time Studio City resident (since 1977). I am strongly opposed to the development. The impact on residents and the area would be devastating.

I have watched the deterioration of my neighborhood for years starting with the destruction of single family dwellings in favor of building condo and apartment complexes and packing in 50 or more people on small lots where there used to be families of four. This population increase has gifted us with more noise, traffic, trash, pollution, car accidents, neighbor disputes, vagrants, crime, lack of parking, stress. I have complained to the city about the dangers of entering and existing our cars due to the high rate of speed the cars travel on Whitsett. A lot of us refer to Whitsett as a freeway. The fate of Studio City hangs in the development of the last open air recreational space. I believe there would be a mass exodus of people leaving the area if this development happens and that would be the nail on the coffin to this area. Studio City would become another North Hollywood which is considered a blight. Los Angeles already has to many condos, apartments and people. Enough already.

Sincerely,



Susan Warner
4241 Whitsett Ave #4
Studio City, CA 91604
(818) 763-7455

STEVEN P. TRAINER
10985 Bluffside Dr. #5106
Studio City, CA. 91604
818-623-0930

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENV
CMT

March 14, 2002

City of Los Angeles Planning Dept.
c/o Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Rm 763
Los Angeles, CA 90012

RE: The proposed Development of 4141 Whitsett Ave.

Dear Ms. Zaitzevsky:


This letter is intended to bring to your attention the seriousness of the traffic problems the above referenced proposal may create. Not only would the impact of this multiple housing community create further congestion, but the parking proposal is questionable.

Our school children participate in tennis tournaments at The Studio City Golf and Tennis facility. This facility presents a beautiful and safe environment for the children's organized activities as well as family neighborhood amenities.

My family is very disturbed to learn that this facility is in possible jeopardy in favor of a mid to high rise building which will decrease property values.

Thank you for your attention; we appreciate your consideration.

Sincerely,



Steven Patrick Trainer

RECEIVED
CITY OF LOS ANGELES

MAR 18 2002

ENVIRONMENTAL
UNIT

9/16/2002

DIRECTOR OF PLANNING

I AM NOT IN FAVOR OF ANY PROJECT GOING FORWARD AT 4141 WHITSETT in STUDIO CITY. THERE ARE NUMEROUS OTHER LOCATIONS THAT WOULD DO FOR THIS KIND OF HOUSING SITUATION BUT THERE ARE NOT ANY LOCATIONS LEFT IN THE VALLEY WITH THE RARE OPEN SPACE AND RECREATION WHICH HAS PROVIDED PRICELESS JOY TO THOUSANDS OF PEOPLE FOR DECADES. IT WOULD BE ENVIRONMENTALLY CRIMINAL TO RUIN THIS LAST PLACE TO RECREATE. THIS IS A SITUATION WHERE ONLY A FEW PEOPLE WOULD MAKE THEIR MONEY AT THE EXPENSE OF AN ENTIRE AREA - TENS OF THOUSANDS. THE ELDERLY ARE ENTITLED TO HOUSING, AND IN THIS CASE IT WOULD BE THE SELECT FEW WHO COULD AFFORD IT, BUT ANOTHER LOCATION WOULD ACCOMMODATE THIS PROJECT VERY WELL. IT IS JUST TOO VALUABLE TO RUIN WITH ONE MORE DEVELOPER'S IDEA OF

WHAT THEY THINK IS PRECIOUS AND
PROFIT RICH.

PLEASE DO NOT ALLOW THIS
TO GO FORWARD AT THAT LOCATION.



DOUG
DOBRAŃSKY

4560 COUNTRYMAN
RD

SC 91604

CASE# ENV-2001-1196

March 18, 2001

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Dear Maya Zaitzevsky,

Please note our unhappiness with the prospect of the 290 unit development on Whitsett.

My family has lived here for 4 years. We look forward to having more children and being here for a long long time. The reasons we moved here and the reasons we stay in love with this area are the quiet, green, lush environment and light traffic flow. It's what makes it a real "neighborhood". We walk along the golf course every evening enjoying the beauty of this peaceful oasis in an otherwise large, loud, overbuilt metropolis.

The idea that 5 buildings for senior housing (which tragically would include sirens from ambulances regularly) and large parking facilities would interrupt this makes me extremely disappointed and sad, not to mention ANGRY at the possibility of lowered property values.

Please take this into consideration as I'm positive my neighbors share this opinion.

Thank you for your time,

The Alexander Family

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Dear Maya:

I'm a resident in Studio City directly across the street of the proposed new retirement housing project. I would like to express my concerns with regard to this project: EAF NO.: ENV-2001-1196. My husband and I understand there is an Environmental Impact Report being drawn up concerning the loss of greenery, open space, and noise quality.

It will increase noise on Whitsett (our street) as well as lower our property values. At least now, the tennis court lights are off at 10 p.m. and we can have relatively quiet nights on our increasingly busy street. Due to expanding businesses on Ventura Blvd. we already have enough of a traffic problem in trying to leave our driveway going to and from work.

As a member of the Studio City Beautification Committee I'm especially concerned about the loss of lovely trees, birds and wildlife we have enjoyed over the years. We could once hear owls at night, and see an occasional egret flying to the river channel.

Young and old need the recreation area the present agriculturally zoned landscape offers them. Please ask the EIR committee to address the concerns over the young as well as the elderly before removing this priceless resource for the Valley.

Sincerely,

Dara

Dara Eklund
4118 Whitsett Ave.
Studio City, CA 91604

*P.S. Also increased traffic due to new
Studio City Library at Whitsett &
Moonpark; especially if residents
on Balicock force library patrons
to use Whitsett as only parking
alterative to always crowded lot.*



Mrs. V. G. Chulack
3743 Mound View Ave.
Studio City, CA 91604

Maya Zaitzevsky
Project Coordinator
200 North Spring St
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Subject: Studio City Golf & Tennis Prop.

Dear Mrs Zaitzevsky,

I have been most unhappy upon
hearing a proposed development of
hundreds of residences on above mentioned
site -

We can't seem to keep up maintenance
on our streets now - do not need

any more traffic congestion -

Am opposed to the proposed develop.

Respectfully,

Virginia G. Chulack

Jeffrey Cohen

874 Hammond St., #12
West Hollywood, CA 90069

310 274.7619
310 440.6509

19 March 2002

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
200 North Spring Street, Room 763
Los Angeles CA 90012

RE: Proposed Development of Studio City Golf & Tennis facility at 4141 Whitesett Ave.

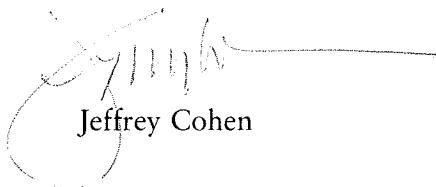
Dear Ms. Zaitzevsky:

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. While I am a resident of West Hollywood, I can appreciate the concerns of the neighboring residents including land use, water and geological, aesthetic, traffic and cultural impacts on the community.

My greatest concern is regarding the recreational impact of this development. This facility is the only remaining one in the immediate area where tennis groups, including the Los Angeles Tennis Association, of which I am a member, can reserve multiple "blocks" of courts.

The potential loss of this facility, along with already-demolished Racquet Center at Vineland Ave., would be a tremendous loss to the area, and, in particular to the community of Studio City.

Most sincerely,



Jeffrey Cohen

4252 Rhodes Avenue
Studio City, CA 91604
March 16, 2002

City of Los Angeles Planning Department
% Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

Next week I will be celebrating my seventy-fourth birthday so I guess I am considered a Senior Citizen. In the future I will be looking for a place in a suitable residence but I still am very opposed to the living center as proposed by the Homeplace Retirement Communities.

I have been a resident of the Studio City area for over thirty years and am most concerned about the impact such a development would have on our community. Just off the top of my head I must mention the increased traffic and parking problems to be faced. I have many times sat in my car waiting for a break in the flow of current traffic to cross Whitsett (and I am not a timid driver). I also attend the Unitarian Church on Moorpark. Sunday morning does not present too much of a problem crossing as a pedestrian, but church events during the week, morning or evening, are difficult to attend due to heavy, dangerous traffic. The Church was used as a polling place March 5th. I served as a clerk that day and some of the younger workers had to help neighbors who lived south of Moorpark to get across the street!

Both of my adult daughters are working in jobs relating to environmental impact on land use and water usage. They have made me much more aware of the importance of ground water problems and the necessity for open space. I fear the planned development would have adverse affects along these lines.

Selfishly, perhaps, I have enjoyed the pleasant atmosphere surrounding the Golf Course and Tennis Courts. My deceased husband made use of the Golf Course often, and enjoyed the companionship of his peers after they retired. It is a very well-run sporting area and a real draw for neighbors to gather. Fortunately, we are becoming a racially mixed area and the Golf Course helps to draw us all together. I consider these all good reasons to maintain the status quo.

Sincerely,
Rosemary Simpson

Maya Zaitzevsky
Project Coordinator-City Planning Department
200 North Spring St, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 20 2002

ENVIRONMENTAL
UNIT

March 18, 2002

Ref. EAF No.: ENV-2001-1196 (Studio City Golf and Tennis- Homeplace Development)

Dear Ms. Zaitzevsky,

I have lived across the street from the Studio City Golf and Tennis Courts for 13 years. Even though I don't golf or play tennis, I feel that the proposed Homeplace Retirement Community development to be located at the present Studio City Golf and Tennis Courts will have an adverse impact upon the area.

Traffic, Noise and Air Pollution: The proposed 240 living units and administrator offices will greatly increase the number of cars using Whitsett. The number of people working at the facility, the number of people who live in the facility and will visit the residents will out number the current number of golfers and tennis players. Currently, there is a slight overflow onto residential streets by the golfers. Due to the number of residents in the proposed facility, the demand on street parking will increase spill over to the local neighborhoods. This will greatly affect the quality of life in the area.

The proposed entrance to the facility off Whitsett will increase the number of traffic accidents. This is an area where there are a number of "near" misses every day. Ventura Blvd. and Valley Hart Drive are within approximately 100 yards of the proposed entrance. Valley Hart does not have a traffic light. Many people turn left onto Whitsett from Valley Hart right in front of the proposed entrance. With the new mini-mall at the corner of Whitsett and Ventura, I'm sure they'll be even more accidents or "near" misses. This increase in traffic will increase noise and air pollution.

Aesthetics: Currently, the area is like a small park. There are numerous trees surrounding the tennis courts and golf course. Who wants to walk down the street and see six four story buildings when they can look at the wonderful trees that have been there for years? This project intends on destroying nearly 5 acres of open space.

Recreation: Numerous clubs and schools use the tennis courts for tournaments and lessons. The City Parks and Recreation do not allow reserving courts. Where are they to play? Also, I have seen many local kids walk down to the tennis courts for lessons. Where else are there tennis courts within walking distance?

Street Flooding: Will this project increase the street flooding when it rains?

Please take into consideration my comments and questions when developing the environmental impact report for this project.

Sincerely,



Barbara Hobbs
12501 Valley Spring Lane
Studio City, Ca. 91604

RECEIVED
CITY OF LOS ANGELES

3/16/03

MAR 20 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

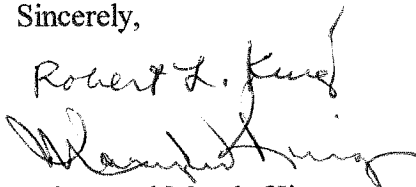
For you and the Los Angeles City Planning Department to up zone the Studio City Golf and Tennis facility at 4141 Whitsett Avenue, Studio City so that a developer can erect a senior housing project would be severely detrimental to the East San Fernando Valley.

This sylvan glade is in the midst of quiet streets and proud residents who have helped keep this marvelous family recreational facility pristine and beautiful for the past five decades. To destroy it, which this proposed development would surely do, would have enormous negative impact on the entire San Fernando Valley.

But don't take my word for it. Those of you who make this decision come out here any time, any day, and you will see what effect this wondrous recreational facility has on this part of our city.

Let's not allow developers to destroy the few open spaces we have left.

Sincerely,



Robert and Maryln King
3237 Longridge Avenue
Sherman Oaks, CA. 91423

Katie Lennon
12330 Sylvan Street
North Hollywood, CA 91606

March 9, 2002

RECEIVED
CITY OF LOS ANGELES
MAR 20 2002
ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

As a lifelong Valley resident who was raised in Studio City, I am writing to express my outrage at the proposed mega-development that would destroy the last existing piece of open space in Studio City, the Studio City Golf Course.

This property is zoned for recreation, and is a community resource that cannot be replaced. The traffic at Ventura and Whitsett is already so congested, we don't need MORE density, more people and more cars in that space!

The residents overwhelmingly want to preserve the Golf Course as an open recreational facility. The proposed project is an outrage and would negatively impact the community.

There are better sites available for this project. What about the closed hospital on Riverside Drive? Please think about the impact this will have on the quality of life of all of us in the East Valley.

SAVE THE STUDIO CITY GOLF COURSE!!!

Sincerely,



Katie Lennon

March 15, 2002

Dear Ms. Zaitzevsky,

RECEIVED
CITY OF LOS ANGELES

MAR 20 2002

ENVIRONMENTAL
UNIT

We urge you not to replace our only golf and tennis facility with a senior citizen housing project. Although our seniors need safe, comforting, protective areas - why not go to Sherman Oaks, Encino, Westlake, Tarzana Woodland Hills, etc, etc, etc? We have only four tennis courts at our local park with no night lights. Where should the youth go to engage in sports if they live in Studio City? Sherman Oaks and Encino have huge, tennis and golf facilities,

Why not Studio City? We don't even have a movie theater.

Why not? Studio City residents have to go to Sherman Oaks,

Universal, Beverly Center, etc.

Why should all of us have to drive for golf, tennis and movies? Studio City is

a charming, unique little village

Studio City Golf and Tennis

Center is beautifully maintained.

improves our reputation and

provides a healthy environment

for ALL of us to enjoy and be

proud of.

Please build in our endless lands of Thousand Oaks, Simi

Valley. Thank you for your consideration

Sincerely,
Tim + Georgette 'L' Cairns

Weissmann, Wolff, Bergman, Coleman, Silverman & Holmes, LLP

A Limited Liability Partnership Including Professional Corporations

Shannon H. Alexander
Jonathan H. Bauman
Michael Bergman*
David L. Burg
Stan Coleman*
Mitchell Evall*
Alan L. Grodin*
Henry Holmes*
Steven Katleman*
Wayne Kazan
Alan G. Kirios*
Anjani Mandavia*
Michael Minden
Abraham M. Rudy*
Andrew Schmerzler
Lawrence B. Steinberg*
Todd M. Stern
Daniel R. Stutz
Julie B. Waldman
Eric Weissmann*

Of Counsel
Ira S. Epstein
Ronald J. Silverman*
Daniel H. Wolff
*Professional Corporation

9665 Wilshire Boulevard
Suite 900
Beverly Hills
California 90212-2345

Telephone:
(310) 858-7888

Fax:
(310) 550-7191

Please Refer To:

10857.2

March 25, 2002

VIA HAND DELIVERY

Ms. Maya E. Zaitzevsky
City Planning Associate
Los Angeles City Planning Department
Environmental Review Section
200 North Spring Street
Room 763
Los Angeles, California 90012

Re: Case Number: ENV-2001-1196
Council District: Five
Lead Agency: Los Angeles City Planning Department
Project Title: Homeplace Retirement Community
Project Applicant: Homeplace Retirement Communities of America
Project Address: 4141 Whitsett Avenue, Studio City

Dear Ms. Zaitzevsky:

This law firm represents the Studio City Residents Association ("SCRA"), which consists of more than 2,100 member households in the community surrounding the proposed Homeplace Retirement Community (the "Project") on what is now the site of Studio City Golf & Tennis. I am writing following the Scoping Meeting on March 6, 2002, and pursuant to Section 15083 of the CEQA Guidelines, to reiterate SCRA's insistence that the Environmental Impact Report for the Project (the "EIR") to be prepared by the Los Angeles City Planning Department (the "Department") reflect the most thorough and comprehensive analysis possible of the numerous significant environmental effects of the Project.

As a preliminary matter, although SCRA appreciates the Department's decision to conduct a Scoping Meeting, we must reiterate our objection to the Department's failure to give adequate notice of it. We understand that property owners adjacent to the Project received written notice of the Scoping Meeting, if at all, just a few days before it took place. Moreover, the many interested people who attended and, in some cases, spoke at the June 11, 2001 zoning hearing -- including myself -- received no prior notice from the Department. Indeed, SCRA was first informed of the Scoping Meeting on February 19, 2002 by Councilmember Jack Weiss' office, and the Department's failure to give adequate notice effectively shifted the responsibility for notifying the

Ms. Maya E. Zaitzevsky

March 25, 2002

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community onto us. The fact that several hundred people attended the Scoping Meeting on such short notice -- and on a rainy Wednesday evening -- reflects the extraordinary public concern about this Project. Accordingly, we must again insist that the Department afford adequate notice of all future hearings to all interested parties -- including SCRA, myself as its counsel, and all individuals who have signed in or spoken at any public meeting or hearing, or submitted any written comments, pertaining to the Project.

I. INTRODUCTION

The Project would be one of the largest ever built in Studio City in terms of square footage, mass, height, and density, consisting of seven 4-story buildings and one 1-story building comprising about 500,000 square feet with parking for nearly 500 vehicles. It would be constructed on at least 5 acres of *existing recreational open space* abutting the Los Angeles River in the heart of Studio City (the "Site"). The Site consists of 17.2 acres owned by Weddington Investment Company, Inc. ("Weddington") and leased to Studio City Golf Course, Inc. ("SCGCI"), plus approximately 4 acres owned by the Los Angeles County Flood Control District which also is leased to SCGCI.¹ In the early 1970's, the Site was down-zoned to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City and County of Los Angeles to permanently maintain the Site as recreational open space.² In consideration of the City's agreement to keep the Site as recreational open space for the benefit of its citizens, the County has lost millions of dollars of property tax revenue which it otherwise would have enjoyed under the Site's previous residential zoning. Consistent with that agreement, the Site is designated as open space on the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, which comprises the applicable land use element of the City's General Plan.

For decades, the Site has been improved with Studio City Golf & Tennis, a recreational facility consisting of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and club house -- all open to the public -- which are owned and operated by SCGCI (the "Recreational Facilities"). The Recreational Facilities are extraordinarily well-operated and maintained, and are used by tens of thousands of City residents. The tennis facilities are home

¹See the Declaration of Arthur E. Anderson ("Anderson Decl."), a copy of which is attached as Exhibit A, at ¶¶ 2-3.

²See Anderson Decl. at ¶ 4. Because the City had not yet adopted an "open space" zone, A-1 was the appropriate zoning to facilitate its intention to permanently maintain the Site as recreational open space.

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to the teams from Harvard-Westlake, Buckley, Oakwood, and Notre Dame High Schools, and to two of the City's most popular tennis leagues, the Los Angeles Tennis Association and the Van Nuys-Sherman Oaks Racquet Club. Because of the unique ability to "block-book" these excellent courts, they are the site of numerous tournaments, tennis camps for children, and other important programs.

Although SCRA certainly recognizes the need for quality senior housing, we believe that this laudable goal should not be accomplished by destroying existing -- and extremely scarce -- recreational open space. Moreover, it must emphasize that the Project is not a low-cost senior housing community, but rather is a high-end, for-profit residential development. Indeed, we believe the applicant has chosen this Site for one transparent reason: It affords a unique opportunity to build a retirement development within the City of Los Angeles *on a golf course*, and thereby sell apartment units at a highly-inflated price. Although this might benefit the applicant, it would not benefit Studio City or the citizens of Los Angeles.

II. THE SCOPE OF THE DEPARTMENT'S ENVIRONMENTAL REVIEW CANNOT BE DETERMINED UNTIL THE SCOPE OF THE PROJECT IS ASCERTAINED.

We believe the Department's scoping analysis is premature because the scope of *the Project itself* has yet to be determined. As Battalion Chief Roy E. Prince, Commander of the Los Angeles Fire Department's Building Administration Section, stated at the Scoping Meeting, the Fire Department -- with SCRA's strong support -- intends to build the sorely-needed Studio City Fire Station on the south-east corner of the Site. Indeed, the Fire Department is well underway toward acquisition of that property, which it will accomplish through eminent domain if necessary. Locating the Fire Station at the Site will directly conflict with the Project as described in the Department's Notice of Preparation dated February 22, 2002. Accordingly, the Project cannot proceed unless it is substantially revised.

CEQA requires that the description of the Project be entirely accurate at the inception and throughout the environmental review process. The court in *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185, 199 (1977), stated:

"Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal (*i.e.*, the 'no project' alternative) and weigh other alternatives in the balance. An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR."

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71 Cal.App.3d at 199, citing *Aberdeen & Rockfish Railroad v. SCRAP*, 422 U.S. 289, 322 (1975). See also *Laurel Heights Improvement Association v. Regents of the University of California*, 47 Cal.3d 376 (1988), and *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus*, 27 Cal.App.4th 713 (1994).

In the face of this unambiguous legal requirement, the Department is now embarking on an environmental review process based upon an *inherently inaccurate* description of the Project. This will result in a legally deficient EIR. SCRA insists that, before the Department commences its work, the applicant be required to submit revised plans for the Project which include the Fire Station. Among other critical questions, these revised plans must forthrightly state whether the applicant intends to shift more of the Project onto the existing golf course and/or driving range in order to compensate for the land lost to the Fire Station. SCRA also insists that the Department fully consult with Chief Prince and the Fire Department concerning the Project.

III. ASSESSMENT OF THE ENVIRONMENTAL EFFECTS OF THE PROJECT MUST BE PROSPECTIVE.

Section 15004(b) of the CEQA Guidelines requires that environmental review for a project be timed “to provide meaningful information for environmental assessment.” In this case, if the Department now proceeds with its environmental review, then it must assess all environmental effects of the Project as they will exist beginning at least three years into the future. SCGCI has a leasehold interest in the Site until April 6, 2005, **which it will not prematurely release.**³ Therefore, initial construction of the Project could not begin before April 2005.

Because Study City is a growing community, the requirement for prospective environmental review is critical to all effects of the Project. However, two issues are particularly apparent. First, City National Bank -- the owner of the property located directly south of the Site across the Los Angeles River -- is now constructing a shopping center at the north-west corner of Whitsett Avenue and Ventura Boulevard. As the City knows, this *already* is an extremely congested -- and, indeed, dangerous -- intersection. With the new shopping center, traffic congestion in the area immediately adjacent to the Site will be significantly worse by 2005.

Second, the City must assess the effects of the Project -- including its construction -- on the Fire Station to be constructed at the south-east corner of the Site. The Fire Department expects that the Fire Station will be fully operational by 2005. Thus, for example, the massive

³See Anderson Decl. at ¶ 3.

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excavation proposed by the applicant for a subterranean garage would take place directly adjacent to a functioning Fire Station, and the earth-moving trucks presumably would share the access used by firefighting equipment. The public safety effects of this potentially dangerous situation are obvious, and must be fully addressed in the EIR.

IV. THE EIR MUST COMPREHENSIVELY ADDRESS ALL OF THE PROJECT'S SIGNIFICANT ENVIRONMENTAL EFFECTS.

To be legally adequate, an EIR must comprehensively identify and address *all* of the "significant environmental effects" of a proposed project. CAL. PUB. RES. CODE § 21100(b)(1); 14 CAL. ADMIN. CODE §§ 15126.2, 15143. "All phases of a project," including "planning, acquisition, development, and operation," must be addressed. CAL. ADMIN. CODE § 15126. And both "[d]irect and indirect significant environmental effects" must be analyzed, "giving due consideration to both the short-term and long-term effects." 14 CAL. ADMIN. CODE § 15126.2(a).

Here, among other significant environmental effects, the Project would consume scarce and valuable open space, destroy sorely-needed recreational facilities, and dramatically increase traffic congestion. SCRA insists that the EIR comprehensively all of the Project's significant environmental effects, including, without limitation, each of the following:

A. Land Use And Planning Effects

1. The Project Would Be Inconsistent With The Site's Current Land Use Regulation.

The Project would be inconsistent with the Site's existing open space zoning and General Plan designation, and would result in the loss of at least 5 acres of valuable recreational open space in the City. The effect of this loss would be devastating and cannot be mitigated. Los Angeles is among the most open space-starved cities in the country; we have less than one-quarter the national average of parkland per 1,000 residents, ranking *dead last* among major cities.⁴ Accordingly, we believe it is nothing short of unconscionable to permit the destruction of existing recreational open space for a massive commercial development. Certainly, the EIR must thoroughly and honestly address this fundamental issue.

⁴See *Los Angeles Times Magazine*, April 1, 2001, at Page 5, a copy of which is attached as Exhibit B.

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2. **The Project Would Be Inconsistent With The Los Angeles River Master Plan And The Los Angeles River Parkway.**

The Site directly abuts the Los Angeles River. For several years, the River has been the focus of significant planning efforts by federal, state, and local agencies, including the National Park Service, the California Department Of Parks And Recreation, the Los Angeles County Department Of Public Works ("DPW"), and many municipalities (including Los Angeles) which lie along its 51-mile course. Numerous political leaders and citizen groups see revitalization of the Los Angeles River corridor as a key to the environmental enhancement of Los Angeles and a thread which would provide our City with a greater sense of community. Thus, in 1996, the Los Angeles County Board Of Supervisors adopted the Los Angeles River Master Plan (the "River Master Plan"), administered by DPW, which advocates environmental enhancement and recreational development along the River. Moreover, the State of California recently designated the entire Los Angeles River as a future State Park -- the Los Angeles River Parkway (the "River Parkway") -- and appropriated over \$83 million for its development.⁵

A key strategy of both the River Master Plan and the River Parkway is to link larger "nodes" of recreational open space along the Los Angeles River -- both existing parcels and future-acquired property -- with a greenbelt of parkland and trails. The Site is an existing "node" of recreational open space along the Los Angeles River. Thus, construction of a massive 500,000 square foot development at the Site would be a huge step *backwards* for the River Parkway and directly would contravene the River Master Plan.

Section 15125(d) of the CEQA Guidelines requires that an EIR "discuss any inconsistencies between the proposed project and applicable general plans and regional plans." Certainly, the River Master Plan is a "regional plan" within the meaning of Section 15125(d), and the EIR therefore must comprehensively address the Project's inconsistency with it.

Moreover, because DPW is responsible both for administering the River Master Plan and for approving use of the Los Angeles County Flood Control District's portion of the Site -- which the applicant is now seeking -- DPW is a "Responsible Agency" within the meaning of the Section 15381 of the CEQA Guidelines. Additionally, because the River Parkway has been designated by State law to become part of the State Park System, the California Department Of Parks And Recreation is a "Trustee Agency" whose jurisdiction over the State Park system would be

⁵See generally The Trust For Public Land's 2000 Annual Report article entitled, "Taking Back The River" by Joanna Miller, a copy of which is attached as Exhibit C.

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directly affected by the Project. Accordingly, in preparing the EIR, the Department must fully consult with both of these agencies concerning the Project.

B. Recreational Effects

1. Tennis

The Recreational Facilities currently include 20 lighted, public tennis courts, which are extraordinarily well-maintained and heavily used. With the loss of the Racquet Centre at Ventura Boulevard and Vineland Avenue to development several years ago, these courts are the last remaining facility of its kind in the area. Indeed, over 13,000 people now have deposits to use them. Unlike the publicly-owned tennis courts operated by the Los Angeles Department Of Recreation And Parks (“DRP”), the courts at the Recreational Facilities may be “block-booked” for use by teams, leagues, and children’s programs. For that reason, the courts are home to the tennis teams from Harvard-Westlake, Buckley, Oakwood, and Notre Dame High Schools both as primary practice facilities and for league competition, and are also home to two of the City’s largest tennis leagues, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club.⁶

The Project would destroy at least 12 of the 20 tennis courts at the Site. Given the already heavy use of these courts, the remaining 8 courts would be in extremely high demand, and, in any event, could not accommodate the tennis teams, leagues, and other programs that now block-book larger numbers of courts at the Recreational Facilities.⁷

The applicant has claimed that the loss of these tennis courts could be mitigated by its agreement to build 12 new courts at the northern edge of North Hollywood Park on Chandler Boulevard east of the 170 Freeway. This claim is incorrect for several reasons. First, the new courts would be operated by DRP, which prohibits block-booking.⁸ Accordingly, they could not accommodate the teams, leagues, and other programs that now use the Recreational Facilities, which would be left with nowhere to play.

⁶See attached Declaration of George McCallister (“McCallister Decl.”), a copy of which is attached as Exhibit D, at ¶ 2.

⁷*Id.*

⁸DRP confirmed that it does not permit block-booking of its tennis courts during a meeting with representatives of SCRA and the applicant on January 23, 2001.

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Second, the new courts would place a tremendous financial burden on DRP's already over-taxed recreational facilities. Although the applicant purportedly would build the courts, it would have no further obligation to maintain them. Thus, DRP would be required to fund any necessary infrastructure to serve the courts, and to indefinitely operate them without further assistance from the developer. Indeed, the applicant previously has sought to *avoid* paying its share of Quimby funds by dedicating the golf course to the City.

Finally, the "replacement" courts would not be in Studio City, but rather would be inconveniently located several miles away in North Hollywood. Thus, they cannot reasonably be expected to serve the same community that now patronizes the Recreational Facilities, nor to replace the heavily-used facilities that would be destroyed by the Project.

2. Golf

Although most of the golf facilities ostensibly would survive the Project, they also would be adversely effected in several critical respects. The aesthetic impacts on the golf course are discussed below and cannot be overemphasized. Moreover, the golf course already is extremely busy; over 70,000 rounds are played each year, or about 200 rounds per day.⁹ The applicant has estimated that the Project would house more than 450 retirees, *excluding* those in the skilled nursing facility. It certainly is reasonable to expect that these active seniors living directly adjacent to this beautiful golf course -- many of whom presumably would have purchased their units for precisely that reason -- would begin to monopolize the golf facilities, impacting their availability to current patrons and area residents.

Moreover, the applicant proposes to reconfigure the golf course and driving range in a manner which we believe would be profoundly unsafe. In order to accommodate the Project, the applicant plans to move the 6th hole of the golf course by narrowing the driving range. George McCallister, who has served as General Manager of the Recreational Facilities for the past 15 years, believes that narrowing the driving range in this manner would create an unsafe condition on the golf course and has so informed the Department in writing.¹⁰ If the golf course or driving range cannot be maintained in a safe operating condition under the applicant's proposal, then the public is entitled to know what will become of them if the Project is approved. These issues must be comprehensively addressed in the EIR.

⁹See McCallister Decl. at ¶ 3.

¹⁰See McCallister Decl. at ¶ 4 and Exhibit 1.

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Finally, the Project likely will impact operation of the lighted driving range at the Site. The driving range currently is open until 11:00 p.m. daily, and evenings are among its most crowded hours of operation.¹¹ The applicant previously has stated that lights from the driving range may effect future residents of the Project, and has proposed to shield them. However, if this measure proves ineffective and residents of the Project complain about the lights, then DRP -- which would operate the golf course and driving range with public funds -- can be expected to shorten the driving range's operating hours, thereby adversely impacting thousands of patrons who use this recreational facility in the evening.

C. Traffic Effects

The Project would be populated by nearly 500 wealthy, active seniors, many (if not most) of whom would drive. Indeed, the applicant obviously anticipates this, as it proposes to construct over 420 parking spaces for the Project -- including 390 spaces in a huge subterranean garage. The Project also can be expected to generate significant vehicular traffic by guests, trolleys and vans to transport the residents, food service and other delivery trucks, and emergency vehicles -- all requiring ingress and egress to the Project within several hundred feet of the congested and dangerous intersection at Ventura Boulevard and Whitsett Avenue. Moreover, with the development of the City National Bank shopping center discussed above, the traffic setting for the Project will have significantly worsened by the time construction can even begin. Certainly, CEQA requires that the EIR fully analyze this significant environmental effect of the Project.

D. Aesthetic Effects

The Project would have significant aesthetic effects on the Recreational Facilities. Currently, there is a largely unobstructed view of the Santa Monica Mountains from the golf course and tennis courts. The aesthetic effect is now open and expansive. The Project would block many of these views with 45-foot tall buildings constructed just a few feet away. The resulting aesthetic effect would be cramped and imposing. Indeed, the applicant has acknowledged that the 4-story buildings comprising the Project would cast up to 136-foot long shadows over a golf course now enjoying year-round sunshine. As a matter of law, the EIR must comprehensively address this significant aesthetic effect of the Project. *See, e.g., Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, 29 Cal.App.4th 1597, 1604-06 (1994).

¹¹See McCallister Decl. at ¶ 5.

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Indeed, we believe the applicant's oft-repeated mantra that the Project will "save" the golf course is most disingenuous. The golf course -- as it has existed for nearly 50 years -- will not be "saved" by building seven large buildings next to it. The proper way to save this unique and precious resource is to leave it alone.

E. Geological Effects

As a central part of the Project, the applicant proposes to excavate a huge subterranean parking garage directly next to the Los Angeles River. SCRA questions whether this is feasible in light of the high water table at the Site. Indeed, we are extremely concerned that the applicant will destroy the tennis courts, begin construction, encounter "unforeseen" difficulties, and the Project then will sit for untold months -- if it is not abandoned altogether -- while the applicant attempts to find a feasible "work around." This must not happen. Now is the time to fully address the serious geological ramifications of this Project.

F. Construction Effects

Construction of the Project -- and particularly the subterranean garage -- would require a massive movement of earth from the Site, creating obvious traffic and noise effects. Moreover, all of the tennis courts would be lost during construction, and, even assuming that the golf course can continue to operate, playing next to this huge construction project certainly would not be a pleasant recreational experience. The EIR must fully address whether these significant effects truly can be mitigated.

G. Cultural Effects

The Project would partially destroy and otherwise dramatically effect a nearly 50-year old community resource that aptly has been described as the "crown jewel" of Studio City. Undisputably, the Recreational Facilities are a unique and precious resource to which I personally can attest. My family moved to Studio City in 1967 when I was 10 years old; I grew up in this community and frequently played golf at this facility. My wife and I now own a home just a few blocks from where I lived as a child. We have often used the tennis courts, and hope that our 1-year old son and his future siblings will have the same opportunity to use these extraordinary Recreational Facilities -- and to "hang around" their safe and wholesome club house -- as I did nearly 30 years ago. Indeed, our community views Studio City Golf & Tennis as self-definitional; this facility captures and reflects the essence of Studio City. That is why literally hundreds of our residents show up at any opportunity to voice their vehement opposition to any proposal -- including this massive Project -- which will turn Studio City Golf & Tennis into nothing more than a fond memory.

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V. **THE EIR MUST COMPREHENSIVELY ANALYZE ALTERNATIVES TO THE PROJECT.**

Section 15126.6 of the CEQA Guidelines requires that an EIR “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives . . . even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” This discussion must include “sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project,” and expressly must address “[t]he specific alternative of ‘no project,’” the purpose of which “is to allow decisionmakers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.”

In light of this legal mandate, SCRA insists that the EIR contain a complete and comprehensive “alternatives” analysis which should include at least the following two essential components:

1. Alternative locations for the Project. SCRA is confident that the worthwhile goals of the Project -- *i.e.*, quality senior housing -- can be accomplished at other locations in and around Studio City. The EIR should fully explore other potential sites, even if the applicant would not realize the same profit margin as it obviously expects to do by locating the Project on the golf course.

2. Alternative means to “save” the Recreational Facilities. The applicant and certain purported representatives of Weddington have engaged in a shameful -- albeit unsuccessful -- scare campaign intended to frighten the community into believing that the Site will be subdivided for residential development if the Project is not approved. With all due respect, in light of the current zoning and other land use regulations governing the Site -- and the extraordinary political opposition to *any* development -- this is not a “reasonable” alternative to the Project. There are, however, honest alternatives which must be fully explored in the EIR. Indeed, even in a time of scarce public resources, we are confident that it is quite possible to save the Recreational Facilities for future generations of City residents. This is not like trying to find revenue to purchase an undeveloped parcel in the Santa Monica Mountains. Rather, the Recreational Facilities generate significant profits that could be used to secure funding to purchase the Site, which then would be permanently held in trust for the community’s benefit. The EIR must fully explore these possibilities, and we urge the Department to consult with SCRA and other informed people concerning this matter.

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VI. CONCLUSION

This letter is not intended to exhaustively discuss all of the significant environmental effects of the Project or the requisite contents of the EIR, and we are hopeful that the Department will fully and fairly discharge its duty in this extremely important matter. The California Supreme Court has articulated the fundamental purposes of an EIR:

“An EIR is an environmental ‘alarm bell’ whose purpose is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return. The EIR is also intended to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action. Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. The EIR process protects not only the environment but also informed self government.”

Laurel Heights Improvement Association v. Regents of the University of California, 47 Cal.3d 376, 392 (1988).

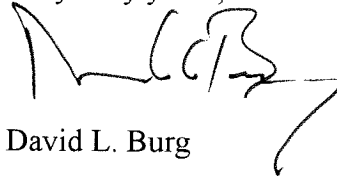
Construction of this Project could not even begin for more than 3 years. Accordingly, there is ample time to comprehensively analyze *all* significant environmental effects of the Project in the manner required by law. Anything short of a full and complete EIR would constitute a manifest violation of CEQA, and would be a disservice not only to Studio City but to the entire City of Los Angeles.

We once again request that SCRA receives -- both directly and through this law firm -- proper and sufficient notice of all public hearings, comment periods, and deadlines in connection with this Project.

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Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DLB', with a long, sweeping horizontal stroke extending to the right.

David L. Burg

cc: Councilmember Jack Weiss
Supervisor Zev Yaroslavsky
Chief Roy E. Prince
Ms. Bonnie Kopp
Mr. Tony Lucente
Ms. Laurie Cohn
Ms. Ann Ouellette
Mr. Arthur E. Anderson
Mr. George McCallister

DECLARATION OF ARTHUR E. ANDERSON

I, ARTHUR E. ANDERSON, declare:

1. I am the President of Studio City Golf Course, Inc. ("SCGCI"), which owns and operates Studio City Golf & Tennis located at 4141 Whitsett Avenue in Studio City, California (the "Recreational Facilities"). I have personal knowledge of the facts set forth in this declaration, and, if called as a witness, I could and would competently testify to them.

2. The Recreational Facilities consist of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and a club house, all open to the public. They are located on approximately 21 acres of land abutting the Los Angeles River (the "Site"), consisting of 17.2 acres owned by Weddington Investment Company, Inc. ("Weddington") and approximately 4 acres owned by the Los Angeles County Flood Control District.

3. The 17.2 acres of the Site owned by Weddington is leased to SCGCI pursuant to a written 50-year ground lease dated April 6, 1955, between Weddington and SCGCI's predecessor (the "Lease"). The Lease will expire on April 6, 2005, and SCGCI does not intend to release its leasehold interest prior to that date under any circumstances. The Los Angeles County Flood Control District's property also is leased to SCGCI, in this case on an annual basis.

4. In the early 1970's, the Site was down-zoned to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City and County of Los Angeles to permanently maintain the Site as recreational open space.

I declare under penalty of perjury under the laws of the
State of California that the foregoing is true and correct.
Executed this 21 day of May 2001.

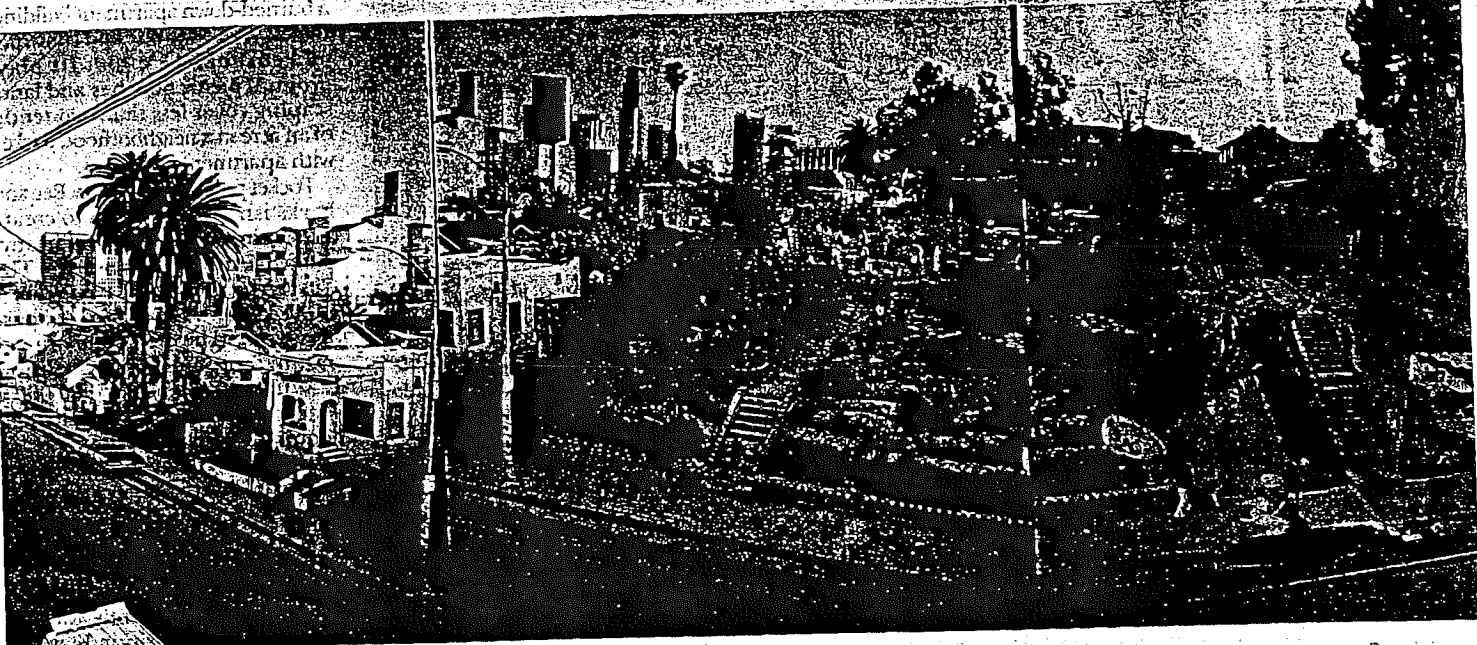
Arthur E. Anderson

Arthur E. Anderson

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> snapshots from the center of the universe

Metropolis



Spiraling Orchard "art park," west of downtown.

> JAMES RICCI

All We Need Is a Little Space to Breathe

WHEN IT COMES TO PARKLAND, LOS ANGELES IS LIKE A MAN WHO squandered an inherited fortune and must now scrounge for coins to maintain a semblance of respectability.

The greed that drove the city's development devoured so much of an uncommonly beautiful landscape that the city today has less than one-fourth the national average of four acres of parkland per 1,000 residents. It is dead last among major cities.

With the notable recent exception of the "Cornfield" site in Chinatown (the Riordan administration wanted it for a warehouse complex until the nonprofit Trust for Public Land wrested it from developers), City Hall and community groups have been reduced to scaring up greenable vacant lots. This would be pathetic if it weren't the only remaining hope of open space for the city's teeming poorer neighborhoods.

"Pocket parks increasingly are the only option, [what] with the affordable housing crisis in this city," says Suzi Hoffman-Kipp, a field representative for former City Councilwoman Jackie Goldberg. "A quarter-of-an-acre park is still worth developing because it improves the quality of life for the little kids who have only the hallways of their apartment buildings to play in."

Property in the city has become so expensive that "we can't buy large parcels anymore," says city Recreation and Parks Department project manager Robert Gutierrez.

Given the demand for its residential property, Los Angeles doesn't abound in vacant lots. The L.A. County assessor's office counts 40,818 such lots among 745,758 total parcels in the city. About 9,700 of these are zoned industrial or commercial and, by dint of location, are probably not

suitable for parks. The remaining 31,100 are residential, the vast majority zoned for single-family housing, which means they're small.

Even residential lots don't automatically lend themselves to becoming pocket parks. Joe Linton, a parks activist in East Hollywood, visited about half of 88 vacant lots identified in a city study of the Vermont-Western area. He estimated that only one in five has pocket-park potential.

City Rec and Parks, after a long history of focusing on larger, more cost-effective regional parks, appears finally to have come down with a mild case of pocket-park fever. Last year it opened the Lexington Avenue Pocket Park in East Hollywood and the Central Avenue Jazz Park in South-Central. Its Latham Street Pocket Park, also in South-Central, just opened, and Washington Irving Pocket Park, opposite Washington Irving Library in the Mid-City area, is scheduled to open in May. None of these is larger than a quarter-acre. The city also has just acquired about three-fourths of an acre for a Hope and Peace Pocket Park amid the apartment warrens just west of downtown.

These aren't the first such city parks. Over the years, mostly as an afterthought, Rec and Parks created, among its approximately 380 parks, about two dozen of half an acre or less.

The current pocket-park movement, however, is principally the work of community groups and nonprofit organizations. Northeast Trees, for example, has established seven small green spaces along the Los Angeles River. ARTScorpLA, a collective of artists and architects devoted to family-oriented community development, has set two whimsical "art parks" on vacant lots in overpeopled neighborhoods, La *Continued on Page 6*

Photograph by Dave Lauridsen

- EXHIBIT B -

Continued from Page 5

Tierra de la Culebra in Highland Park, and Spiraling Orchard near the vexed Belmont Learning Center west of downtown.

City acquisition of privately owned vacant lots for small parks is typically a drawn-out affair. Lexington Pocket Park, once the site of a burned-down apartment building, took 2 1/2 years to buy and construct, at a cost of \$415,000. Its playground, picnic benches and landscaping cover less than two-tenths of an acre in a neighborhood packed with apartment buildings.

Pocket park advocates say Rec and Parks isn't really set up to create and maintain pocket parks in anything like the number needed. The City Council currently has before it a "Neighborhood Oasis" proposal submitted by the neighborhood organizing activists of Coalition L.A. It would earmark \$900,000 a year for a public land trust to help acquire park-appropriate vacant lots, and for a quasi-public agency that would provide technical expertise, liability insurance and other services to community groups wanting to create pocket parks.

More than \$52 million for parks in Los Angeles is currently available through city Proposition K, which voters approved in 1996, and state Proposition 12, which the electorate embraced in 1999. The problem is getting it to the congested neighborhoods. The Proposition K funds and about half of the Proposition 12 funds are distributed via competitive grants, and neighborhood groups usually lack the sophistication to compete for grants against large organizations and governmental agencies. The Neighborhood Oasis proposal, or something like it, would help.

What we're talking about here is breathing space. Places to which young mothers with small children imprisoned in tiny apartments can readily escape. Places where the hot sunlight is filtered by trees, the rain is absorbed into the ground to replenish the water table, and a stumbling toddler hits soft grass or sand.

Providing such rafts of calm on the urban sea "is simply what a civilized society should do," says Northeast Trees president Scott Wilson. It may be late, and it may be a historical embarrassment, given all that nature originally bestowed, but with people continuing to pour into the city, it's now or never.

Photograph by Jason Perez

> CHAT ROOM

Just a Snapshot Before I Go

Musician Graham Nash Doubles as a Digital Whiz

Most folks know Graham Nash as the dulcet tenor of Crosby, Stills & Nash. Less well-known is Granam Nash, the photographer and co-owner with R. Mac Holbert, above left, of a cutting-edge digital photographic printing company, Nash Editions in Manhattan Beach. Its state-of-the-art high-resolution machines are to PC desktop printing what a Ferrari is to Rent-a-Wreck.

Last month, Nash Editions strutted its digital stuff in a show of works by photographer Stephen Wilkes at the Patricia Correia Gallery in Santa Monica.

Nash talked with us from "a little tiny island in the South Pacific," where, of course, he is shooting lots of pictures.

—Richard Cheverton

Why photography?

It was 10 when my father introduced me to photography. We were a very poor family, and my father's great pleasure was to take the kids to the zoo and shoot pictures. He would use my bedroom as a darkroom. It was complete magic to me.

I heard there was some tragedy in connection with photography in your family.

There was. One day [the police] came and informed my father that the camera he had bought from a friend at work had been stolen by that friend. And that he'd better give them the name

of his friend. He would not do that, and they put him in jail for a year. And he died at 46.

So what's on your latest roll of film?

I look around when I travel, and invariably something ridiculous happens in front of me.

What can you do with digital photo printing that you can't do with conventional silver halide?

In the digital realm, you have complete control over contrast, dodging, burning, getting rid of hairs on the print. And now we have inks that [should last] a couple hundred years at least.

What's different between the world of music and the world of photography?

There are no differences. It's just me going about my daily life. You're talking to a man from the north of England, who was penniless at one point, came to America, found a dream, followed it, succeeded, and now I'm just having fun!

What's next?

I was just in Los Angeles and recorded 18 tracks in 10 days, and I've got a new album coming out and a book coming out on my own photographic work, so we're just rocking and rolling here.

EXHIBIT C

Land & People



The long-held dream of greening
the Los Angeles River
moves closer to reality.

- EXHIBIT C -

ANNUAL REPORT 2000

Volume 12 Number 2 Fall 2000



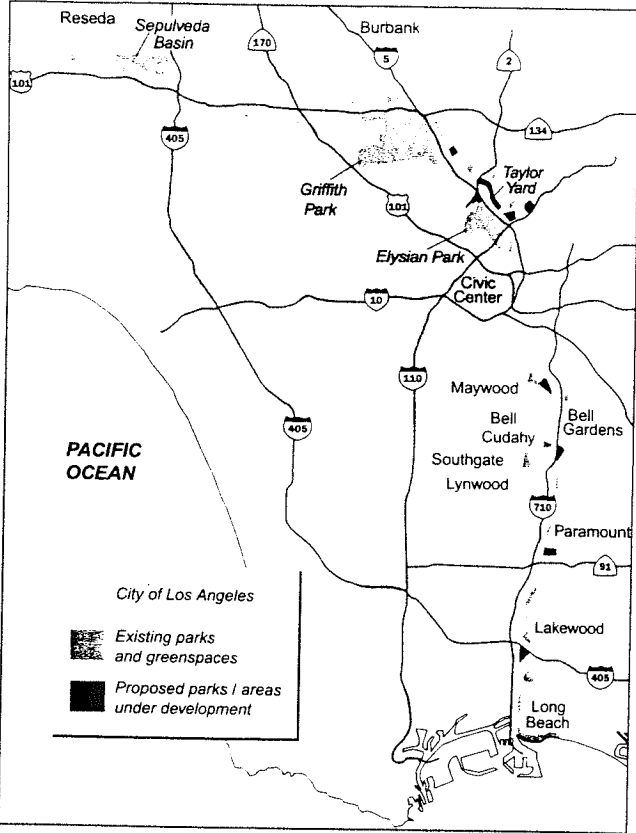
Taking Back the River

The long-held dream of greening the Los Angeles River moves closer to reality.

By Joanna Miller

Henry Padilla and his Maywood neighbor, Jesus Gonzales Tomis, have an agreement. A few times a week as Gonzales prepares to leave for work at 4:00 A.M., he walks across the street to the triangle-shaped patch of new grass that sports a decorative green iron bench, a matching trash can, and a few strips of young landscaping. Then, unauthorized, he turns on the municipal sprinklers.

When Padilla and his dog, Happy, come out for their morning walk at seven, Padilla turns off the city sprinklers on this half-acre splash of green just a few dozen yards from the stark concrete banks of the Los Angeles River. "I don't get paid for it,"



The 51-mile Los Angeles River flows through some of the most densely populated neighborhoods in the state.

says Padilla, a 37-year resident of the city with the least amount of park space per capita in the state. "But I get to use the park. It works out real good for us around here."

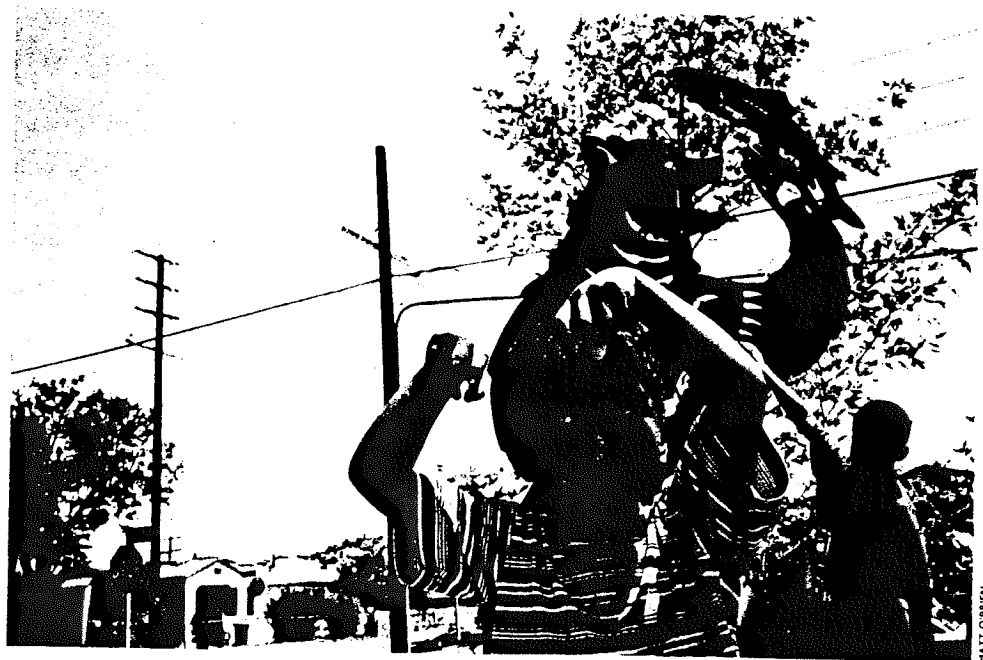
During a chance encounter at the as-yet-unnamed triangle park that Padilla refers to as "my park," Maywood Mayor Sam Peña, a dapper man who has lived in the city all his 31 years, listens attentively as Padilla complains politely about neglect from city crews. A small smile crosses the mayor's face as Padilla describes his arrangement with his neighbor. "Now, that's ownership," the mayor says proudly.

It's the kind of community ownership that advocates and officials alike say is critical to the 20-year dream of reawakening the Los Angeles River, transforming it from an ignored concrete drainage ditch to the celebrated heart of a California state park, urban style.

That dream recently received its single greatest push toward reality when Governor Gray Davis designated the Los Angeles River Parkway as a state park and allocated a whopping \$88.5 million from the 1999 \$2.1 billion parks bond, for its creation. Written by former Assembly Speaker Antonio Villaraigosa and Assembly Speaker pro tem Fred Keeley, the successful ballot initiative was championed by Senate Majority Leader Richard Polanco, State Senator Martha Escutia, State Assemblymember Marco Firebaugh, and County Supervisor Gloria Molina and a broad coalition of environmental groups, including TPL. The governor in one sweeping move accomplished what 20 years of toil by dedicated advocates and public agencies could not: it gave the river sorely needed status, attention, cash, and leadership.

"Governor Davis's initiative brought the issue of the Los Angeles River to the

Judad Merino and a friend play in Steelhead Park, one of the new pocket parks in the Elysian Valley.



MATT O'BRIEN

forefront,” says Corey Brown, the Trust for Public Land’s government affairs director, who grew up in Los Angeles. “Designating the river a state park provides the greatest unifying proposal ever in the effort to regreen this urban waterway.”

The Los Angeles County’s L.A. River Master Plan of 1996 calls for a continuous, tree-lined, paved, and lighted bikeway atop the river’s banks for 51 miles, from its headwaters in the mountains of the San Fernando Valley until it drains into the sea in Long Beach. The bikeway would string together a necklace of green gems—existing regional and city parks, including a planned 65-acre state park in northeast Los Angeles and a proposed 20-acre park in north Long Beach. Along the greenway would be pocket parks, rest areas, informational and historic displays, and, in a few areas, access to shops and restaurants.

About 30 miles of bike path already are in place, though much of it is neither paved nor lighted. A half-dozen pocket parks now provide decorated gates and landscaped entrances to the river, replacing rusty cuts in the chain-link fence that told people the river was an undesirable and dangerous place to go. When the bikeway is completed, these small parks will serve as resting spots along the route. For now, they are places to sit in the shade after work, enjoy a picnic, or just see what lies beyond the river’s concrete banks.

Existing regional parks eventually will be linked by the bikeway as well. The city-owned, 100-year-old Griffith Park, just north of downtown Los Angeles, encompasses 4,000 acres and includes a zoo, observatory, climb-aboard train museum, and 6,000-seat amphitheater. Surrounded by urban neighborhoods, it’s less than a half-mile from the river itself. But the network of formidable freeways that surrounds the park makes it difficult to reach for anyone without wheels. “The region has these great swaths of open space,” says TPL’s Larry Kaplan, director of the Los Angeles field office. “But millions of people, particularly low-income people, never see them because they can’t get to them.”

The Trust for Public Land, which is working with other nonprofit organizations and public agencies to acquire land for urban parks along the river, hopes to change that by providing green space to the 13 cities along the river that make up some of the densest urban neighborhoods in the state.

Virtually no one involved is talking about removing all of the concrete that confines the river to its banks, or letting the river range unfettered across the Los Angeles basin as it once did. “This is an urban river,” Kaplan says. “That’s just one of the constraints we have to live with. But if you view the Los Angeles River as a framework in which to bring recreation areas and parks to people who now have next to none, it makes a lot of sense.”

A River Tamed

Before 1938, the Los Angeles River was typical of southern California rivers—it dried up completely or meandered mildly in the summer, and swelled to a powerful and sometimes deadly torrent after heavy winter rains. A thousand years ago, up to 10,000 Native Americans lived along the river in a settlement near what is now Los Angeles City Hall. Spanish explorers founded the Pueblo de Los Angeles in 1781. In 1815, the river changed its course, washing away the pueblo and sending settlers scuttling for higher ground; ten years later the river rampaged again, returning to its earlier course. By 1861,



Henry Padilla, Jesus Gonzales Tomis, and Happy enjoy the new Maywood park.

In 1939 the U.S. Army Corps of Engineers began its 20-year campaign to subdue the river with concrete, straightening the river’s curves and covering its lush greens and native browns with stark white concrete.

Leo Limón of the Atzlan Cultural Arts Foundation checks out one of the L.A. River Cats painted by neighborhood youth.



MATT O'BRIEN

three years after the city of Los Angeles incorporated, the river swelled with runoff from heavy storms and burst its banks with a fury that washed away much of the city.

In 1867, the railroad line reached Los Angeles and linked the East Coast to the West, bringing new Angelenos by the thousands, despite the ongoing flooding. As it had for millennia, the periodic flooding continued, causing \$10 million in damage to the city's 900,000 water-weary residents in 1914. The industrializing city had had enough; discussions on how to control the river began.

In 1930, the Olmsted brothers, whose father had designed Central Park in New York, proposed a grand plan based on the city buying land around the river for a green-belt. On either side of the river, 300-foot buffers, supported by levees, would have served the dual purpose of providing both public parkland and flood-control basins.

Instead, after flooding in 1938 caused \$62 million in damage to a population now numbering 2 million, the U.S. Army Corps of Engineers embarked on a much harsher solution—one that is no longer embraced by the Corps itself. It began its 20-year campaign

to subdue the river with concrete, straightening the river's curves and covering its lush greens and native browns with stark white concrete. In the end, the Army Corps paved all of the river's banks and most of its bed. The hard, smooth bed of the Los Angeles River achieved its 15 minutes of dubious fame as a location for a fiery chase scene in the Arnold Schwarzenegger movie *Terminator II: Judgment Day*. The river starred again in the newly released film *Gone in Sixty Seconds*. Only 12 miles of the natural river bottom were spared, in stretches where high water tables made paving impossible. One such six-mile stretch runs through a neighborhood once called Frog Town for its swampy soil. It is here, north of downtown, that local advocates, nonprofits, and public agencies began working together to bring life back to the river's edge.

North East Trees co-founder Lynne Dwyer works with communities to transform vacant lots to pocket parks.



MATT O'BRIEN

Transforming the Riverfront

"This is where the movement started," says TPL's Kaplan, extending his arm to encompass a shady lawn furnished with a few picnic tables. Just a few miles from Dodger Stadium and Griffith Park, TPL and the Santa Monica Mountains Conservancy built the first neighborhood park along the river, Elysian Valley Gateway Park.

Since then, TPL and the Santa Monica Mountains Conservancy have worked with the local nonprofit North East Trees to bring about other pocket parks in place of littered lots, burnt-out houses, and the river's fenced-off banks. "We find a site and then figure out a way to get it done," says Lynne Dwyer, a North East Trees co-founder.

In 1996, TPL negotiated to buy a corner lot adjacent to the river, where an abandoned, burnt-out house had stood. Standing atop a small outdoor amphitheater built with recycled concrete at what is now Steelhead Park, Dwyer admires the decorative iron gate depicting jumping steelhead trout. An interpretive sign explains that the D'Anza Expedition walked along the Los Angeles River in 1776 on its way north to found the Presidio in San Francisco. She hopes that displaying some of the river's history will help draw in the community. "It's a broad vision for a parkway from the mountains to sea," she says. "But it's being put together at the community level, one piece at a time."

Just upstream, more community investment in the river winks at the visitor through the sometimes whimsical, sometimes wild art of Leo Limón. In the 1960s Limón began to transform a series of circular storm drain covers, with their triangular-shaped hinges, into the vibrant faces now known as the L.A. River Cats. He now works with the Atzlan Cultural Arts Foundation to hire at-risk youths to paint the river cats. "Taggers come to the river and write over the faces, then the public works crews come, blanking out the slate," Limón explains. "Just like live cats—they come and go. It's the life of the neighborhood."

While pocket parks and community gateways will make the river more people-friendly, the larger work lies in refashioning more than 100 acres at two former train yards along the river's banks. But the plans face obstacles: resistance against removing concrete at one site, a developer's plan for an industrial park at the other, and contamination at both.

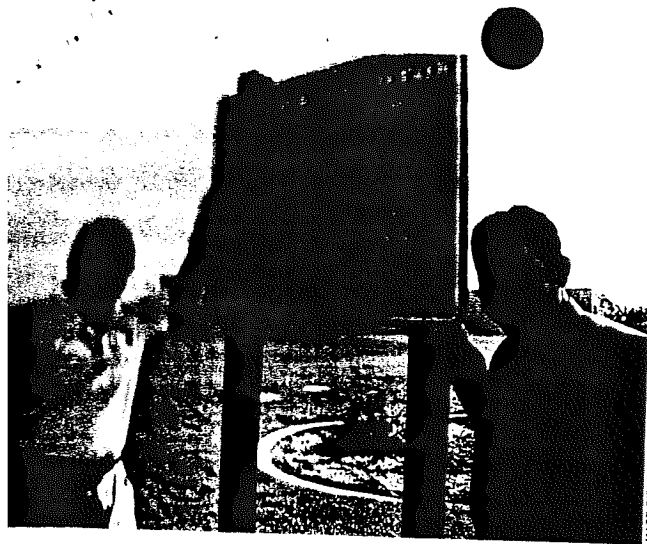
At the massive 150-acre Taylor Yard, TPL may soon begin negotiations with Union Pacific Railroad to buy about 65 acres for a park that will become the centerpiece of the new parkway. Here, in a nod to the Olmsted's original vision, the Friends of the Los Angeles River, an advocacy group formed in 1987, has been pushing for a plan to remove some of the concrete. This would allow the river to flow naturally as it enters the park, with catch basins inside the park to capture floodwaters. The Friends' vision for the park includes ballfields and other outdoor recreation facilities, in addition to a river promenade and picnic area. Governor Davis allocated \$45 million to buy the land and build the park. Although no ground testing has yet been done, the site's almost century-long history as a railroad maintenance yard suggests that contamination is substantial.

Across the river, TPL is negotiating with the owner of a glass warehouse for a site where 300 feet of riverfront, now covered in black asphalt and blocked off by old buildings, would be reborn into green space. Governor Davis allocated \$5 million for the Marsh Street project. "It will be up to the people of the city to decide exactly what they



California Governor Gray Davis named the Los Angeles River Parkway a new state park.

Governor Davis in one sweeping move accomplished what 20 years of toil by dedicated advocates and public agencies could not: it gave the river sorely needed status, attention, cash, and leadership.



TOP: Michael Ramirez and Mayor Sam Peña worked together to bring a new park to Maywood.

want to do with it," says TPL's Project Manager Michael Ramirez. "Then this neighborhood will have a park." Ramirez is working to acquire parkland up and down the river.

The governor's budget for the new state parkway also includes \$2.5 million for Maywood, one of a group of densely populated and park-poor cities southeast of Los Angeles, where the river makes its final run to Long Beach and the sea. TPL is working with Maywood Mayor Peña, the county, and owners of four parcels adjacent to the river to create a seven-acre regional park, which Peña proudly calls Maywood Riverfront Park. "It's just taken on a life of its own," Peña says. "Our community needs this park."

Peña, part of a growing cadre of young Latino leadership in the city, envisions part of the park occupying space where a long narrow warehouse now sits a stone's throw from the water. A neighboring parcel designated a Superfund site by the Environmental Protection Agency and an empty lot where workers recently demolished a former paint business will become part of the park as well. So will the little triangle park, the area's first patch of green. Peña says he is not particular about whether the park becomes soccer fields or any other kind of organized playing field. With only eight acres of park space for 34,000 people—about one-tenth the state standard of four parkland acres per thousand people—Peña just wants the site to be open and accessible. "Just green it," he says.

TPL is now surveying Maywood's neighbors in nearby Bell, Bell Gardens, Cudahy, Southgate, Lynwood, and Paramount in the hope that these cities will catch some of Maywood's enthusiasm for transforming the banks of the Los Angeles River into greenway. TPL hopes the communities will choose a half-dozen sites on the river's banks where they can work to create their own parks that would reflect their cities' personalities. TPL has already received a \$400,000 loan from the Sierra Club's Quercus Fund, as well as a half-million-dollar grant from the Irvine Foundation to begin to bring the parkway to these areas, known as the Gateway Cities.

The designation of the Los Angeles River Parkway as a state park and the funding it brings will catapult the project into high gear, advocates believe. But it is still the communities that will decide how the parkway ultimately will look in their neighborhoods, and whether it is a success, says TPL's Corey Brown. "The state's support takes the vision up to a higher level," Brown says. "But we still need community ownership."

In the 1990s, the population of Los Angeles county exceeded 9 million, and it's expected to increase by 2 million in the next decade or so. The long-held vision for an urban greenway in the nation's second-largest city will go a long way toward improving the quality of life for residents of areas so heavily populated and paved. "Almost every great city has a renowned open space: San Francisco has Golden Gate Park, New York City has Central Park," says Brown. "This is our chance to make one for Los Angeles."

Joanna Miller is a former Los Angeles Times environmental writer. She currently teaches journalism and writes freelance from her home in Simi Valley.

For more information about TPL's work in Los Angeles, visit the Western Region section of www.tpl.org.

DECLARATION OF GEORGE MCCALLISTER

I, GEORGE MCCALLISTER, declare:

1. For the past 14 years, I have been and currently am the General Manager of Studio City Golf & Tennis, which consists of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and a club house located at 4141 Whitsett Avenue in Studio City, California. I have personal knowledge of the facts set forth in this declaration, and, if called as a witness, I could and would competently testify to them.

2. Over 13,000 people now have deposits for use of our tennis courts. Unlike the publicly-owned tennis courts operated by the Los Angeles Department Of Recreation And Parks, our courts may be "block-booked" for use by teams and leagues. For that reason, the courts are used by the high school tennis teams from Harvard-Westlake, Buckley, and Oakwood Schools both as primary practice facilities and for league competition, and also by two of the largest tennis leagues in Los Angeles, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club, for tournaments. These groups block-book more than 8 courts at a time.

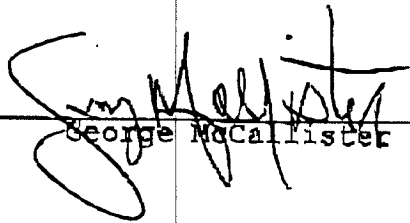
3. Over 70,000 rounds currently are played on our golf course each year.

4. I have reviewed the plan to reconfigure the golf course and driving range submitted by the developer of the proposed Studio City Golf Course Senior Housing Project (the "Project"). In order to accommodate the 8 buildings which would comprise the Project, the developer plans to move the 6th hole of the golf course by narrowing the driving range. Based on my years of experience,

1 I believe that narrowing the driving range in this manner would
 2 create an unsafe condition on the golf course. Attached as Exhibit
 3 1 to this declaration is a true copy of my letter dated March 14,
 4 2001 to Thomas J. Rath of the Los Angeles Planning Department,
 5 addressing in detail my concerns about the proposed reconfiguration
 6 of the golf course and driving range.

7 5. The driving range is open each evening until 11:00
 8 p.m. It is most crowded during the evenings and weekends.

9
 10 I declare under penalty of perjury under the laws of the
 11 State of California that the foregoing is true and correct.
 12 Executed this 21 day of May 2001.

13
 14 
 15 _____
 16 George McCallister

13
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28

Studio City Golf Course, Inc.

4141 WHITSETT AVENUE
STUDIO CITY, CALIFORNIA 91604
(323) 877-3777 • (818) 761-3250
FAX (818) 761-3942

March 14, 2001

Mr. Thomas J. Rath
Department of City Planning
Valley Planning Department
6255 Van Nuys Blvd.
Van Nuys, CA 91401

Dear Mr. Rath,

My name is George McCallister. I am the General Manager of the Studio City Golf and Tennis Facility at 4141 Whitsett Ave. in Studio City. We met a few years ago when Joann Deutch from the Studio City Chamber of Commerce introduced us. I am writing this letter because of safety issues I would like to point out as they relate to the drawings that Homeplace Retirement Communities submitted during their "Open House" on February 26, 2001 at CBS Studio Center. I have included a copy of that drawing with this letter. On it you will see I have illustrated the different positions of the Driving Range fence line. Line "A" is the fence as it is today. Line "B" is the new fence line, as Homeplace has proposed it be. The reason they have to move the fence line is because they want to move the sixth hole of the golf course onto an area that is currently occupied by the driving range. You will see on the drawing where I have marked building "E". Homeplace has building "E" on the part of the property that is now the sixth hole of the golf course. Also note that this is the largest of the buildings in the drawing, and critical to the whole of the development. The problem, as I see it, is that the reduction of the driving range area to make room for the "new" sixth hole, especially in the amount they propose, clearly would place players on the golf course endanger from being hit by a practice ball that has gone over the driving range fence because the fence is so much closer to the driving range tee line. When we built the tennis courts back in the early seventies, we reduced the driving range as much as it could be reduced in order to accommodate all twenty tennis courts, and still provide a reasonable amount of safety for the players on the golf course. Any further reduction of the driving range area would seriously breach the reasonable amount of safety barrier. Furthermore the reduction Homeplace proposes is in the deepest part of the driving range, and it is this part that most long hitters aim for, and as we all know, many golfers have a tendency to "hook" the ball to the left thus making it more likely for the ball to go over the fence. It is also my belief that the amount of driving range space needed to adequately build the new sixth hole of the golf course has been underestimated by the architects and even more of the driving range would be needed. Another factor is the angle of Homeplace's new fence line. The Golfers at the

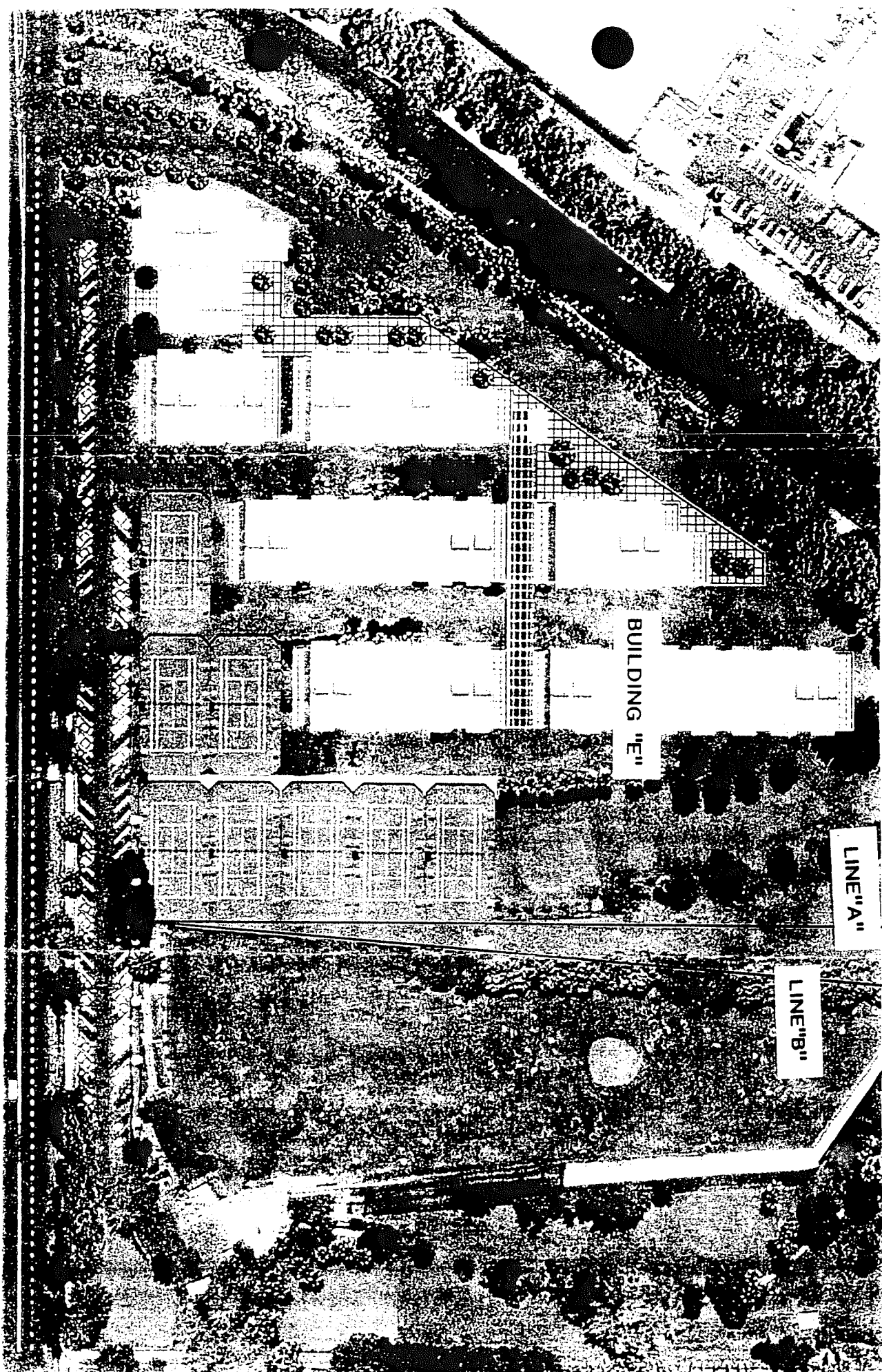
- EXHIBIT 1 -

end of the Tee Line nearest the left side of the range fence will now have to aim to their right to avoid hitting the fence on their left. This increases the probability of their ball going over the fence on the right endangering the Golfers on the first hole of the golf course. Also as we know, many golfers "slice" the ball to the right, thus compounding this problem even more.

It is not my intention to berate Homeplace's proposal, rather to point out discrepancies that fourteen years of experience with this driving range enables me to see quite clearly. I believe that the true essence of the problems as I have laid them out in this letter can only be fully appreciated by an on site inspection. There for Mr. Rath, I would like to invite you or one of your staff to come to Studio City Golf and Tennis and let me show you what it is I am trying to explain in this letter. Please call so we can arrange a time to meet. I can be reached at (323) 877-3777 Tuesday through Saturday.

Sincerely,

George McCallister



BUILDING "E"

LINE "A"

LINE "B"

SUNDAY 17 MAR. 02

Mr. John Flynn
12745 Moorpark St Apt 14
Studio City, CA 91604-1328



JOHN J. FLYNN JR.

ACTOR

Stage • Film • TV
SAG/AFTRA

PAGER: (818) 819-1383 HOME: (818) 752-8360

CITY OF LA. PLANNING DEPT. FROM:
TO: MAYA ZAITZEVSky,
PROJECT COORDINATOR
200 NORTH SPRING ST
ROOM 763
LA, CALIF. 90012

DEAR MAYA ZAITZEVSky —

I AM A "SENIOR CITIZEN" RESIDENT,
VOTER IN STUDIO CITY, CA-91604....

IT WOULD BE "A DISGRACE"
SPIRITUALLY (IN SPIRIT) MENTALLY, AND
PHYSICALLY TO BUILD AND DISRUPT
"THE NATURAL" PEACE & SPIRIT OF THE
"GOLF AND TENNIS" AREA - IN STUDIO CITY.

- "BIGGER IS NOT BETTER"
- "PROGRESS IS NOT PROGRESSIVE"
- "HEAR & SEE WHILE YOU CAN"

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CITY OF LOS ANGELES
MAR 19 2002
ENVIRONMENTAL
UNIT

RESPECTFULLY SUBMITTED,
[Signature]
Concerned
Citizen

March 19, 2002

Dear Ms. Maya Zaitzovsky,

I am writing to express my deepest concerns regarding the proposed Senior Development (Homeplace).

As I write this letter there are two Senior developments in Studio City under construction.

I am an employee at the Studio City Tennis and everyday we have the local schools here, LATA, and the residences of Studio City and surrounding areas.



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CITY OF LOS ANGELES

MAR 22 2002

ENVIRONMENTAL
UNIT

and, the average elderly person will not be able to afford living in the senior complex.

And, during the construction period - 2-3 years? The noise, dirt, ... the surrounding residents do not want to be subjected to that.

"There's an old saying" "If it works, don't fix it"

Please save the "Jewel" of our great city. Studio City tennis & Golf is a safe haven for many teenagers, and the elderly, why take that



away from them??

I know you will consider the impact (negatively) it would be on our city.

① More cars

② More noise

③ Over crowding on the Golf course

④ Schools will not be able to block courts for their use.

But most of all we will lose our uniqueness that Studio City Tennis & Golf share with the many who enjoy the activities we so happily share with them.

12745 Moorpark
#2

So, Ca
91604

Sincerely

Maggie
Mackin



FAX-213 978-1343

Part II

(Pg 1)

To: Maya Zaitzovsky, Project Coordinator
 201 N. Spring St. Room 763
 Los Angeles CA 90012

From Dorothy Hille Meyer and
 Madeline Martin, Co-Presidents of
 Van Nuys Sherman Oaks Racquet Club

Subject: Proposed development, Studio City
 City & Tennis Facility at 4141 Whitsett Ave -
 Studio City.

As Co-Presidents of The Van Nuys Sherman Oaks
 Racquet (Tennis) Club representing over 160
 members we strongly oppose the proposed
 development at The Studio City City & Tennis Club -
 Complex. This facility is our home for all of our
 year-round events, of which there are many.
 In addition we are host to many other
 clubs for many organized events. As you know
 we lost our tennis club location - The
 Racquet Center (Vineyard & Ventura). That loss
 was very devastating to us, as well as to thousands of
 other people & groups who played there. Almost all
 of them then moved to our ^{present} location.

Referring to the "attached accompanying" letter
Part I you can see & understand the Chamber's

From
D. Meyer
V. N. S. U.
Kenny
Chick

Part II
(Pg 2)

negative impact on the community as well as
the loss of open-recreation centered areas,
of which there is hardly any acreage left
in Los Angeles.

A large percentage (over 50%) of our member-
ship are seniors who enjoy the quality of life
participation in tennis, as well as golf.

Again - There is no other place to play - as you
know we can not use Los Angeles City Recreation
& Parks Department Courts as a playground -
and most of us can not afford the cost of belonging
to private clubs.

We all want an excellent quality of life
experience. One of the criteria of determining
a city's quality of life is the availability of
Recreation facilities - open space (as in the
availability of schools, hospitals, libraries, etc.)

We hope this conveys our feelings of keeping
this facility available for the recreation of all
of Southern City & Los Angeles County.

Sincerely,
Dorothy Hjelte Meyer &
Madeline Morin

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CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

4243 G Colfax Ave
Studio City, CA 91604-
2958

March 12, 2002

Ms Maya Zaitzer, Project Coordinator
200 North Spring St.
Room 763
Los Angeles, CA 90012

Re. EAF No. ENV-2001-1196

Dear Ms. Zaitzer,

The most recent issue of the Studio City Residents Association newsletter again discussed the Studio City Golf and Tennis Project. Their aim is to protect and perpetuate this "green open space" and so they are currently opposed to the senior apartment and CCRC project of Homeplace Retirement Community.

I have lived in Studio City since July 1974 at the same Colfax address..... I have no idea where the Whitsett property is... or why a golf course - which would be preserved - or 20 tennis courts should be considered more useful to this part of the valley than the senior project.

If the "open green space" included a children's playground, a community swimming pool, a community meeting center for various groups to use and

could provide a setting for classes for adults as well as weekend and after school plus summer programs for children and teens then I would be 100% in favor of keeping it intact.

However, the golf course will still be there and no doubt other facilities can accommodate - or share in the tennis tournament needs.

The senior residences on the other hand offer markets, shops, and entertainment facilities within walking distance for the senior residents, many of whom may ^{also} enjoy the golf course at their back yard.

The decision that is made regarding this property will not affect my life one way or the other. But I hope the committee will encourage if not actually require an expanded use of this open spot and not allow it to be reserved for a minority of the population.

With all best wishes to you and your committee's deliberations.

Sincerely,
Charmae Blatt

March 20, 2002

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CITY OF LOS ANGELES

MAR 20 2002

ENVIRONMENTAL
UNIT

Environmental Review Section
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Homeplace Retirement Community - *CASE NO. ENV - 2001-1196*

To Whom It May Concern:

My wife and I have lived in Studio City for seventeen years. We are homeowners, who live at 3626 Woodhill Canyon Road, Studio City. Over the past decade we have seen the traffic congestion become worse and worse, especially on Laurel Terrace at Whitsett Ave. Anytime between 7am and 10am it will take twenty five minutes to go west on Laurel Terrace and either proceed on to Whitsett Ave. having crossed Ventura Blvd or try to make a left turn onto Ventura Blvd. In the afternoon between 4:00pm and 7:00pm it's the same congestion, and at least a twenty minute wait while you crawl down a residential street. You see most of the commuters coming over Laurel Canyon in the morning and evenings use Laurel Terrace between Laurel Canyon and Coldwater. It's a two lane road. You enter this new Retirement community and the residents who live in the hills of Studio City are not going to be able to travel down these residential streets.

And who are we kidding here. This isn't just a residential home for the elderly. This community is going to have 500 car-sub-terrainian-parking garage. These new residents are also fully able and capable to own one or more vehicles.

The Studio City Golf and Tennis facility has been in operation in the community for more than 50 years. The entire property, from the tennis courts and golf course to the coffee shop is a safe destination place for families and children. This is a defining icon of Studio City. This facility is one of the primary attractions for families to live in the city. Developing this open space would have an absolute negative impact on the social environment and property values of the entire Studio City area.

The multiple 60ft tall buildings would permanently ruin the beautiful views of the mountains just one block to the south. This would cast shadows across the entire remaining golf course. Countless old 50ft tall palm trees and other shade trees would be removed, thereby impacting air quality to the immediate surrounding area.

I urge you to please halt this project.

Sincerely,

John Flechter
(323) 874-2975

3/4/02

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts. The following is just a partial list of the impacts.

- **Land use impacts:** This property is zoned A1 Agricultural open space. It was downzoned by the city and is designated in the General Plan as open space. This is also part of the LA River master plan identified as a key in the creation of the LA River Park Space Nodes. This development is in contrast with both the General Plan and LA River Master Plan. To upzone this property is tantamount to building on parkland. This would set a precedent allowing developers to build on all open space no matter what the zoning is.
- **Water and Geological impacts:** That property is known to be above a low water table with liquefaction soil. Homeplace proposes building a 500 car, sub-terrainian-parking garage. Their proposal does not address how they will prevent the ground water problems. Second, this development will increase water usage, which is of great concern to the City. Not only will there be 240 new units, but there will be multiple residents living in each unit, employees of the center, medical and restaurant facilities using precious, limited water.
- **Aesthetic impacts:** The multiple 60ft tall buildings would permanently ruin the beautiful views of the mountains just one block to the south. They would cast shadows across the entire remaining golf course. Countless old, 50ft. tall palm trees and other shade trees would be removed, thereby impacting air quality to the immediate surrounding area.
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Oakwood and Buckley use the Studio City Golf and Tennis facility for their school programs. If these courts are destroyed, these school's programs will be forced to shut down. Even the "proposed" relocation of some courts by the developer will scatter the courts and make the new courts fall under the jurisdiction of the City Park and Recreation. Not only will there not be enough courts at the new locations for tournaments, but Park and Rec. would not allow block booking anyway.

Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

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In other Homplace senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

There is a new strip mall currently under construction adjacent to the property at the corner of Ventura Blvd and Whitsett Ave. This new mall has already increased the number of accidents at that dangerous corner due to lack of visibility. I dare to ask, what will happen with 500 new seniors walking and driving at that corner. The density of this housing development cannot be denied.

- Construction impacts: Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
- Impact on City services: With the addition of so many new, elderly residents packed into this dense space, there will be a negative impact on City services. From ambulances to police to water and power, the EIR needs to focus on how this will impact the other long-time residents.

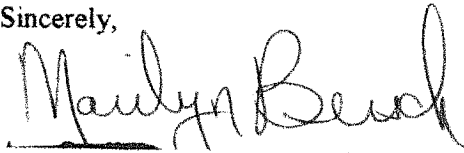
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Finally, although there is no denying that there is a need for senior housing in Los Angeles, destroying precious open space is not the way to make our city a better place to live. Even in Studio City, there are two new senior assisted-living facilities currently under construction. Less than a few blocks away, at the Riverside Hospital location on the corner of Whitsett and Riverside, an almost 300 unit facility has been approved and is being renovated. This property does not destroy open space and re-uses the existing building to it's highest and best use. Also, there is another 80 unit senior assisted-living complex under construction less than a mile away on the corner of Coldwater Canyon and Hortense in Studio City. There were old apartment buildings on that site, which again, does not destroy open space.

Our City Counsel representative, Jack Weiss has already met with private and State representatives to explore other alternatives to purchase this property and preserve the entire 17-acre site as open space. Other City and State representatives including Zev Yaroslavsky, Bob Hertzberg, Rocky Delgadillo, Mary Nichols and Sheila Kuehl have all gone on record as opposing this development. Even if the Fire Dept. uses the one acre area, that will take approximately three tennis courts, but it would still leave enough courts intact to allow school and league tournaments. This development would permanently and negatively impact Studio City, it's residents and countless others who use the Studio City Golf and Tennis facility.

Thank you for your time and consideration of this most important matter.

Sincerely,



B Marilyn M. Bersch
2528 Carman Crest Dr.
Los Angeles, CA 90068

Joann R. Deutch
Attorney at Law
12522 Moorpark Street
Studio City, CA 91604

(818) 753-9922

Fax: (818) 769-9438

March 12, 2002

Maya Zaitzesky, Project Coordinator
200 North Spring Street
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 19 2002

ENVIRONMENTAL
UNIT

Re: Studio City Golf & Tennis

Dear Ms. Zaitzesky:

I am a local parent. For years my 2 boys played tennis at Tennis LA, which was located adjacent to the LaBrea apartment development. A few years ago the tennis courts began being converted into apartments.

I then moved my boys to Studio City Golf & Tennis where they join their friends to play both tennis and golf. They have a great relationship with their tennis coach who is a good role model, and they have a chance to feel independent because the Studio City Golf & Tennis is a safe, kid friendly environment for teenagers. My boys could just as easily be hanging around malls, or getting into all sorts of unsavory activities. Being involved in athletics keeps them focused, and able to resist the peer pressure of smoking, drinking or doing drugs.

For this I am grateful to the Studio City Golf and Tennis for the environment they so jealously guard.

Furthermore, Studio City has permitted substantial population growth by not challenging the many conversions of single homes to multiple dwelling units. Often 8 + condos replace one home. This density has adversely effected the neighborhood, where the major intersections are rated F at almost all times. The residents and merchants are at odds over accessible parking and traffic circulation.

Studio City is the gateway to the San Fernando Valley. From the city you come into the valley through the Cahuenga Pass, over Laurel Canyon, or Coldwater Canyon. This traffic is battling buses traveling along Ventura Blvd. trying to move people along a major artery. The traffic is relentless, and admittedly unmanageable by public officials.

And finally there are at least 4 local senior homes, although not as glamorous as the one under consideration, but the local senior population is still adequately served. I recently visited "Inn on the Boulevard" with my 86 year old mother. They provide a similar environment to that which is currently under consideration, and they always seem to have vacancies.

Studio City struggles every day to maintain its character and value, both intrinsic and extrinsic as a small intimate community. The existence of a local tennis and golf center that serves as a community meeting place where both young and old congregate together is priceless. *For everything else there is Mastercard.* Don't make Studio City just another faceless community in the crowd.

Joann R. Deutch



3/4/02

RECEIVED
CITY OF LOS ANGELES

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

MAR 18 2002

ENVIRONMENTAL
UNIT

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Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

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Another consideration which is lost in this Public Scoping notice is the fact that the LA Fire Department is in the process of appraising a one acre portion of this same property on the south-east corner adjacent to the Valleyheart roadway. The LAFD has already surveyed the parcel and is preparing to take it in eminent domain, if necessary. This is precisely where Homplace planned to put the lobby building. How can all the impacts of this development possibly be evaluated if we still do not know the entire scope of the project?

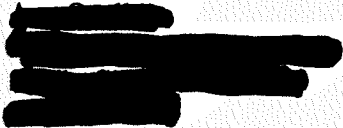
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Thank you for your time and consideration of this most important matter.

Sincerely,

Nancy Hillborn
24705 Mistles Cup Way
Valencia, CA 91355



I have traveled from Valencia to play on Studio City tennis leagues for over 20 years. Please don't destroy one of the few places for such a wonderful, healthy spot that gives such quality of life to a many.

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2002

ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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Sincerely,

[REDACTED]

John Vackett
5313 WILKINSON AVE.
VALLEY VILLAGE, CA
91607

3/4/02

RECEIVED
CITY OF LOS ANGELES

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

MAR 19 2002

ENVIRONMENTAL
UNIT

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Thank you for your time and consideration of this most important matter.

Sincerely,

Wilhelmina A. Resnick

22041 MARIKA Road, W.H. 91364

Puss Heath

13525 LEADWELL ST. VAN NUYS 91405

Harry Berman 5622 CAHUENGA BLVD. NO. HOLLY 91607

Ely Kamen 2209 Guthrie Dr. L.A. CA 90034.

Magare Macken 12745 Moorpark #2
Studio City 91607

Kirsten Klinger 4446 Stem Ave. Sherman Oaks. 91423

Allan Munkin 657 W. Milford St. #7, Glendale 91203.

Sacha Riviere 11954 Weddington St. #2 Valley Village 91607

Karen Rydes 4781 Heaven Ave Woodland Hills
Ca 91364

3/15/02

3/4/02

RECEIVED
LOS ANGELES
MARCH 2002
ENVIRONMENTAL
UNIT

RE
CITY

MAR 20

ENVIRONMENTAL
UNIT

*Please see
my note
at the end
of this
letter*

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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- **Recreational impacts:** Studio City has already lost The Racquet Center, which was on the corner of Vineland and Ventura Blvd. The Studio City Golf and Tennis facility is the only remaining facility in the immediate Los Angeles area where tennis groups and schools can 'block-book' multiple tennis courts for tournament play. The City of Los Angeles tennis courts do not allow block booking. Many Studio City schools including Harvard-Westlake,

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Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

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In other Homplace senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

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- **Construction impacts:** Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
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We realize you have seen this letter before - but we really could not improve on it. We are not residents of Studio City, but we use this facility 3-4 days a week - with a membership elsewhere - because of it's ideal playing environment.

Closing & abbreviating this facility will negatively impact all other courts in the Valley.

We want tennis playing to grow and involve more youngsters. This closing will hurt everyone involved.

Sincerely,
June + Melvin Battle

June & Mel Sattler
5403 Oak Park Ave.
Encino, CA 91436

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RECEIVED
OF LOS ANGELES

26 2002

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
UNIT

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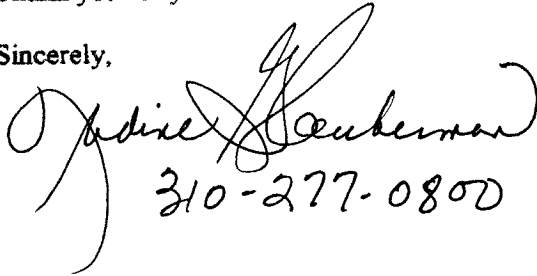
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310-277-0800

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

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MAR 13 2002
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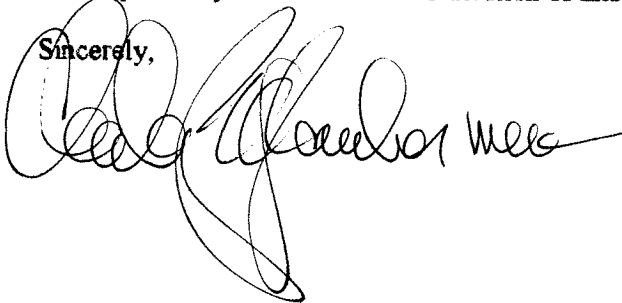
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Gene Kulikov

5744 Colfax Ave #1

N. Hollywood, CA 91601

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Thank you for your time and consideration of this most important matter.

Sincerely,

Jim Buck

[REDACTED]

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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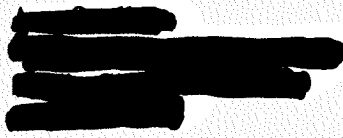
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Noelle Conti
Noelle Conti
2373 Mariscal Lane
CA, CA 90046
323.650.9489
← Mariscal Lane

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

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Sincerely,

[REDACTED]
Blair [Signature]

JEFF PROVVISIERO [Signature]

JEFF PROVVISIERO
3930 Laurel Canyon Blvd # 321
Studio City 91604

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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STEVEN BUICH

[REDACTED]

3/4/02

RECEIVED
CITY OF LOS ANGELES

MAR 15 2002

ENVIRONMENTAL
UNIT

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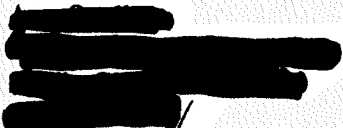
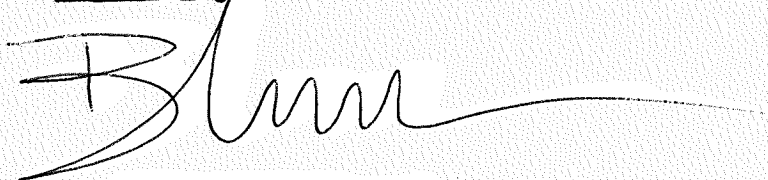
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Finally, although there is no denying that there is a need for senior housing in Los Angeles, destroying precious open space is not the way to make our city a better place to live. Even in Studio City, there are two new senior assisted-living facilities currently under construction. Less than a few blocks away, at the Riverside Hospital location on the corner of Whitsett and Riverside, an almost 300 unit facility has been approved and is being renovated. This property does not destroy open space and re-uses the existing building to it's highest and best use. Also, there is another 80 unit senior assisted-living complex under construction less than a mile away on the corner of Coldwater Canyon and Hortense in Studio City. There were old apartment buildings on that site, which again, does not destroy open space.

Our City Counsel representative, Jack Weiss has already met with private and State representatives to explore other alternatives to purchase this property and preserve the entire 17-acre site as open space. Other City and State representatives including Zev Yaroslavsky, Bob Hertzberg, Rocky Delgadillo, Mary Nichols and Sheila Kuehl have all gone on record as opposing this development. Even if the Fire Dept. uses the one acre area, that will take approximately three tennis courts, but it would still leave enough courts intact to allow school and league tournaments. This development would permanently and negatively impact Studio City, it's residents and countless others who use the Studio City Golf and Tennis facility.

Thank you for your time and consideration of this most important matter.

Sincerely,

BRADLEY D. DUNN
15353 Lemay St.
Van Nuys, CA 91406
Tel: 818-786-7537

3/8/02

RECEIVED
CITY OF LOS ANGELES

MAR 13 2002

ENVIRONMENTAL
LAW

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

Dear Ms. Zaitzevsky,

I am writing to express my deep concerns about the proposed senior housing development by Homeplace of America at the Studio City Golf and Tennis property. The environmental impacts to our community are staggering. This is no less than the largest development ever in Studio City. It would eliminate precious open space and create permanent negative environmental, cultural and recreational impacts. The following is just a partial list of the impacts.

- Land use impacts: This property is zoned A1 Agricultural open space. It was downzoned by the city and is designated in the General Plan as open space. This is also part of the LA River master plan identified as a key in the creation of the LA River Park Space Nodes. This development is in contrast with both the General Plan and LA River Master Plan. To upzone this property is tantamount to building on parkland. This would set a precedent allowing developers to build on all open space no matter what the zoning is.
- Water and Geological impacts: That property is known to be above a high water table with liquefaction soil. Homeplace proposes building a 500 car, subterranean parking garage. Their proposal does not address how they will prevent the ground water problems. Second, this development will increase water usage, which is of great concern to the City. Not only will there be 240 new units, but there will be multiple residents living in each unit, employees of the center, medical and restaurant facilities using precious, limited water.
- Aesthetic impacts: The seven 60ft tall buildings would permanently ruin the beautiful views of the mountains just one block to the south. They would cast shadows across the entire remaining golf course. Countless old, 50ft. tall palm trees and other shade trees would be removed, thereby impacting air quality to the immediate surrounding area.
- Cultural impacts: The Studio City Golf and Tennis facility has been in operation in the community for almost 50 years. The entire property, from the tennis courts and golf course to the coffee shop is a safe destination place for families and children. This is a defining cultural icon of Studio City. This facility is one of the primary attractions for families to live in the city. Developing this open space would have an absolute, negative impact on the social environment and property values of the entire Studio City area.
- Recreational impacts: Studio City has already lost The Racquet Center, which was on the corner of Vineland and Ventura Blvd. The Studio City Golf and Tennis facility is the only remaining facility in the immediate Los Angeles area where tennis groups and schools can 'block-book' multiple tennis courts for tournament play. The City of Los Angeles tennis courts do not allow block booking. Many Studio City schools including Harvard-Westlake,

Oakwood and Buckley use the Studio City Golf and Tennis facility for their school programs. If these courts are destroyed, these school's programs will be forced to shut down. Even the "proposed" relocation of some courts by the developer will scatter the courts and make the new courts fall under the jurisdiction of the City Park and Recreation. Not only will there not be enough courts at the new locations for tournaments, but Park and Rec. would not allow block booking anyway.

Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

- Traffic impacts: The most important thing the EIR for this project needs to consider are the traffic impacts of this project with population density growth of the year 2005. The current leaseholders have gone on record as refusing to vacate before their lease expires in 2005. Traffic will surely be worse and to ignore this fact is doing the community a grave disservice. In addition, these senior units are being marketed as very expensive units 'right on a golf course'. These new residents are also fully able and capable to own one or more vehicles. This is precisely why they need the 500 car-parking garage. The developer has tried to claim that the residents will not create any additional traffic, however, other similar senior centers have proven otherwise.

In other Homplance senior facilities, they advertise the use of shuttle busses which take the residents to shopping and banks all day long, every day of the week. They also use large buses to take the residents on day trips regularly. Add to that the regular trucks bringing in supplies, and ambulances, and that corner is a recipe for disaster.

There is a new strip mall currently under construction adjacent to the property at the corner of Ventura Blvd and Whitsett Ave. This new mall has already increased the number of accidents at that dangerous corner due to lack of visibility. I dare to ask, what will happen with 500 new seniors walking and driving at that corner? The impact of the density of this housing development cannot be denied.

- Construction impacts: Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
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Our City Counsel representative, Jack Weiss is already exploring alternatives with private and State representatives to purchase this property and preserve the entire 17-acre site as open space. Other City and State representatives including Zev Yaroslavsky, Bob Hertzberg, Rocky Delgadillo, Mary Nichols and Sheila Kuehl have all gone on record as opposing this development. Even if the Fire Dept. uses the one acre area, that will take approximately three tennis courts, but it would still leave enough courts intact to allow school and league tournaments. This development would permanently and negatively impact Studio City, it's residents and countless others who use the Studio City Golf and Tennis facility.

Thank you for your time and consideration of this most important matter.

Sincerely,



Ann Ouellette
12271 Laurel Terrace Drive
Studio City, CA. 91604
818-508-4227

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

MAR 26 2002

ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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 We need tennis!

Oakwood and Buckley use the Studio City Golf and Tennis facility for their school programs. If these courts are destroyed, these school's programs will be forced to shut down. Even the "proposed" relocation of some courts by the developer will scatter the courts and make the new courts fall under the jurisdiction of the City Park and Recreation. Not only will there not be enough courts at the new locations for tournaments, but Park and Rec. would not allow block booking anyway.

Additionally, the new residents and employees of the proposed development will invariably render the remaining golf course too crowded for the other long-time players.

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- **Construction impacts:** Based on the developers own admission, there will be truckloads of dirt hauled out of this property for approximately 40 days, all day long. There will be cranes and construction for almost two years to finish this project. The air quality and traffic impacts are immeasurable. Additionally, the remaining golf course and tennis courts will have to be shut down for the entire 2-year construction period, if not, players will be forced to play under unsafe, noisy conditions.
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Another consideration which is lost in this Public Scoping notice is the fact that the LA Fire Department is in the process of appraising a one acre portion of this same property on the south-east corner adjacent to the Valleyheart roadway. The LAFD has already surveyed the parcel and is preparing to take it in eminent domain, if necessary. This is precisely where Homplace planned to put the lobby building. How can all the impacts of this development possibly be evaluated if we still do not know the entire scope of the project?

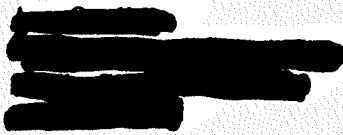
It's bad enough already!

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Thank you for your time and consideration of this most important matter.

Sincerely,



Mary Sunshine
6201 Glen oak St.
LA, CA 90068
323-871-1900

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES
MAR 26 2002
ENVIRONMENTAL
UNIT

RE: Proposed development of Studio City Golf & Tennis facility at 4141 Whitsett Ave.

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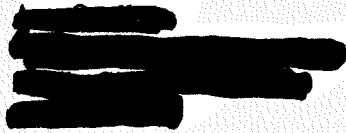
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Thank you for your time and consideration of this most important matter.

Sincerely,



Dennis Wong
836 N. La Cienega Bl., #262
W. Hollywood, Ca. 90069
Ph.: 310-659-7703

3/4/02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA. 90012

MAR 26 2002

ENVIRONMENTAL
UNIT

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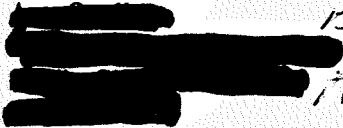
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Sincerely,



- David Newlon 7865 Willow Glen Rd., L.A. 90046
- Alex Cavley 10847 Blix St N Hollywood 91602
- Ben Vargas 23705 Graystone Ct., Valencia, CA 91354
- ALEX CAVE 10847 BLIX ST #1 TOWER LAKE 91602
- A. Luis Castaner 11642 Canyon Rd Studio City 91604
- John M. McLaughlin 11215 LAMARDA ST N Hollywood
- Bob Wilson 2059 Cynthia #2 Van Nuys, CA 91406
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May 30, 2001

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City of Los Angeles
Planning Department
Environmental Review Section
221 North Figueroa Street
Suite 1500
Los Angeles, California 90012

Re: Case No.: MND No. 2001-1196 MPR-SPR-ZV
Council District: Five
Lead Agency: Los Angeles City Planning Department
Project Title: Studio City Golf Course Senior Housing Project
Project Address: 4141 Whitsett Avenue, Studio City

Ladies and Gentlemen:

This law firm represents the Studio City Residents Association ("SCRA"), which consists of more than 2,100 member households in the community surrounding the proposed Studio City Golf Course Senior Housing Project (the "Project"). The purpose of this letter is to express SCRA's strong opposition to the Initial Study And Checklist (the "Initial Study") and Proposed Mitigated Negative Declaration (the "Draft MND") prepared by the Los Angeles Planning Department (the "Department") as the Lead Agency for the Project. As is explained below, we believe the Initial Study and Draft MND ignore or understate significant environmental effects of the Project, and that a comprehensive Environmental Impact Report ("EIR") is required by the California Environmental Quality Act ("CEQA") before the City proceeds with any further consideration of the Project.

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I. INTRODUCTION

The Project would be one of the largest ever built in Studio City in terms of square footage, mass, height, and density, consisting of seven 4-story buildings and one 1-story building comprising about 500,000 square feet with parking for nearly 500 vehicles. It would be constructed on approximately 7 acres of *existing recreational open space* abutting the Los Angeles River in the heart of Studio City (the "Site"). The Site consists of 17.2 acres owned by Weddington Investment Company, Inc. ("Weddington") and leased to Studio City Golf Course, Inc. ("SCGCI"), plus approximately 4 acres owned by the Los Angeles County Flood Control District which also is leased to SCGCI.¹ In the early 1970's, the Site was down-zoned to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City and County of Los Angeles to permanently maintain the Site as recreational open space.² In consideration of the City's agreement to keep the Site as recreational open space for the benefit of its citizens, the County has lost millions of dollars of property tax revenue which it otherwise would have enjoyed under the Site's previous residential zoning. Consistent with that agreement, the Site is designated as open space on the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, which comprises the applicable land use element of the City's General Plan.

For decades, the Site has been improved with Studio City Golf & Tennis, a recreational facility consisting of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and a club house -- all open to the public -- which are owned and operated by SCGCI (the "Recreational Facilities"). The Recreational Facilities are extraordinarily well-operated and maintained, and are used by tens of thousands of City residents. The tennis facilities are home to three high school tennis programs and two of the City's most popular tennis leagues.

¹See attached Declaration of Arthur E. Anderson ("Anderson Decl.") at ¶¶ 2-3. The Initial Study and Draft MND understate the amount of open space which would be lost to the Project, because, in addition to proposing construction on 5 of the 17.2 acres of open space owned by Weddington, the developer also seeks approval to occupy the 4 acres of open space owned by the Los Angeles County Flood Control District. We conservatively estimate that construction would take place on half of the Flood Control District's open space property, or about 2 acres of existing public open space in addition to the 5 acres of private open space. Thus, contrary to the Initial Study and Draft MND, the Project will consume a total of about 7 acres which currently are zoned for and used as open space.

²See Anderson Decl. at ¶ 4.

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Although SCRA appreciates the need for senior housing, we believe that this laudable goal should not be accomplished by destroying existing -- and extremely scarce -- recreational open space. Moreover, it must emphasize that the Project is not a low-cost senior housing community, but rather is a high-end, for-profit residential development. Indeed, we believe the developer has chosen this particular Site for one transparent reason: it affords a unique opportunity to build a retirement development within the City of Los Angeles *on a golf course*, and thereby sell apartment units at a highly-inflated price. Although this might benefit the developer, it would not benefit Studio City or the citizens of Los Angeles.

In any event, this huge Project undoubtedly would have significant effects on the environment. Accordingly, CEQA requires preparation of a comprehensive EIR before the City may begin to consider any of the numerous discretionary approvals -- including a zone change, a General Plan amendment, a street vacation, and numerous variances -- which would be required to proceed with the Project. Only a full EIR can facilitate the serious environmental review process, with broad public participation, which is legally mandated for a proposed project of this magnitude.

II. CEQA REQUIRES PREPARATION OF AN EIR WHENEVER IT CAN BE FAIRLY ARGUED THAT A PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

“[T]he EIR is the heart and soul of CEQA.” *Planning and Conservation League v. Department of Water Resources*, 83 Cal.App.4th 892, 911 (2000). Thus, CEQA requires an EIR whenever a proposed project “may have a significant effect on the environment.” CAL. PUB. RES. CODE § 21151(a) (emphasis added). Because the Legislature intended the Act “to be interpreted in such a manner as to afford the fullest possible protection to the environment,” *Friends of Mammoth v. Board of Supervisors*, 8 Cal.3d 247, 259 (1972), “Section 21151 creates a low threshold requirement for initial preparation of an EIR and reflects a preference for resolving doubts in favor of environmental review.” *League for Protection of Oakland’s Architectural and Historic Resources v. City of Oakland*, 52 Cal.App.4th 896, 905 (1997). Accordingly, “CEQA requires the preparation of an EIR whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact.” *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, 29 Cal.App.4th 1597, 1602 (internal quotation marks omitted), citing *No Oil, Inc. v. City of Los Angeles*, 13 Cal.3d 68, 75 (1974), and *Laurel Heights Improvement Association v. Regents of the University of California*, 6 Cal.4th 1112, 1123 (1993). In such cases, “evidence to the contrary does not dispense with the need for an EIR.” *Friends of “B” Street v. City of Hayward*, 106 Cal.App.3d 988, 1001 (1980) (emphasis added).

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This “stringent” standard for preparation of an EIR is reflected in the California Resource Agency’s Guidelines For Implementation Of The California Environmental Quality Act, 14 CAL. ADMIN. CODE §§ 15000, *et seq.* (the “CEQA Guidelines”). *See Friends of Davis v. City of Davis*, 83 Cal.App.4th 1004, 1016 (2000). Courts give “great weight to the CEQA Guidelines.” *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, *supra*, 29 Cal.App.4th at 1604.

The CEQA Guidelines impose very specific requirements on the Department as the Lead Agency: They expressly require an EIR for the Project if “there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial.” 14 CAL. ADMIN. CODE § 15063(b)(1) (emphasis added). “Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.” 14 CAL. ADMIN. CODE § 15064(f)(1) (emphasis added), citing *No Oil, Inc. v. City of Los Angeles*, *supra*.

Moreover, “[i]n determining whether an effect will be adverse or beneficial, the lead agency shall consider the views held by members of the public in all areas affected as expressed in the whole record before the lead agency.” 14 CAL. ADMIN. CODE § 15064(c) (emphasis added). Mandatory public input is critical because a primary purpose of CEQA is “to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.” 14 CAL. ADMIN. CODE § 15003(d), citing *People ex rel. Department of Public Works v. Bosio*, 47 Cal.App.3d 495 (1975). Indeed, this process is designed to “enable the public to determine the environmental and economic values of their elected and appointed officials thus allowing for appropriate action come election day should a majority of the voters disagree.” 14 CAL. ADMIN. CODE 15003(e), citing *People v. County of Kern*, 39 Cal.App.3d 830 (1974).

III. THE DEPARTMENT PREMATURELY HAS INITIATED ITS ENVIRONMENTAL REVIEW PROCESS.

The CEQA Guidelines require a Lead Agency to delay its environmental review for a proposed project until a time which is “late enough to provide meaningful information for environmental assessment.” CAL. ADMIN. CODE § 15004(b). The Department has violated that requirement in this case.

The Initial Study and Draft MND implicitly assume that the Project would be developed promptly, and purport to analyze its effects on the *current* environment. However, SCGCI has a leasehold interest in the 17.2 acres of the Site owned by Weddington until April 6,

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2005, **which it will not release before that date.**³ Therefore, initial construction of the Project could not begin until *April 2005*, and the Department must wait before undertaking its environmental review until a time which is late enough to provide meaningful assessment of the Project's environment effects when it would be built. At the very least -- and without admitting that this procedure would comply with CEQA -- the Department should reasonably attempt to estimate the environmental effects of the Project *as of 2005*.

The Department has done neither. Indeed, the Initial Study and Draft MND nowhere mention this 4-year lag, much less address the different environmental conditions which are likely to exist by 2005. Study City is a growing community. Moreover, City National Bank -- the owner of the property located directly south of the Site across the Los Angeles River -- intends to develop a shopping center at the north-west corner of Whitsett Avenue and Ventura Boulevard, already an extremely congested intersection. Thus, traffic congestion in the area immediately adjacent to the Site will be significantly worse by 2005. However, the traffic analysis in the Initial Study and Draft MND -- which, as is discussed below, is deficient even as to current conditions -- fails to address this critical issue. In fact, the Initial Study and Draft MND incorrectly purport to address *all* environmental effects of the Project in current terms. On this basis alone, the Initial Study and Draft MND violate CEQA.

IV. THE PROJECT WOULD HAVE SIGNIFICANT ADVERSE EFFECTS ON THE ENVIRONMENT.

The Project would consume scarce and valuable open space, destroy sorely-needed recreational facilities, and dramatically increase traffic congestion. These are significant effects on the environment which must be addressed in a comprehensive EIR *before* any further consideration of the Project takes place. Please understand that the following analysis of the environmental effects of the Project is preliminary, and that SCRA reserves the right to supplement this analysis as warranted by further information or events.

A. Open Space Impacts

1. Loss Of Existing Open Space

The Project would result in the loss of approximately 7 acres of land which currently is zoned for and used as open space. Obviously, this loss of open space in the heart of Studio City

³See Anderson Decl. at ¶ 3.

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would have a significant effect on the environment. However, the Initial Study and Draft MND improperly skirt this critical issue; although they acknowledge that the Project would be inconsistent with the Site's current open space zoning and General Plan designation, they assert that this effect would be mitigated merely by up-zoning the Site and amending the General Plan to permit residential construction.⁴

This circular argument violates CEQA. An initial study must address all environmental effects of a proposed project in order to "[p]rovide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration." 14 CAL. ADMIN. CODE § 15063. It cannot seriously be disputed that loss of recreational open space within an urban setting significantly effects the environment within the meaning of CEQA. Accordingly, the Initial Study should have identified the loss of 7 acres of existing open space -- in and of itself -- as an environmental effect of the Project, which triggers the statutory requirement for an EIR absent mitigation measures that "avoid the effects or mitigate the effects to a point where clearly no significant effects would occur." 14 CAL. ADMIN. CODE § 15070(b)(1). No such measures have been specified here.

Los Angeles is among the most open space-starved cities in the country. We have less than one-quarter the national average of parkland per 1,000 residents, ranking *dead last* among major cities.⁵ The Initial Study and Draft MND specify absolutely no measures which would mitigate the Project's destruction of 7 precious acres of open space. For example, no *new* open space would be created, and the Department has imposed no requirement that the developer pay for the preservation of an equivalent quantity and quality of open space elsewhere in our community.⁶ Accordingly, the loss of open space is a significant environmental effect of the Project which must

⁴By giving short shrift to the developer's request to up-zone the Site, the Initial Study and Draft MND ignore the very reason the Site was down-zoned three decades ago: to permanently maintain the property as recreational open space. They also ignore the fact that the County has paid dearly -- in terms of lost property tax revenue -- for the City's agreement to permanently maintain the Site as recreational open space for the benefit of its citizens.

⁵See *Los Angeles Times Magazine*, April 1, 2001, at Page 5, a copy of which is attached as Exhibit A.

⁶Obviously, the developer's agreement to dedicate most of the existing golf course as a public facility would not replace the open space that would be lost to the Project, because the golf course *already* is zoned for and used as recreational open space

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be addressed in a comprehensive EIR, including the mitigation and alternatives analyses which comprise the “core” of serious environmental review. *See Citizens of Goleta Valley v. Board of Supervisors*, 52 Cal.App.3d 553, 564 (1990).

2. Effects On Remaining Open Space

The Project also would have significant aesthetic effects on the existing golf course. Currently, there is a largely unobstructed view of the Santa Monica Mountains from the golf course; the aesthetic effect is open and expansive. The Project would block many of these views with 45-foot tall buildings constructed just a few feet away.⁷ The resulting aesthetic effect would be cramped and imposing. Indeed, the Initial Study acknowledges that these 4-story buildings would cast up to 136-foot long shadows over a golf course now enjoying year-round sunshine.

However, the Initial Study and Draft MND fail to address these environmental effects. Indeed, the Initial Study incorrectly states that the Project would have “no impact” on any “scenic vista” -- utterly ignoring the fact that the Project would block beautiful views of the Santa Monica Mountains. Moreover, the Initial Study simply dismisses as inconsequential the shadows which would be cast onto the golf course. And, although the Initial Study concludes that the Project would “[s]ubstantially degrade the existing visual character or quality of the site and its surroundings,” the only mitigation measure contained in the Draft MND is a vague landscaping requirement.

This analysis is insufficient as a matter of law. Under analogous circumstances, the court in *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, *supra*, rejected use of a Mitigated Negative Declaration for a proposed subdivision adjacent to a botanical garden. Noting that Appendix G to the CEQA Guidelines states that “a substantial, demonstrable negative aesthetic effect” constitutes a “significant effect on the environmental” for purposes of determining whether an EIR is required, the *Quail Botanical* court held:

“Thus, the CEQA Guidelines essentially establish a rebuttable presumption any substantial, negative aesthetic effect is to be considered a significant environmental impact for CEQA purposes. We must give great weight to the CEQA Guidelines. Lacking any reason to conclude otherwise, we adopt this provision of the CEQA

⁷Although nowhere disclosed in the Initial Study or Draft MND, the buildings actually would be 53-feet high when measured from their southern exposure.

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Guidelines as self-evident. We further conclude it is inherent in the meaning of the word 'aesthetic' that any substantial, negative effect of a project on view and other features of beauty could constitute a 'significant' environmental impact under CEQA.

* * *

It also seems self-evident that replacing existing greenhouses with many large two-story homes will have at least some adverse effect upon the Gardens' view and the beauty of that setting."

29 Cal.App.4th at 1604-06 (citation omitted).

Here, too, it is self-evident that construction of seven 4-story buildings immediately adjacent to a beautiful golf course -- blocking spectacular views of the Santa Monica Mountains -- will have an adverse effect on the view and beauty of this setting. Accordingly, these effects must be addressed in a comprehensive EIR before the Project can proceed.

3. Effects On The Los Angeles River Master Plan And Los Angeles River Parkway

The Site directly abuts the Los Angeles River. For several years, the River has been the focus of significant planning efforts by federal, state, and local agencies, including the National Park Service, the California Department Of Parks And Recreation ("CDPR"), the Los Angeles County Department Of Public Works ("LACDPW"), and many municipalities (including Los Angeles) which lie along its 51-mile course. Numerous political leaders and citizen groups see revitalization of the Los Angeles River corridor as a key to the environmental enhancement of Los Angeles and a thread which would provide our City with a greater sense of community. Thus, in 1996, the Los Angeles County Board Of Supervisors adopted the Los Angeles River Master Plan (the "LARMP"), administered by LACDPW, which advocates environmental enhancement and recreational development along the River. Moreover, the State of California last year designated the entire Los Angeles River as a future State Park -- the Los Angeles River Parkway (the "LARP") -- and appropriated over \$83 million for its development.⁸

⁸See generally The Trust For Public Land's 2000 Annual Report article entitled, "*Taking Back The River*" by Joanna Miller, a copy of which is attached as Exhibit B.

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A key component of both the LARMP and the LARP is to link larger “nodes” of recreational open space along the Los Angeles River -- both existing parcels and future-acquired property -- with a greenbelt of parkland and trails. The Site is an existing “node” of recreational open space on the Los Angeles River. Thus, construction of a massive 500,000 square foot development at the Site would be a huge step *backwards* for the LARP and would directly contravene the LARMP.

The CEQA Guidelines require the Department to address this critical issue in the Initial Study, and to consult with all agencies responsible for the LARMP and development of the LARP *before* determining whether an EIR is required for the Project. Specifically, the Initial Study must contain “[a]n examination of whether the project would be consistent with existing zoning, plans, and other applicable land use elements,” 14 CAL. ADMIN. CODE § 15063(d)(5) (emphasis added), and, in preparing the Initial Study, the Department must “consult informally with all Responsible Agencies and all Trustee Agencies responsible for resources affected by the project to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared.” 14 CAL. ADMIN. CODE § 15063(g).

Certainly, the LARMP constitutes an existing land use “plan” within the meaning of Section 15063(d)(5). Moreover, the LACDPW is responsible both for administering the LARMP and for approving use of the Los Angeles County Flood Control District property at the Site; indeed, the developer seeks LACDPW’s approval to use the Flood Control District’s property for the Project. Accordingly, LACDPW is a “Responsible Agency” within the meaning of the CEQA Guidelines, which state: “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval over the project.” 14 CAL. ADMIN. CODE § 15381. Furthermore, the CEQA Guidelines expressly define CDPR as a “Trustee Agency” with respect to all “units of the State Park System.” The LARP has been designated by State law to become part of the State Park System. Accordingly, CDPR is a Trustee Agency whose jurisdiction would be directly affected by the Project.

To our knowledge, the Department has never consulted with LACDPW or CDPR with respect to the Project. Moreover, the Initial Study and Draft MND simply ignore the direct conflict between the Project and the LARMP and LARP. This conflict constitutes a significant environmental effect *per se*, requiring preparation of an EIR which seriously addresses whether the Project is an appropriate use of the Site in the face of the LARMP and LARP.

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B. Recreational Impacts

1. Tennis

The Recreational Facilities currently include 20 lighted, public tennis courts, which are extraordinarily well-maintained and heavily used. Over 13,000 people now have deposits for use of the courts. Unlike the publicly-owned tennis courts operated by the Los Angeles Department Of Recreation And Parks (“DRP”), the courts at the Recreational Facilities may be “block-booked” for use by teams and leagues. For that reason, the courts are used by the tennis teams from Harvard-Westlake, Buckley, and Oakwood High Schools both as primary practice facilities and for league competition, and also by two of the City’s largest tennis leagues, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club, for tournaments.⁹

The Project would destroy 12 of the 20 tennis courts at the Recreational Facilities. Given the already heavy use of these courts, the remaining 8 courts obviously would be in extremely high demand. Moreover, that number of courts would be insufficient to accommodate the tennis teams and leagues that now block-book larger numbers of courts at the Recreational Facilities.¹⁰

The Initial Study claims that the loss of these 12 tennis courts would be mitigated by the developer’s agreement to build 12 new courts at the northern edge of North Hollywood Park on Chandler Boulevard east of the 170 Freeway. This claim is incorrect for several reasons. First, the new courts would be operated by DRP, which prohibits block-booking.¹¹ Accordingly, the new courts could not accommodate the school tennis programs and leagues that now use the Recreational Facilities, which would be left with nowhere to play.

Second, the new courts would place a tremendous financial burden on DRP’s already over-taxed recreational facilities. Although the Project developer would build the courts, he would

⁹See attached Declaration of George McCallister (“McCallister Decl.”) at ¶ 2.

¹⁰*Id.*

¹¹See letter dated May 13, 2001 from Karl J. Lott, President of the Los Angeles Tennis Association, a copy of which is attached as Exhibit C, and letter dated May 21, 2001 from Mikey Maloney, Director Of Community Relations for Oakwood School, a copy of which is attached as Exhibit D. Representatives of DRP confirmed that it does not permit block-booking of its tennis courts at a meeting with representatives of SCRA and the Project developer on January 23, 2001.

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have no further obligation once they are built. Thus, DRP would be required to fund any necessary infrastructure to serve the courts, and to indefinitely operate them without further assistance from the developer. Indeed, the Draft MND indicates that the developer could *avoid* paying his share of Quimby funds by dedicating the golf course to the City. However, neither the Initial Study nor the Draft MND address the impact on DRP -- and the services it now provides to City residents with extremely scarce resources -- of operating and maintaining these proposed new tennis courts.

Finally, the new tennis courts would not be in Studio City, but rather would be inconveniently located several miles away in North Hollywood. Thus, they cannot reasonably be expected to serve the same community which now patronizes the Recreational Facilities, or to replace the heavily-used facilities that would be destroyed by the Project.

2. Golf

Although most of the golf facilities would remain,¹² they also would be adversely impacted by the Project in several critical respects. The aesthetic impacts on the golf course previously were discussed and cannot be overemphasized. Moreover, the golf course already is extremely busy; over 70,000 rounds are played each year, or about 200 rounds per day.¹³ The Initial Study estimates that the Project would house more than 450 retirees, *excluding* those in the skilled nursing facility. It certainly is reasonable to expect that 450+ retired people living directly adjacent to this beautiful golf course -- many of whom presumably would have purchased their units for precisely that reason -- would place a significant additional burden on the golf facilities, impacting their availability to current patrons and area residents. Once again, the Initial Study and Draft MND simply ignore this obvious environmental effect of the Project.

Moreover, the developer proposes to reconfigure the golf course and driving range in a manner which we believe would be profoundly unsafe. In order to accommodate the 8 buildings which would comprise the Project, the developer plans to move the 6th hole of the golf course by narrowing the driving range. George McCallister, who has served as General Manager of the Recreational Facilities for the past 14 years, believes that narrowing the driving range in this manner

¹²The golf course would become a publicly-owned facility operated by DRP. Once again, however, the Initial Study and Draft MND nowhere address the financial impacts on DRP of operating the golf course -- particularly in a manner consistent with its current level of operation.

¹³See McCallister Decl. at ¶ 3.

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would create an unsafe condition on the golf course and has so informed the Department in writing.¹⁴ Nevertheless, the Initial Study and Draft MND ignore this critical information *which already is in the Department's file*. Either Mr. McCallister is correct or he is not. Certainly, however, the public is entitled to know that the Department carefully has considered this issue and has consulted with appropriate experts to determine whether the golf facilities would remain in safe operation. If the golf course or driving range cannot be maintained in a safe operating condition under the developer's proposal, then the public is entitled to know what will become of them if the Project is approved. These issues should be addressed in a compressive EIR.

Finally, the Project likely will impact operation of the lighted driving range at the Site. The Initial Study notes that the driving range is open until 11:00 p.m. daily, and evenings are among its most crowded hours of operation.¹⁵ The Initial Study states that lights from the driving range may impact future residents of the Project. To mitigate this potential impact, the draft MND requires that shielding be placed on all outdoor lighting. However, if this measure proves ineffective and residents of the Project complain about the lights from the driving range, then DRP can be expected to shorten the driving range's operating hours -- adversely impacting thousands of patrons who use this recreational facility in the evening. Are the developer and the Department prepared to *guarantee* in writing to the public that this will not occur?

C. Traffic Impacts

Among the most glaring deficiencies of the Initial Study and the Draft MND pertain to the Project's obvious traffic impacts. Incredibly, despite the facts that the Project would consist of 240 apartments, 50 skilled nursing beds, dining facilities, and parking for nearly *500 vehicles*, the Department has not even required a formal traffic study! Rather, the Department has relied on the Los Angeles Department Of Transportation's bald assessment that the increased traffic from the Project would be offset by the loss of 12 tennis courts at the Site.

With all due respect, this is a preposterous conclusion and reflects an extraordinary -- and thoroughly improper -- rush to judgment. The Project would not be populated by invalids; rather, it primarily would house active seniors who, even if they don't drive -- and many of them presumably would, given the nearly 500 parking spaces which would be constructed in a huge subterranean garage -- would generate significant vehicular traffic by their guests, trolleys and vans

¹⁴See McCallister Decl. at ¶ 4 and Exhibit 1.

¹⁵See McCallister Decl. at ¶ 5.

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to transport them to and from the facility, food service and other delivery trucks, and emergency vehicles. Nevertheless, there has been *no analysis* of the number, frequency, and peak hours of this increased traffic. Nor has there been any analysis of the number, frequency, and peak hours of the traffic now generated by the 12 tennis courts which would be destroyed, and how that traffic correlates to the traffic which would be created by the Project.

Moreover, the Initial Study and Draft MND strangely assume that traffic from the 12 lost tennis courts simply would disappear. At the same time, however, they assert that the loss of those courts would be mitigated by construction of 12 new courts at North Hollywood Park. If the latter assertion is correct, then there will be *no material reduction* in traffic; rather, the existing tennis traffic merely will be diverted to a more distant location -- resulting in increased vehicle miles traveled on City streets -- and there would be no offset to the *new traffic* generated by the Project. In other words, the Department cannot have it both ways: Either the 12 new tennis courts would not mitigate loss of the existing Recreational Facilities, in which case the recreational impact of the Project has been severely understated, or the 12 new tennis courts would mitigate the loss the existing Recreational Facilities, in which case the traffic impact of the Project has been severely understated. Either way, CEQA requires preparation of an EIR to fully, honestly, and seriously analyze these significant environmental effects of the Project.

V. CONCLUSION

The California Supreme Court has articulated the fundamental purposes of an EIR:

“An EIR is an environmental ‘alarm bell’ whose purpose is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return. The EIR is also intended to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action. Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. The EIR process protects not only the environment but also informed self government.”

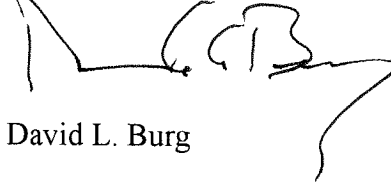
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Laurel Heights Improvement Association v. Regents of the University of California, 47 Cal.3d 376, 392 (1988).

Construction of this Project could not even begin for 4 years. Accordingly, there is ample time to comprehensively analyze *all* potential environmental effects of the Project in the manner required by law, *before* the City begins to consider any zone changes, General Plan amendments, variances, or other necessary approvals. Anything short of a full and complete EIR would constitute a manifest violation of CEQA, and would be a disservice not only to Studio City but to the entire City of Los Angeles.

Please ensure that SCRA receives, through this law firm, proper notice of all public hearings, comment periods, and deadlines in connection with this Project. Thank you.

Very truly yours,



David L. Burg

cc: Honorable Richard Alarcon
Mr. Rusty Areias
Mr. Rockard Delgadillo
Councilman Michael K. Feuer
Mr. James K. Hahn
Mr. Tom Hayden
Honorable Robert Hertzberg
Honorable Paul Koretz
Honorable Sheila Kuhl
Ms. Maria Lopez
Councilwoman Cindy Miscikowski
Honorable Mary Nichols
Mr. Antonio Villaraigosa
Mr. Zev Yaroslavsky
Councilman Joel Wachs

Mr. Jack Weiss
Supervisor Zev Yaroslavsky

Mr. Tony Lucente
Ms. Laurie Cohn
Ms. Judy Millar
Ms. Ann Ouellette

Mr. Arthur E. Anderson
Mr. George McCallister

DECLARATION

DECLARATION OF ARTHUR E. ANDERSON

I, ARTHUR E. ANDERSON, declare:

1. I am the President of Studio City Golf Course, Inc. ("SCGCI"), which owns and operates Studio City Golf & Tennis located at 4141 Whitsett Avenue in Studio City, California (the "Recreational Facilities"). I have personal knowledge of the facts set forth in this declaration, and, if called as a witness, I could and would competently testify to them.

2. The Recreational Facilities consist of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and a club house, all open to the public. They are located on approximately 21 acres of land abutting the Los Angeles River (the "Site"), consisting of 17.2 acres owned by Weddington Investment Company, Inc. ("Weddington") and approximately 4 acres owned by the Los Angeles County Flood Control District.

3. The 17.2 acres of the Site owned by Weddington is leased to SCGCI pursuant to a written 50-year ground lease dated April 6, 1955, between Weddington and SCGCI's predecessor (the "Lease"). The Lease will expire on April 6, 2005, and SCGCI does not intend to release its leasehold interest prior to that date under any circumstances. The Los Angeles County Flood Control District's property also is leased to SCGCI, in this case on an annual basis.

4. In the early 1970's, the Site was down-zoned to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City and County of Los Angeles to permanently maintain the Site as recreational open space.

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I declare under penalty of perjury under the laws of the
 State of California that the foregoing is true and correct.
 Executed this 21 day of May 2001.

Arthur E. Anderson

 Arthur E. Anderson



PLUZZA... 2004... 2004...

Recycled Paper 

DECLARATION OF GEORGE MCCALLISTER

I, GEORGE MCCALLISTER, declare:

1. For the past 14 years, I have been and currently am the General Manager of Studio City Golf & Tennis, which consists of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and a club house located at 4141 Whitsett Avenue in Studio City, California. I have personal knowledge of the facts set forth in this declaration, and, if called as a witness, I could and would competently testify to them.

2. Over 13,000 people now have deposits for use of our tennis courts. Unlike the publicly-owned tennis courts operated by the Los Angeles Department Of Recreation And Parks, our courts may be "block-booked" for use by teams and leagues. For that reason, the courts are used by the high school tennis teams from Harvard-Westlake, Buckley, and Oakwood Schools both as primary practice facilities and for league competition, and also by two of the largest tennis leagues in Los Angeles, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club, for tournaments. These groups block-book more than 8 courts at a time.

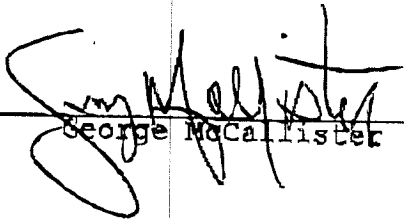
3. Over 70,000 rounds currently are played on our golf course each year.

4. I have reviewed the plan to reconfigure the golf course and driving range submitted by the developer of the proposed Studio City Golf Course Senior Housing Project (the "Project"). In order to accommodate the 8 buildings which would comprise the Project, the developer plans to move the 6th hole of the golf course by narrowing the driving range. Based on my years of experience,

1 I believe that narrowing the driving range in this manner would
 2 create an unsafe condition on the golf course. Attached as Exhibit
 3 1 to this declaration is a true copy of my letter dated March 14,
 4 2001 to Thomas J. Rath of the Los Angeles Planning Department,
 5 addressing in detail my concerns about the proposed reconfiguration
 6 of the golf course and driving range.

7 5. The driving range is open each evening until 11:00
 8 p.m. It is most crowded during the evenings and weekends.

9
 10 I declare under penalty of perjury under the laws of the
 11 State of California that the foregoing is true and correct.
 12 Executed this 21 day of May 2001.

13
 14 
 15 _____
 16 George McCallister

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Studio City Golf Course, Inc.

4141 WHITSETT AVENUE
STUDIO CITY, CALIFORNIA 91604
(323) 877-3777 • (818) 761-3250
FAX (818) 761-3942

March 14, 2001

Mr. Thomas J. Rath
Department of City Planning
Valley Planning Department
6255 Van Nuys Blvd.
Van Nuys, CA 91401

Dear Mr. Rath,

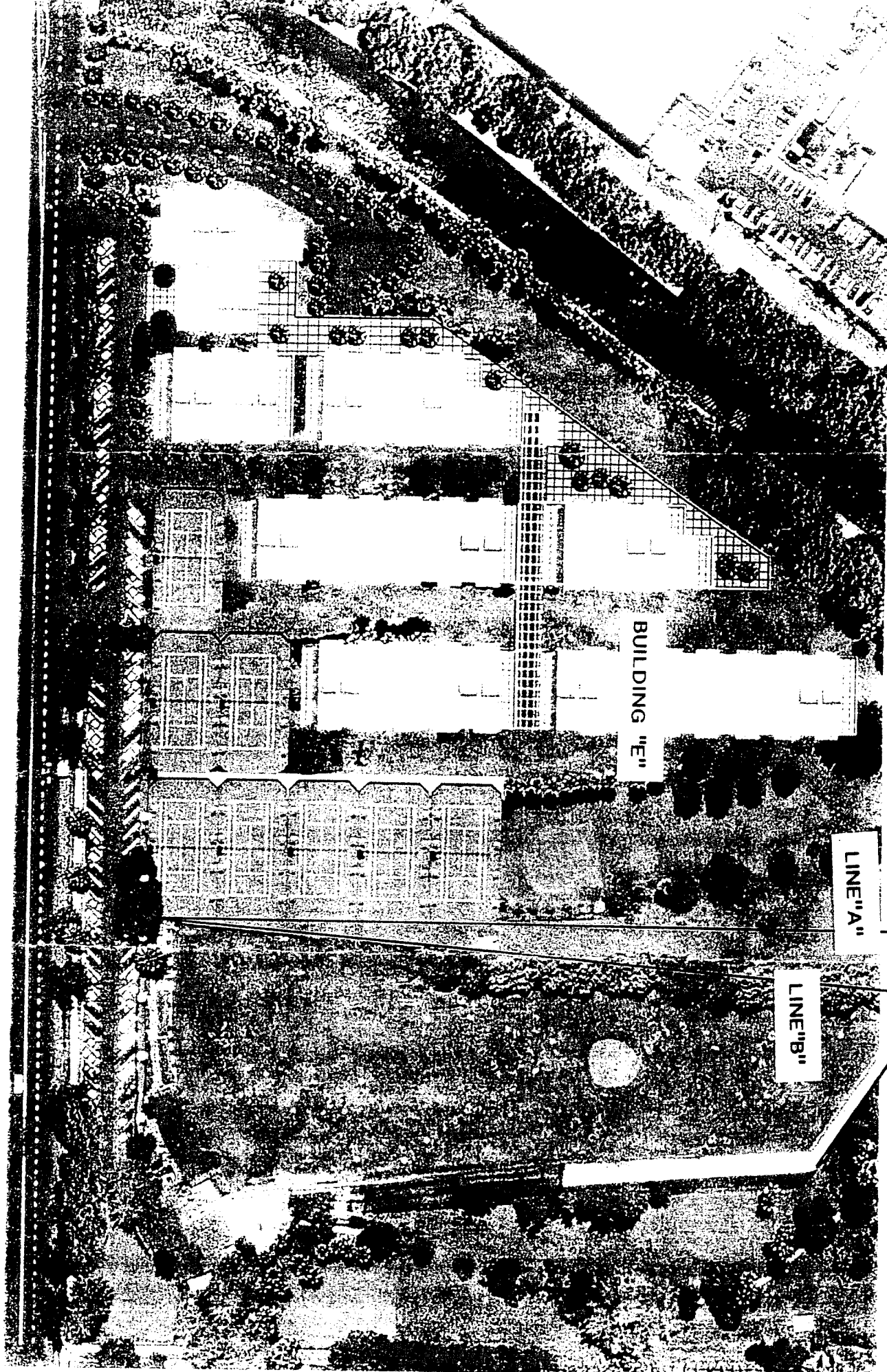
My name is George McCallister. I am the General Manager of the Studio City Golf and Tennis Facility at 4141 Whitsett Ave. in Studio City. We met a few years ago when Joann Deutch from the Studio City Chamber of Commerce introduced us. I am writing this letter because of safety issues I would like to point out as they relate to the drawings that Homeplace Retirement Communities submitted during their "Open House" on February 26, 2001 at CBS Studio Center. I have included a copy of that drawing with this letter. On it you will see I have illustrated the different positions of the Driving Range fence line. Line "A" is the fence as it is today. Line "B" is the new fence line, as Homeplace has proposed it be. The reason they have to move the fence line is because they want to move the sixth hole of the golf course onto an area that is currently occupied by the driving range. You will see on the drawing where I have marked building "E". Homeplace has building "E" on the part of the property that is now the sixth hole of the golf course. Also note that this is the largest of the buildings in the drawing, and critical to the whole of the development. The problem, as I see it, is that the reduction of the driving range area to make room for the "new" sixth hole, especially in the amount they propose, clearly would place players on the golf course endanger from being hit by a practice ball that has gone over the driving range fence because the fence is so much closer to the driving range tee line. When we built the tennis courts back in the early seventies, we reduced the driving range as much as it could be reduced in order to accommodate all twenty tennis courts, and still provide a reasonable amount of safety for the players on the golf course. Any further reduction of the driving range area would seriously breach the reasonable amount of safety barrier. Furthermore the reduction Homeplace proposes is in the deepest part of the driving range, and it is this part that most long hitters aim for, and as we all know, many golfers have a tendency to "hook" the ball to the left thus making it more likely for the ball to go over the fence. It is also my belief that the amount of driving range space needed to adequately build the new sixth hole of the golf course has been underestimated by the architects and even more of the driving range would be needed. Another factor is the angle of Homeplace's new fence line. The Golfers at the

end of the Tee Line nearest the left side of the range fence will now have to aim to their right to avoid hitting the fence on their left. This increases the probability of their ball going over the fence on the right endangering the Golfers on the first hole of the golf course. Also as we know, many golfers "slice" the ball to the right, thus compounding this problem even more.

It is not my intention to berate Homeplace's proposal, rather to point out discrepancies that fourteen years of experience with this driving range enables me to see quite clearly. I believe that the true essence of the problems as I have laid them out in this letter can only be fully appreciated by an on site inspection. There for Mr. Rath, I would like to invite you or one of your staff to come to Studio City Golf and Tennis and let me show you what it is I am trying to explain in this letter. Please call so we can arrange a time to meet. I can be reached at (323) 877-3777 Tuesday through Saturday.

Sincerely,

George McCallister



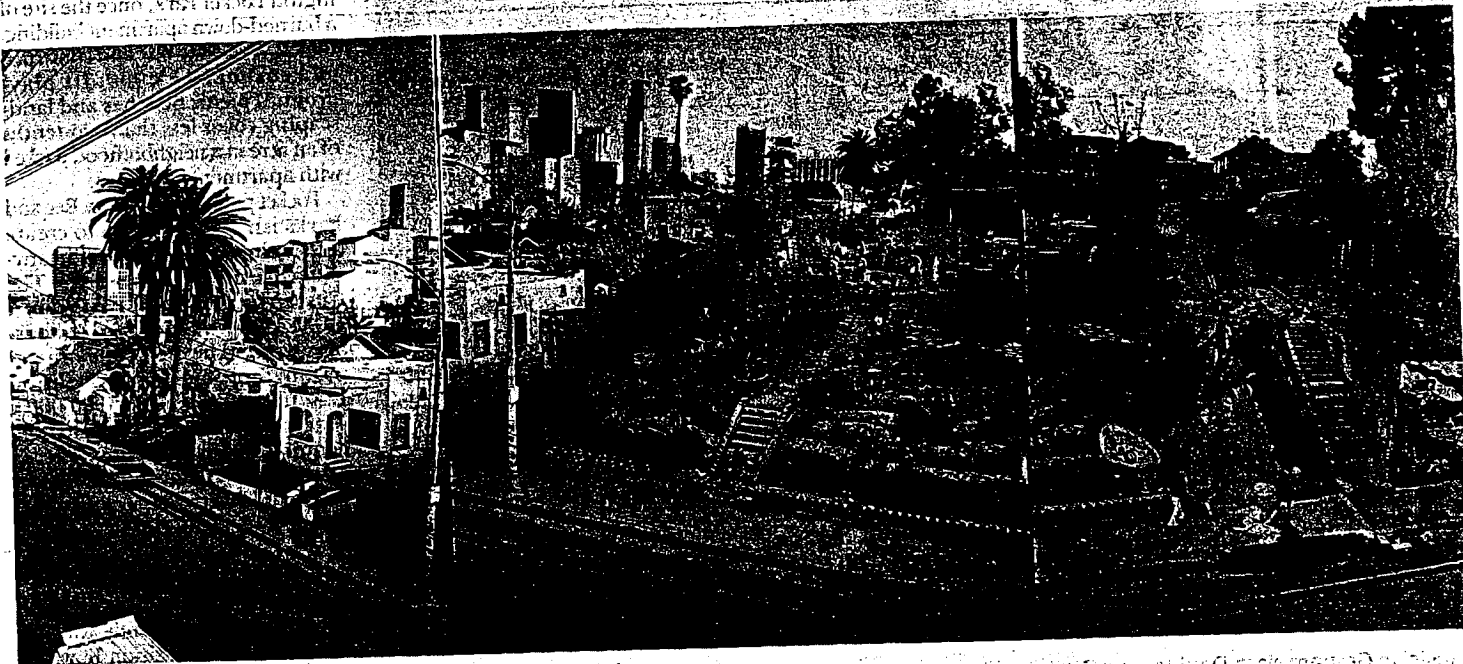
BUILDING "E"

LINE "A"

LINE "B"

Metropolis

> snapshots from the center of the universe



Spiraling Orchard "art park," west of downtown.

> JAMES RICCI

All We Need Is a Little Space to Breathe

WHEN IT COMES TO PARKLAND, LOS ANGELES IS LIKE A MAN WHO squandered an inherited fortune and must now scrounge for coins to maintain a semblance of respectability.

The greed that drove the city's development devoured so much of an uncommonly beautiful landscape that the city today has less than one-fourth the national average of four acres of parkland per 1,000 residents. It is dead last among major cities.

With the notable recent exception of the "Cornfield" site in Chinatown (the Riordan administration wanted it for a warehouse complex until the nonprofit Trust for Public Land wrested it from developers), City Hall and community groups have been reduced to scaring up greenable vacant lots. This would be pathetic if it weren't the only remaining hope of open space for the city's teeming poorer neighborhoods.

"Pocket parks increasingly are the only option, [what] with the affordable housing crisis in this city," says Suzi Hoffman-Kipp, a field representative for former City Councilwoman Jackie Goldberg. "A quarter-of-an-acre park is still worth developing because it improves the quality of life for the little kids who have only the hallways of their apartment buildings to play in."

Property in the city has become so expensive that "we can't buy large parcels anymore," says city Recreation and Parks Department project manager Robert Gutierrez.

Given the demand for its residential property, Los Angeles doesn't abound in vacant lots. The L.A. County assessor's office counts 40,818 such lots among 745,758 total parcels in the city. About 9,700 of these are zoned industrial or commercial and, by dint of location, are probably not

suitable for parks. The remaining 31,100 are residential, the vast majority zoned for single-family housing, which means they're small.

Even residential lots don't automatically lend themselves to becoming pocket parks. Joe Linton, a parks activist in East Hollywood, visited about half of 88 vacant lots identified in a city study of the Vermont-Western area. He estimated that only one in five has pocket-park potential.

City Rec and Parks, after a long history of focusing on larger, more cost-effective regional parks, appears finally to have come down with a mild case of pocket-park fever. Last year it opened the Lexington Avenue Pocket Park in East Hollywood and the Central Avenue Jazz Park in South-Central. Its Latham Street Pocket Park, also in South-Central, just opened, and Washington Irving Pocket Park, opposite Washington Irving Library in the Mid-City area, is scheduled to open in May. None of these is larger than a quarter-acre. The city also has just acquired about three-fourths of an acre for a Hope and Peace Pocket Park amid the apartment warrens just west of downtown.

These aren't the first such city parks. Over the years, mostly as an afterthought, Rec and Parks created, among its approximately 380 parks, about two dozen of half an acre or less.

The current pocket-park movement, however, is principally the work of community groups and nonprofit organizations. Northeast Trees, for example, has established seven small green spaces along the Los Angeles River. ARTScorpLA, a collective of artists and architects devoted to family-oriented community development, has set two whimsical "art parks" on vacant lots in overpeopled neighborhoods, La *Continued on Page 6*

Photograph by Dave Laundsen

LOS ANGELES TIMES MAGAZINE, April 1, 2001 5

- EXHIBIT A -



> CHAT ROOM

Just a Snapshot Before I Go

Musician Graham Nash Doubles as a Digital Whiz

Most folks know Gram Nash as the dulcet tenor of Crosby, Stills & Nash. Less well-known is Gram Nash, the photographer and co-owner with R. Mac Holbert, above left, of a cutting-edge digital photographic printing company, Nash Editions in Manhattan Beach. Its state-of-the-art high-resolution machines are to PC desktop printing what a Ferrari is to Rent-a-Wreck.

Last month, Nash Editions strutted its digital stuff in a show of works by photographer Stephen Wilkes at the Patricia Corne's Gallery in Santa Monica.

Nash talked with us from "a little tiny island in the South Pacific," where, of course, he is shooting lots of pictures

—Richard Cheverton

Why photography?

I was 10 when my father introduced me to photography. We were a very poor family, and my father's great pleasure was to take the kids to the zoo and shoot pictures. He would use my bedroom as a darkroom. It was complete magic to me.

I heard there was some tragedy in connection with photography in your family.

There was. One day [the police] came and informed my father that the camera he had bought from a friend at work had been stolen by that friend. And that he'd better give them the name

of his friend. He would not do that, and they put him in jail for a year. And he died at 46.

So what's on your latest roll of film?

I look around when I travel, and invariably something ridiculous happens in front of me.

What can you do with digital photo printing that you can't do with conventional silver halide?

In the digital realm, you have complete control over contrast, dodging, burning, getting rid of hairs on the print. And now we have inks that [should last] a couple hundred years at least.

What's different between the world of music and the world of photography?

There are no differences. It's just me going about my daily life. You're talking to a man from the north of England, who was penniless at one point, came to America, found a dream, followed it, succeeded, and now I'm just having fun!

What's next?

I was just in Los Angeles and recorded 18 tracks in 10 days, and I've got a new album coming out and a book coming out on my own photographic work, so we're just rocking and rolling here.

RICCI

Continued from Page 5

Tierra de la Culebra in Highland Park, and Spiraling Orchard near the vexed Belmont Learning Center west of downtown.

City acquisition of privately owned vacant lots for small parks is typically a drawn-out affair. Lexington Pocket Park, once the site of a burned-down apartment building, took 2 1/2 years to buy and construct, at a cost of \$415,000. Its playground, picnic benches and landscaping cover less than two-tenths of an acre in a neighborhood packed with apartment buildings.

Pocket park advocates say Rec and Parks isn't really set up to create and maintain pocket parks in anything like the number needed. The City Council currently has before it a "Neighborhood Oasis" proposal submitted by the neighborhood organizing activists of Coalition L.A. It would earmark \$900,000 a year for a public land trust to help acquire park-appropriate vacant lots, and for a quasi-public agency that would provide technical expertise, liability insurance and other services to community groups wanting to create pocket parks.

More than \$52 million for parks in Los Angeles is currently available through city Proposition K, which voters approved in 1996, and state Proposition 12, which the electorate embraced in 1999. The problem is getting it to the congested neighborhoods. The Proposition K funds and about half of the Proposition 12 funds are distributed via competitive grants, and neighborhood groups usually lack the sophistication to compete for grants against large organizations and governmental agencies. The Neighborhood Oasis proposal, or something like it, would help.

What we're talking about here is breathing space. Places to which young mothers with small children imprisoned in tiny apartments can readily escape. Places where the hot sunlight is filtered by trees, the rain is absorbed into the ground to replenish the water table, and a stumbling toddler hits soft grass or sand.

Providing such rafts of calm on the urban sea "is simply what a civilized society should do," says Northeast Trees president Scott Wilson. It may be late, and it may be a historical embarrassment, given all that nature originally bestowed, but with people continuing to pour into the city, it's now or never.

Photograph by Jason Perez

Land & People



The long-held dream of greening
the Los Angeles River
moves closer to reality.

ANNUAL REPORT 2000

- EXHIBIT B -

Volume 12 Number 2 Fall 2000



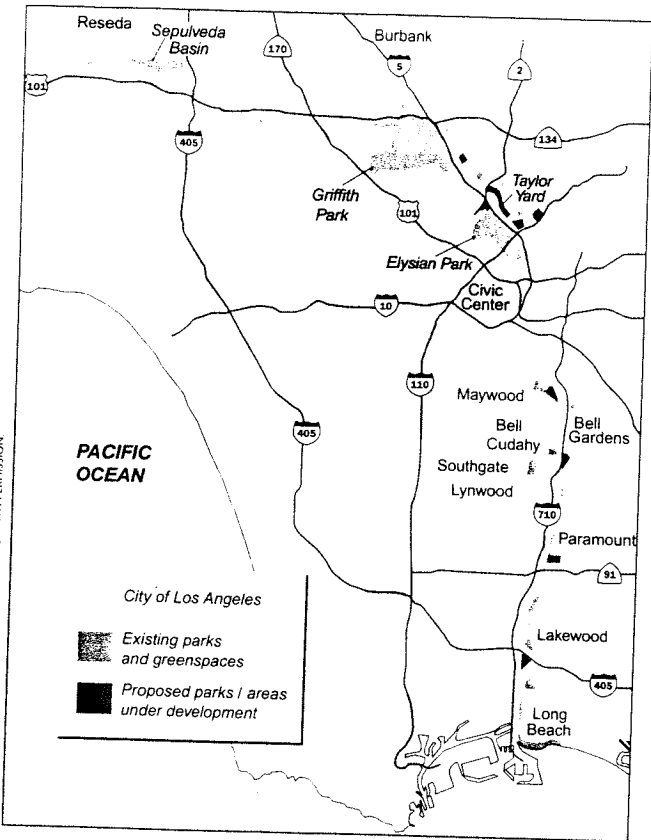
Taking Back the River

The long-held dream of greening the Los Angeles River moves closer to reality.

By Joanna Miller

Henry Padilla and his Maywood neighbor, Jesus Gonzales Tomis, have an agreement. A few times a week as Gonzales prepares to leave for work at 4:00 A.M., he walks across the street to the triangle-shaped patch of new grass that sports a decorative green iron bench, a matching trash can, and a few strips of young landscaping. Then, unauthorized, he turns on the municipal sprinklers.

When Padilla and his dog, Happy, come out for their morning walk at seven, Padilla turns off the city sprinklers on this half-acre splash of green just a few dozen yards from the stark concrete banks of the Los Angeles River. "I don't get paid for it,"



The 51-mile Los Angeles River flows through some of the most densely populated neighborhoods in the state.

Judad Merino and a friend play in Steelhead Park, one of the new pocket parks in the Elysian Valley.



MATT O'BRIEN

says Padilla, a 37-year resident of the city with the least amount of park space per capita in the state. "But I get to use the park. It works out real good for us around here."

During a chance encounter at the as-yet-unnamed triangle park that Padilla refers to as "my park," Maywood Mayor Sam Peña, a dapper man who has lived in the city all his 31 years, listens attentively as Padilla complains politely about neglect from city crews. A small smile crosses the mayor's face as Padilla describes his arrangement with his neighbor. "Now, that's ownership," the mayor says proudly.

It's the kind of community ownership that advocates and officials alike say is critical to the 20-year dream of reawakening the Los Angeles River, transforming it from an ignored concrete drainage ditch to the celebrated heart of a California state park, urban style.

That dream recently received its single greatest push toward reality when Governor Gray Davis designated the Los Angeles River Parkway as a state park and allocated a whopping \$88.5 million from the 1999 \$2.1 billion parks bond, for its creation. Written by former Assembly Speaker Antonio Villaraigosa and Assembly Speaker pro tem Fred Keeley, the successful ballot initiative was championed by Senate Majority Leader Richard Polanco, State Senator Martha Escutia, State Assemblymember Marco Firebaugh, and County Supervisor Gloria Molina and a broad coalition of environmental groups, including TPL. The governor in one sweeping move accomplished what 20 years of toil by dedicated advocates and public agencies could not: it gave the river sorely needed status, attention, cash, and leadership.

"Governor Davis's initiative brought the issue of the Los Angeles River to the

forefront,” says Corey Brown, the Trust for Public Land’s government affairs director, who grew up in Los Angeles. “Designating the river a state park provides the greatest unifying proposal ever in the effort to regreen this urban waterway.”

The Los Angeles County’s L.A. River Master Plan of 1996 calls for a continuous, tree-lined, paved, and lighted bikeway atop the river’s banks for 51 miles, from its headwaters in the mountains of the San Fernando Valley until it drains into the sea in Long Beach. The bikeway would string together a necklace of green gems—existing regional and city parks, including a planned 65-acre state park in northeast Los Angeles and a proposed 20-acre park in north Long Beach. Along the greenway would be pocket parks, rest areas, informational and historic displays, and, in a few areas, access to shops and restaurants.

About 30 miles of bike path already are in place, though much of it is neither paved nor lighted. A half-dozen pocket parks now provide decorated gates and landscaped entrances to the river, replacing rusty cuts in the chain-link fence that told people the river was an undesirable and dangerous place to go. When the bikeway is completed, these small parks will serve as resting spots along the route. For now, they are places to sit in the shade after work, enjoy a picnic, or just see what lies beyond the river’s concrete banks.

Existing regional parks eventually will be linked by the bikeway as well. The city-owned, 100-year-old Griffith Park, just north of downtown Los Angeles, encompasses 4,000 acres and includes a zoo, observatory, climb-aboard train museum, and 6,000-seat amphitheater. Surrounded by urban neighborhoods, it’s less than a half-mile from the river itself. But the network of formidable freeways that surrounds the park makes it difficult to reach for anyone without wheels. “The region has these great swaths of open space,” says TPL’s Larry Kaplan, director of the Los Angeles field office. “But millions of people, particularly low-income people, never see them because they can’t get to them.”

The Trust for Public Land, which is working with other nonprofit organizations and public agencies to acquire land for urban parks along the river, hopes to change that by providing green space to the 13 cities along the river that make up some of the densest urban neighborhoods in the state.

Virtually no one involved is talking about removing all of the concrete that confines the river to its banks, or letting the river range unfettered across the Los Angeles basin as it once did. “This is an urban river,” Kaplan says. “That’s just one of the constraints we have to live with. But if you view the Los Angeles River as a framework in which to bring recreation areas and parks to people who now have next to none, it makes a lot of sense.”

A River Tamed

Before 1938, the Los Angeles River was typical of southern California rivers—it dried up completely or meandered mildly in the summer, and swelled to a powerful and sometimes deadly torrent after heavy winter rains. A thousand years ago, up to 10,000 Native Americans lived along the river in a settlement near what is now Los Angeles City Hall. Spanish explorers founded the Pueblo de Los Angeles in 1781. In 1815, the river changed its course, washing away the pueblo and sending settlers scuttling for higher ground; ten years later the river rampaged again, returning to its earlier course. By 1861,



Henry Padilla, Jesus Gonzales Tomis, and Happy enjoy the new Maywood park.

In 1939 the U.S. Army Corps of Engineers began its 20-year campaign to subdue the river with concrete, straightening the river’s curves and covering its lush greens and native browns with stark white concrete.



Leo Limón of the Atzlan Cultural Arts Foundation checks out one of the L.A. River Cats painted by neighborhood youth.

MATT O'BRIEN

three years after the city of Los Angeles incorporated, the river swelled with runoff from heavy storms and burst its banks with a fury that washed away much of the city.

In 1867, the railroad line reached Los Angeles and linked the East Coast to the West, bringing new Angelenos by the thousands, despite the ongoing flooding. As it had for millennia, the periodic flooding continued, causing \$10 million in damage to the city's 900,000 water-weary residents in 1914. The industrializing city had had enough; discussions on how to control the river began.

In 1930, the Olmsted brothers, whose father had designed Central Park in New York, proposed a grand plan based on the city buying land around the river for a greenbelt. On either side of the river, 300-foot buffers, supported by levees, would have served the dual purpose of providing both public parkland and flood-control basins.

Instead, after flooding in 1938 caused \$62 million in damage to a population now numbering 2 million, the U.S. Army Corps of Engineers embarked on a much harsher solution—one that is no longer embraced by the Corps itself. It began its 20-year campaign

to subdue the river with concrete, straightening the river's curves and covering its lush greens and native browns with stark white concrete. In the end, the Army Corps paved all of the river's banks and most of its bed. The hard, smooth bed of the Los Angeles River achieved its 15 minutes of dubious fame as a location for a fiery chase scene in the Arnold Schwarzenegger movie *Terminator II: Judgment Day*. The river starred again in the newly released film *Gone in Sixty Seconds*. Only 12 miles of the natural river bottom were spared, in stretches where high water tables made paving impossible. One such six-mile stretch runs through a neighborhood once called Frog Town for its swampy soil. It is here, north of downtown, that local advocates, nonprofits, and public agencies began working together to bring life back to the river's edge.

North East Trees co-founder Lynne Dwyer works with communities to transform vacant lots to pocket parks.



MATT O'BRIEN

Transforming the Riverfront

"This is where the movement started," says TPL's Kaplan, extending his arm to encompass a shady lawn furnished with a few picnic tables. Just a few miles from Dodger Stadium and Griffith Park, TPL and the Santa Monica Mountains Conservancy built the first neighborhood park along the river, Elysian Valley Gateway Park.

Since then, TPL and the Santa Monica Mountains Conservancy have worked with the local nonprofit North East Trees to bring about other pocket parks in place of littered lots, burnt-out houses, and the river's fenced-off banks. "We find a site and then figure out a way to get it done," says Lynne Dwyer, a North East Trees co-founder.

In 1996, TPL negotiated to buy a corner lot adjacent to the river, where an abandoned, burnt-out house had stood. Standing atop a small outdoor amphitheater built with recycled concrete at what is now Steelhead Park, Dwyer admires the decorative iron gate depicting jumping steelhead trout. An interpretive sign explains that the D'Anza Expedition walked along the Los Angeles River in 1776 on its way north to found the Presidio in San Francisco. She hopes that displaying some of the river's history will help draw in the community. "It's a broad vision for a parkway from the mountains to sea," she says. "But it's being put together at the community level, one piece at a time."

Just upstream, more community investment in the river winks at the visitor through the sometimes whimsical, sometimes wild art of Leo Limón. In the 1960s Limón began to transform a series of circular storm drain covers, with their triangular-shaped hinges, into the vibrant faces now known as the L.A. River Cats. He now works with the Atzlan Cultural Arts Foundation to hire at-risk youths to paint the river cats. "Taggers come to the river and write over the faces, then the public works crews come, blanking out the slate," Limón explains. "Just like live cats—they come and go. It's the life of the neighborhood."

While pocket parks and community gateways will make the river more people-friendly, the larger work lies in refashioning more than 100 acres at two former train yards along the river's banks. But the plans face obstacles: resistance against removing concrete at one site, a developer's plan for an industrial park at the other, and contamination at both.

At the massive 150-acre Taylor Yard, TPL may soon begin negotiations with Union Pacific Railroad to buy about 65 acres for a park that will become the centerpiece of the new parkway. Here, in a nod to the Olmsted's original vision, the Friends of the Los Angeles River, an advocacy group formed in 1987, has been pushing for a plan to remove some of the concrete. This would allow the river to flow naturally as it enters the park, with catch basins inside the park to capture floodwaters. The Friends' vision for the park includes ballfields and other outdoor recreation facilities, in addition to a river promenade and picnic area. Governor Davis allocated \$45 million to buy the land and build the park. Although no ground testing has yet been done, the site's almost century-long history as a railroad maintenance yard suggests that contamination is substantial.

Across the river, TPL is negotiating with the owner of a glass warehouse for a site where 300 feet of riverfront, now covered in black asphalt and blocked off by old buildings, would be reborn into green space. Governor Davis allocated \$5 million for the Marsh Street project. "It will be up to the people of the city to decide exactly what they



COURTESY OF THE GOVERNOR'S PRESS OFFICE

California Governor Gray Davis named the Los Angeles River Parkway a new state park.

Governor Davis in one sweeping move accomplished what 20 years of toil by dedicated advocates and public agencies could not: it gave the river sorely needed status, attention, cash, and leadership.



TPL's Michael Ramirez and Mayor Sam Peña worked together to bring a new park to Maywood.

...want to do with it," says TPL's Project Manager Michael Ramirez. "Then this neighborhood will have a park." Ramirez is working to acquire parkland up and down the river.

The governor's budget for the new state parkway also includes \$2.5 million for Maywood, one of a group of densely populated and park-poor cities southeast of Los Angeles, where the river makes its final run to Long Beach and the sea. TPL is working with Maywood Mayor Peña, the county, and owners of four parcels adjacent to the river to create a seven-acre regional park, which Peña proudly calls Maywood Riverfront Park. "It's just taken on a life of its own," Peña says. "Our community needs this park."

Peña, part of a growing cadre of young Latino leadership in the city, envisions part of the park occupying space where a long narrow warehouse now sits a stone's throw from the water. A neighboring parcel designated a Superfund site by the Environmental Protection Agency and an empty lot where workers recently demolished a former paint business will become part of the park as well. So will the little triangle park, the area's first patch of green. Peña says he is not particular about whether the park becomes soccer fields or any other kind of organized playing field. With only eight acres of park space for 34,000 people—about one-tenth the state standard of four parkland acres per thousand people—Peña just wants the site to be open and accessible. "Just green it," he says.

TPL is now surveying Maywood's neighbors in nearby Bell, Bell Gardens, Cudahy, Southgate, Lynwood, and Paramount in the hope that these cities will catch some of Maywood's enthusiasm for transforming the banks of the Los Angeles River into greenway. TPL hopes the communities will choose a half-dozen sites on the river's banks where they can work to create their own parks that would reflect their cities' personalities. TPL has already received a \$400,000 loan from the Sierra Club's Quercus Fund, as well as a half-million-dollar grant from the Irvine Foundation to begin to bring the parkway to these areas, known as the Gateway Cities.

The designation of the Los Angeles River Parkway as a state park and the funding it brings will catapult the project into high gear, advocates believe. But it is still the communities that will decide how the parkway ultimately will look in their neighborhoods, and whether it is a success, says TPL's Corey Brown. "The state's support takes the vision up to a higher level," Brown says. "But we still need community ownership."

In the 1990s, the population of Los Angeles county exceeded 9 million, and it's expected to increase by 2 million in the next decade or so. The long-held vision for an urban greenway in the nation's second-largest city will go a long way toward improving the quality of life for residents of areas so heavily populated and paved. "Almost every great city has a renowned open space: San Francisco has Golden Gate Park, New York City has Central Park," says Brown. "This is our chance to make one for Los Angeles."

Joanna Miller is a former Los Angeles Times environmental writer. She currently teaches journalism and writes freelance from her home in Simi Valley.

For more information about TPL's work in Los Angeles, visit the Western Region section of www.tpl.org.



May 13, 2001

City of Los Angeles
Planning Department -Environmental Review Section
221 North Figueroa Street, Suite 1500
Los Angeles, California 90012

Re: Case No. MND # 2001-1196 MPR-SPR-ZV

To the Planning Department:

The Los Angeles Tennis Association (LATA) is made up of approximately 450 tennis players from throughout the Los Angeles area. For over twenty years, we have been one of the largest groups of tennis players in Los Angeles, and we have developed a very well organized league tennis program that many people say is the best of its kind in the area. Our leagues play every day of the week, and we use 9-15 courts each day. Since our leagues play in the evenings and on weekends, we are not allowed to use the magnificent City tennis facilities (the City will not allow us to reserve that many courts during prime playing hours). Therefore, we rely on large private tennis facilities such as the one at the Studio City Golf and Tennis complex at 4141 Whitsett Boulevard in Studio City.

As President of LATA, I am writing on behalf of our entire membership. We are vehemently opposed to the proposed development at the Studio City Golf and Tennis. The destruction of the tennis courts at that complex, coming on the heels of the destruction of two other large tennis centers at Third Street in Los Angeles and on Ventura Boulevard in Studio City, would have a huge impact on organizations like ours that organize large tennis leagues. We strongly oppose the proposed development and encourage you to look closely at the impact that the development will have on organizations such as LATA.

Therefore, we strongly oppose the Mitigated Negative Declaration and feel a full Environmental Impact Report is extremely important. It is obvious just from a cursory review of the project that there will be an enormous environmental impact. We cannot afford to lose any more open space which is so scarce in our community. Numerous tennis players from all over the city, as well as from many school tennis programs, use the facility. There will be a huge impact on traffic in an already extremely congested area. This will be the largest development in Studio City, 7 four story buildings and 1 one story building - casting shadows on the golf course, decreasing the size of the driving range to a possibly unsafe size, causing more traffic and congestion, blocking the open views, and very possibly decreasing property values in the area. The potential impact is tremendous.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl J. Lott".

Karl J. Lott

- EXHIBIT C -

P.O. BOX 481226 LOS ANGELES CALIFORNIA 90048
(310) 576-4855



OAKWOOD SCHOOL

May 21, 2001

Diana Lowrance
City Planning Associate
Planning Department
City of Los Angeles
Van Nuys, CA 91401

VIA FACSIMILE 818-756-9112

RE: Case No. MND 2001 - 1198 MPR-SPR-ZV

Dear Ms. Lowrance,

I am writing this letter to state Oakwood School's concern about the proposed development of the Studio City Golf and Tennis Club on Whitsett Avenue. We are opposed to the proposed project and to the finding that an MND is sufficient to allow the project to proceed. We feel that a project such as this absolutely requires an EIR.

This project will have a negative impact on the surrounding area. It is also incompatible with the surrounding community. This property is one of the last open green spaces in the area. It is a resource not only for the community of Studio City, but for the adjacent communities as well. It is also an important programmatic resource for local schools such as Oakwood. This facility provides a critical piece of our physical education program, offering a site for both tennis and golf activities. It is also a practice site for tennis team practices and matches - in fact, it is the only facility in the area available for these uses. (The City is unable to provide the type of long-term reservation system that schools need to schedule tennis matches and tournaments. The school lost the use of the Racquet Center when it was converted to a shopping center.) And, while we appreciate the developer's proposed mitigation of placing additional courts in North Hollywood Park, we are not aware of any agreement with Recreation and Parks that supports the developer's proposal, nor of any proposals to add this cost to the Rec and Parks budget. (Nor do we believe that the developer is aware of other projects that are in the design phase for that park which could make the addition of more courts infeasible.)

We are also concerned about the loss of open space available to the public adjacent to the Los Angeles River. Now recognized as a resource for the entire city, the Los Angeles River holds the potential to provide park and recreational space to all the communities that abut it. Studio City is actively working to bring such recreational green space to that

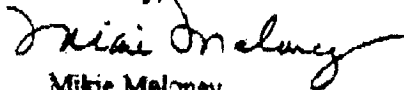
entire area, and it must be preserved for the public. This space should not be controlled by a private facility.

This is a project that will impact the communities of Studio City, Valley Village, North Hollywood, Sherman Oaks, Valley Glen and Van Nuys. It is a property that has become a landmark for all of these communities. There is longstanding affection for this facility in the area and beyond. It is also a much-used recreational facility for the entire area. The changes that are being proposed for this property are such that to proceed without requiring an environmental impact report is to do all of these communities a grave injustice.

We are also concerned about the impact of the project on the intersection of Whitsett and Ventura. The Ventura/Cahuenga Boulevard Specific Plan is actively involved in overseeing both development and traffic immediately adjacent to this area. This project would add appreciable traffic at that intersection and this impact should be studied.

For these reasons we believe that an EIR must be initiated for this project

Sincerely,



Mikie Maloney
Director of Community Relations

CC: Councilman Michael Feuer

LOS ANGELES DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 7/30/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 4

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: Late NOP comment letters from Susan Picascia and Alex Ramsey (presumably her son, they came in the same envelope.)

SUSAN PICASCIA, L.C.S.W.
PSYCHOTHERAPY / ORGANIZATION CONSULTATION
11712 MOORPARK STREET, #207
STUDIO CITY, CALIFORNIA 91604

(818) 752-1787

RECEIVED
CITY OF LOS ANGELES

LCSW # 13139

JUL 29 2003

ENVIRONMENTAL
UNIT

July 28, 2003

Dear Ms. Zaitzevsky,

As a business owner in Studio City, I am opposed to the closing of Studio City Golf + Tennis. We have little to distinguish our community from North Hollywood and Sherman Oaks. The Golf + Tennis Center adds charm to our community and important, safe recreational opportunities for young people. This makes it an ideal place for families to live. If we have to drive far to play Tennis and Golf, the question arises - "why not live in Burbank, Le Cusenta, Pasadena or Beverly Hills?" We need young families in our community, who else can afford the housing prices but parents who make money and have children. If we move toward an older community →

we will lose young families who
can afford the community.

Thank you,

Susan Picascia

LOS ANGELES DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 7/22/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 3

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: A late NOP comment letter from the SMMC.

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001



July 15, 2003

RECEIVED
CITY OF LOS ANGELES

JUL 18 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator
City of Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, California 90012

**Revised Notice of Preparation for Homeplace Retirement Community Project on
Studio City Golf and Tennis Site, 4141 Whitsett Avenue, Studio City.**

Dear Ms. Zaitzevsky,

Thank you for the opportunity to review the revised Notice of Preparation for the proposed Homeplace Retirement Community. The project is located within the Rim of the Valley Trail Corridor portion of the Santa Monica Mountains Conservancy (Conservancy) jurisdiction. The Conservancy is concerned about possible impacts on the biological, recreational and visual resources of the adjacent Los Angeles River, as well as the potential loss of rare open space in Studio City.

The plan is rather vague yet appears to indicate that there is an existing city street easement on the southwest side of the property adjacent to the north bank of the Los Angeles River. Similar conditions exist throughout the San Fernando Valley and the Conservancy has already implemented projects that take advantage of the public right of way. These projects preserve public access to the river, create habitat for native species, offer additional recreation and open space for the community, and are part of a multi-jurisdictional effort under the Los Angeles River Master Plan, adopted by the County Board of Supervisors in 1996.

While the Conservancy has not made a decision regarding supporting this project, we do propose some alternatives. As mitigation for the impacts of the development, the Conservancy suggests that the developer provide trail improvements consistent with the *Los Angeles River Master Plan* and similar to the Conservancy's improvements along Valleyheart Drive between Fulton Avenue and Longridge Avenue. The trail improvements should extend the entire length of the property between Bellaire Avenue and Whitsett Avenue, ensuring access from both ends.

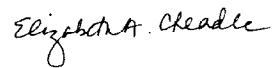
It appears that the existing golf course encroaches upon the dedicated easement for Valleyheart Drive. Does the city plan to vacate this public easement as part of the golf course? The Conservancy recommends that the city diligently maintain access to this public space. The developer must submit detailed plans that indicate existing and proposed fences.

City of Los Angeles
Homeplace Retirement Project
June 23, 2003
Page 2

Lot C may be developed as a fire station but does not indicate whether access would be from Whitsett Avenue or Valleyheart Drive. This must be clarified and studied as part of the EIR.

The Conservancy appreciates the opportunity to comment. Please direct any questions or future documents to Chuck Arnold of our staff at (323) 221-8900 x183 and at the above Los Angeles River Center and Gardens address.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth A. Cheadle".

ELIZABETH A. CHEADLE
Vice Chairperson

RECEIVED
CITY OF LOS ANGELES

JUL 29 2003

ENVIRONMENTAL
UNIT

July 28, 2003

Dear Mr. Zaitzevsky, my name is Alex Ramsey. I don't want Studio City Golf and Tennis to close because for everybody that enjoys playing Golf and Tennis, kids who want to know how to play Golf and Tennis can't find a place where they know where there is another place to play Golf and Tennis.

I am ten years old and I like to play there with my Mother and Father.

Thank you.

Alex Ramsey
11557 H. Stsock St
North Hollywood, CA 91605

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 6/17/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 9

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from two illegible names, Frank Annino, Dara Eklund, Michael McNicoll, Gilbert Stayner, Cheryl Wenford, & Phyllis Adler.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

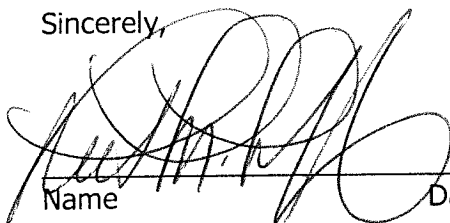
JUN 11 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

This is to protest the change in zoning of the above property. We are avid tennis players and find that there are very few places in the valley for us to play. Putting up 240 senior housing units will benefit at most 480 individuals. Losing the tennis courts will benefit thousands of tennis players. Once these courts are removed, many will have their opportunity for recreation reduced. Please make sure this doesn't happen.

Sincerely,


Name _____ Date 6/10/03

Address and Phone :

11754 Avenida Del Sol
Northridge, CA 91326

P.S. I play at these courts frequently with friends and in USTA leagues. N.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 11 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Studio City Tennis is a well run tennis facility where my wife and I feel safe playing tennis after a hard day. Even at night. Forcing us into a public park which is usually going infested would be unreasonable. The safety and wellness of the community should preempt any greed by land developers. Tennis players are a healthy bunch of people. Government wants to fight obesity, so let the people play tennis and stay healthy and slim and don't let the developers contribute to the obese population.

Sincerely,

Wally 06.06.03
Name Date

Address and Phone :

6704 ~~ETHEL~~ AVE (ETHEL AVE.)
N. HOLLYWOOD 91606
818 766 6777

RECEIVED
CITY OF LOS ANGELES

4124 Laurelgrove Ave.
Studio City, CA 91604

June 2, 2001

JUN 12 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator, Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

We are writing to express our opposition to the proposed housing development at the site of the Studio City Golf and Tennis complex; 4141 Whitsett in Studio City.

There are at least three issues that deserve the careful consideration:

- Traffic in the Studio City area, particularly on Ventura Boulevard, has increased steadily during the five years we've lived in the community and is already a problem. The addition of the proposed high-density housing complex would contribute further to an already deteriorating traffic situation.
- This project would eliminate yet another, already scarce, recreational area. These open areas are needed for well being of neighborhood residents. As residents of one of the country's most densely populated cities, we desperately need to protect and add to our open spaces **not** replace them with buildings.
- Proposals of this magnitude call for the City to fully analyze all aspects of its impact on the neighborhood. Community residents must be given every opportunity to study and comment on the city's careful analysis. Based on what we now understand of the proposal, our neighborhood residents have overwhelmingly expressed their desire to preserve the Studio City Golf and Tennis facility, as it now is, and soundly **reject** the proposed development.

Please consider these issues carefully – the future of our community depends on it.

Respectfully,



Frank Annino

June 10, 2003

Maya E. Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

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CITY OF LOS ANGELES
JUN 12 2003
ENVIRONMENTAL
UNIT

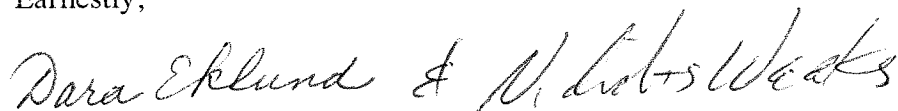
Dear Maya Zaitzevsky:

Our home at 4118 Whitsett, is directly across the street from the proposed "Homeplace Retirement Community." We treasure our green territory at the present Studio City Golf and Tennis court complex, and many people, both young and old have used it as a recreation spot for decades. In its present use it serves all ages, including retired persons. other locations being I myself am of retirement age, but object to the development for several reasons:

1. It will lower our property values.
2. It will increase noise and light levels enormously, since at present the tennis courts close at 11 p.m., but we would be hearing ambulances and emergency vehicles at any time day or night.
3. It will block out the sunlight and wonderful view of the hills we have cherished for our 30 years residency; as well as destroy a habitat for numerous birds, squirrels, raccoons, and possums.
4. There are questionable environmental aspects such as water quality; health and safety due to increased traffic on Whitsett, and the smog levels attendant.
5. It would eliminate a wonderful outdoor recreation facility where young people are bussed for tournaments. There are so very few open areas anywhere nearby.

We have understood that there is a motion before the city council to make this a City-run Park, available to everyone. We favor this usage for this 100-year-old historical recreation area. Please consider our plea to find another location for "Homeplace Retirement Community."

Earnestly,



Dara Eklund and Nicholas Weeks
4118 Whitsett Ave.
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 16 2003

ENVIRONMENTAL
UNIT

Michael McNicoll
4139 Wilkinson Avenue
Studio City, CA 91604

06 June 2003

Maya E Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms Zaitzevsky,
Please do not allow the rezoning of the open space in Studio City occupied by the golf course. We need the few remaining open flat spaces we have in the community. Do not allow the destruction of the community for the profit of a few. The land is zoned agricultural. Do not change the zoning.

Sincerely,



Michael McNicoll

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CITY OF LOS ANGELES

JUN 16 2003

ENVIRONMENTAL
UNIT

June 12, 2003

City of Los Angeles Planning Department
c/o Maya Zaitzesky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Revised proposal for Homeplace Retirement Community at 4141 Whitsett Avenue, Studio City

Dear Ms. Zaitzesky,

Please forgive my delay in responding to the Revised Project Description for the proposed apartments at Studio City Golf and Tennis. I was out of town for the deadline, but feel this project's negative effects on our community are too significant for me to remain silent.

The proposed project, even in its revised form, should not be approved.

Studio City Golf AND Tennis is a community-wide asset which cannot ever be replaced. It provides important recreational facilities to members of this community which are not available elsewhere. It provides employment and continuity to the limited, but not insignificant heritage of Sherman Oaks and Studio City.

While the desire of the property owners and developers to maximize their profits is understandable, it does not justify the damage it will do to our way of life. Please put the legitimate needs of the current residents of this community ahead of the developers' and property owner's short-sighted desires for profits.

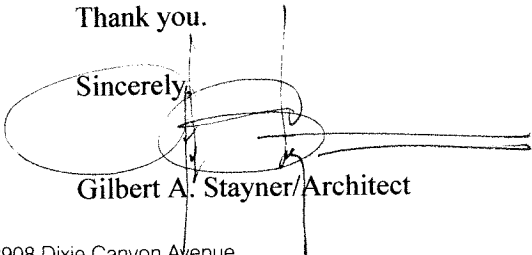
Studio City Golf and Tennis is the last remaining place for many of us to enjoy our sports. Although located on private property, Studio City Golf and Tennis is really a "public" asset because it serves the entire community beyond its geographical limits. It is extremely important to our quality of life.

This is clearly a situation where *Public values* are more important than *property values*, where *Public rights* are more important than *property rights*. We need Studio City Golf and Tennis in our community much more than another apartment complex. Please maintain the existing property uses.

The proposed apartments can be accommodated in many other nearby locations. In my capacity as an Architect and Urban designer, resident of Sherman Oaks and commercial property owner in Studio City, I urge the Planning Commission to reject the proposed project.

Thank you.

Sincerely,


Gilbert A. Stayner/Architect

RECEIVED
CITY OF LOS ANGELES

JUN 16 2003

ENVIRONMENTAL
UNIT

May 30, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

I write to you to say that for years I have driven from my distant community to play tennis at Studio City Golf & Tennis. We have nothing like it where I live. It would be a terrible loss to lose Studio City Golf & Tennis.

Thank you, for your consideration.

Cheryl Wenfd
3325 Viewcrest Dr.
Burbank, CA 91504

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 16 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am a native of Los Angeles and have always been proud of the recreational areas (public) L.A. has offered our residents. I grew up on public tennis courts, mainly Griffith Park, and sadly I have seen the public facilities disappear one by one. I became a championship tennis player because of the accessibility to the public tennis courts. Please don't let greed enter into your decision. We've lost the 3rd RT facilities, the Racquet Club, and now the Whitsett courts. Where do you want our citizens to go? Am 78 years old and still playing - don't let me down.

Sincerely,

Phyllis Adler
Name Date

Address and Phone : NEW ADDRESS

Phyllis K. Adler
12222 Moorpark St. #101
Studio City, CA 91604

OLD ADDRESS

4144 TUNJONGA AVE. #110

P.C. 91604

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 6/10/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 9

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Stuart Berton, Kathleen Hassett, LAFD, Andrea Sher,
& Janine Milne.

STUART BERTON

A PROFESSIONAL CORPORATION
12400 VENTURA BOULEVARD NO. 661
STUDIO CITY, CALIFORNIA 91604

TEL (818) 509-8113
FAX (818) 985-1527
EMAIL STUARTBERTON@EARTHLINK.NET

RECEIVED
CITY OF LOS ANGELES

JUN 05 2003

ENVIRONMENTAL
UNIT

VIA MESSENGER

June 6, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

Re: EAF #: ENV 2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I have been a resident of Studio City and a tennis player for over 25 years and am vehemently opposed to the proposed loss, in whole or in part, of the tennis and golf facilities at Studio City Golf & Tennis on Whitsett just north of Ventura Boulevard.

The proposed construction of a six-story senior citizens residence would not only eliminate recreational facilities vital to Studio City and its residents as well as residents of nearby communities in Los Angeles, it would tremendously increase traffic congestion and be unsightly over-building for our community.

This is a huge quality of life issue for residents of our community. We do not want over-size apartment buildings anywhere and we do not want to lose the open space greenery of Studio City Golf & Tennis. We have a unique situation in Studio City: we are close to the Santa Monica Mountains wilderness area, we have a river running through our community (although at this point it's not very picturesque), and we are centrally located for travel to Burbank, the West Side, downtown, Hollywood and the West Valley. Please do not destroy what we have; the proposed project would do just that.

Sincerely,



Stuart Berton

C: Hon. Wendy Greuel

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 5, 2003

TO: Planning Department
Attn: Maya Zaitzevsky

FROM: Fire Department

SUBJECT: **HOMEPLACE RETIREMENT COMMUNITY**

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

PROJECT LOCATION

4141 Whitsett Avenue.

PROJECT DESCRIPTION

A three lot subdivision of a 17.2 acre lot which is currently improved with a pitch and put golf course, driving range, club house and 20 tennis courts. Lot A will be 11.78 acres and will consist of the existing golf course, driving range and clubhouse. Lot B will be 4.42 acres on which it is proposed to be built 240 senior housing units within 6, 4 story 45 feet high buildings. Lot C will be one acre of open space or for use as a fire station. (New Fire Station 78)

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 4,000 G.P.M. from four fire hydrants flowing simultaneously.

B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 78 (Temporary Quarters)
Paramedic Engine Company
4230 Coldwater Cyn. Boulevard
Studio City, CA 91604
Miles – .5
Staff – 4

Fire Station No. 108
Single Engine Company
12520 Mulholland Drive
Beverly Hills, CA 90210
Miles – 2.1
Staff – 4

Fire Station No. 60
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance
Battalion 14 Headquarters
5320 Tujunga Avenue
North Hollywood, CA 91601
Miles – 2.8
Staff – 15

The above distances were computed to 4141 Whitsett.

Based on these criteria (response distance from existing fire stations), fire protection would be considered adequate.

C. Firefighting Access, Apparatus, and Personnel.

4,000 GPM

Adequate – if project contains provision for new fire station.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Submit plot plans indicating access road and turning area for Fire Department approval.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Standard cut-corners will be used on all turns.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

Maya Zaitzevsky
June 5, 2003
Page 4

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Mike Theule of the Construction Services Unit at (213) 482-6509

WILLIAM R. BAMATTRE
Fire Chief

Alfred B. Hernandez, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

ABH:MT:gm
c:homeplace retirement com

RECEIVED
CITY OF LOS ANGELES

JUN 05 2003

ENVIRONMENTAL
UNIT

June 6, 2003

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street
Room 763
Los Angeles, CA 90012

With regard to the enclosed notice, please be sure to include as part of your EIR the impact of the following effects:

- Traffic Congestion
- Loss of Critical Recreational Facilities and Designated Open Space
- Aesthetic Deterioration
- Increased density
- Air Quality
- Cultural Resources
- Geology and Soils
- Hydrology/ Water Quality
- Land Use and Planning
- Noise Pollution
- Population and Housing Growth
- Public Services
- School Sports Programs Currently Using the Facility
- Property Values For Adjacent Residential Real Estate
- Potential Crime Increase In This Area Due To Potential Closing of After-School Youth Programs Serviced On-Site

Respectfully,

Kathleen E. Hassett
4211 Teesdale Avenue
Studio City, CA 91604

(818) 509-2925--home

4019 GOODLAND AVE,
STUDIO CITY, C.A. 91604.
JUNE 9, 2003.

MAYZ ZAITZEVSKY,
FAX 213 978 - 1343.

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

DEAR MS ZAITZEVSKY,

I AM WRITING TO ASK YOU TO PLEASE SAVE STUDIO CITY GOLF AND TENNIS. WHERE WILL OUR CHILDREN PLAY TENNIS, IF THIS MONSTROSITY IS BUILT ON THE TENNIS COURTS? WE HAVE ALREADY LOST THE RACQUET CENTER COURTS!!! PLEASE JUST DRIVE AROUND AND LOOK AT 4 STORY BUILDINGS AND IMAGINE 6 SUCH STRUCTURES BEING BUILT ON THE ONLY AVAILABLE TENNIS COURTS IN OUR AREA. WHAT WILL THESE STRUCTURES DO TO THE AESTHETICS OF THE GOLF COURSE AND SURROUNDING AREA? SURELY THE RESIDENT'S WISHES IN THIS MATTER SHOULD BE TAKEN VERY SERIOUSLY. THE MAJORITY OF RESIDENTS ARE VEHEMENTLY AGAINST THIS HIGH END SENIOR HOUSEING PROJECT, WHICH IS DESIRABLE TO HOMEPLACE, ONLY BECAUSE OF THE GOLF COURSE. PLEASE COME TO OUR OPEN HOUSE ON SATURDAY 21ST JUNE, BETWEEN 12 AND 4 PM, AT THE STUDIO CITY GOLF CLUB HOUSE AND SEE FOR YOURSELF HOW THE LOCAL RESIDENTS FEEL ABOUT THIS PROJECT

YOUR'S SINCERELY,
ANDREA SHER.



Janine Milne Studio

127 E. 9th St. # 1006 · Los Angeles Ca 90015 p213 488-9500 f213 488

Attn: Maya Zaitzevski

I am a resident of Studio City and am writing regarding the development being proposed at the Studio City Golf and Tennis club.

I am truly perplexed that this is even a debate for the City of Los Angeles. The negative impact of traffic congestion, increased density etc., is certainly important, but to my mind not the core issue. The core issue is the elimination of open space; which is vital to a community's heart and soul.

When communities are rated in our nation by desirability and their meeting of peoples inherent needs; open space is factored in on the same level as crime or lack of, municipal services, etc. The city of Los Angeles has in it's past, not been far-sighted in planning its growth around such a key need for its peoples quality of life- and as such, we have one of the worst records in the country for open space per population. Today Los Angeles has the opportunity to take a step in another direction and preserve open space which has served Studio City for over 50 years; and which the community is overwhelmingly crying out for.

I hope our city has matured, and in wisdom will make a decision which will serve it's people now; and for generations to come.

I might add, the city of New York would never remove a part of Central Park from the residents to developers no matter how "valuable" that land might be. Los Angeles has an opportunity to decide where it's values lie.

Respectfully,

Janine Milne
4304 Goodland
Studio City

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

LOS ANGELES POLICE DEPARTMENT

WILLIAM J. BRATTON
Chief of Police



JAMES K. HAHN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-4101
TDD: (877) 275-5273
Ref #: 1.1.2

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Department of City Planning
200 North Spring Street, Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

PROJECT TITLE: HOMEPLACE RETIREMENT COMMUNITY

The proposed project involves the Los Angeles Police Department's (LAPD) North Hollywood Area. Enclosed are Area and individual Reporting District population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service, and Area personnel statistics and information. The Department's response is based on information received from the Area in which the project is located, LAPD's Information Technology Division and input from Crime Prevention Unit (CPU) personnel.

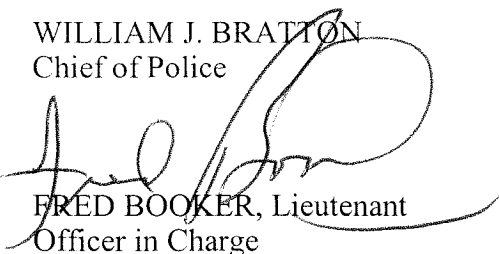
A project of this size would have a moderate impact on police services in North Hollywood Area, depending on the scheduled event. The LAPD's Community Relations Section, CPU, is available to advise you on crime prevention features appropriate to the design of the property involved in the project. The LAPD strongly recommends that developers contact CPU personnel to discuss these features.

Upon completion of the project, you are encouraged to provide the North Hollywood Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Sergeant John Amendola, Community Relations Section, at (213) 485-4101.

Very truly yours,

WILLIAM J. BRATTON
Chief of Police


FRED BOOKER, Lieutenant
Officer in Charge
Community Relations Section
Office of the Chief of Police

Enclosures

NORTH HOLLYWOOD AREA

The Homeplace Retirement Community project is located in North Hollywood Area, in Reporting District (RD) 1581. The North Hollywood Area covers 24.84 square miles and the station is located at 11640 Burbank Boulevard, Los Angeles, California 91601, (818) 623-4016.

The service boundaries of North Hollywood Area are as follows: Golden State Freeway (5) to the north; Hollywood Freeway (101), Coldwater Canyon, Tujunga Wash and Flood Control Channel to the west; Mulholland Drive to the south; and Los Angeles boundary to the east.

The boundaries for RD 1581 are as follows: Moorpark Street to the north; the Los Angeles River to the south; Fulton Avenue to the west; and Laurel Canyon to the east.

The average response time to emergency calls for service in North Hollywood Area during 2002 was 9.6 minutes. The Citywide average during 2002 was 10.2 minutes. There are approximately 250 sworn officers and 27 civilian support staff deployed over three watches at North Hollywood Area. There were 49 crimes per 1000 persons in North Hollywood Area in 2002. The North Hollywood Area population per square mile for 2002 is 9,336.

Individual RD crime statistics, population, and crimes per 1000 persons are listed on the attached RD information sheet. The predominant crimes in North Hollywood Area are aggravated assaults, burglary from vehicles, and vehicle thefts.

Prepared by:
Crime Prevention Unit
Community Relations Section

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

PROJECT NAME: HOMEPLACE RETIREMENT COMMUNITY

TYPE OF CRIME	RD * 1581	NORTH HOLLYWOOD AREA	CITYWIDE
Burglary from Business	6	441	5,407
Burglary from Residence	18	854	15,155
Burglary Other	7	358	4,758
Street Robbery	2	388	11,259
Other Robbery	2	306	5,998
Murder	0	27	655
Rape	1	58	1,400
Aggravated Assault	18	1,485	32,491
Burglary from Vehicle	52	2,090	29,135
Theft from Vehicle	19	953	13,467
Grand Theft	16	790	12,408
Theft from Person	0	27	1,006
Purse Snatch	0	6	348
Other Theft	12	1,175	22,890
Bicycle Theft	0	39	306
Vehicle Theft	55	2,464	34,123
Bunco	0	6	133
TOTAL	208	11,467	190,939

CRIMES PER 1000 PERSONS

REPORTING DISTRICT	CRIMES	/	POPULATION X 1000	CRIMES PER 1000 PERSONS
NORTH HOLLYWOOD	11,467	/	231,900	49/1000
CITYWIDE	190,939	/	3,865,000	49/1000

* All statistical information is based on 2002 Los Angeles Police Department Selected Crimes and Attempts by Reporting District from the Police Arrest and Crime Management Information System 2 report.

RECEIVED
CITY OF LOS ANGELES

URGENT ACTION NEEDED to SAVE Studio City Golf and Tennis

ENVIRONMENTAL
DWT

The City of Los Angeles Needs to Hear from You!!!

The City is requesting comments from all interested parties to prepare for its Environmental Impact Report. It is essential that they know how you feel! The developer's revised plan calls for six four-story, 45 foot high buildings, 611 parking spaces, and PERMANENT REMOVAL OF ALL 20 EXISTING TENNIS COURTS.

Your letters can comment on the loss of open space, concrete replacing grass and trees, the total loss of the tennis facility, potential traffic congestion at the busy intersection of Ventura & Whitsett, or any relevant focus of your choosing.

Your letters must be submitted by June 8, 2003 to:

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, Ca. 90012

RE: EAF NO: ENV-2001-1196-EIR

6/2/03

To whom it may concern:

In addressing the above points, I would like to say:

1. Definitely a total loss of open space is critical when people are so stressed in life today.
2. Golf is certainly a great boon to "unwind". This short course makes it easy for people who are short on time - seems as if everyone is - to ease off on "roadrage".
3. This facility provides a learning experience - both tennis and golf - which may go on to a healthy lifelong activity for kids.
4. AND THE CONGESTION that would certainly come with cars in the 611 parking spaces! I hate to think of it. There could be no access to Coldwater, so all vehicular traffic would go east to Whitsett which is busy enough right now. Or the other option for the 611 cars would be to come north to go to Moorpark through our residential area. It is now a challenge to get out onto Moorpark to go east and generally speaking, forget going west.

Believe me I'm interested!

Daisy G. Whitaker (Mrs. Wm.W.)
4306 Bellaire Ave.
Studio City Ca. 91604

June 1, 2003

Dear Ms. Maya Zaitzevsky:

As more and more single-family houses are removed for construction of apartments and condos in Studio City, our oasis, The Studio Golf and Tennis is essential for the health and well-being of its residents and neighbors. More than 750 patrons daily seek the recreation, relaxation and camaraderie this beautiful jewel provides and has for over fifty years.

I urge you to support our community's need for a haven of open-space so vital to our children, parents, working young people as well as seniors, of which group I am a member.

Sincerely,
Carrie Henderson



Ms. Carrie Henderson
4003 Goodland Ave
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

JUN 04 2003

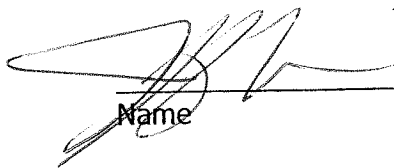
ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Please save our golf course

Sincerely,


Name

6/1/03
Date

& Ann Bryner

Address and Phone :

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a long time Studio City
resident, I'm beseeching you to save
our golf course.

We need all the green open
space we can have.

Sincerely,

Vicki Rothman 6-1-03

Name

Date

Address and Phone :

11718 Laurelwood Dr.
Studio City 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



11158 Aquo Vista ST Apt K
Studio City Ca 91602

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

A handwritten signature in black ink, appearing to be 'G. S. O.', written in a cursive style.

11218 Sunshine Terrace
Studio City, CA 91604

Metrose
13001 Hesby St.
Sherman Oaks, CA
91423

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

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Please help us,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

RECEIVED
CITY OF LOS ANGELES

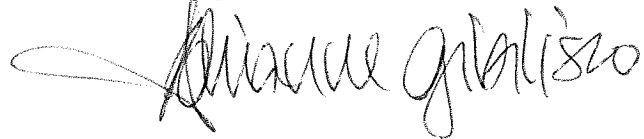
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

A handwritten signature in black ink, appearing to read "Adrienne Gibilisco". The signature is fluid and cursive, with a large loop at the beginning.

ADRIANNE GIBILISCO
4255 ST. CLAIR AVE.
STUDIO CITY, CA 91604

11680 Dona Alicia Pl.
Studio City, CA
91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Claire Feldman

MARC ANDREWS
13038 GREENEAF ST
STUDIO CITY, CA 91614

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

A handwritten signature in black ink, appearing to read "Marc Andrews". The signature is stylized with large, sweeping strokes and a horizontal line extending to the right.

June 1, 03

Maya Zailzevsky,
Project Coordinator
Los Angeles Planning Department
200 North Spring Street
Room 763
Los Angeles, Ca 90012

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
LWT

Dear Ms. Zaitzevsky,

I am profoundly opposed to the Homeplace development at the Studio City Golf and Tennis site.

This is why:

I am the mother of two little kids. I want my kids to grow up with green-space and healthy lungs. Do not rezone this land! The space should remain recreational. Yes, housing is tight but housing should not be built on designated open-space. Build up, if necessary, on land already zoned for housing.

Why should this beautiful land which is now available to ALL of us become the cash cow of a development company and the private domain of 240 primarily wealthy owners? It is profoundly unfair to the citizens of Studio City and Los Angeles.

Not long ago ' friend of the developer ' (as he described himself) tried to buy my Save Studio City Golf and Tennis t-shirt when I was in a local restaurant. He said that it would be a good joke gift for his friend. This situation is not a joke to me.

I am angry and appalled that the City is even considering rezoning. Please. For our children. Keep our precious green-space.

Many Thanks



Martha Bissell
4024 Sunswept Drive
Studio City, CA 91604

cc. Wendy Greuel and Studio City Residents Association

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

June 2, 2003

Dear Ms Zaitzevsky,

I am a parent of a very serious tennis player who lives in the Studio City area. We are working middle class parents and keeping a child in competitive tennis is an expensive task. To not allow the Studio City Tennis Facility to remain open would be devastating to us because we cannot afford to belong to a private tennis club as well.

Please hear our plea as well as many others to realize how important this facility is to a large number of tax paying citizens.

Thank you,

Kris and Gregory Cannon



To: Maya Zaitzevski, Project Coordinator
200 N. Spring Street, Room 763
LOS Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARING HOUSE NO.: 2002031028

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevski,

Every environmental impact decision must require a delicate balance to produce the maximum benefit to the most number of people and the minimum harm to the fewest. By the application of a simple arithmetic exercise (shown below), one can plainly see that the proposed development actually produces the maximum harm to the largest number of people, and the project application must, in all fairness to the large majority of citizens, be disallowed. At the moment, five parks are servicing Studio City's 25,841 inhabitants.

Park	Approx. square feet*	No. tennis courts
North Hollywood Park	1,700,000	4
Moorpark Park	100,000	0
Woodbridge Park	233,000	0
Studio City Rec. Ctr.	272,000	0
Studio City Golf & Tennis	500,000	20
	<u>2,905,000</u>	<u>24</u>

* Estimates taken from crude measurements of Thomas Brothers maps.

Assuming 360 people move into the proposed 240 housing units, at the "expense" of losing 500,000 square feet of recreational facility, the available recreational space will decrease from 116 square feet of park per person to 94 square feet per person. This represents a 17% loss of space and an 83% loss of tennis courts. All this for a 2.5% gain in population. Why should each Studio City resident lose approximately 20% of his/her recreation space so a handful of newcomers can squeeze into an already elbow to elbow human herd?

Of course, the above "argument" doesn't even take into account, those who will be squeezed out (e.g., all those oxygen-generating trees, shrubs, grass, and flowers) and literally hundreds of thousands of fellow creatures such as birds, squirrels, possums, raccoons, snakes, butterflies etc.) all of whom are presently contributing to the joy and pleasure of Studio City's present inhabitants. They will be 100% gone.

Sincerely, 

Thomas M. Asher, 3918 Goodland Ave., Studio City. (818)766-7284.

Eileen Wolber
11780 Moorpark St D
Studio City CA
91604

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Eileen F Wolber

RECEIVED

JUN 04 2003

ENVIRONMENTAL
UNIT

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

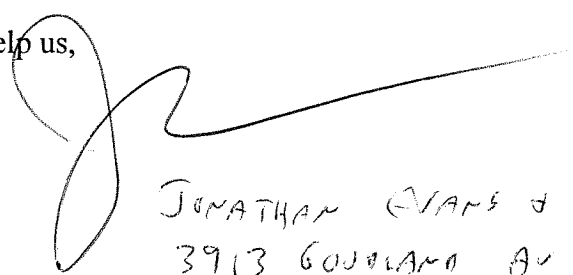
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



JONATHAN EVANS & FAMILY
3913 GOULIANO AV
STUDIO CITY CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Dawn Pauline Luthie
2952 Bottlebrush St
La Ca. 90077

May 28, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

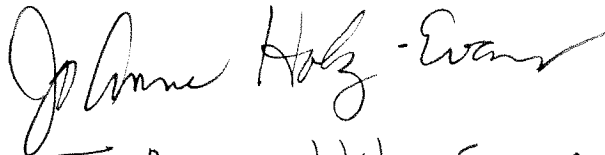
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

My children learned to play golf at Studio City Golf & Tennis. Where will their children learn to play golf?

We must save Studio City Golf & Tennis.

With sincere thanks,



Jo Anne Holz-Evans
3913 Goodland Ave
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please save Studio City
Golf + Tennis Center.

Sincerely,

Barbara Schattwiese 6/1/03

Name

Date

Address and Phone :

13004 Valleyheart Dr #8
Studio City, Ca 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

Robert Fessel

6619 Bellingham Ave.

N. Hollywood CA 91606

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
LIMIT

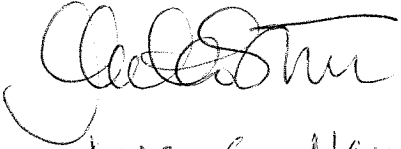
June 1, 2003

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,


4213 Goodland Ave
Studio City, CA 91604

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CITY OF LOS ANGELES

JUN 04 2003

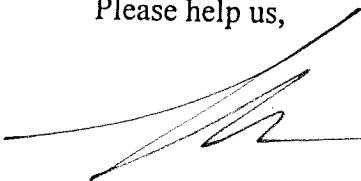
ENVIRONMENTAL
UNIT

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Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



Stephen D. Murray
4200 Rhodes Ave
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

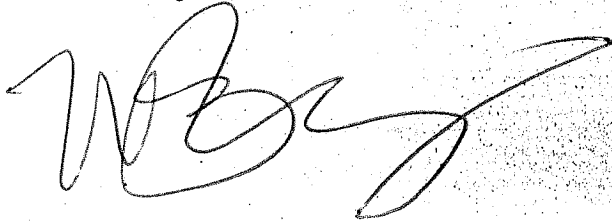
MARSHALL BERG
14019 Addison St
Sherman Oaks CA 91423

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



Alyson Fox
4053 Farmdale Avenue
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

Alyson Fox

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UNIT

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As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

*NORMAN B SIGBAND
Norman B Sigband*

RECEIVED
CITY OF STUDIO CITY
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We, as our friends and neighbors believe that recreational open space must be preserved. We must save Studio City Golf & Tennis.

Thank you,

Keith Paul 6/1/03
KEITH PAUL
4258 SAINT CLAIRE AVE
STUDIO CITY CA 91604

RECEIVED
CITY OF LOS ANGELES

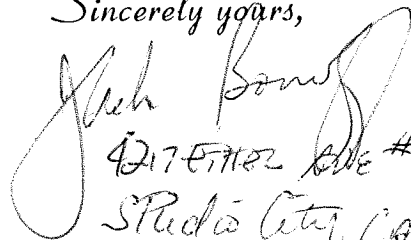
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Madame:

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,



21757102 Ave #6

Studio City, CA 91604

Member Studio City Neighborhood Council

6/1/03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

*Thank you for making
this a possibility.*

Yolanda Adon
3714 Avenida del Sol
S.C. 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please save the tennis/golf complex.
I play tennis + my husband plays golf —
it's so convenient!

Sincerely,

Paula Jandos 6/1/03
Name Date

Address and Phone :

PAULA JANDOS
2736 CARMAR DR.
LOS ANGELES, CA 90046

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I LOVE the Whitsett golf course!
PLEASE don't ruin this awesome
place where I can fail & recover &
get that one great shot & commune
with PARROTS on the 4th hole. What
would happen to the parrots??

KEEP WHITSETT GREEN.

Sincerely,



Deborah Dietrich 6/1/03

Name

Date

Address and Phone :

Jennifer Rigberg
12431 Rye St.
SC, CA 91604

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

Jenny Rigberg

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

June 1, 2003

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Jane Wald Henderson

Jane Wald Henderson
4949 Stern Avenue
Sherman Oaks CA
91423

June 2, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

RE: EAF NO: ENV-2001-1196-EIR

Ms. Zaitzevsky:

It has become expedient that I voice my opinion on the situation regarding the Studio City Golf and Tennis problem. I have lived in this area since 1973, and the fact that we have this wonderful open space in the neighborhood has kept me here. This neighborhood is very desirable by home buyers. Any house that goes on the market is grabbed very quickly, even at today's prices.

It is incomprehensible to me that anyone would even think of letting such a pristine piece of property be sold so that six four-story, 45 foot high buildings, 611 parking places would be built, replacing all 20 existing tennis courts! I know that basically it is greed, not the good of the community at the bottom of this ridiculous plan. Replacing grass and trees with ugly concrete makes no sense at all! Do you know that our neighborhood wild parrots gather in the tall trees to chatter away every day? Their homes would be taken away, too.

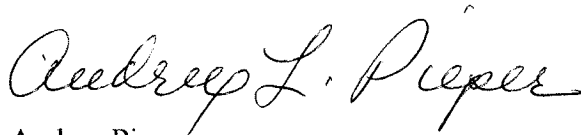
Ventura Blvd. and Whitsett is already a very busy intersection. Such a project would impact the traffic congestion causing more problems than we already have.

All of the residents in this area and we beg of you to keep this environmental asset intact!

Sincerely,



Marie A. Maier
4307 Bellaire Avenue
Studio City, CA 91604



Audrey Pieper
4307 Bellaire Avenue
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Michaela O'Scalle

4011 Sunswep+ Dr.

S. C. 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

We are totally against development of The Studio City Golf & Tennis facility. This is the only open space area we have & many, many people are using the Tennis & Golf - clubs, schools & the general public, there is no other large court area for the schools ^{clubs} to go.

The increased traffic congestion is going to be terrible

There is an open area that was Riverside Emergency Hospital, why isn't it used for either Fire Station or Senior housing - (Riverside & Whitsett)

Sincerely,

J B Totten

Sybil A. Totten

Name SYBIL TOTTEN Date 5/31/03

JOHN TOTTEN
Address and Phone: 818-763-0737

12611 SARAH ST

STUDIO CITY, CA 91604

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

June 1, 2003

Dear Ms Zaitzevsky:

We, as our friends and neighbors believe that recreational open space must be preserved. We must save Studio City Golf & Tennis.

Thank you,

Lona Torchia

LONA TORCHIA
RICHARD TORCHIA
3673 GOODLAND AVE
STUDIO CITY, CA 91604
(818) 761-8752

Dear Ms Zaitzevsky:

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

*Jeanie Burke
4142 Wilkerson Ave
Studio City 91604*

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am 72 years old and would hate to end up ^{house} in this project, as it would be surrounded - at least in part - by Witsell, Moorpark St, and Coldwater Blvd. And there are already crazy with traffic except very early in the morning. And with all the additional cars going to the proposed facility, it would not only be a traffic nightmare but drive elderly persons like me to despair. The tennis & golf players only drive in at early cool or later cool hours & do not add to the traffic and noise.

Sincerely,

Elaine Plaskin
Name Date

Address and Phone :

8906 Goodland Ave
Studio City Ca. 91604
(818) 763-6679

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028
PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please do not support this project. How can you in good conscience think it would be beneficial to our community?

I know you would not support nor consider supporting the Homeplace Retirement Community Project for the greater good of all of us in the community!

Sincerely,
Alan Estes

Sincerely,

Alan Estes 6/01/03
Name Date

Address and Phone : 377-656-9114

3701 Oakdell Rd.
Studio City, CA
91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Lani Sorensen
11218 Sunshine Terrace
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Keep the Golf / Tennis.
It's great for the kids too

Sincerely,

Frances Deborah Liff

6/1/03

Name

Date

Address and Phone :

FRANCES D. LIEFF
4159 BAKMAN AVE.
STUDIO CITY, CA. 91602

RECEIVED
CITY OF LOS ANGELES

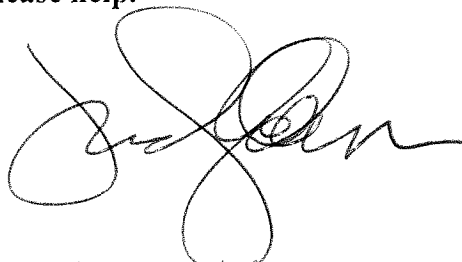
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.



Judy Adams
7320 Balboa Bl #125
Van Nuys CA 91406

RECEIVED
CITY OF LOS ANGELES

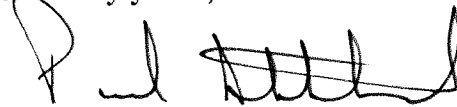
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,



PAUL STRICKLAND

5123 BELLAIRE AVE

VVL. CA 91607

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We live in an apartment complex. Studio City Golf & Tennis is our recreation spot. What would we do without it? Please help us save this special place.

We care very much,

Tommy Eriksen
4500 Fulton Ave. #6
Sherman Oaks CA 91423

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Having lived in Studio City over
35 years, the Golf Course is a wonderful
green ~~area~~ ^{islet} in an area that is densely
populated with homes and apartments.

We need to continue ~~it~~ this -

Sincerely,

Shirley Kemp '6-1-03
Name Date

Address and Phone :

12523 Kling St
Studio City, CA 91604

818-763-1475

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Diana Morey

*Diana Morey
4913 Murietta Ave
Sherman Oaks, CA 91423*

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

G. Baro Hart

G. BARO HART

4359 Camella

Studio City 91604

DM
13038 Greenleaf St.
Studio City, CA - 91614

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

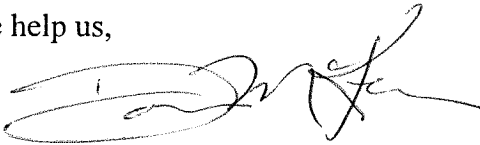
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

A handwritten signature in black ink, appearing to be the initials 'DM' followed by a stylized surname.

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Marc Singer

Marc Singer

11218 Canton Dr.

Studio City,

Ca. 91604

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Some may think that Studio City Golf & Tennis is the province of the young. Please remember that many of us are older fellows and not yet ready to join the protected senior citizen shuffle board set. Studio City Golf & Tennis is our place. We need to save it.

Thank you for your consideration.

Anita Cooper

ANITA COOPER
4417 LAUREL GROVE
STUDIO CITY, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

*Thank you,
Heather & Josh Tonkins*

*Heather & Josh Tonkins
4053 Shadyglade Ave.
Studio city, CA 91604*

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

6/1/03

Dear Ms Zaitzevsky:

We live in an apartment complex. Studio City Golf & Tennis is our recreation spot. What would we do without it? Please help us save this special place.

We care very much,

Sheri Clemente

Sheri Clemente
4500 Woodman Ave #B-104
Sherman Oaks, CA 91423

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

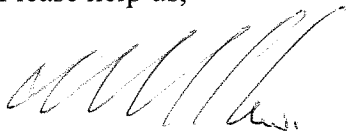
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



M. SHER.

4019 GOODLAND AVE.,
STUDIO CITY.

6/1/03

E. Pressman
12240 Laurel Terrace Dr.
Studio City, Ca. 91604

RECEIVED
CITY OF LOS ANGELES

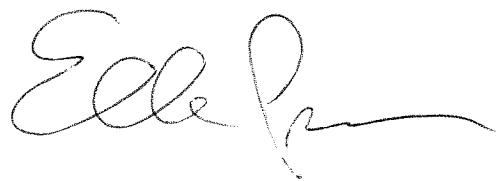
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Madame:

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,



RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Estelle Tynan
12841 Bloomfield St #101
Studio City, Ca 91604
6/1/03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Jane Taylor

JANE TAYLOR

4539 ST. CLAIR AVE

STUDIO CITY CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Linda Desantis 6-4-03
5738 Swain Ave.
No. Hollywood, Ca 91601

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

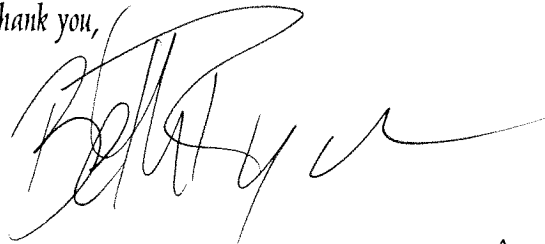
ENVIRONMENTAL
UNIT

June, 1 2003

Dear Ms Zaitzevsky:

We, as our friends and neighbors believe that recreational open space must be preserved. We must save Studio City Golf & Tennis.

Thank you,



5221 Cartwright Ave #4
N. Hollywood CA 91601

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

6.1.03

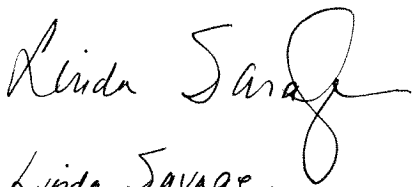
Dear Ms Zaitzevsky:

As an unabashed advocate of affordable recreation facilities, we urge the City to preserve Studio City Golf & Tennis.

My family and I are avid tennis players. We find there are fewer and fewer places to play tennis and even fewer places to play golf.

We hope Studio City Golf & Tennis will be saved in posterity.

Sincerely,



Linda Savage
4334 Laurel Cyn. Blvd.
Studio City, Ca. 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

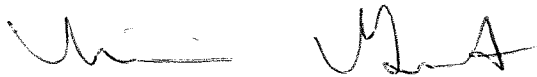
ENVIRONMENTAL
UNIT

6/1/03

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,



Miriam Granat
3704 Benedict Canyon Lane
Sherman Oaks CA 91423

June 1, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Heather Marshall

12132 Laurel Terrace Dr.
Studio City, CA

91604

6.1.03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

June 1, 2003

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.



MATT LORA
4233 W. Wilshire Ave
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

*SMCwp
4259 Agnes Ave
SC CA 91604*

RECEIVED
CITY OF LOS ANGELES

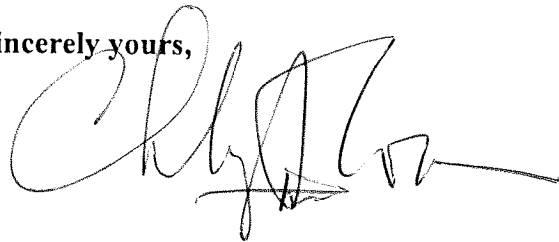
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

A handwritten signature in black ink, appearing to read "Christopher Cousins". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

CHRISTOPHER COUSINS
4503 LONGRIDGE AVE
SHERMAN OAKS CA
91423

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Anne Clarke

~~to 27~~ 12728 Moorpark St

#22

Studio City CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Robert Fales

12165 Viewcrest Rd

Studio City, Ca 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Aaron Feiler
12165 Viewcrest Rd.
Studio City 91604

6/1/03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Rita C. Vills
4117 Farmdale Ave
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

James Fox
4251 Babcock Ave.
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Cathy Nathan
13162 Otsego St
Sherman OAKS, CA 91423

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

CINDY BERG
14019 Addison St.
Sherman Oaks, CA 91423

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Cindy Berg

June 1, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

Bob Bellini
5531 Carpenter Ave
Valley Village, CA
91607

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Madame:

June 1, 2003

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,

*Richard Sanchez
3673 Goodland Ave.
Studio City, CA 91604
(818) 761-8752*

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

June 1/03

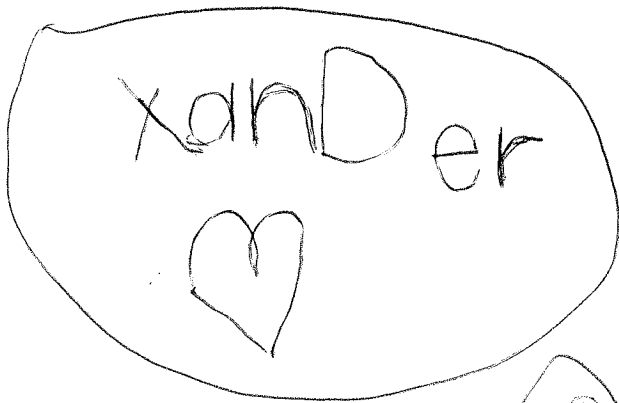
Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Don't remove our green-space! Our city needs
its lungs!

M. Bissell



RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

May 28, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

My children learned to play golf at Studio City Golf & Tennis. Where will their children learn to play golf?

We must save Studio City Golf & Tennis.

With sincere thanks,

Rose M. Przygocki

This golf course means so much to our family. It makes Studio City special.

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.



12240 Iredell St.

S.C. 91604

6/1/03

Susan Tyler

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

6-1-03

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,

*Rick Dehning
11605 Dilling St
Studio City 91604*

6/1/03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Barbara Blum
3733 Mound View Ave
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,

*Alan Dymond
11615 Canton Place
Studio City 91604*

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We live in an apartment complex. Studio City Golf & Tennis is our recreation spot. What would we do without it? Please help us save this special place.

We care very much,

Kara K Mogard
12433 Moorpark St
#112
Studio City, CA 91604
6/1/03

6-1-03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,

Berlin Lee

13412 MOOR PARK ST #B

SHERMAN OAKS, CA 91423

1 JUNE 03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

John May
Van Nuys CA 91405

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

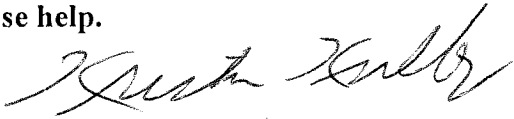
ENVIRONMENTAL
UNIT

4860 N Van Nuys Blvd #9
Sherman Oaks CA 91423

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.


6/1/03

6-01-03

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,

Christina Rahm

14130 Hart St.

Van Nuys CA 91405

P.S. They donated used tennis balls to my LAUSD classroom!

Thanks!

RECEIVED
CITY OF LOS ANGELES

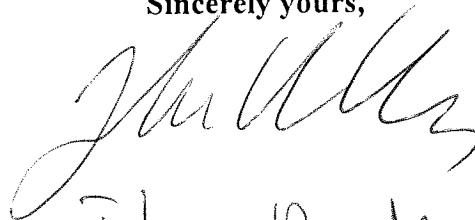
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,



John R. Muter
4913 Murietta Ave
Sherman Oaks, CA

91423

RUTTENBERG
3785 REKLAW DR.
STUDIO CITY CA 91604

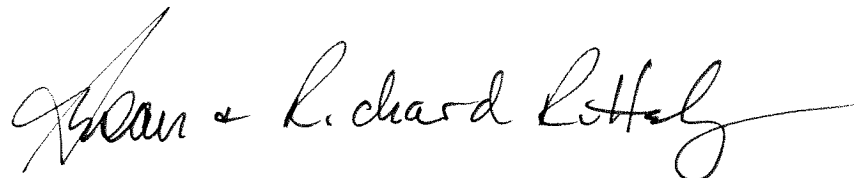
RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



SUSAN + RICH RUTTENBERG

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Diane C. Jones
Diane C. Jones
4617 Afton Ave
Sherman Oaks CA
91423

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

Electrical
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Handwritten signature of Robin Wise in black ink.

4122 WILKINSON AVE
STUDIO CITY, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Donna L. Ryan
3829 LAUREL CANYON BLVD
STUDIO CITY CA 91604-3722

DONNA L. RYAN

*Open Space should not be lost for
virtually any reason! Once lost it is
never recovered.*

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Jo Himmelsfein
2630 Laurel Pass
L.A. 90046

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Keith Johnson

(KEITH JOHNSON)

4059 LAUREL GLEN AVE
STUDIO CITY, CA 91604

RECEIVED
CITY OF LOS ANGELES

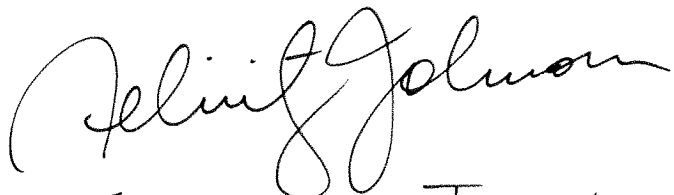
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,



FELICITY JOHNSON
4059 LAURELGROVE AV.
STUDIO CITY 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Juan Copeland
14345 Whitsett Ave #12
Valley Village, CA 91607
818-762-8413

RECEIVED
CITY OF LOS ANGELES


JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,


M. Krichewsky
11206 DONA LOMA DR, Studio City

CASSA KHAMINSKI
300 N. FAIRFAX AVE
LA, CA 90046

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Cassandra

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Please save Studio City Golf &
Tennis.

Sincerely,

Deborah Huetta 6/1/03
Name Date

Address and Phone : 4347 Vantage Ave.
Studio City, CA 91604

Amy Pell
3907 Ventura Cyn Ave
Sherman Oaks, CA 91423

May 30, 2003

Ms. Maya Zaitzevsky
Project Coordinator
EMV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I write to you to say that for years I have driven from my distant community to play tennis at Studio City Golf & Tennis. We have nothing like it where I live. It would be a terrible loss to lose Studio City Golf & Tennis.

Thank you, for your consideration.

Amy Pell

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Joan L. Sigband
3109 DENA SUSANA DR
STUDIO CITY CA 91604-4355

RECEIVED
CITY OF LOS ANGELES

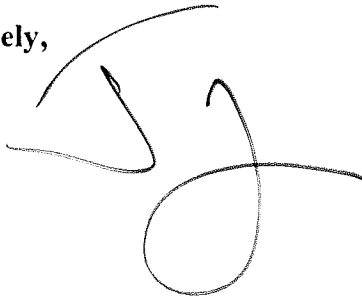
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,



2936 Brian Knoff
Los Angeles, CA 90019

661103

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

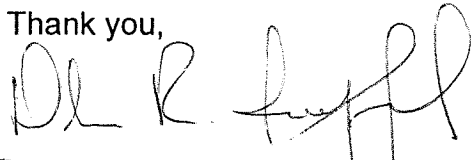
Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,


Delie R. Swofford
4333 St. Clair Ave.
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

GM Cole
4259 Agnes Ave
SC CA 91604
6/1/03

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Tema Liebovitz
12401 Moorpark St #213
Studio City, Ca
91604

P.S. One of the reasons I moved back here after 4 yrs on the Westside is because of its "community" feeling - I am living alone and I feel very safe and welcome here without "commercial interference" of big buildings. This is my city and I love it just the way it is!

Metrose
13001 HesBy St
SHERMAN Oaks, Ca
91423

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

As an enthusiastic resident of Studio City,
I implore you to save the Studio City Golf & Tennis
Complex. The neighborhood will be poor without
it.

Sincerely,



6.01.03

Name

Date

Address and Phone :

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

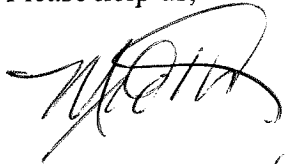
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



Michael Kenoz

4328 AGNES AVE
STUDIO CITY CA, 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

C. Richard White

11571 ADDISON
VALLEY VILLAGE, CA 91601

Ellen Whorton
11571 Addison ST
100 Hollywood, Ca 91601

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Ellen Whorton

Perfect Copy Prod.
5914 Kester Ave
VN CA 91411

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Perfect Copy Products, Inc

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Jeff Stuart
4106 Alcora Avenue
Studio City, CA 91604

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Jeff Stuart
STUDIO CITY

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Andrea Sher

ANDREA SHER

4019 GOODLAND AVE

STUDIO CITY

CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Annalisa Engelbach
Annalisa Engelbach
11570 Hartsook St
Valley Village CA
91601

May 28, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

My children learned to play golf at Studio City Golf & Tennis. Where will their children learn to play golf?

We must save Studio City Golf & Tennis.

With sincere thanks,

JAY TANNENBAUM
4091 CAMELLIA AVE.
STUDIO CITY, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

PLEASE SAVE OUR
GOLF COURSE! My
ELEMENTARY AND JUNIOR HIGH
CHILDREN LOVE GOING THERE.

Sincerely,

Mrs. G. Miller 6/1/03
Name Date

Address and Phone :

RECEIVED
CITY OF LOS ANGELES

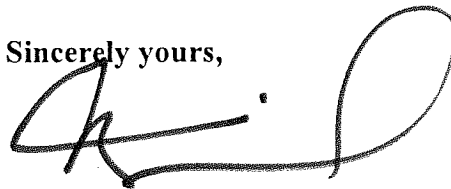
JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,



Monique Moize / Monique Moize /
4235 Whitsett Ave #106
Studio City CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As young working parents (as often as possible) grandma sits for us and we go to play at Studio City Golf & Tennis. The tension relief is just wonderful. We pray that Studio City Golf & Tennis will be saved.

Thank you,

Paul Sharp

12213 Hesty St

*Valley Village Ca
91607*

REC'D
CITY OF

JUN 04 2001

ENVIRON.
UNIT

Lynn Berney
12406 LA MAIDA ST -
N.H. Ca 91607

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Lynn Berney

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Melinda Skilord
11714 KLING ST
LA 91607

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,



Cynthia L. Wexler
4240 Navajo St
Toluca Lake CA 91602

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

6/1/03

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Glenn Krinsky
Glenn Krinsky
4266 Irvine Ave.
Studio City, CA
91604

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Some may think that Studio City Golf & Tennis is the province of the young. Please remember that many of us are older fellows and not yet ready to join the protected senior citizen shuffle board set. Studio City Golf & Tennis is our place. We need to save it.

Thank you for your consideration.

Sandra Quinn

SANDRA QUINN

P.O. BOX 8503

UNIVERSAL CITY, CA 91618

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As an unabashed advocate of affordable recreation facilities, we urge the City to preserve Studio City Golf & Tennis.

My family and I are avid tennis players. We find there are fewer and fewer places to play tennis and even fewer places to play golf.

We hope Studio City Golf & Tennis will be saved in posterity.

Sincerely,

Frank Freed

*It is an asset and a draw
for our community and a
green area we don't want to lose*

Karl Keyton
1300 N. Fairfax Ave #106
West Hollywood, CA
90046

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003


ENVIRONMENTAL
COURT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENV
6011

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

Some may think that Studio City Golf & Tennis is the province of the young. Please remember that many of us are older fellows and not yet ready to join the protected senior citizen shuffle board set. Studio City Golf & Tennis is our place. We need to save it.

Thank you for your consideration.

Anita Firestone

Anita Firestone
P.O. Box 8241
Universal City CALIF. 91617

JUNE 1, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,

Trina A. Black

TRINA A. BLACK
13412 MOORPARK ST # B
SHERMAN OAKS, CA 91423

June 2, 2003

Maya Zaitzevsky, Projector Coordinator

RE: EAF No. ENV-2000-1196-EIR

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Do NOT allow development of property on Whitsett between Valleyheart and Ventura Blvd to housing. As a 40 year resident of the immediate area, I object to the loss of open space, and particularly object to the congestion and air pollution which will result. Whitsett traffic south to Ventura Blvd has increased 20 fold; from no traffic light to a 3-way lights. We cannot withstand the increase in traffic. The area to be developed, should be dedicated for a park, and the enjoyment of the residents.

Grace Masuda

Ms. Grace N. Masuda
4219 Bluebell Ave
Studio City, CA 91604

Jay A. Glatt
11328 Brill Drive
Studio City, CA 91604

June 1, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 04 2003
ENVIRONMENTAL
UNIT

Dear Maya Zaitzevsky, Project Coordinator:

Subject: Studio City Golf and Tennis

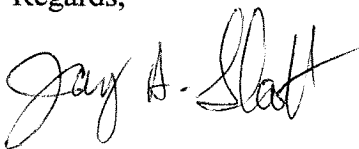
This letter is regarding the proposed plan to destroy the Studio City Golf and Tennis facilities and build a 4-story, 45-foot tall building with subterranean parking for 611 vehicles.

I am strongly against such a plan! Are you aware that this golf and tennis facility is the only and last such facility in the city of Los Angeles? If it is taken away, there will be nothing like it to replace it. The tennis courts at the facility serve the nearby schools and some tennis teams. Where would they now go if the facilities were gone? We would also see the removal of yet another public recreational area, lost to more development, more cement, glass, metal and traffic. The surrounding intersections and streets are already congested with traffic, this development could only make that congestion worse. We have already seen the destruction of the tennis facilities at Ventura and Lankershim Blvd.'s, to build a monstrosity of a shopping center. We cannot afford to lose the Studio City Golf and Tennis facility to development

I'm sure you would agree that in a world where we are being constantly bombarded with technology and surrounded by concrete, glass and cars, we need areas such as the golf and tennis facility as places to go to get back to a little bit of nature. Even if one does not use the facilities, the fact that the green grass and high trees are visible, allow you to experience nature visibly and can give you a sense of being 'grounded'.

I've been in Studio City for 10 years now and have seen many good improvements and some not so good. Please, let's not let this be one of the worst 'improvements' for Studio City.

Regards,



Jay A. Glatt

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As a sometimes lonely ~~with~~^{single}, I find great joy in meeting people with whom to play at Studio City Golf & Tennis. The environment is always lovely. I so hope the community will not lose Studio City Golf & Tennis. It means so much to so many.

Thank you for your consideration.

Lisa Vega
LISA VEGA

11059 Fruitland dr # 20
Studio City 91604

818 985 7070

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Nancy Carlson
12015 Kling St, #204
Studio City, CA 91607

RECEIVED
CITY OF LOS ANGELES

JUN 04 2003

ENVIRONMENTAL
UNIT

6/01/03

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

This is an unbelievable idea that you could even consider it, taking away the tennis & golf facilities.

I know you would never support this issue.

Sincerely,

Naureen Ester



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

WM-4

June 3, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

NOTICE OF PREPARATION AND PRE-DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOMEPLACE RETIREMENT COMMUNITY

Thank you for the opportunity to provide comments for the subject project. The proposed project is a three-lot subdivision. Lots A-C of a 17.2-acre is currently improved with a pitch and putt golf course, driving range, clubhouse and 20 tennis courts. Lot A will be approximately 11.78 acres and will consist of the existing golf course. Lot B is approximately 4.42 acres, and a zone change from open space to medium density residential is required. Approximately 240 senior housing units for independent living are proposed to be built within six, 4-story, 45-foot-high buildings. There will be subterranean parking with 611 parking spaces. Lot C will be approximately 1-acre. A zone change is proposed either to be used as open space or as a fire station. All 20 of the existing tennis courts will be permanently removed. The project is located at 4141 Whitsett Avenue in the City of Los Angeles. We have reviewed the submittal and offer the following comments:

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

The project is located next to the Los Angeles River and may affect the river's environmental resources including water quality and open space opportunities.

Ms. Maya Zaitzevsky
June 3, 2003
Page 2

According to Ms. Maya Zaitzevsky of the City of Los Angeles, the project scope has changed from the previous proposal, in April 2001, and will no longer include impacts to the Los Angeles River right of way. However, Public Works would like to continue to review further environmental documents to confirm that the project will not impact the Los Angeles River.

We are concerned with ensuring that the project will integrate greenway features to complement the overall Los Angeles River Master Plan goals. A copy of the Master Plan may be obtained from <http://www.ladpw.org/wmd/watershed/LA/Larmp/>. To ensure that the river's water quality will not be impacted, we recommended that Best Management Practices be identified for mitigation of potential stormwater runoff contamination. We also recommend that the project comply with SUSMP requirements, as set forth by the Regional Water Quality Control Board.

Public Works is committed to protecting the community and the environment and we look forward to reviewing the draft Environmental Impact Report.

If you have any questions, please contact Ms. Maria Lopez at Extension 4342.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Ms. Massie Munroe at the above address or at (626) 458-4359.

Very truly yours,

JAMES A. NOYES
Director of Public Works



FOR ROD H. KUBOMOTO
Assistant Deputy Director
Watershed Management Division

MM:kk/dbm
C:\FILES\MISCTYPING\EIR327.doc

cc: Maria Chong Castillo

Weissmann, Wolff, Bergman, Coleman, Grodin & Evall, LLP

A Limited Liability Partnership Including Professional Corporations

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June 5, 2003

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

Ms. Maya E. Zaitzevsky
City Planning Associate & Project Coordinator
Los Angeles Department of City Planning
Environmental Review Section
200 North Spring Street
Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

10857.2

Re: EAF No.: ENV-2001-1196-EIR
State Clearinghouse No.: 2002031028
Council District: Two
Lead Agency: Los Angeles Department of City Planning
Project Name: Homeplace Retirement Community
Project Address: 4141 Whitsett Avenue, Studio City

Dear Ms. Zaitzevsky:

As you know, this law firm represents the Studio City Residents Association ("SCRA"), which consists of more than 2,100 member households in the community surrounding the proposed Homeplace Retirement Community (the "Project") on what is now the site of Studio City Golf & Tennis. I am writing in response to the *Revised* Notice of Preparation dated May 8, 2003, to reiterate SCRA's insistence that the Environmental Impact Report for the Project (the "EIR") to be prepared by the Los Angeles Department of City Planning (the "Department") reflect the most thorough and comprehensive analysis possible of the numerous significant environmental effects of the Project.¹

¹We are aware that the applicant's "Revised Project Description" submitted to the City threatens to "request approval for the development of a single family subdivision on the entire 17.2-acre site" as "an alternative to the senior housing project" described in the Revised Notice of Preparation. Such heavy-handed tactics are unfortunate and inconsistent with the cooperative decision making process envisioned by the California Environmental Quality Act. In any event, any such "request" would, of course, require an entirely separate environmental review with concomitant public notice. For that reason, we will not further address this threat here.

Ms. Maya E. Zaitzevsky

June 5, 2003

Page 2

I. INTRODUCTION

The Project would be one of the largest ever built in Studio City in terms of square footage, mass, height, and density, consisting of 240 senior residential units housed in six 4-story buildings comprising about 500,000 square feet with subterranean parking for 611 vehicles. It would be constructed on 4.42 acres of existing recreational open space abutting the Los Angeles River in the heart of Studio City (the "Site"). The Site consists of 17.2 acres owned by Weddington Investment Company, Inc. ("Weddington") and leased to Studio City Golf Course, Inc. ("SCGCI"), plus approximately 4 acres owned by the Los Angeles County Flood Control District which also is leased to SCGCI. In the early 1970's, the Site was down-zoned to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City and County of Los Angeles to permanently maintain the Site as recreational open space.² In consideration of the City's agreement to keep the Site as recreational open space for the benefit of its citizens, the County has lost millions of dollars of property tax revenue which it otherwise would have enjoyed under the Site's previous residential zoning. Consistent with that agreement, the Site is designated as open space on the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, which comprises the applicable land use element of the City's General Plan.

For decades, the Site has been improved with Studio City Golf & Tennis, a recreational facility consisting of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and club house -- all open to the public -- which are owned and operated by SCGCI. These facilities are extraordinarily well-operated and maintained, and are used by tens of thousands of City residents. The tennis courts are home to the teams from Harvard-Westlake, Buckley, Oakwood, and Notre Dame High Schools, and to two of the City's most popular tennis leagues, the Los Angeles Tennis Association and the Van Nuys-Sherman Oaks Racquet Club. Because of the unique ability to "block-book" these excellent courts, they are the site of numerous tournaments, tennis camps for children, and other important programs.

Although SCRA certainly recognizes the need for quality senior housing, we believe that this laudable goal should not be accomplished by destroying existing -- and extremely scarce -- recreational open space. Moreover, it must be emphasized that the Project is not a low-cost senior housing community, but rather is a high-end, for-profit residential development. Indeed, we believe the applicant has chosen this Site for one transparent reason: It affords a unique opportunity to build a retirement development within the City of Los Angeles *on a golf course*, and thereby sell apartment

²Because the City had not yet adopted an "open space" zone, A-1 was the appropriate zoning to facilitate its intention to permanently maintain the Site as recreational open space.

Ms. Maya E. Zaitzevsky

June 5, 2003

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units at a highly-inflated price. Although this might benefit the applicant, it would not benefit Studio City or the citizens of Los Angeles.

II. ASSESSMENT OF THE ENVIRONMENTAL EFFECTS OF THE PROJECT MUST BE PROSPECTIVE.

Section 15004(b) of the CEQA Guidelines requires that environmental review for a project be timed "to provide meaningful information for environmental assessment." In this case, if the Department now proceeds with its environmental review, then it must assess all environmental effects of the Project as they will exist beginning two years into the future. SCGCI has a leasehold interest in the Site until April 6, 2005, **which it will not prematurely release**. Therefore, initial construction of the Project could not begin before April 2005.

Because Studio City is a growing community, the requirement for prospective environmental review is critical to all effects of the Project. Indeed, the new shopping center constructed by City National Bank at the north-west corner of Whitsett Avenue and Ventura Boulevard -- directly south of the Site across the Los Angeles River -- is already generating increased traffic in the immediate area. Moreover, the Los Angeles Fire Department intends to build the sorely-need Studio City Fire Station on the south-east corner of the Site, which the Fire Department expects to be operational by 2005. Accordingly, the EIR must assess the effects of the Project -- including its construction -- on the Fire Station. For example, the massive excavation proposed by the applicant for a 611-vehicle subterranean garage would take place directly adjacent to a functioning Fire Station, and the earth-moving trucks presumably would share the access used by firefighting equipment. The public safety effects of this potentially dangerous situation are obvious, and must be fully addressed in the EIR.

III. THE EIR MUST COMPREHENSIVELY ADDRESS ALL OF THE PROJECT'S SIGNIFICANT ENVIRONMENTAL EFFECTS.

To be legally adequate, an EIR must comprehensively identify and address *all* of the "significant environmental effects" of a proposed project. CAL. PUB. RES. CODE § 21100(b)(1); 14 CAL. ADMIN. CODE §§ 15126.2, 15143. "All phases of a project," including "planning, acquisition, development, and operation," must be addressed. CAL. ADMIN. CODE § 15126. And both "[d]irect and indirect significant environmental effects" must be analyzed, "giving due consideration to both the short-term and long-term effects." 14 CAL. ADMIN. CODE § 15126.2(a).

Ms. Maya E. Zaitzevsky

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Here, among other significant environmental effects, the Project would consume scarce and valuable open space, destroy sorely-needed recreational facilities, and dramatically increase traffic congestion. SCRA insists that the EIR comprehensively all of the Project's significant environmental effects, including, without limitation, each of the following:

A. Land Use And Planning Effects

1. The Project Would Be Inconsistent With The Site's Current Land Use Regulation.

The Project would be inconsistent with the Site's existing open space zoning and General Plan designation, and would result in the loss of nearly 5 acres of valuable recreational open space. The effect of this loss would be devastating and cannot be mitigated. Los Angeles is among the most open space-starved cities in the country; we have less than one-quarter the national average of parkland per 1,000 residents, ranking *dead last* among major cities. Accordingly, we believe it is nothing short of unconscionable to permit the destruction of existing recreational open space for a massive commercial development. Certainly, the EIR must thoroughly and forthrightly address this fundamental issue.

2. The Project Would Be Inconsistent With The Los Angeles River Master Plan And The Los Angeles River Parkway.

The Site directly abuts the Los Angeles River. For several years, the River has been the focus of significant planning efforts by federal, state, and local agencies, including the National Park Service, the California Department Of Parks And Recreation, the Los Angeles County Department Of Public Works ("DPW"), and many municipalities (including Los Angeles) which lie along its 51-mile course. Numerous political leaders and citizen groups see revitalization of the Los Angeles River corridor as a key to the environmental enhancement of Los Angeles and a thread which would provide our City with a greater sense of community. Thus, in 1996, the Los Angeles County Board Of Supervisors adopted the Los Angeles River Master Plan (the "River Master Plan"), administered by DPW, which advocates environmental enhancement and recreational development along the River. Moreover, the State of California recently designated the entire Los Angeles River as a future State Park -- the Los Angeles River Parkway (the "River Parkway") -- and appropriated over \$83 million for its development.

A key strategy of both the River Master Plan and the River Parkway is to link larger "nodes" of recreational open space along the Los Angeles River -- both existing parcels and future-acquired property -- with a greenbelt of parkland and trails. The Site is an existing "node" of recreational open space along the Los Angeles River. Thus, construction of a massive 500,000

Ms. Maya E. Zaitzevsky

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Page 5

square foot development at the Site would be a huge step *backwards* for the River Parkway and directly would contravene the River Master Plan.

Section 15125(d) of the CEQA Guidelines requires that an EIR “discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” Certainly, the River Master Plan is a “regional plan” within the meaning of Section 15125(d), and the EIR therefore must comprehensively address the Project’s inconsistency with it.

Moreover, because DPW is responsible both for administering the River Master Plan and for approving use of the Los Angeles County Flood Control District’s portion of the Site -- which the applicant is now seeking -- DPW is a “Responsible Agency” within the meaning of the Section 15381 of the CEQA Guidelines. Additionally, because the River Parkway has been designated by State law to become part of the State Park System, the California Department Of Parks And Recreation is a “Trustee Agency” whose jurisdiction over the State Park system would be directly affected by the Project. Accordingly, in preparing the EIR, the Department must fully consult with both of these agencies concerning the Project.

B. Recreational Effects

1. Tennis

The Site currently includes 20 lighted, public tennis courts, which are extraordinarily well-maintained and heavily used. With the loss of the Racquet Centre at Ventura Boulevard and Vineland Avenue to development several years ago, these court are the last remaining facility of its kind in the area. Indeed, over 13,000 people now have deposits to use them. Unlike the publicly-owned tennis courts operated by the Los Angeles Department Of Recreation And Parks (“DRP”), the courts at the Recreational Facilities may be “block-booked” for use by teams, leagues, and children’s programs. For that reason, the courts are home to the tennis teams from Harvard-Westlake, Buckley, Oakwood, and Notre Dame High Schools both as primary practice facilities and for league competition, and are also home to two of the City’s largest tennis leagues, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club.

The *revised* Project -- in contrast to the original Project -- would permanently destroy all of the tennis courts at the Site. The applicant will neither retain *any* of the existing courts nor construct *any* off-site courts. The loss of these tennis facilities enjoyed by thousands of residents from many parts of the City would be devastating, and, of course, must be fully addressed by the EIR.

Ms. Maya E. Zaitzevsky
June 5, 2003
Page 6

2. Golf

Although the golf facilities ostensibly would survive the Project, they also would be adversely effected in several critical respects. The aesthetic impacts on the golf course are discussed below and cannot be overemphasized. Moreover, the golf course already is extremely busy; over 70,000 rounds are played each year, or about 200 rounds per day. The applicant has estimated that the Project would house more than 450 retirees, *excluding* those in the skilled nursing facility. It certainly is reasonable to expect that these active seniors living directly adjacent to this beautiful golf course -- many of whom presumably would have purchased their units for precisely that reason -- would begin to monopolize the golf facilities, impacting their availability to current patrons and area residents.

Moreover, the Project likely will impact operation of the lighted driving range at the Site. The driving range currently is open until 11:00 p.m. daily, and evenings are among its most busy hours of operation. The applicant previously has stated that lights from the driving range may effect future residents of the Project, and has proposed to shield them. However, if this measure proves ineffective and residents of the Project complain about the lights, then it is reasonable to anticipate that the driving range's operating hours will be shortened -- thereby adversely impacting thousands of patrons who use this recreational facility in the evening.

Finally, the applicant previously proposed to deed the land containing all of the golf facilities to the City for dedication as permanent recreational parkland to be operated by the DRP. The applicant apparently has abandoned this proposal, and instead intends to operate the golf facilities itself pursuant to an unspecified "development agreement." We are extremely concerned that, under those (or other) circumstances, the golf facilities would not be operated and maintained in the impeccable manner that has benefitted the community for many decades. Moreover, the principal argument in favor of the original Project -- that the applicant would deed the golf course to the City -- apparently is now off the table.³

³Also apparently off the table is the applicant's earlier proposal "to develop a river-front park along the Los Angeles River adjoining the site." See Pre-Draft Request For Comments And Notice Of Public Scoping Meeting dated February 22, 2002.

Ms. Maya E. Zaitzevsky

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C. Traffic Effects

The Project would be populated by nearly 500 wealthy, active seniors, many (if not most) of whom would drive. Indeed, the applicant obviously anticipates this, as it proposes to construct 611 subterranean parking spaces for the Project. The Project also can be expected to generate significant vehicular traffic by guests, trolleys and vans to transport the residents, food service and other delivery trucks, and emergency vehicles -- all requiring ingress and egress to the Project within several hundred feet of the congested and dangerous intersection at Ventura Boulevard and Whitsett Avenue. Certainly, CEQA requires that the EIR fully analyze this significant environmental effect of the Project.

D. Aesthetic Effects

The Project would have significant aesthetic effects on the remaining golf facilities. Currently, there is a largely unobstructed view of the Santa Monica Mountains from the golf course. The aesthetic effect is now open and expansive. The Project would permit construction of six 45-foot tall buildings just a few feet from the golf course. The resulting aesthetic effect would be cramped and imposing. Indeed, the applicant has acknowledged that the 4-story buildings comprising the Project would cast up to 136-foot long shadows over golf facilities now enjoying year-round sunshine. As a matter of law, the EIR must comprehensively address this significant aesthetic effect of the Project. *See, e.g., Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, 29 Cal.App.4th 1597, 1604-06 (1994).

Indeed, we believe the applicant's oft-repeated mantra that the Project will "save" the golf course is most disingenuous. The golf course -- as it has existed for nearly 50 years -- will not be "saved" by building six massive buildings next to it. The proper way to save this unique and precious resource is to leave it alone.

E. Geological Effects

As a central part of the Project, the applicant proposes to excavate a huge 611-vehicle subterranean parking garage directly next to the Los Angeles River. SCRA questions whether this is feasible in light of the high water table at the Site. Indeed, we are extremely concerned that the applicant will destroy the tennis courts, begin construction, encounter "unforeseen" difficulties, and the Project then will sit for untold months -- if it is not abandoned altogether -- while the applicant attempts to find a feasible "work around." This must not happen. Now is the time to fully address the serious geological ramifications of this Project.

Ms. Maya E. Zaitzevsky
June 5, 2003
Page 8

F. Construction Effects

Construction of the Project -- and particularly the subterranean garage -- would require massive movement of earth from the Site, creating obvious traffic and noise effects. Moreover, even assuming that the golf course can continue to operate, playing next to this huge construction project certainly would not be a pleasant recreational experience. The EIR must fully address whether these significant effects truly can be mitigated.

G. Cultural Effects

The Project would partially destroy and otherwise dramatically effect a nearly 50-year old community resource that aptly has been described as the "crown jewel" of Studio City. Undisputably, Studio City Golf & Tennis is a unique and precious resource to which I personally can attest. My family moved to Studio City in 1967 when I was 10 years old; I grew up in this community and frequently played golf at this course. My wife and I now own a home just a few blocks from where I lived as a child. We have often used the tennis courts, and hope that our 2-year and 7-month old sons will have the same opportunity to use these extraordinary facilities -- and to "hang around" the safe and wholesome club house -- as I did nearly 30 years ago. Indeed, our community views Studio City Golf & Tennis as self-definitional; this facility captures and reflects the essence of Studio City. That is why literally hundreds of our residents show up at any opportunity to voice their vehement opposition to any proposal -- including this massive Project -- which will turn Studio City Golf & Tennis into nothing more than a fond memory.

IV. THE EIR MUST COMPREHENSIVELY ANALYZE ALTERNATIVES TO THE PROJECT.

Section 15126.6 of the CEQA Guidelines requires that an EIR "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives . . . even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly." This discussion must include "sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project," and expressly must address "[t]he specific alternative of 'no project,'" the purpose of which "is to allow decisionmakers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project."

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Page 9

In light of this legal mandate, SCRA insists that the EIR contain a complete and comprehensive "alternatives" analysis which should include at least the following two essential components:

1. Alternative locations for the Project. SCRA is confident that the worthwhile goals of the Project -- *i.e.*, quality senior housing -- can be accomplished at other locations in and around Studio City. The EIR should fully explore other potential sites, even if the applicant would not realize the same profit margin as it obviously expects to do by locating the Project on the golf course.

2. Alternative means to "save" the Recreational Facilities. As mentioned above, the applicant disingenuously has threatened to subdivide the entire Site for residential development if the Project is not approved. In light of the current zoning and other land use regulations governing the Site -- and the extraordinary political opposition to *any* development -- this cannot be deemed a "reasonable" alternative to the Project. There are, however, actual "alternatives" which must be fully explored in the EIR. *Indeed, even in a time of scarce public resources, we are confident that it is quite possible to save all of the existing golf and tennis facilities for future generations of City residents.* Recognizing that these facilities generate significant profits that could be used to secure funding to purchase the Site, Councilmember Wendy Greuel of the Second District -- in which the Site is located -- is working to do just that. The SCRA strongly supports the efforts of Councilmember Greuel and her colleagues to truly save Studio City Golf & Tennis. Meanwhile, the EIR must fully explore these alternative possibilities, and we urge the Department to consult with Councilmember Greuel, the SCRA, and other informed people concerning this matter.

V. REQUEST FOR A PUBLIC SCOPING MEETING WITH RESPECT TO THE REVISED PROJECT.

Given the substantial changes to the Project since the Department's scoping meeting on March 6, 2002 -- including the proposed permanent destruction of all tennis facilities at the Site -- we believe that a further scoping meeting pursuant to Section 15083 of the CEQA Guidelines would be both useful and appropriate. Indeed, because the revised Project is one of regional and areawide significance, a public scoping meeting arguably is required by CEQA. *See* CAL. PUB. RES. CODE § 21083.9.

Ms. Maya E. Zaitzevsky
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VI. CONCLUSION

This letter is not intended to exhaustively discuss all of the significant environmental effects of the Project or the requisite contents of the EIR, and we are hopeful that the Department will fully and fairly discharge its duty in this extremely important matter. The California Supreme Court has articulated the fundamental purposes of an EIR:

“An EIR is an environmental ‘alarm bell’ whose purpose is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return. The EIR is also intended to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action. Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. The EIR process protects not only the environment but also informed self government.”

Laurel Heights Improvement Association v. Regents of the University of California, 47 Cal.3d 376, 392 (1988).

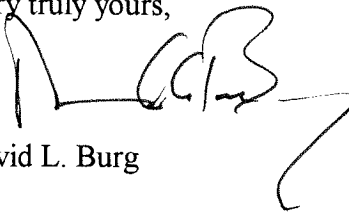
Construction of this Project could not even begin for 2 years. Accordingly, there is ample time to comprehensively analyze *all* significant environmental effects of the Project in the manner required by law. Anything short of a full and complete EIR would constitute a manifest violation of CEQA, and would be a disservice not only to Studio City but to the entire City of Los Angeles.

We appreciate receipt of the Revised Notice of Preparation from the Department, and continue to request that we receive -- both directly to SCRA and through this law firm -- proper and sufficient notice of all public hearings, comment periods, and deadlines in connection with this Project. Please don't hesitate to contact me for any reason.

Ms. Maya E. Zaitzevsky
June 5, 2003
Page 11

Thank you very much.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DLB', with a long horizontal stroke extending to the right.

David L. Burg

cc: Councilmember Wendy Greuel
Councilmember Jack Weiss
(via mail)
Ms. Claire Bartels
Ms. Bonnie Kopp
Mr. Tony Lucente
Ms. Laurie Cohn
Ms. Ann Ouellette
Mr. Arthur Howard
Mr. Jeffrey Hirsch
Mr. Arthur E. Anderson
Mr. George McCallister
(via fax)

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

6/5/03
Evelyn Kaufman

Re: EAF No:
ENV-2001-1196-EIR

Please don't permit anyone to
destroy our beautiful area; the
Studio City Golf Course & Tennis
Courts.

I have lived here for 30 years
and love to see the young people
playing tennis & some on the
golf course.

Why permit a developer to take
this away?

We need open space - please
help us keep it.

Thank you.

Evelyn Kaufman

Evelyn Kaufman
4336 Bellaire Avenue
Studio City, CA 91604

14577 ROUND VALLEY DR
SHERMAN OAKS CA 91403

320 JUNE 2003

(818) 7842837

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

REF: ENVIRONMENTAL
ENV-2001-1196-EIR.
STATE CLEARINGHOUSE NO. 2002031028.

DEAR MS ZAITZEWSKY,

WE WRITE TO EXPRESS OUR DESIRE TO SEE THE EXISTING RECREATIONAL AREA AT 4141 WHITSETT AVE BE PURCHASED BY THE CITY OF LOS ANGELES. THIS MOTION TO PURCHASE HAS BEEN INITIATED BY COUNCILWOMAN WENDY GREUEL. GREAT CITIES HAVE OPEN SPACES. AS A CITY PLANNER WE HOPE THAT YOU AND THE MEMBERS OF OUR CITY'S PLANNING DEPT SHARE THIS VIEW.

WE MUST SAVE THIS LAST OPEN SPACE IN THE EAST SAN FERNANDO VALLEY FOR NOT ONLY THIS GENERATION BUT FOR THOSE WHO WILL FOLLOW.

IT IS MOST SAD TO REALIZE THAT THIS AREA MAY BE REPLACED WITH UNWANTED BUILDINGS. IF THE TOTAL POPULACE ARE SOLICITED FOR THEIR OPINION - YOU WILL FIND THE VAST MAJORITY OF OUR FELLOW CITIZENS WILL AGREE THAT THIS VALUABLE RECREATIONAL SPACE MUST BE PRESERVED

WE JOIN WITH THE MANY HUNDREDS OF THOUSAND LOS ANGELES CITIZENS WHO AGREE ON THE ABOVE

YOURS SINCERELY

William R. Doherty
Doherty

Dear Ms. Zaitzevsky:

Although, we don't live in Studio City, we often travel over to use the courts and green at Studio City Golf & Tennis. Studio City Golf & Tennis is an asset to the entire city.

Please come visit.

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Debra Stoll

MAYA ZRITZEVSKY
200 N. SPRING ST. ROOM 763
LOS ANGELES, CA. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

RE: EAF No: ENV-2001-1196-EIR

DEAR MS. ZRITZEVSKY:

I HAVE BEEN A RESIDENT FOR 37 YEARS IN WHAT I CONSIDER ONE OF THE MOST DESIRABLE AREAS OF STUDIO CITY. THIS IS AN EIGHT BLOCK AREA BORNED BY WHITSET ST AND COLD WATER CANYON AND MOOR PARK ST. AND VAILEY SPRING LANE. AS YOU KNOW THE AREA PRESENTLY CONTAINS A GEM-LIKE NINE HOLE GOLF COURSE AND TWENTY TENNIS COURTS. BOTH FACILITIES ARE IN CONSTANT USE BY THE PUBLIC AND SCHOOL CHILDREN.

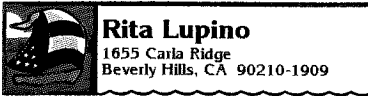
OVER THE YEARS, TRAFFIC HAS INCREASED ON BOTH NORTH-SOUTH THOROUGHFARES UNTIL IT IS NOW A 15-20 MINUTE WAIT TO ENTER FROM EITHER OF THE TWO EAST-WEST STREETS. THE SUGGESTED USE FOR THE GOLF COURSE AND TENNIS PROPERTY WOULD CREATE A DEVESTATING CONGESTION FOR THIS AREA!

AT PRESENT THERE ARE FOUR OR FIVE ASSISTED-LIVING PROJECTS UNDER CONSTRUCTION IN THE IMMEDIATE PROXIMITY WHICH MAKES STILL ANOTHER ONE POINTLESS.

MY URGENT PLEA TO YOU IS TO RECONSIDER CHANGING
THE ZONING FOR THIS PROPERTY AND RETAIN ITS
CURRENT USE FOR THE BENEFIT OF NOT ONLY
THOSE WHO USE IT BUT ALSO THOSE RESIDENTS
LIVING ADJACENT TO IT,

RESPECTFULLY,

ROBERT M. HALE
4226 BELLAIRE AVE
STUDIO CITY, 91604



RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

6-5-03

Dear Ms, Zaitzevsky:

I am deeply concerned that we, the stressed-out population on our troubled planet are doomed to ultimately become societies clay robots robbed of our higher senses by being forced to live almost entirely surrounded by "concrete jungles" across our country because systematically every open green space where our spirits can breathe is being systematically snatched away from us all leaving our environment devoid of nature's healing therapy where children and adults are left frustrated and "trapped."

This is why " Studio City Golf and Tennis " an incredible and much needed recreation center MUST BE SAVED! Consequently, the whole Studio City community will never sanction such a destructive, and greedy demolition of this loved, and treasured area which enhances and gives aesthetic pleasure to all the residents exposed to it's ambiance!

My voice may be a "voice in the wilderness" but I pray that it echoes thousands of other voices which may gather momentum across this frenetic country, and some day bring about a reconciliation between the voice of the earth and mans greed!

It takes a thousand men to construct a skyscraper, but a single blade of grass can force it way through the concrete pavement on fifth avenue in New York, think about it ladies, and gentlemen, what little power the human specie really possess. Maybe, we will be forced to capitulate to the real power one day?

I remain very sincerely

(310) 278-6248

4142 Rhodes Ave.
Studio City, CA 91604
June 4, 2003

Maya Zaitzevsky, Project Coordinator
200 N. Spring St., Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

RE: EAF NO: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO: 2002031028

PROJECT NAME: Homeplace Retirement Community

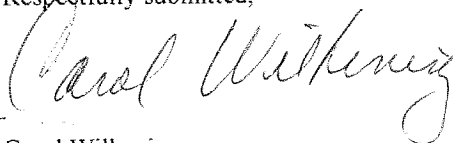
I am writing in response to the Homeplace retirement community planned for the golf course in Studio City. I have lived in my home for 25 years and I am a committed member of the community. I am appalled at the prospect of adding hundreds of new cars and drivers to this immediate area. We have watched unique and quaint single family homes torn up and replaced with three story apartment complexes, housing dozens of new residents. I understand their desire to live in the area, but when I moved here in 1977, I could drive up Rhodes Avenue to Moorpark and turn right with barely a wait, and I could turn left after only a short wait. I no longer even attempt to turn left, and the wait to turn right is now at least several minutes. During the "rush hour," the eastbound traffic light at Moorpark and Laurel Canyon Blvd. causes backups along Moorpark that extend for several blocks to oftentimes St. Clair Ave. and Laurel Grove. Also, at "rush hour," the northbound traffic along Whitsett, waiting for the signal at Moorpark is backed up a block and a half (these are long blocks).

The most disturbing trend, and one that will affect the neighborhood tremendously if Homeplace is built, is the drivers who race through our residential streets (Woodbridge, Valley Spring Lane, and Valley Heart) attempting to avoid traffic on Laurel Canyon and Moorpark. Many of the frustrated and irritated residents secretly feel a small amount of glee when these speeders hit bottom (and the sparks fly) at the "dips." We don't dare venture to cross an east-west street if a car is coming. Yes, pedestrians do have the right of way, but no one in the community wants to take their life in their hands crossing a street as a hell-bent-for-leather car is approaching. Since there is so much traffic on these east-west streets, it seems a traffic signal would benefit the community and make it easier for cars making left turns. However, the residents are frightened that this would serve to increase the through traffic and thus make it even more attractive for them to use our quiet residential streets to cut across our neighborhood. I'm afraid that Homeplace might even propose this as a solution for the additional traffic that they would be creating!

I have not even addressed the aesthetic impact of these ghastly buildings in this neighborhood of mostly small, single family dwellings. Nor have I mentioned the drastic loss of open space in a city that is sorely lacking in parks. The loss of the tennis courts to the community and youth groups would also have a negative impact. I'm certain that others are addressing these issues which have been brought up repeatedly in meetings we have attended and are of great concern to us all.

I do hope the issue of traffic will be examined carefully because, in this neighborhood of walkers, pram pushers, wheelchair patients (at the convalescent home on Rhodes) dog walkers and children playing, it is already a significant problem. The sudden addition of hundreds more cars and drivers would cause an immediate and negative impact on our environment.

Respectfully submitted,



Carol Wilkening

June 5, 2003

Maya E. Zaitzevsky
City Planning Associate
Project Coordinator
200 North Spring St., Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

This is to express my deep concern for the potential elimination or reduction of the Tennis and Golf Club, especially the tennis courts located at 4141 Whitsett Ave. in Studio City and its potential replacement with buildings for a retirement community. My name is Daniel Friedman, and I own a house in the area located at 11401 Dona Pegita Dr., Studio City CA 91604.

The Tennis and Golf Club is unique to the area and is the only location where the local community can play tennis and/or golf and enjoy these outdoor activities. The tennis courts especially, are extensively used and add an important recreational activity option to those who live in the area. The club is also aesthetically appealing and provides much needed green space to the neighborhood. One of the reasons I bought a house in the area was because of this club. I am sure that there are others like me. The implication of eliminating or reducing the club and the tennis courts in particular, is that fewer people would be attracted to the area, which would in turn diminish the potential value of homes in the area. For all these reasons, the club adds significant benefit and value to the area and the community around it (financially, physically and emotionally).

The proposed changes of replacing the club with a retirement housing complex would negatively affect the area. It would have a significant detrimental effect on the aesthetics of a neighborhood that is struggling to remain attractive. In addition, it would only provide a benefit to the few people who would use these facilities and none to the rest of the community. This seems to me as a very imbalanced cost-benefit equation. I am very concerned that this project will also create additional traffic and have a potentially negative impact on the environment.

Given these points, I strongly urge you to maintain the Tennis and Golf club in its present form and not allow the creation of retirement community.

Sincerely,


Daniel Friedman

Daniel Friedman
11401 Dona Pegita Dr.
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

JUN 10 2003

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

The STUDIO CITY TENNIS COURTS AT Whitsett are
one of the few public courts in the area. It
provides recreation to those people who
cannot afford to belong to a private club.
It would be a disservice to the community
to tear it down.

Sincerely,

Barbara Garner 6/3/03
Name Date

Address and Phone :

5429 Ethel Ave
SHERMAN OAKS, CA 91401

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Closing the Whitsett Avenue Tennis Facility would adversely affect the City of Los Angeles. There are very few public facilities left in the city for Tennis. It would keep a large segment of the population from being able to enjoy & play the sport of tennis. The open areas in the City are minimal as it is, and we need to keep the ones open that we have now for our air quality and the quality of life in Los Angeles.

Sincerely,

Mimi Anderson 6/2/03
Name Date

Address and Phone : 3966 Ellenita Avenue
Tarzana, Ca. 91356
(818) 342-4574

June 5, 2003

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

RE: Studio City Golf and Tennis

Dear Ms. Zaitzevsky,

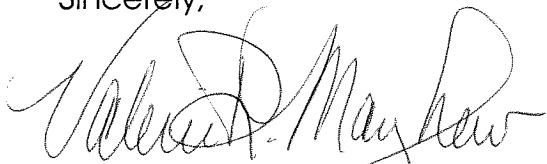
As a long time resident of Studio City, I am deeply concerned about the significant environmental impacts of the proposal to redevelop the Studio City Golf and Tennis site. Not only would a huge complex of six 45 foot high four-story buildings be completely out of place in our quiet residential neighborhood, the sheer size of such a complex would mean a huge increase in the traffic burden. Ventura Boulevard is near grid-lock now, with Moorpark Street getting more crowded daily.

Additionally, the loss of this beautiful green open space and only recreational facility of its kind would deal a serious blow to our community. To destroy acres of trees and rolling grassy knolls to make way for cement and subterranean parking is tragic and misguided. Property values would surely be compromised as visual blight took hold and the density of the area increased substantially.

In short, a 500,000 square foot develop of this kind has no place in Studio City. We don't want it, we don't need it and it would seriously jeopardize our quality of life.

Please help us have some say in our neighborhood's future. I grew up here and I want my children to be able to do the same.

Sincerely,



Valerie D. Mayhew
4228 Rhodes Avenue
Studio City, California 91604
(818) 752-9099



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Quality Floor Coverings
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TEL. (310) 278-0370 FAX (310) 275-6412

June 4, 2003

Maya Zitzovsky
Project Coordinator
L.A. Planning Dept.

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

- Please look into the the earthquake or seismic safety of the property the developer plans to build on. In the last earthquake there was a huge amount of structures (condos & apartments) located next to the L.A. River, that were damaged or condemned.
- Also, I would ask that you investigate the underground water table because of the parking facility they will be putting in. About 10 yrs. ago City National Bank had to curtail a project of theirs at the corner of Whitsett & Ventura Blvd. (across the L.A. River) from being developed because of the lack of stability of the underground where they wanted to place a 2 story underground parking facility. They had engineers do some testing.
- Lastly, I have watched senior citizens & youngsters play on this golf course & tennis courts for 21 years. Don't take away their affordable recreation! Thank You, Kathy Egan

rezoned this property with the resultant
negatives to air quality, noise, traffic
congestion, visual aesthetics and loss of
all tennis courts of recreation - will be
a great disservice to the citizens of this
city.

Thank you for this opportunity,

Frank Whiteman

FRANK WHITEMAN - OWNER

4203 BLUEBELL AVE

STUDIO CITY, CA 91604

6/9/03

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL

Dear Ms. Zaitzensky,

I've lived many places, but have never felt so much a part of a community as I have since I started coming to Studio City Golf + Tennis. It is a wonderful old institution, and part of the reason we have settled in Valley Village is because of S.C. G.+T. Recreation like this should be available to everyone, not just those who can pay \$100,000 to join a private club.

SAVE THIS GREAT PLACE!

Beth Littlefordincerely,
12310 Hesby St.
Valley Village CA
91607 Elizabeth Littleford

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

JUN 10 2003

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

over →

Sincerely,

Lee Siskin

Name

Date

Address and Phone :

*11661 Picturesque Dr
Studio City, CA 91604*

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Please do not take away our only substantial green space, tennis courts and golf greens in order to increase density, add noise and untold traffic. Those of us who live nearby are very concerned about our the disadvantage the large developement would mean to our livestyle.

6/04/03

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,



DESMOND B. McDONALD
3489 MANDEVILLE CYN. RD.
LOS ANGELES, CA. 90049

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

please, please, please! Help us on this issue!
I can go into lots of reasons why many of us don't
want to see the Studio City Golf and Tennis (particularly
the tennis!) replaced by a retirement community.
But you've heard all those before. I just want you
to know how important these tennis courts are to
the health and sanity of so many people! I
don't know where I'd be if I hadn't found the game
of tennis 3 years ago. There are such a limited amount
of city courts in the area (and they have a strict time
limit on the usage), and I'm afraid not only would
I lose out, but so would the schools in the area who
rely on the courts for team practices, but also the
Sincerely, many instructors who rely on income from teaching
there (city courts don't allow people to teach on them).

Shelly Dergian June 3, 2003
Name Date

Address and Phone :

4901 Mammoth Ave.
Sherman Oaks, CA 91423

Please, don't let this
housing be built at
S.C.G.T. !!

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I, and my fellow senior citizens have been using the facilities, at Whitsett for many years. There will be no place for us where our public tennis club can play matches. The city courts do not allow league play. Most of us are in our 60's and 70's. Our way of life will be changed for the worse. We need the Open Space to nourish our souls — and the tennis and golf to nourish our health. We cannot afford private clubs. I will miss the beautiful wild parrots who live there.

Sincerely,

Michalene Di Matteo June 4, 2003

Name

Date

Address and Phone :

4030 Ethel Avenue
Studio City CA 91604
818. 789. 6202

June 6, 2003
4311 Lemp Avenue
Studio City, CA 91604

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I wish to register my strong opposition to the latest development proposal for the Studio City Golf & Tennis site. The previous proposal would have resulted in unacceptable damage to the quality of life in our community from 1) increased traffic congestion, 2) loss of valued recreational facilities, 3) loss of precious and rare open space and 4) the creation of a massive eyesore of structures out of scale with the adjacent peaceful and attractive residential community.

The new proposal is even worse, with no provisions for any recreational, open space or aesthetic considerations and would result in even heavier density and traffic congestion.

I strongly urge our elected officials to recognize that the implementation of this proposal would be highly damaging and offensive to the Studio City community and reject it.

Sincerely,



Paul Wong

**Pamela Friedman
4218 Alcove Avenue
Studio City, CA 91604**

Re: Studio City Golf and Tennis

**Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 N. Spring Street, Room 763
Los Angeles, CA 90012**

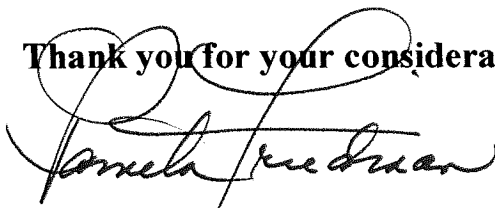
**RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT**

Dear Ms. Zaitzevsky:

I am gravely concerned about the proposed development of Studio City Golf and Tennis. While I can appreciate the desire of the present owners to get as much money as possible for this property, alternative measures other than rampant development must be explored. The environmental and traffic problems attendant to this development will be legion. The loss of this recreational space will be devastating to our community. We, who live in Studio City vehemently oppose the proposed development. Shouldn't we have a say in how our community is structured?? Is it appropriate to saddle a community with burgeoning neighborhood traffic and further compromise the environment??...Not to my way of thinking.

Your vote to deny development of the Studio City Golf and Tennis will be the best decision possible for everyone in this community.

Thank you for your consideration,


Pamela Friedman

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

HELP! Help preserve a small, frequently utilized recreational area. Save it for EVERYONE - adults, kids and seniors.

STOP the noise, pollution and traffic this project will create. Ahhhh!

PRESERVE what little open space remains in LA!

Sincerely,

Helen Grimm 6/5/03

Name

Date

Address and Phone :

4331 Babcock Ave.
Studio City, CA 91604
818 481-6698

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

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CITY OF LOS ANGELES

JUN 09 2003

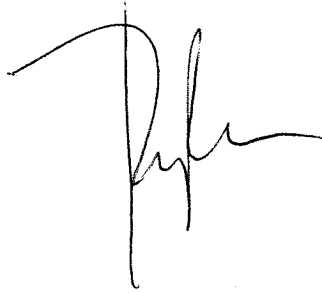
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

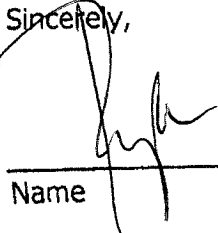
PLEASE DO NOT REPLACE
TENNIS & GOLF WITH RETIREMENT
COMMUNITY.

GIVE MY KIDS A PLACE TO PLAY

Thank You



Sincerely,



Name

Date

6/4/03

Address and Phone :

4318 Ben Ave

SC CA 91604

8/5065710

Paul H. & Arlene E. Samek
4461 Van Noord Avenue
Studio City, California 91604
(818) 981-4089
FAX: (818) 385-1225

June 5, 2003

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

We are VERY strongly opposed to any development on the site know as the Studio City Golf and Tennis, 4142 Whitsett Ave. There are a number of reasons for the site to remain open space for the recreation purposes. They include, but are not limited to the following:

1. There is a tremendous shortage of open public use space in the residential section of Studio City.
2. This site is used extensively by not only Studio City Residents, but also residents throughout the Valley.
3. The traffic in our area is extremely congested now and we DO NOT need more cars on our residential streets. It is now almost impossible to get onto the freeway from Coldwater Canyon near Moorpark.
4. There is other senior housing going up nearby which will create more traffic and the needed housing for the area.

We trust that the Planning Department will listen to those of us who live, shop and play in the neighborhood and respect our concerns are request that the Golf and Tennis site remain as is.

Respectfully,



Arlene E. Samek

Paul H. Samek

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

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CITY OF LOS ANGELES

JUN 09 2003

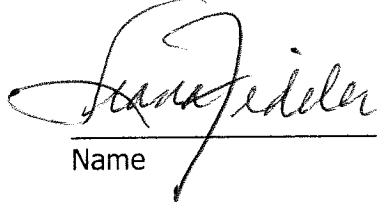
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

What a pleasure to view Studio City Golf & Tennis from the hill tops. But more important is how my family, friends, and many schools utilize this special property! Tennis as a physical, mental, social, and spiritual exercise has become my family's lifestyle! Please take care of our precious resource!

Thank you!

Sincerely,


Name _____ Date 6/6/03

Address and Phone : 506-0969

The Fidellers
La Luz Sanara
3600 Woodhill Cyn. Rd.
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

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CITY OF LOS ANGELES

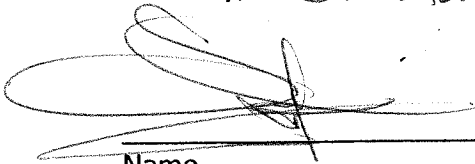
JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

THE INTERSECTION OF WHITSETT IS
ALLREADY TOO CONGESTED.

Sincerely, JIM DAVIS


Name _____ Date 6/1/03

Address and Phone: 4247 BLUEBELL AV
STUDIO CITY, CA 91604
5090902

LAW OFFICES

SHELDEN & KULCHIN

A PROFESSIONAL CORPORATION

16130 VENTURA BOULEVARD, SUITE 650
ENCINO, CALIFORNIA 91436-2590
EMAIL: aes4law@aol.com

TELEPHONE
(818) 783-1664

FAX NUMBER
(818) 783-0610

June 6, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, California 90012

Re: Studio City Golf and Tennis

Dear Ms. Zaitzevsky:


My family, and myself, have been residents of Studio City since 1964. During that time I have seen the area grow and the traffic increase ten (10) fold. Despite the "progress", Studio City has kept most of its charm.

One of the shining lights of our community has been the facility known as Studio City Golf and Tennis. It has brought countless joy to persons not only living in our community, but also to others, especially school children who have been able to utilize the tennis courts and golf course.

As a senior citizen I can tell you it would be a total catastrophe if the planning department permitted these greedy developers to destroy and pollute what has been a source of joy and pride to our community.

Very truly yours,

SHELDEN & KULCHIN


AARON E. SHELDEN

AES:mm

June 5 2003

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky Project Coordinator
200 No Spring Room 763
Los Angeles Ca 90012-

Re: EAF No: ENV 2001-1196-EIR
May 8 2003

Subject to the above

1. Eliminates only space left in Studio City
2. Too many buildings for the size of the lot as well as height for residential area
3. 600 spaces for cars will cause problems on Whitsett
4. Whitsett already has lots of cars. Adding more is going to be harmful to the area
5. Eliminating the tennis courts is not good. Cuts down on recreation for our youth

Thank You

Sally B Daly

4236 Gentry Ave

Studio City, Ca 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I urge you not to allow the destruction of Studio City Golf and Tennis facility. Studio City is congested enough without an additional community. The open space and recreation use so essential to our quality of life in the Valley. The tennis courts provide ample space for leagues and schools to play simultaneously. There are no other facilities like them in the East Valley. Please, no more development!

Sincerely,

Janet B. Fattal June 6, 2003

Name

Date

Address and Phone :

4695 White Oak Ave
Encino, CA 91316

June 1, 03

Maya Zailzevsky,
Project Coordinator
Los Angeles Planning Department
200 North Spring Street
Room 763
Los Angeles, Ca 90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

I am profoundly opposed to the Homeplace development at the Studio City Golf and Tennis site.

This is why:

I am the mother of two little kids. I want my kids to grow up with green-space and healthy lungs. Do not rezone this land! The space should remain recreational. Yes, housing is tight but housing should not be built on designated open-space. Build up, if necessary, on land already zoned for housing.

Why should this beautiful land which is now available to ALL of us become the cash cow of a development company and the private domain of 240 primarily wealthy owners? It is profoundly unfair to the citizens of Studio City and Los Angeles.

Not long ago ' friend of the developer ' (as he described himself) tried to buy my Save Studio City Golf and Tennis t-shirt when I was in a local restaurant. He said that it would be a good joke gift for his friend. This situation is not a joke to me.

I am angry and appalled that the City is even considering rezoning. Please. For our children. Keep our precious green-space.

Many Thanks



Martha Bissell
4024 Sunswept Drive
Studio City, CA 91604

cc.Wendy Greuel and Studio City Residents Association

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

There are significant environmental and social impacts of this proposed development. Our main concerns are the loss of recreational facilities, as well as, loss of designated open space. Other major concerns are air and noise pollution, increased traffic and aesthetic deterioration. We live right around the corner, but we have golfed and played tennis with friends from all over Los Angeles, including friends from Alhambra, Brentwood, Silver Lake and West Hollywood, just to name a few. This development does not only effect the residents in the adjacent neighborhoods. It impacts all of Los Angeles' communities. We are extremely disturbed that this development would have a significant negative impact on our community, environmentally, and socially.

Sincerely,

Christopher Johnston 6/6/03
Andra Replee 6/6/03

Name

Date

Address and Phone :

4237 Beeman Avenue
Studio City, CA 91604
(818) 769-8210

6-6-03

Ms. Maya Zaitzevsky
Project Coordinator,
Los Angeles Planning Department
200 North Spring Street
Room 763
Los Angeles, California
90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT


Dear Ms. Zaitzevsky,

For 32 years I have owned a home two blocks from Studio City Golf and Tennis. It is an oasis in an area that is slowly turning from single family homes into apartments and condominiums. The streets are congested enough at present.

I have heard that the property was willed for it's present use... 'in perpetuity'. Is there no way to honor that intent? Given the opportunity, Homeplace Retirement Communities would pave Yosemite if there was a profit in it.

Please see that they are not allowed to.

Sincerely,



Karl W. Johnson
4233 Rhodes Avenue
Studio City, California
91604

Tel: 818] 762-6333

June 6th, 2003

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street
Room 763
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

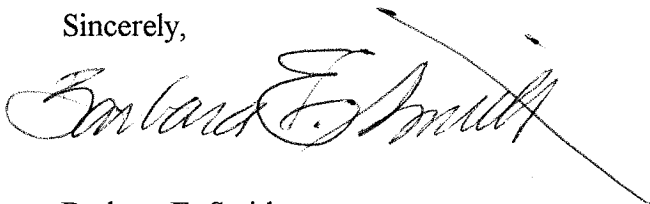
Dear Ms. Zaitzevsky,

As suggests by the 'Studio City Residents Association' newsletter, I could complain about the new proposal for the rape of Studio City Golf and Tennis by Homeplace Retirement Communities, by citing ... "increased traffic congestion, loss of critical recreational facilities and designated open space, aesthetic deterioration, and increased density, etc..."... but, I prefer to label the entire project proposal **UGLY**, and getting **UGLIER!**

All that's left, is for them to suggest felling all the trees and paving the entire property. Can we **please** save it.... *as is*?

Thanking you in advance for your help in this, I am....

Sincerely,



Barbara E. Smith
4233 Rhodes Avenue
Studio City, California
91604

Tel: 818] 753-8880

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am firmly against this development.
I make regular use of the recreational facilities
in Studio City - the golf course since I was
in Highschool (I'm 46). I am a concerned
home-owner in the immediate area and
see firsthand how densely populated this area
is. We don't need to further exacerbate
the traffic and related issues by building
this complex. Thank you for your further consideration.

Sincerely,
Tobin Porter

Tobin Porter

6/3/03

Name

Date

LT COL USAFR retired.

Address and Phone:

4524 Beeman AVE
Studio City CA
91604

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

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JUN 09 2003

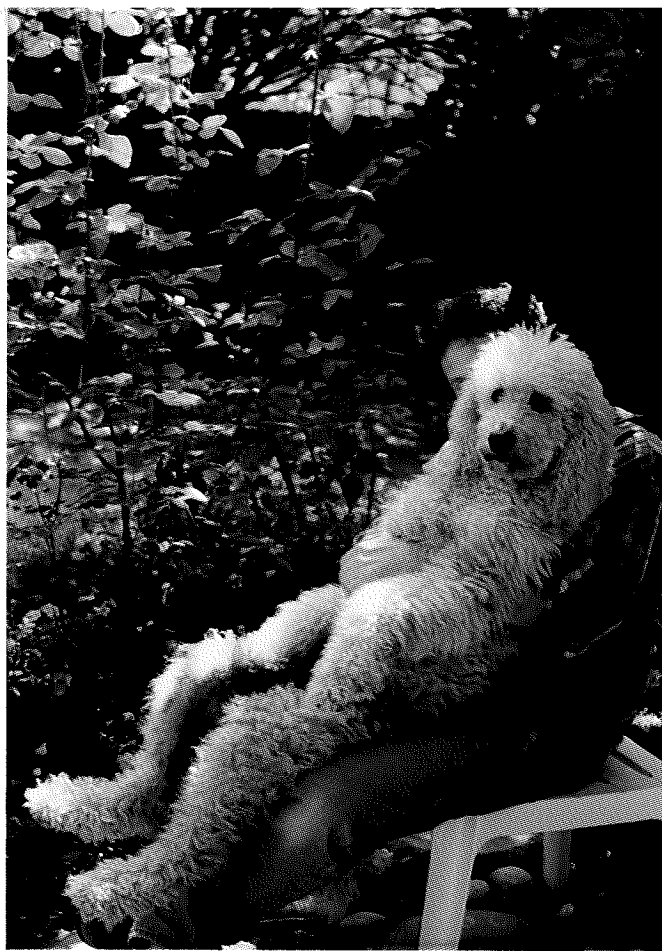
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Some may think that Studio City Golf & Tennis is the province of the young. Please remember that many of us are older fellows and not yet ready to join the protected senior citizen shuffle board set. Studio City Golf & Tennis is our place. We need to save it.

Thank you for your consideration.

Jyonne Wilder
11836 HESBY ST.
VALLEY VILLAGE, CA
91607



NAPPY PAWLIDAYS
Love, Barbara, Jeff,
and Monty Robinson

BARBARA ROBINSON

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Revised
Re: Project: Homeplace Retirement Community

JUNE 6, 2003

Dear Maya Zaitzevsky and members of
the City of LA Planning Department,

Please note that since the first
Project Plan for the Homeplace Retirement
Community was submitted to you in
spring 2002, the area of Whitsett
and Moorpark is posing even more
traffic problems to come with the
building of two multi-unit dwellings on
Whitsett, in the block just north of the
site of the Studio City Golf and Tennis
and two more multi-unit dwellings on
Moorpark just East of Whitsett.

The Studio City Golf and Tennis is our
community's green and regenerative heart.
To allow a private company to take our
necessary and irreplaceable healthy recreational
facilities leaving us with a concrete
heart and dangerous gridlock would be
horrific. Please help us keep our beautiful community
in tact. Barbara Robinson

I resubmit this letter as it pertains to
the revised Project: Homeplace Retirement Community.

BARBARA ROBINSON

Barbara Robinson

June 6, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: EAF NO: ENV-2001-1196 - EIR

Dear Maya Zaitzevsky and members of the City of LA Planning Department,

Studio City's natural beauty, its relaxed suburban ambiance, and its prized location, seemingly removed, yet with close access to the urban centers of Los Angeles, Hollywood, and Beverly Hills, have long been its attracting features, and increasingly, its most threatened ones. This proposal would, in effect, destroy our community's suburban character, spacious and relaxed, and it would do so in its very green and regenerating heart. There it would erect a large cluster of inordinately tall and densely populated buildings at the sacrifice of our long cherished and spacious recreational facilities. It would gravely magnify traffic problems already accelerating on our crucial North-South running street, Whitsett, and it would do so at its intersection with Ventura Blvd., Studio City's major avenue of commerce. Whitsett is the only THROUGH North-South street existing between our two most traveled urban access canyons, Laurel and Coldwater. Even without the changing of our protective zoning laws that this proposal requires, we are assured of an ever-tightening gridlock around us, as we witness each single-family dwelling burgeon into yet another multi-dwelling complex on Moorpark, on Laurel Canyon, and on Whitsett. Whitsett now fills with the overflow of drivers seeking to avoid the clogged arteries of Coldwater's freeway juncture, the packed intersection of Ventura Blvd. and Laurel Canyon, and the No Man's Land of the Laurel Canyon Post office entrance-exit; there, altercations verbal and physical may engage us, survivors of the harrowing turn in, as we attempt to maneuver each other's obstacle on this dangerously miniature course of deficient parking space.

Is enough not enough?

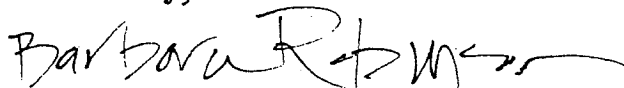
Everything in our power should be done to preserve, not destroy, the integrity of the Studio City Golf Course and Tennis Courts, these spacious courts and extraordinarily beautiful grounds. It should not be only in our hearts that this is our community's treasure. It should be officially designated as such. Studio City would not be Studio City without it. There is nothing more spiritually renewing than the vista of its magnificent palms and the everchanging play of light through its scented eucalyptus, and across its verdant grounds. It serves us not only for our recreation, comraderie and many, many successful business deals, this very healthy heart of our community sends a living pulse that flows through our residential neighborhood, gentle, quiet, green and nourishing. For the over thirty years that I have chosen to live in Studio City, raising my children and creating my art work, I have seen these qualities consistently attract caring, productive, and respectful people to our community. There are many influential and wealthy people in Studio City. There are extraordinary fundraisers and conservationists. There are movers and shakers who could effect what is needed to acquire, protect and maintain these precious and vital facilities that have long welcomed and served them. It only took one generous and appreciative member of our community to effect the building of our new library. Will someone start this ball rolling?

The idea of a retirement community by a golf course is lovely. Unfortunately, the reality of this specific proposal in this specific location is not. Our recreational facilities are vital to us. More and more young families are moving into our area. Our traffic problems need immediate addressing, not magnification. Whitsett is not the only THROUGH street we can safely turn left onto. We are badly in need of left turn signals at the congested intersection of Moorpark and Laurel Canyon. Will

the size of this project proposed to be built on our crucial street of Whitsett truly be beneficial for retired people? What of their serious health needs hindered by the surrounding gridlock that would most assuredly ensue? Would any of us subject an elderly loved one to the shock of sirens from the proposed closest neighbor, the fire station?

Please consider fully the negative impacts of this proposal. This project would break through our protective zoning laws to crowd our community's spacious, regenerative heart with a city-size complex, densely packed and populated, obstructing major scenic views and gravely impacting our traffic. It would profoundly and permanently change the suburban, relaxed character and the ease of access of the Studio City that we were drawn to, love living in, and have a right to maintain.

Sincerely,

A handwritten signature in black ink that reads "Barbara Robinson". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Barbara Robinson
March 28, 2002

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

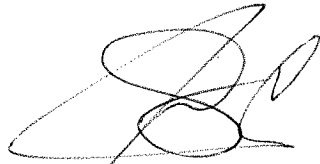
JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

IT IS IMPERATIVE THAT YOU THOROUGHLY UNDERSTAND THE ENVIRONMENTAL IMPACT OF THE PROPOSED DEVELOPMENT AT THE STUDIO CITY GOLF AND TENNIS SITE. I AM SURE, BY NOW YOU ARE WELL AWARE OF THE CONCERNS OF RESIDENTS IN THIS COMMUNITY AND I WOULD LIKE TO ADD MY NAME TO THOSE CONCERNED. THIS WILL HAVE A DEVESTATING IMPACT ON THE RESIDENTS AND FAMILIES IN THIS COMMUNITY. NO NEED TO GO INTO SPECIFICS. YOU KNOW WHAT THEY ARE. PLEASE PROCEED WISELY.

Sincerely,



JOHN CRANE 5/7/03
Name Date

Address and Phone :

4002 GOODLAND AVE.
STUDIO CITY, CA. 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I'm very concerned about the proposal to build this community on what is now treasured open space and vital recreation to our ~~to~~ children.

Not to mention the environmental impact. Our view of the mountains would be gone. The trees would be gone. The river would be disturbed. Traffic in that little area would hugely increase. (The last thing we need in CA is more traffic congestion!) Please protect our "Jewel of the Valley"!

Sincerely,

Xochitl Mairan 6/5/03

Name

Date

Address and Phone :

17650 Royce Dr. W.

ENCINO, CA 91316

818/905-6353

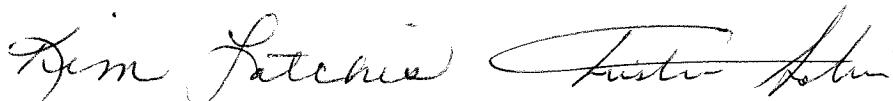


June 6, 2003

Dear Ms Zaitzevsky,

My boyfriend and I reside four houses north of Studio City Golf and Tennis. We selected this location for a number of reasons not the least of which is the aesthetic appeal and a sense of intimacy of the area. An oasis, if you will, within the hustle and bustle of the city. In the two short years we have resided here we noticed a marked increase in the destruction of single dwelling homes into multi-unit complexes and increase in traffic. My morning commute to work begins with being backed up three or more blocks as I attempt to enter Laurel Canyon Blvd to get on the 101 Freeway. Trips on Coldwater Canyon are frequently worse, often taking ten or more minutes to travel between Woodbridge Ave and Riverside Drive. Then there is the parking problem on Ventura Blvd which is already so bad it has resulted in our avoiding certain restaurants altogether. Which brings me to the Homeplace Project. As I see it, building this project at this location will result in increased inconvenience, level of stress and diminished quality of life for all who reside or have contact with this area. There are many places this project can be built. Don't let the greed and selfishness of a few override the well-being of so many others.

Sincerely,



Kim Latchis and Tristano Solari

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

June 5, 03

Dear Ms. Zaitzevsky,

I'm writing to add my voice to the throng working to save Studio City Golf and Tennis. The tennis courts are a vital part of the healthy lifestyle I've adopted in So. California, and the entire facility is a cherished piece of beautiful, open green space in a world where too little of that is respected and protected.

Please include my plea with all the others I'm sure you've received and help us hold the line against over- development.

Thank you,



Molly Cheek

Cheek
13058 Lendale St.
Studio City CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

By allowing this high complex/development to be built will cause a terrible negative environmental impact on this community. There are many areas of possible impact - they are as follows:

1. Taking away valuable open recreation space including the only complex of tennis courts - highly used - with over 13,000 people playing during the year - people come from all over Southern California. There is no other tennis complex available - city courts are too expensive & very impractical to use for groups - all other tennis complexes have been torn down already! This urban area can not afford to lose any more open space + recreational facilities.

2. Traffic congestion is already terrible - new lanes are properly underground parking for 600 plus cars - making congestion (almost) unbearable + detrimental to residents + businesses.

3. Adding over 240 housing units to this neighborhood goes against plans for conservation - energy + utilities etc.

4. The complex will completely block the view of the Santa Monica mountains for residents in area - it is not consistent

Sincerely,

Dorothy Hylte Meyer June 5, 2003
Name Date

Address and Phone:

1227 N. Bond St. #3
Glendale CA, 91202
818-545-8008

Co-President
Van Noy Sherman
Oaks Park Club

May Zaitzovsky
201 N. Spring Room 763
Los Angeles CA 90012

Cont

- with other buildings in the area.

5. Re: Geography - Soil - This property is in a liquefaction area - presence of underground water & streams - How can more construction occur?

6. Land-use/planning - This property was down-zoned to current use years ago by the City - County & landowner. Why?! So they could preserve its recreational open space - we should not go against their wishes!

The general plan has been well thought out

Do NOT change it! - just because a developer wants

you to - plans for this development do not match up to actual size/amount of property to build upon.

This property/facilities/open recreation space is irreplaceable!

Please help save it!

Dusty Hjelt Meyer
Co-President of Van Nuys
Sherman Oaks Park Club

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

THIS LATEST PROPOSAL IS EXTREMELY UNFAIR
to the residents of Studio City, particularly
the children, future athletes and VOTERS.

The City must purchase this lovely site
and keep it away from environmentally
unsound development.

Thank you for your consideration.

Sincerely,

Billy S.H. Mills 6-6-03

Name

Date

Address and Phone :

4241 Beck Ave

Studio City, CA 91604

818-980-8445

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

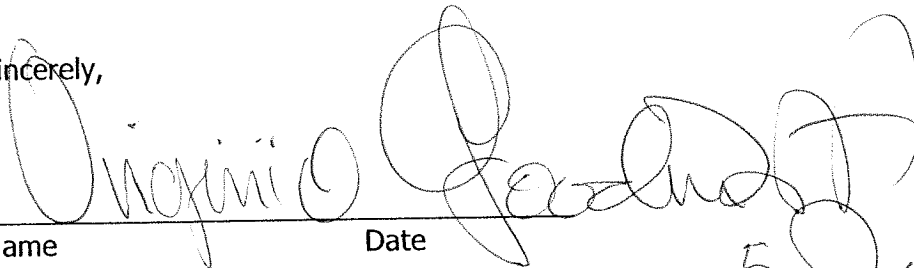
One reason we love Studio City is that we see big trees and green grass everywhere. That we have tennis and golf and open space so easily available makes Studio City very special. The idea that anyone would jeopardize this atmosphere of healthy activity and greenery to pack residential units into what is now recreation space gives me the willies!

Please protect our unique advantages. It would be a mistake to replace our tennis, golf and open space with Homeplace Retirement Community. There is no reason these retirees have to be exactly there, on the tennis courts, on the golf course, in a park. They can be somewhere else.

If we lose the tennis, golf and park area in our midst there is no way we will ever get it back.

In other parts of the world they laugh that L.A. is all cement. Of course they are wrong, but choosing cement construction over park area is the sort of choice that has given L.A. the name that is has. All great cities have huge parks in their center. Help Studio City continue to be great!

Sincerely,



Name

Date

5 June '03

Address and Phone :

12930 Ventura Blvd
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

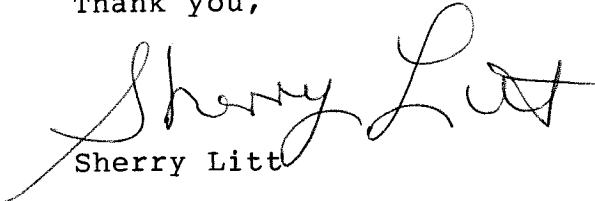
We are writing in support of maintaining the Studio City Golf & Tennis complex on Whitsett Ave in Studio City.

We have been residents of the community for over 25 years and have enjoyed a lifestyle directly relating to the facilities offered in our neighborhood.

There are many other areas to be looked at before destroying the quality of these facilities. In addition, traffic, congestion, pollution - all problems on the rise - will be compounded unnecessarily if this project is allowed to proceed.

Please re-visit this project and consider all the ramifications. None of them are acceptable.

Thank you,


Sherry Litt

Sincerely,

Sherry LITT 6-5-03
Name Date

Address and Phone :

4071 Wilkinson Ave
Studio City CA
91604

June 6, 2003
4311 Lemp Avenue
Studio City, CA 91604

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

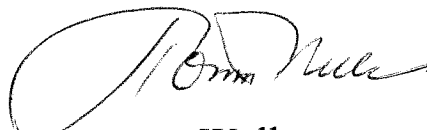
I wish to register my strong opposition to the latest development proposal for the Studio City Golf & Tennis site. The previous proposal would have resulted in unacceptable damage to the quality of life in our community from 1) increased traffic congestion, 2) loss of valued recreational facilities, 3) loss of precious and rare open space and 4) the creation of a massive eyesore of structures out of scale with the adjacent peaceful and attractive residential community.

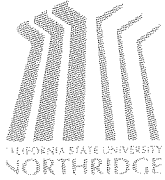
The new proposal is even worse, with no provisions for any recreational, open space or aesthetic considerations and would result in even heavier density and traffic congestion.

I strongly urge our elected officials to recognize that the implementation of this proposal would be highly damaging and offensive to the Studio City community and reject it.

Sincerely,

Tomm Wells
4311 Lemp Avenue
Studio City, CA 91604-2814


Tomm Wells



June 2, 2003

Maya Zaitzevsky, Project Coordinator
200 N. Spring St., Room 763
Los Angeles CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Re: EAF# : ENV-2001-EIR
State Clearinghouse No: 2002031028
Project name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I am writing to you as a resident of Studio City and as an environmentally-oriented economic geographer. I am strongly opposed to the developer's revised plan to build 240 condo units with 611 parking spaces on the present site of the Studio City Golf and Tennis facility. This development would have very serious environmental impacts on the site and its vicinity. Increased population density (people and cars) will result in loss of open space, increase traffic congestion along already congested Ventura Blvd. and neighboring streets, increase local air pollution, and cost the community the present 20 tennis courts and possibly the 9-hole golf course. This is unacceptable in an under-parked area like Studio City. Let us keep this valued designated open space for posterity.

Yours sincerely,

18111 Nordhoff Street Northridge California 91330-8249 phone (818) 677-3532 fax (818) 677-2723 e-mail geography@csun.edu

The California State University · Bakersfield · Channel Islands · Chico · Dominguez Hills · Fresno · Fullerton · Hayward · Humboldt · Long Beach · Los Angeles · Maritime Academy · Monterey Bay · Northridge · Pomona · Sacramento · San Bernardino · San Diego · San Francisco · San Jose · San Luis Obispo · San Marcos · Sonoma · Stanislaus

Walter R. Blund Ph. D.

Office: (818) 677-3508

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Dam opposed to this
development.

1. Congestion to the area
2. There are no recreational facilities in the area especially (tennis courts)

Sincerely,

June Sugawara
Name Date

Address and Phone :



June I. Sugawara
18005 Rayen St.
Northridge, CA 91325-2835

(818) 349-8704

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CITY OF LOS ANGELES

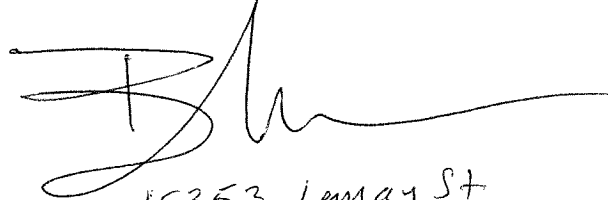
JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Madame:

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,



*15353 Lemay St
Van Nuys, CA 91406*

*Brad. Dunn
15353 Lemay St.
Van Nuys, CA 91406*

6-02-03

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,
R.W. Yster

7600 Delia Ave
Sun Valley, CA
91352

Renee Ryder
4701 Heaven Ave.
Woodland Hills, CA 91364
Phone 818 222-2235
Fax 818 222-1593

June 3, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Ms Maya Zaitzevsky
Project Coordinator ENV-2001-1196EIR
200 N. Spring St. Room 763
Los Angeles, CA 90012

**Re: Opposition to any Change of Recreation status to property known
As Studio City Golf and Tennis, 4141 Whitsett Ave, Studio City.**

Dear Ms. Zaitzevsky,

I am employed by Studio City Golf and Tennis as Cashier at the Tennis courts for over 10 years. To lose this recreation facility would be a crying shame. I have seen thousands of tennis players enjoying this facility. We cater to schools, large and small groups and individuals as well. Our facility is indeed the crown jewel of Studio City and changing it would impair the well being and face of Studio City forever.

The arguments that the proposed 6 four-story , 45 foot high buildings that would house 240 condominium units with subterranean parking for 611 vehicles would cause:

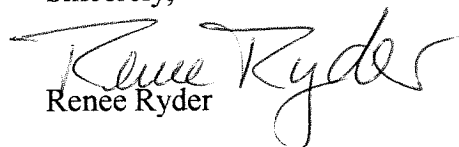
- 1. increased traffic congestion**
- 2. cause loss of critical recreational facility and designed open space**
- 3. aesthetic deterioration**
- 4. increased density**

are well taken. The fact that the 20 Tennis courts taken by this project are not replaced by others is an additional detriment.

There must be a solution acceptable to all to purchase the land from the owner. I sincerely hope this can be accomplished. Besides from losing the recreational space this tennis and golf facility is run most ethically and by the "Golden Rule", worth saving.

Thank you.

Sincerely,


Renee Ryder

R. Ryder
4701 Heaven Ave.
Woodland Hills, CA 91364

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As an unabashed advocate of affordable recreation facilities, we urge the City to preserve Studio City Golf & Tennis.

My family and I are avid tennis players. We find there are fewer and fewer places to play tennis and even fewer places to play golf.

We hope Studio City Golf & Tennis will be saved in posterity.

Sincerely,

Jimmie Erlich
6906 Cantaloupe Ave.
Van Nuys, CA 91405

Terrie Erlich
6906 Cantaloupe Ave.
Van Nuys, CA 91405

6/2/03

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Bob Wohlman

5123 Topeka Dr.
Tarzana CA
91356

7/3/03

Dear Ms Zaitzevsky:

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003

ENVIRONMENTAL
UNIT

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,



Fred Golob

4527 Gainsborough Ave

Los Angeles, CA 90027

Dear Ms Zaitzevsky:

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Jad Quill
(Tad Quill)
611 N. Sierra Bonita
LA, CA 90036

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Jack Beckman M.D.

Jack Beckman, MD
2716 Nichols Canyon Rd
LA, CA 90046

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,

Gerald H. Cohen
Aaron Cohen

3450 CASTLEWOODS PL.
SHERMAN OAKS, CA 91403
818-986-0995

May 30, 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As an elderly widower, not living in the Studio City area, I often drive over to Studio City Golf & Tennis and find some like fellows to join me in a game. I'd really miss it if the land use is changed.

Sincerely,

Karen J Beckman

*Karen Beckman
2716 Nichols Canyon Rd
LA, CA 90046*



Briarcliff Improvement Association
Studio City, California 91604

Lynette Berg Robe
President, Briarcliff Improvement Association
11968 Lockridge Road
Studio City, California 91604
June 6, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Maya E. Zaitzevsky
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Re: Saving Studio City Golf and Tennis: Homeplace Retirement Community, 4141 Whitsett Avenue, Studio City, CA 91604

Dear Ms. Zaitzevsky:

I am writing in opposition to any change in land use and zoning for the Studio City Golf and Tennis, commonly known as 4141 Whitsett Avenue, Studio City, CA 95814. This precious parcel of green space is aesthetically the heart of Studio City. To completely lose the tennis courts to be replaced by six large buildings is just unthinkable.

Los Angeles is a park poor city, and Studio City especially is short on green spaces. We need to preserve every bit of open space that remains. There are many places to build retirement units. To remove tennis courts used by a wide range of citizens of all ages and replace them with these buildings for retired seniors is simply not reasonable. Furthermore, if the fire station also goes onto Parcel C, no doubt the buildings will be moved to intrude onto the golf course as well due to the noise that would emanate from the fire station.

The General Plan should be upheld and no zoning change should be allowed. This is zoned for open space and should remain so.

Yours truly,

Lynette Berg Robe
President, Briarcliff Improvement Association, established
in Studio City in 1952

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,

MR + MRS G. Jamieson

*Mr. Jamieson #
14538 BENEFIT ST. 206
SHERMAN OAKS, CA. 91403*

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

My name is Augie
Please keep the tennis
courts I am learning to Ray

Sincerely,

Augie _____
Name Date 6-3-03

Address and Phone :

4318 Bonave
Studio City CA
91604

818.506.5710

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Benny Wise
11271 Ventura #200
SC 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

What an absolute ~~utter~~ shame it would
be to lose this wonderful open space!

Retirement homes are all over, parks + driving
ranges & tennis courts are not.

once destroyed, they are not, most likely,
to pop up elsewhere, ever again.

Whitsett is a wonderful ^{+ rare} facility. of course this
all about money, but what a crime it would be
to lose this facility. people come from all over
to enjoy the tennis & golf.

Sincerely,

Celeste Nameth 6/6/03

Name

Date

Address and Phone :

8165 Tanna Rd
LA, CA 90046

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

June 4, 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a neighbor and user of the Whittset tennis facilities for many years, I thought you might be interested in my point of view regarding the subject project.

I submit that said project would serve the exclusive interests of an exclusive minority; that is, wealthy senior citizens who already relish the pleasure of multiple choices as to living quarters. However, thousands of neighborhood senior citizens who have enjoyed the tennis/golf services for two generations would be barred suddenly from the healthful benefits of those services.

The Whittset tennis/golf facilities are part of a dwindling resource. In the interest of prolonging the life of these fine services, I respectfully urge you to oppose the project.

Sincerely,



Name Emil DiMatteo Date 6-04-03

Address and Phone : 4030 Ethel Avenue, Studio City, CA 91604

C. Palmer Packard

12662 SARAH STREET • STUDIO CITY, CALIFORNIA 91604
TEL: 818 763-9379

June 5, 2003

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Please move quickly and decisively to prevent an irreplaceable loss to Studio City and its surrounding communities. Studio City Golf and Tennis is what its name says it is in terms of recreation to this populous community without an existing senior-size Recreation and Parks facility.

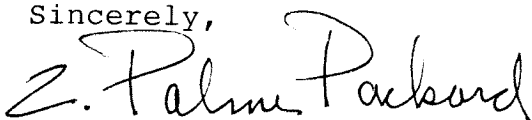
And just as important, the area is treasured open space critical to this increasingly impacted community.

Its elimination as a public facility by private heavily occupied residential buildings will do lasting harm to the area.

And, it is not necessary.

I urge you on behalf of the citizens of Studio City and its surrounding communities to reject this plan.

Sincerely,



C. Palmer Packard

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

The significant environmental impact of this proposed development on this site in Studio City will be DISASTROUS!
We're already suffering horrendous traffic congestion at the corner of Ventura & Whitsett and this would compound matters. Plus, the new fire dept. on this site will create chaos.

Please, Please, Please DON'T destroy this beautiful GREEN parkland for more concrete & congestion. Our society will be robbed of open spaces to relax and unwind. Think of the future for our children. I beg you.

Sincerely,

Richard H. Weimly Jeanette M. Weinberg
Name 4 Date 6-5-03

Address and Phone:

12959 Valleyheart Dr.
Studio City, CA. 91604
(818) 789-4996

6/2/03

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As an unabashed advocate of affordable recreation facilities, we urge the City to preserve Studio City Golf & Tennis.

My family and I are avid tennis players. We find there are fewer and fewer places to play tennis and even fewer places to play golf.

We hope Studio City Golf & Tennis will be saved in posterity.

Sincerely,

David H Simon
13025 Waddington St
Sherman Oaks CA 91401

2 June 03

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,

Zachary Kleiman
11836 Hesby St
Valley Village, CA
91607-3218
818-766-6406

P.S. I've been using the
facility almost every
day since 1976 (golf +
tennis)
Please help us.

June 2, 2003

4328 Shadyglade Ave.
Studio City, Ca. 91604
Telephone # 310-201-2720
Email- mgordon@bear.com

Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Re: EAF # ENV-2001-1196-EIR
State Clearinghouse No.: 2002031028
Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

We want to clearly state our very deep concerns for the serious environmental impacts of this proposed development. This community is a successful community because of the balance between homes, business' and recreational space. Traffic congestion, sudden increased population density and most important a loss of critical recreational and open space are some of the things that will undermine this successful community.

We have lived in this community for 18 years and while we do not use the golf and tennis facilities, I find it such an integral part of the community that its loss would collaterally damage the quality of life for many that have come to love Studio City. Open and recreational space in our community are an endangered species. This space is serving the community of Studio City and the larger community of Los Angeles by providing this increasing scarce resource.

Few issues have united our family, neighbors, friends and business', as has this issue. Please listen to the will of our community.

Sincerely,



Mark Gordon
Day # 310-201-2720



Elinor Marks-Gordon
Day # 310-271-3306

JOHN K. POOLEY

4117 Farmdale Avenue
Studio City, CA 91604

Tel. #: (818) 762-1161
Fax #: (818) 985-7266
E-mail: jkpooley@earthlink.net

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

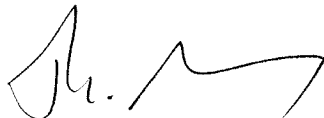
6/2/2003

Re: Studio City Golf & Tennis Site

Dear Ms. Zaitzevsky:

This is to express my outrage at the proposed development of 240 condominium units by Homeplace Retirement Communities on the Studio City Golf & Tennis site. The increased traffic congestion along with the loss of both recreational facilities and designated open space will mean another deterioration in the quality of life in our area. Large developments of this kind have no place in an area already overbuilt.

Sincerely



John K Pooley
Homeowner & Studio City resident since 1984

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am an avid tennis player and have enjoyed playing at this ever so special courts for at least 20 years. I want to continue to play at the Studio City Golf and Tennis Courts which happen to be the only local reputable tennis community in the area and the only one you do not have to be a member in order to play tennis. The Studio City Golf & Tennis Courts are an asset to our well being.

PLEASE we need to retain this local sporting facility for the local events, schools and for our children of the future. Please Listen to us to our feelings. We are a strong community and we do not want this taken from us for a project that will be increasing our traffic congestion, also the noise and air pollution to the people in the surrounding areas. It would be a major crisis to our lovely community.

NO! NO! NO! PLEASE

Sincerely,

Lisa Kaye

Name

Date

June 3, 2003

Address and Phone :

3601 Willow Crest Ave.
Studio City, CA. 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

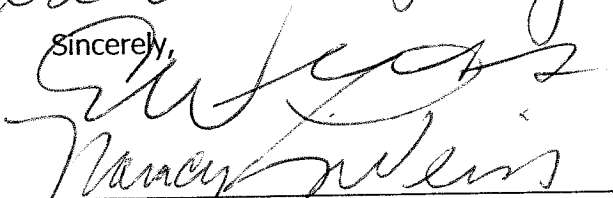
JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

We are so unhappy that the city is planning to remove the the Whitsett courts and replace it with 45' high condos. What is wrong with our city planners? Aren't they supposed to protect the very few green areas we have left? We need recreational areas that are affordable. Many of us can't stand gym rage. The city is beautiful to those of us who drive around the area and are tennis players. Please save it.

Sincerely,

 6/4/03
Nancy Weiss 6/4/03

Name

Date

Address and Phone :

16100 Woodvale Rd
Encino, CA
818 843-3605

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

If you have a chance to see this facility & how many people enjoy the use of it, I know you would see that it's such a shame to lose it!

We need open space for activities that enrich the lives of so many.

We don't need more housing!

Sincerely,

Fred Nemeth 6/6/03
Name Date

Address and Phone :

415 E. Broadway #1
Glendale, CA 91205

Helga M Hagen
13028 Hartsook Street
Sherman Oaks, CA. 91423

June 03, 2003

Maya Zaitzevsky
Project Coordinator
200 N. Spring Street Room 763
Los Angeles, CA. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
LIMIT

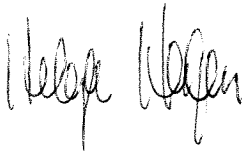
Re.: EAF #: ENV-2001-1196-EIR
State Clearinghouse No. : 2002031028

Dear Ms. Zaitzevsky:

This Project Name: Homeplace Retirement Community shows both the arrogance and the ignorance of the Department of City Planning. Do any of the individuals listed on your letterhead live in the community affected by the department actions? The listed phone numbers indicate that their offices with a 213 area code are all far removed from Studio City.

I am a senior, and play on the tennis courts you want to remove for more unneeded senior housing. What we need are more recreational facilities for the active seniors in our community. A few years ago we lost the Racquet Center to so called "progress". Studio City Golf and Tennis is the only facility left. Remember: active seniors, are healthy seniors. The decision is obviously already made since the letter refers to areas of "possible" environmental impact. It is a sad day when the Department decides that the citizens of an area far away from the Mayor's and his sister's home should be deprived of ones of the very few tennis courts so that both the Mayor and his sister can punish the S.F. Valley for its try to secede from the City. Or is it an effort of the City to send its retired population to the Valley to be subsidized by the Valley's Citizens? How embarrassing.

Sincerely



Perry Gabrielidis

Head Professional
Studio City Tennis

4141 Whitsett Ave.
Studio City, CA 91604
Tel: 818-769-5263

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

May 30, 2003

Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street Room 763
Los Angeles, CA 90012

Ms. Zaitzevsky,

I have been the tennis head pro in Studio City Golf and Tennis for 30 years and I have taught over 6,000 students.

Studio City Golf and Tennis is open to the public and with its superb policies and excellent location, in addition to the three resident pros, attracts year round well over 20 other pros who teach on a regular basis.

Every week about 400 children and 300 adults are taught to play tennis in this great facility. On a year around basis about 3,000 children and 2,000 adults are taught to play tennis for lifetime enjoyment of the game.

Tennis is a very healthy activity and healthy lifestyle, demands people to stay away from alcohol, drugs and other destructive activities.

There is no one place that I know of in the United States that teach tennis to so many people than Studio City Golf and Tennis.

In a social context the service that Studio City Golf and Tennis offers to the people of the community is irreplaceable.

If the twenty (20) tennis courts at Studio City Golf and Tennis are eliminated, it will be a human environmental catastrophe.

Sincerely,
Perry Gabrielidis

June 3, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

We are a stone's throw from this project and we realize the proposed project would greatly decrease the value of our home due to the congestion that it would create. The traffic coming down Whitsett into Ventura Blvd. is already very heavy. It is difficult even to get out onto Whitsett. This would make it even worse.

To the more pertinent rejection, the complete annihilation of an historic and beautiful landmark that has existed here since right after WWII is almost too painful to behold. The nerve of these profit driven outsiders to come in here and destroy the natural beauty of our culture is unpardonable.

We hope and pray that rational minds and a prevailing conscience can rescue this beautiful piece of property from destruction and maintain the even keel of our community.

Sincerely,



Paul & Susan Gleason

Address and Phone: 4233 Beeman Avenue, Studio City, CA 91604
818-508-1994

Paul Gleason
4233 Beeman Avenue
Studio City, CA 91604

May 14, 2001

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Planning Dept.-Environmental Review Section
221 No. Figueroa, Ste. 1500
Los Angeles, CA 90012

Attn: Hadar Plafkin

Ref: Case No. MND #2001-1196 MPR-SPR-ZV

Dear Mr. Plafkin:

We are vehemently opposed to the proposed development at the Studio City Golf and Tennis complex at 4141 Whitsett in Studio City. We strongly oppose the Mitigated Negative Declaration and feel a full Environmental Impact report is extremely important.

This would be the largest development in Studio City; seven 4-story buildings and one 1-story building. The potential impact of this development would be tremendous and far-reaching, including:

- More traffic in an already extremely congested area.
- Decreasing the existing golf driving range to a possibly unsafe size
- Loss of tennis facility to numerous tennis players from all over the city, as well as from many school tennis programs
- The blocking of open views
- Decreased property values in the area
- Elimination of nearly 5 acres of open community recreation space.

We cannot afford to lose any more open space, which is so scarce in our community! It is imperative that a full Environmental Impact report be completed to determine the full effects of this proposed development.

Thank you for your attention to this matter.

Sincerely,

Paul & Susan Gleason

c: Councilman Michael N. Feuer
200 North Main, Room 309
Los Angeles, CA 90012

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

we are appalled at this LATEST proposal
to ~~REMOVE~~ ^{REMOVE} the Studio City golf + Tennis Complex.

Please support the motion of Wendy Gruel
to purchase the property by the City: It is
the only proper course.

The S.F. Valley is already suffering from
population density in the extreme. Homeplace
should select a less populous area.

Sincerely,

Shelley Mills 6-6-03
Name Date

Address and Phone :

4241 Beck Ave
Studio City, CA 91604

818-763-6173

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am writing to protest the recently submitted Revised project application which calls for the elimination of all 20 Tennis Courts on the Studio City Golf & Tennis site.

The destruction of such a vital and well attended recreational site will have a devastating impact on so many people in the area. The loss of this designated open space is a heartbreak - the traffic will no doubt clog the Ventura Blvd. area and have a negative impact on all.

Sincerely,

Elisabeth M. Collins

Name

Date 6/3/03

Address and Phone :

5837 Ranchito Ave
Valley Glen, CA 91401

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a senior and an avid tennis player, I am writing to protest the destruction of the Tennis Courts in the Studio City Golf & Tennis site, as detailed in the revised project application.

I would never want to live in a complex built on land which had once been designated as an open space, a place where I was able to keep fit and which now will be an eyesore and add to the already congested traffic patterns of Studio City.

Sincerely,

James Nolan 6/4/03
Name Date

Address and Phone :

5837 Ranchito Ave
Valley Glen, CA 91401

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I recently relocated to Studio City from Brentwood and am generally very pleased with the high quality of life in my new community. I was shocked and dismayed to learn of the proposed "development" of a very large retirement condo complex on the site of the Studio City Golf and Tennis. Such a development would negatively impact that site and the surrounding community in several ways. Higher population density means more cars, more traffic and more congestion along Ventura Blvd. Traffic increase also will generate more air pollution, which is already bad enough. I do not see how the loss of open space, tennis courts and golf course of SCG+T can be made up in such a crowded area. Please, let us save this designated open space; don't re-zone and allow development

Sincerely,

Sarah A. Glend 6/1/03.
Name Date

Address and Phone :

4252 Bellaire Ave.,
Studio City, Ca 91604.
818-505-9890.

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

June 2, 2003

Dear Ms. Zaitzevsky:

Once lost, open space and recreational places cannot be replaced. These are our real treasures and our community wealth. We must not lose Studio City Golf & Tennis.

Sincerely,

Barbara Bleier

Barbara Bleier
17400 Cumpston St.
Encino Ca 91316

May 30, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
EMV-2001-1196-EIR
200 North Spring Street
Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

I write to you to say that for years I have driven from my distant community to play tennis at Studio City Golf & Tennis. We have nothing like it where I live. It would be a terrible loss to lose Studio City Golf & Tennis.

Thank you, for your consideration.

Charlotte Nicole Robbins

ROBBINS
1142 Western #E
Glendale CA 91201

6/3/03

Dear Ms Zaitzevsky:

Studio City Golf & Tennis is a safe place. Children and elders alike can take the bus to within a few feet of the entrance.

In our family we have members of both groups and they revel in going there. We can't lose this resource.

Please help us,

Ann G. Karp - (Karp)
11839 HESBY ST.
VALLEY VILLAGE, CA 91607

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

June 2, 2003

Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,

Kathy Corbett
11844 Hesby St.
Valley Village CA 91607

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Madame:

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,

Stacey J. Cohen
2300 Fox Hills Dr. #303
Los Angeles, CA 90064
Stacey J. Cohen

June 3, 2003

Dear Ms Zaitzevsky:

Please accept this thought. The sanity and health of the City depends on the availability of such facilities as Studio City Golf & Tennis.

Please join us sometime soon and see for yourself the forested greens and joyous tennis players.

We are looking forward to meeting you in the near future.

Thank you,

Chris Staller
3055 Elvado Dr.,
L.A. 90049

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

Handwritten signature
12938 Valleyheart Dr.
Studio City, Ca. 91604

H. Huderstein
12938 Valleyheart Dr.
Studio City Ca. 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Removal of the Tennis Courts for the above named project would remove a popular well-used facility. These courts provide low cost recreation which is at a premium now. It would also add traffic to an already overburdened area. Open space, not density, is needed in this area. Please see that these courts are not removed.

Sincerely,

Ellen Lisack 6/3/03
Name Date

Address and Phone : 5721 Delco Ave.
Woodland Hills, CA. 91367
(818) 932-1960

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please do not destroy
our tennis facility - it is so
important for our health, well-being
and community interaction - pretty
soon all of the valley will be nothing
but retirement communities - aren't
there enough already? Studio City has
disappeared - now another park + rec. site

Sincerely,

Patti Kent 6-3-03
Name Date

Address and Phone :

(818) 999-2132

The Kent Family
Steven, Patti & Emily
295 Bell Canyon Road
Bell Canyon, CA 91307

**Arlene Lueck
13040 Magnolia Blvd
Sherman Oaks CA 91423**

June 3, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a sometime lonely widow, I find great joy in meeting people with whom to play at Studio City Golf & Tennis. The environment is always lovely. I so hope the community will not lose Studio City Golf & Tennis. It means so much to so many.

Thank you for your consideration.

A handwritten signature in cursive script, appearing to read "Arlene Lueck". The signature is written in dark ink and is positioned below the typed text of the letter.

June 3, 2003

Dear Ms Zaitzevsky:

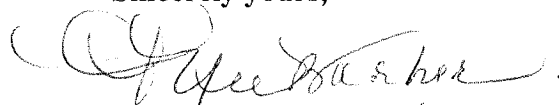
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CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

For many years now, we try to get over to Studio City Golf & Tennis to get in an evening game after work. This has been our salvation. If we lose it, where will we go?

Sincerely yours,



HERESA YEE BARKER



H.P. BARKER

3410 CASTLEWOODS PLACE
SHERMAN OAKS, CA 91403

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As long time residents of Studio City, we would like to express our deep concern over the proposed retirement community. We are already an extremely congested neighborhood; adding hundreds of new homes would be a detriment to our community. In addition, there is a real need to keep the property in question as it is. All 20 of the existing tennis courts are utilized by the community, as well as neighborhood schools. We who live here urge you to do whatever you can to see that we don't lose this very valuable recreational facility.

Thank you
Sincerely, Lauren + Robert Foster

Lauren + Robert Foster 6/3/03

Name

Date

Address and Phone :

3760 Mound View Ave.
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning department
200 north Spring Street, Room 763
Los Angeles, CA 90012

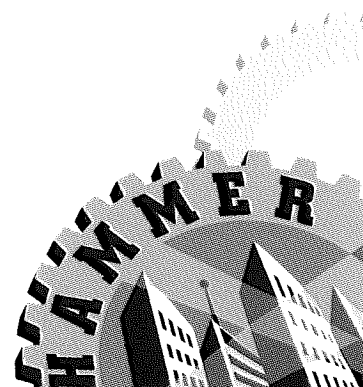
Dear Ms. Zaitzevsky,

I am a homeowner at 8021 Okean Terrace, LA, 90046 and a regular user of the tennis courts and the golf facilities at Studio City Golf and Tennis. I noticed there is a new plan to demolish the tennis courts and so I am writing to you to express my strong feelings against ANY plans to reduce or eliminate the tennis courts, or the golf course and driving range.

Studio City Golf and Tennis is a unique facility in this city and though housing for elderly people is important, not at the expense of this prime and historic recreational gem and San Fernando valley landmark. The city of Los Angeles should do everything it can to preserve the little park and recreational space there currently exists.

Sincerely,


Mark Pierce



Wednesday, June 04, 2003

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

RE: SAVE OF OUR STUDIO CITY GOLF AND TENNIS

Dear Ms. Zaitzevsky,

I am writing to voice my unequivocal opposition to the Homeplace development proposal of the Studio City Golf and Tennis property. I must repeat, **UNEQUIVOCAL OPPOSITION**. The Studio City Golf and Tennis site is a sacred centerpiece of open space property - a treasure and crown jewel of my neighborhood.

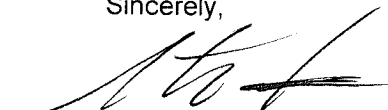
I happen to live on Whitsett where traffic and density already pose problems. I do not want this concrete nightmare going up in my neighborhood! We do not need any more traffic, nor do we want an increase of accidents and choking congestion.

I loathe the idea of this mega development destroying the beauty and aesthetic value of our Studio City neighborhood - and don't YOU doubt for one second the blight that this 4 story, 500,000 square foot, 240 condo unit development would bring to my, our, your or anybody's neighborhood.

I am all for senior housing, and there is certainly other sites that these developers can find and 'develop' - not this facility, that has served and continues to provide joy, and happiness for so many parents, children, students and residents of studio city and beyond.

This proposed complex would do irreparable damage to the health and well being of literally thousands. Please put a stop to this proposal by supporting the residents of Studio City.

Sincerely,



Steven Freedman

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

In the traffic, congestion and pressure of city life we must preserve locations of grass and trees and meaningful recreation. We must not lose Studio City Golf & Tennis.

Please help.

Please, please, please!
do not lose this valuable
asset to our community.

Thank you,

Anon Jane

4053 Sunnyslope Ave
Sherman Oaks Ca
91423

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Thank you for taking the time to
read this letter.

My family and I live in Studio City
and frequent the courts with great
pleasure. Please reconsider your plans -
and keep them standing -

Thank you

Sincerely,

LIZ Calabro

Name

Date

Address and Phone :

4318 Ben ave
Studio City CA
91604

818.506.5710

6/3/03

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Ms. Zaitzevsky,

I am a resident of Studio City. This letter is to request your assistance in stopping the destruction of the Studio City Golf and Tennis complex.

The word "destruction" is a very strong word, but I think it is appropriate because all the residents in the area feel very strongly about this.

The complex is the last of its kind in L.A. It should be preserved not only as a beautiful recreational area, but as an historic landmark.

Construction on the site would not only destroy a large portion of the recreational facility that is used by residents and schools in the area and beyond, it would cause severe noise and traffic problems in an area (Ventura Blvd. and Whitsett) that is already congested.

Please help us preserve our little oasis!!

Sincerely,

Kim Braden

Kim Braden
4311 Bellaire Ave.
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES


JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Hi, my name is Conner. I am 8 years old. I love playing Tennis at Studio City Tennis Court. Me and my mom play their all the time, and we love it, and playing their. Tennis, and those ~~tennis~~ tennis courts mean alot to me, So PLEASE do not tear them down. Thank You!

Sincerely,

Conner 
Name Date

Address and Phone :

4318 Ben A.V.
Studio City CA
91604

818 5065710

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

As an unabashed advocate of affordable recreation facilities, we urge the City to preserve Studio City Golf & Tennis.

My family and I are avid tennis players. We find there are fewer and fewer places to play tennis and even fewer places to play golf.

We hope Studio City Golf & Tennis will be saved in posterity.

Sincerely,

Kevin T. Lewnes

13035 Woodbridge St.
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

JUN 06 2003

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

PLEASE HELP US RETAIN WHAT LITTLE
GREEN SPACE WE HAVE IN THE STUDIO CITY AREA
AS OPEN FOR ALL TO ENJOY.

MY WIFE PLAYS TENNIS TWICE A
WEEK & I ENJOY THE GOLF COURSE.

I REALIZE THAT SENIOR HOUSING IS
AN IMPORTANT FACTOR FACING THE
NEIGHBORHOOD, BUT I HOPE THE
DEVELOPERS WILL TAKE A LONG LOOK
AT OTHER AREAS FOR THIS HOUSING.

Sincerely,

Richard K. Smith

6-4-03

Name

Date

Ann W. Smith

Address and Phone :

4439 AGNES AV
STUDIO CITY, CA. 91607

May 30, 2003

Ms. Maya Zaitzevsky
Project Coordinator
EMV-2001-1196-EJR
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I write to you to say that for years I have driven from my distant community to play tennis at Studio City Golf & Tennis. We have nothing like it where I live. It would be a terrible loss to lose Studio City Golf & Tennis.

Thank you, for your consideration.

Judy Howell
Van Nuys, CA
818-787-3515

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Studio City Golf & Tennis is where people from all over the Los Angeles area have met to play for generations. The thought of losing it is too painful to imagine.

Please help us,



R. Agronsky
4259 Fulton Ave
#404
Sherman Oaks, CA
91423

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

It is important to keep the Studio City Golf + Tennis facility for several reasons:

- 1) This is the last open space area left for the community to use for these sports. When it goes nothing can or will replace it.*
- 2) SCG+T benefits all ages in the community, not just senior citizens. It is especially important for young people as they need healthy activities to keep away from drugs + stay fit.*
- 3) This facility is the only one of its kind in the valley where there can be organized tennis tournaments or matches between tennis clubs. Public parks with courts are not set-up to have these types of events. Many clubs will not be able to function anymore.*
- 4) With new housing + a firehouse on the property the traffic + noise will increase significantly which will definitely impact ^{on-going} Ventura Blvd, an already problem at peak hours.*

Sincerely,

Midge Reisman 6-4-03
Name Date

Address and Phone :

14609 Deerwale Pl,
Sherman Oaks, CA 91483

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

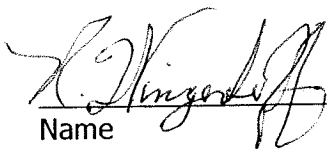
ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Urgent action is needed
at once to keep the open
space and beauty of the
Studio City Golf and Tennis Area.
It has great meaning to
a large number of people
and should not be closed
up for the reasons described.
It is stifling to think of
that crowded, closed plan to
house so many people with the
large number of cars.

Sincerely,



Name

June 4, 2003

Date

Address and Phone :

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

I have been using the tennis
courts in Studio City since 1979.
It adds so much to the environment
and enjoyment in our lives.

Gloria Winters
8354 Skyline Dr,
LA, CA 90046

RECEIVED
CITY OF LOS ANGELES

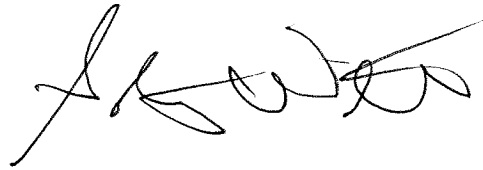
JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Madame:

We celebrate our parks and recreation areas. They are our treasures. We must save Studio City Golf & Tennis and include it in our ever scarce park system.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Stephen Winters". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

WINTERS, Stephen
8354 Skyline Dr.
J. A. CA 90046

6-3-03

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

Please help us save Studio City Golf & Tennis. It is an oasis in our overpopulated and crowded city.

Thank you,

Lon Fenton
151 N. Florence
Burbank, CA 91505

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I HAVE BEEN A ~~TAXPAYING~~ RESIDENT OF
STUDIO CITY FOR 35 YEARS. NOW THAT I AM A
SENIOR CITIZEN, THE RECREATIONAL ENJOYMENTS
OF THE WHITSETT TENNIS COURTS HAVE BEEN
ON OF MY PRINCIPAL PLEASURES IN THE STUDIO
CITY AREA.

I PRAY THAT OUR REPRESENTATIVES
WILL DO ALL IN THEIR POWER TO PRESERVE
THAT ONE FACILITY THAT IMPROVES OUR
HEALTH AND HAPPINESS.

ANY PROJECT WHICH WILL ADD
TO THE ALREADY INCREASED TRAFFIC
CONGESTION WILL BE A DETRIMENT
TO ^{OUR} LOVELY COMMUNITY.

Sincerely,

Harry Kaye

Name HARRY KAYE Date 6-3-03

Address and Phone :

2601 WILLOW CREST AVE.
STUDIO CITY, CA, 91604
818 760 6710

6/3/03

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky:

We do not belong to a country club. Studio City Golf & Tennis is our site for recreation. Please help us and all the others who care so very much.

Sincerely,

Kary Bag Massery
4949 Stern Ave
Sherman Oaks Ca
91423

May 30, 2003

Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL
UNIT

Ms. Zaitzevsky,

Re: Studio City Golf and Tennis

Having worked at Studio City Tennis for the past four years and it has been a joy and an experience I will treasure.

The children ranging from ages 3-12, teens and adults, ages 21-75 have passed through the office to get a chance to get on the tennis courts.

Groups, LATA, Buckley High School, Notre Dame High School, Harvard Westlake, to name a few. the tournaments, the competition, the excitement amongst the parents and children.

If the courts are plowed down, where will all these tennis players go? How many of our teens will be on the streets because there of no TENNIS COURTS AVAILABLE to them.

We are trying to raise children in a disciplined matter, which they do achieve in the game of tennis. The meaning of competition, keeping fit and companionship amongst there peers. AND YOU WANT TO TAKE THAT ALL AWAY!!!

Lets ban together OK CITY HALL",[?] and make us proud of our Los Angeles Council and SAVE[!]OUR TENNIS COURTS.

The loss of this fine tennis facility would be a big mistake. We need this recreational facility for our future citizens.

Thank you for reading this and please act accordingly.

Sincerely,

Maggie Macklin

Maggie Macklin

CC: DAILY NEWS

Margaret F. Macklin
6744 Clybourn Ave. Apt. 137
North Hollywood, CA 91606

H. Wesley Kenney

June 3, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring St. Room 763
Los Angeles, Ca. 90012

Dear Ms. Zaitzevsky,

I have lived in Studio City over 30 years, watched it grow and change. There was Tiny Naylor's at Ventura and Laurel Canyon next to the filling station and car wash on the corner...No Kinkos or Washington Mutual..the Tahitian Restaurant was across the street from REPUBLIC STUDIOS, now CBS. McDonalds had not yet been born. Only DuPars was there and is still around.

More to the point, a few years back at the corner of Vineland and Ventura there was a beautiful set of tennis courts, but "progress" removed them and replaced them with one more mini-mall. So for an oldtime tennis player like myself, there only remains in the entire area The Studio City Golf and Tennis Club. I and my partner happen to play from 7:30AM until 9:00, and still there are people already plying when we arrive. By the time we are finished, the entire complex is jumping and there are players waiting to get on our court.

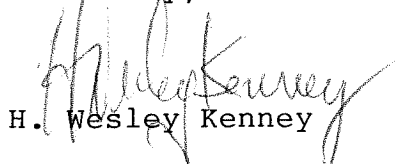
Later in the day there are tennis teams from schools such as Harvard-Weslake, Buckley and Oakwood there for their regularly scheduled practices because this is the only tennis facility left in the area that unlimited time can be regularly arranged on a regular basis. Not possible at the public courts in the city parks where there are long lines and your court time is limited to an hour.

As I'm sure you know and have been reminded many times, when the Studio Golf and Tennis facility was originally established by the city and county years ago, it was down zoned deliberately ~~to~~ be maintained as a recreational open space for the pleasure of the general public. For the developer to be allowed to confiscate an area so vital to not only the general public, but to organizations-besides the schools-who schedule tournaments on weekends in the only place left in the valley, would necessitate a zone change in a section of Studio City already inundated with so much activity that the addition of more cars(a 600 vehicle parking garage is in the proposal) for a community of senior citizens, who faced with the heavy traffic normally found on Whittset and Ventura Blvd. would pose a danger to themselves and everyone around them.

I'm sure other people have brought to your attention geological problems, an underground river needing analysis(remember the subway sunken streets in Hollywood?), sewerage and drain system that floods when it rains even now, the battle over private homes needed to be removed, etc, etc, etc.

I can only add as a long time Studio City resident, that for many like myself, the recreational health and well being of our community and it's residents deserve and ask for your rejection of this project.

Sincerely,


H. Wesley Kenney

KENHEATHER PRODUCTIONS, INC.

818 / 789 - 9888 . FAX 818 / 789 - 0081 . 12996 GALEWOOD ST., STUDIO CITY, CA 91604

Rommie Davis Communications, Inc.

June 8, 2003

RECEIVED
CITY OF LOS ANGELES
JUN 10 2003
ENVIRONMENTAL
UNIT

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I am writing to you – a bit late – I fear – but I am a Studio City resident who is horrified with the plans under consideration for the Studio City Golf and Tennis.

The traffic on Ventura is currently a nightmare – check it out after 4:30 any weekday – see how long it takes to make a left turn off of Ventura eastbound – to Whitsett! 5 signals – before you can turn.....?? And what will happen when Whitsett is as crowded as Ventura Blvd? Our lovely peaceful neighborhoods become "downtown traffic jams" – not a reason I purchased my home, one block east of Whitsett and Moorpark.

I am saddened and sickened when I imagine the changes the city might approve – for this developer with their "Grand Plans" – and to us, the local residents – "a very horrifying idea." I fear the effect of traffic noise, air quality, population overcrowding, utility complications, and above all the enjoyment and use so many of us treasure – the recreational use of the facility – and the gorgeous open space we see and love and appreciate every day when we drive by. This is why I moved to Studio City.....and to think that you will take it away from me is very sad.

I apologize this letter comes a little late, but I have been out of the city, working.

Please do not destroy our open space, our local recreation facility, and our charming Community with this **oversized monster** you are considering.

Sincerely,



Rommie Davis

Multimedia Communications

4254 Wilkinson Avenue
Studio City, California 91604
(818) 752-9393 • Fax (818) 752-9395

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 10 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

This is an appeal for the Homeplace Retirement Community to be rejected. This project will remove the 20 tennis courts that are used by numerous residents of the local area and who would be fighting for court time on the already over crowded public courts.

Thank you for your attention to this matter.

Sincerely,

Serraine Klee 6/5/03
Name Date

Address and Phone :

14576 Greenleaf St.
Sherman Oaks, CA 91403

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I have a daughter living in Studio City right off of Whitsett, I am naturally upset about any plan on disrupting what is now a quiet residential area that offers golfing and tennis facilities to the public. For the neighborhood at large, this can only mean a move for the worse if development were to be allowed.

Sincerely,

Margaret Fowen 5/29/03
Name Date

Address and Phone :

4968 Calvin Avenue
Fairfax 91365
(818) 345-5654

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
THOMAS E. SCHIFF
—
CABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

May 8, 2003

**REVISED NOTICE OF PREPARATION AND
PRE-DRAFT ENVIRONMENTAL IMPACT REPORT REQUEST FOR COMMENTS**

EAF NO.: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

REVISED PROJECT DESCRIPTION: A three-lot subdivision (lots A-C) of a 17.2 acre lot in the A1-1-XL zone which is currently improved with a pitch and putt golf course, driving range, club house and twenty tennis courts. Lot A will be approximately 11.78 acres and will consist of the existing golf course, driving range, and club house. A Development agreement is proposed to assure preservation of the golf course. Lot B will be approximately 4.42 acres, and a Zone Change from A1-1-XL to R3-1 and a General Plan Amendment from Open Space to Medium Density Residential is requested. 240 senior housing units for independent living are proposed to be built within six, four-story, 45-foot high buildings. 611 Subteranean parking spaces will be provided. Lot C will be approximately 1-acre, and a Zone Change from A1-1-XL to PF may be needed. Lot C is proposed as either to be kept as open space or for use as a fire station. All twenty of the existing tennis courts will be permanently removed. The following approvals may also be required for the proposed project: Conditional Use Permit for the deemed to be approved pitch and putt golf course; a Building Line Removal incident to Subdivision for the existing 18-foot building line along Whitsett Avenue; Site Plan Review for the senior housing development; grading and building permits, haul route hearing and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

PROJECT LOCATION/ADDRESS: 4141 Whitsett Avenue

PLANNING AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

DUE DATE: June 8, 2003

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.

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this project by this office. We welcome all comments on the possible environmental impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **June 8, 2003**

Please direct your responses to:

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012 (213) 978-1355

Con Howe
Director of Planning

Maya E. Zaitzevsky

Maya E. Zaitzevsky
City Planning Associate

Enclosures



SITE PLAN
 4141 WHITSETT AVENUE
 STUDIO CITY, CA 91604

catherine hoeven

4220 bellaire avenue - studio city, california 91604

June 4, 2003

Ms. Maya Zaitzevsky
Project Coordinator
200 N. Spring St. Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

Re: EAF No: ENV-2001-1196-EIR

Dear Ms. Zaitzevsky:

I am writing in response to the Environmental Impact Report (EIR) Request for Comments as respects the Homeplace Retirement Community and Studio City Golf and Tennis. As a long time resident of Studio City, I am greatly concerned about the welfare of my neighborhood and city, and am adamantly opposed to this development. The idea that this quiet, lovely recreational landscape could be in any way exploited, minimized, or destroyed is wholly objectionable. It is disheartening to know that this project is even under consideration, given the drastic detrimental impact it will have not only on Studio City Golf and Tennis, but all of the city. Many good people have fought long and hard in opposition to this; I wish to add to this collective voice of concern and reason. I respectfully request the findings of the EIR reflect the compelling negative consequences of this project, and ultimately, that this proposal be outright denied.

While growth is natural as a prosperous and vital city accommodates the greater good of its residents, this project would serve but a very few: namely, the tenants of the complex, and, of course, the pocketbook of the developer. Further, any monetary gains to Studio City would not justify or offset the losses, tangible and intangible, that would result. For the overwhelming majority of the Studio City community, and even the whole of Los Angeles, it serves no good or valuable purpose. Rather, sacrificing this beautiful property is only destructive. The citizens lose premium open space that is rare enough in a city like Los Angeles. In its current form--simply a well maintained, quiet little corner of town set aside for golf and tennis --it serves its original intent perfectly. With housing units, parking lots and all the undesirable side effects, many people could no longer enjoy it as an ideal setting for everything from a pretty neighborhood walk to organized golf and tennis tournaments. The benefits of this wonderful park-like facility are significant and plentiful, which is why converting it to an institutional type of development is such a bad idea. It is such a shame that so much valuable time, resources, effort and money have to go into preventing something that to begin with, is so obviously wrong.

The construction phase alone guarantees an ugly, frustrating, congested, loud mess, that will only get worse with the completion of the project, and in years to come. Traffic, particularly at the Whitsett/Ventura (already a busy enough) intersection will become a nightmare, which in turn will create a negative domino effect up and down Ventura Boulevard, as well as mar the otherwise quiet neighborhood streets in the area. It'll bring more cars, more noise, more pollution, more construction, more difficulty, more big-city problems. In return, we suffer a loss of beauty, recreational enjoyment, a quiet country-like neighborhood, open space, and peacefulness. The graceful landscape will be forever lost by six buildings, four stories high. Twenty tennis courts will disappear. The golf course will lose its general public appeal as the retirement community takes over. The damage will be permanent. And there is no way of knowing, or guaranteeing, that the Retirement Community will have high standards

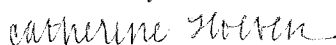
and be respectful of the surrounding area. What if the business isn't profitable, or well managed? It could easily and quickly become a rundown, ugly scar on the city, and what recourse would the citizens have?

Studio City is a special enclave of Los Angeles; it offers its residents a sophisticated yet neighborly lifestyle. It is a much desired location, as the high real estate values reflect. But even more important are the values of the people. We care about our city, our neighborhood, our Golf and Tennis. Studio City Golf and Tennis reflects these good values in all that it offers. Losing even part of this valued space means losing quality of life. This is a place that inspires: children to explore, friends to meet, competitors to be their best, families to have fun, working people to unwind and relax after a hard day, anyone to enjoy a free hour or two in the warm sun working on that golf swing. All of this because of the unspoiled open space that maybe makes you forget for a moment that you're in the middle of a big crazy city. And who knows what else may be lost or gained - a kid learns to play tennis, and with it, finds self esteem. Who can say what that same kid might or might not do if that opportunity wasn't available?

We want this quality of life for everyone, our treasured senior citizens included. It is a space to be shared and enjoyed equally, by all in the community - no one should have the right to compromise this special space.

Please put a stop to this proposal. Please redirect this developer. Please protect and preserve this wonderful place, and all the goodness it brings, for all the people of this city.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Hoeven".

Catherine Hoeven

Mr. & Mrs. Theodore S. Field, Sr.

Maya Zaitzevsky
Project Coordinator, Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

June 7, 2003
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JUN 09 2003

ENVIRONMENTAL

We have been residents of Studio City for 50 years. I'm certain this isn't the first, nor will it be the last note you receive regarding the developer's proposals and revised proposals and revised-revised proposals for commercial development of the land now occupied by Studio City Golf & Tennis at Whitsett, bordering the Los Angeles River.


Citizens and their government have an obligation to current and future residents to improve, maintain and sustain the quality of a communities' living experience. As the city's planning department, we depend on you to look after and, where possible, required, or needed, protect and enhance our living environment, make certain that whatever construction or development occurs within our community occurs for the good of us all.


The developer's now revised proposals to permanently destroy 20 of the existing tennis courts at Studio City Golf & Tennis neither sustain nor enhance the area residents' living environment. In a locale already congested, they propose to destruction in favor of what appears to be bald and irresponsible commercial exploitation. Their construction project will not only increase population density, add to congestion, negatively impacting streets, ingress and egress, but also seriously reduce and diminish a much used and needed recreational area -- one which now exists to enhance our living space and experience.

The developer's revised plans also indicate that they are no longer committed to extending the Los Angeles River Parkway west from Whitsett to Bellaire. Additionally, they no longer propose deeding the golf course and driving range to the city, but apparently intend to operate the facilities themselves under an unspecified "Development Agreement." They appear to want to control what would be the only existing public golf facility in this area of the San Fernando Valley.

The Studio City Golf & Tennis developer's proposals and revised proposals put into serious question any alleged good faith on their part in this project as an enhancement to our community. As our delegated authority in this area, we expect you to be resolute and protect the environmental and living interests of Studio City and its residents.

Sincerely,


Joan Y. Field


Theodore S. Field, Sr.

**12227 Valleyheart Dr., Studio City, CA 91604, 818-761-6810,
tsf1@worldnet.att.net**

ROBERT AND KAREN AHMANSON
323-397-9251 VOICE • 323-656-8170 FAX • BOB@AHMANSON.COM
3148 FRYMAN ROAD • STUDIO CITY, CA 91604

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012
213-978-1355

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CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Maya Zaitzevsky,

My wife and I would like to add our voices to the many others who are against the proposed redevelopment at the site currently occupied by the Studio City Golf and Tennis Facility. There are several reasons why we are opposed to it.

First, and most personally, we use the facility frequently. It is 5 minutes from our home, and we appreciate the convenience of its location. If it were to disappear, the next closest similar facilities would be 30 to 40 minutes away (in traffic.) The extra time required to get to those facilities would make them much less practical for us to use, and as a result, we would both be able to participate much less frequently in golfing/tennis activities. Also, and more importantly, those more distant facilities would certainly be burdened by the extra use caused by the loss of the tennis courts at the Studio City Golf and Tennis facility.

On a more general note, there are few places left where one can find so many tennis courts in one place. Many school children in the Studio City area use the Studio City Golf and Tennis Facility as part of their junior high and high school physical education. If it disappears, it is unlikely that a suitable replacement will ever be found or created. Additionally, the loss of open space to Studio City residents would be tragic and irreversible. We have already had to suffer the loss of tennis facilities at Ventura and Vineland. It would be unfortunate to lose those at Ventura and Whitsett as well.

Of course, no one would appreciate the extra traffic generated by the residents of the 240 proposed new units. The Ventura Blvd. corridor is already choked enough with traffic as it is. And in the interim, while construction is underway to build those units (likely a year and a half at least) the extra traffic, dust, and noise would be unbearable.

We acknowledge the need for housing for our ever increasing elderly population. It's the right idea, but the wrong place. We respectfully urge that the proposed plans for the redevelopment of the Studio City Golf and Tennis Facility be disapproved.

Thank you for your consideration in this matter.

Sincerely,



Robert Ahmanson
Studio City resident



Karen Ahmanson
Studio City resident

Tim and Therese Hyde
3927 Goodland Avenue
Studio City, CA 91604
818-505-9392, timhyde@pobox.com
registered voters

cc: Wendy Gruehl
SCRA
Studio City Golf and Tennis

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CITY OF LOS ANGELES
JUN 09 2003
ENVIRONMENTAL
UNIT

June 6th, 2003

City of Los Angeles, Department of Planning
Maya Zaitzevsky
200 N. Spring Street
Room 763
Los Angeles, CA 90012

PROJECT #: ENV-2001-1196-E

RE: Studio City Golf and Tennis

Dear Ms. Zaitzevsky:

I am 100 percent **against any development** of the Studio City Golf and Tennis facility for the following reasons:

- Too much crowding already of people and buildings between Coldwater and Laurel Canyon
- 101 Freeway is already too crowded
- It is one of the assets that separates Studio City from Encino, Sherman Oaks, Van Nuys, etc.
- I want more open space, not less.
- It is too unique to make any changes and the proposed changes add ZERO aesthetic value to Studio City or Los Angeles

I have yet to meet anyone that **is** in favor of this construction other than the people that are going to make money from it. In fact, I would like to see the older people that are supposed to move into this facility and where they come from. I doubt any elderly resident that lived in Studio City for 40 years would want to see part of their golf course and tennis courts torn down so he or she could have a place to live. Maybe someone from San Bernardino would like to move into the assisted living area but not someone that has cherished and loved the quaint and charming atmosphere of the Whitsett facility.

All too often these types of institutions are torn down or changed only to be regretted a few years later. Perhaps this golf and tennis range could be given a LA Historical landmark in order to protect it.

You and Mayor Hahn can't possibly wish for more strip malls and 5 story stucco buildings in Los Angeles. I am surprised I even have to write this letter.

If the issue is around Guy Weddington trying to get money for land his father/grandfather gave to the city then lets float a bond, take up a collection, institute a temporary tax, charge a higher fee at the golf course for set period of time or a combination of the above to pay him off and get rid of his opinion. I will assume that his family squandered the money they had and this is the last chance of getting daddy's money. I doubt Donald Sterling or Eli Broad would try to erase a City Landmark in order to make \$6 million.

Please ask Mayor Hahn to pay some personal attention to this matter.

Sincerely,



Tim and Therese Hyde

CC:

Colemans on Goodland
Ambrose on Goodland
Evand on Goodland
Cranes on Goodland
Dektor on Goodland

Brouse on Goodland

Morency on Goodland

June 6, 2003

gridlock to the area. We need more areas for relaxation and recreation – not an additional 500 cars and thousands of square feet of concrete for a senior facility that will bring nothing but heartache to our neighborhood.

I appreciate your ear.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Gerald Silverman", written over the typed name below.

Gerald Silverman

12177 Valleyheart Drive

Studio City, Ca. 91604

Christopher DiMatteo 
4362 Troost Ave. #6 Studio City, CA 91604
1-818-980-7942 chris@radioexpress.com

June 6, 2003

Maya E. Zaitzevsky, Project Coordinator
LA Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky and associates,

I am writing about Studio City Golf & Tennis Center, project EAF no. ENV-2001-1196 EIR. Any change to the Status Quo here would do enormous damage to the environment of Studio City and that damage would stretch widely across Southern California as well.

Together with so many others in this community, I am defending the status quo, which is a beautiful environment that contributes so much to the well being of people close by and throughout Southern California. Any change to this would be a degradation of the environment, of our physical surroundings as well as to our recreational needs.

Traffic

The project foresees more than 600 more cars! What number of trips per day can we expect? What if each car goes out and returns 1, 2, 3, 4 or more times per day? It could double or triple car traffic in the area. It is already very congested. It needs relief, not a worsening. Street traffic in this area is already suffocating at any busy time of any busy day. Weekday afternoons suffer from particularly heavy traffic, and Saturdays are really impossible now. It would be an environmental degradation including crowding, worsening air quality, overuse of other transportation to have so much more traffic as this development would bring.

Visual Blight

We have to picture these buildings in our minds and make sketches and digital illustrations to scale, and what we see is Park La Brea Towers (*ved.* Hancock Park) being dropped in the middle of this area. Any building there would be a horrendous blight on the horizon. Such buildings as the developers describe would be positively hideous. They would block the ample sight lines from all around.

Or Worse...

We also know that what we are defending against is the potential of something even more hideous than what is described in the developer's proposal. We know the developer would be capable of changing his plans were he to acquire the property. We know that there is sand under the tennis courts (some of our volunteers report witnessing recent drilling) and that would make building big edifices there prohibitively expensive (some other volunteers are in the business and know this with certainty). In case a closer analysis confirms this, which I expect, the developer/new owner would build on the golf course from end to end. I am not fooled by the drawings of rectangles representing buildings where the tennis courts are now.

LA River

The site is next to the LA River. I can not tell from your letter if this issue has been forwarded to any and all authorities and agencies having any say on the LA River and its beautification. If it

was not, it should be. The riverside has to be preserved so that it can join the gradual connecting of garden strips and pathways along it. This is a hugely important priority for the future of any community near the riverways. Not only would the buildings be a hideous blight on the horizon to anyone passing by the river. Think how wonderful it would be to use the future riverside path to go play golf or tennis. Then think what a tragic loss it would be for that not to be possible.

Loss of Recreation: Tennis & Golf

The Tennis Center is one of the absolute top-quality tennis facilities in Southern California. The courts are very finely made and well maintained. The location is refreshing, with views of the hills. Tennis teams from around the area use the facility for team workouts and tournaments. It is a very important to hundreds and even thousands of players. I play there often and know many others who do too. We already lost the Racquet Center (Ventura at Vineland) a few years ago to development (shopping center) and Studio City is the only good local tennis facility left. Especially, it is the only one that allows tournaments. I also played my first golf there. The place is always busy. Lots of people really love this place as it is. We use it. We need it. To lose any part of the tennis or golf facilities would be a grave degradation of our environment.

There can be no reason whatsoever to change the present zoning. The zoning was supposed to be perpetual anyway, dedicating the property to *recreation*. Those who made this decision were very wise and we all enjoy the fruits of their wisdom and foresight.

Preservation

A few years ago the nearby Chase Knolls apartments were saved for aesthetic reasons. Those same aesthetic reasons are also another reason why we must not change that status quo on the Studio City Golf and Tennis Center property. Let no one say that there is a need for housing, or senior housing, and so this must be built. There are plenty of other sites for that. This is the wrong place to be making any changes.

Community Support for the Status Quo

There are THOUSANDS of people in and around the Studio City area who oppose any change to the status quo. The Studio City Residents Association has over 2000 signatures just on this issue, collected regularly at the Studio City Farmers' Market and many other places. It is interesting to us that nobody we ever speak to ever defends the idea of changing the status quo at Studio City Golf and Tennis Center. We heartily endorse our Councilmember Wendy Greuel's plan to have the city acquire the property to continue to operate it as it is. There are already hundreds of signatures to a specific petition supporting that. There will be an open house at the Center this coming June 21, Saturday, from 12-4pm. Please accept our invitation to attend. There will be hundreds of people who support the status quo.

There is no reason to make any change to the status quo, to the zoning, to the use of the site for recreation. Any change, even such as that proposed by this developer, would be a severe degradation of the environment on many fronts.

I appeal to you to see our reasons, to report that in your EIR and to recommend against any change.

Sincerely,
Christopher DiMatteo



6 June 2003

Re: Studio City
Golf & Tennis

RECEIVED
CITY OF LOS ANGELES

JUN 09 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator

Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

To Whom It May Concern:

We emphatically OPPOSE Homeplace Retirement Communities alternative project plan for the Studio City Golf & Tennis property.

We desperately need to retain the open space and natural beauty of the current property. It is unacceptable to increase density and traffic congestion that are already out of control in the area. Further development would only

add visual blight and poorer air quality. We need to keep the golf & tennis recreational facilities and even the clubhouse that are open to the public and used by the neighborhood as community enhancements.

As resident homeowners of Studio City for over 25 years, we appreciate this "Crown Jewel" of Studio City and vehemently oppose any development of it.

Sincerely,

Barbara Monahan
BARBARA MONAHAN

Kevin F. Burke
KEVIN F. BURKE

818.980.5360

4223 Wilkinson Avenue, Studio City, CA 91604

May 30, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 06 2003

ENVIRONMENTAL

Dear Commission Member,

Thank you for taking comments regarding the proposed rezoning of development of the current "Studio City" of the "Tennant" area (EAF NO: ENV-2001-1196 EIR)

This project will have a severe negative impact on the environment in the immediate area as well as affect the quality of life for the rest of the area. The loss of 4.42 acres of open space in a city that previous planners neglected to adequately provide for is a major negative to the environment.

The additional noise from added traffic at the already busy intersection of Whitsett & Ventura Blvd will further erode the quality of life for adjacent neighbors who bought property based on proximity to open space!

The only reason to rezone this property is for the greed of the current owner, who previously expected the "open space" designation to save on property taxes for many years & now would like it rezoned to maximize his return—at the expense of the environment and adjacent neighbors.

To amend the general plan and

SCOTT/CEURVORST
12403 OTSEGO STREET
VALLEY VILLAGE, CA 91607

RECEIVED
CITY OF LOS ANGELES
JUN 06 2003
ENVIRONMENTAL
UNIT

June 3, 2003

Ms. Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, California 90012

Re: EAF No: ENV-2001-1196-EIR
State Clearinghouse No: 2002031028

Dear Ms. Zaitzevsky:

My husband and I request that as the Environmental Impact Report is prepared, attention be especially paid to what the addition of the numerous buildings, with their proposed inhabitants, will mean to the traffic and congestion in the area and the corresponding smog level. It is not just the vehicles that the new residents will be driving, but those of visitors and the vehicles necessary to provide services.



At a time when there is action being called for to expand the nearby freeway, with no real solutions being provided or agreed upon, it does not make sense to cram more into the neighborhood. Even without this proposed addition, the traffic will increase.

We do not think it is wise to change zoning to permit additional building where it is really not necessary. This project will have a devastating effect on the immediate area and its surroundings. It is obvious that an increase in population will mean an increase in refuse and exhaust. The building process, itself, will pose a number of temporary negatives in addition to the permanent blights that will exist once the trucks are gone (We do not know if temporary conditions can be taken into consideration).

Thoroughness in such reports is always recommended, as is far-sightedness. Hopefully, the vision will not be merely that of businessmen who stand to gain monetarily, but of those who can appreciate conservation. How does one begin to measure the psychological or cultural impacts of such encroachment? We think the solution is redevelopment of existing occupied spaces, rather than conversion of the few open spaces that are left.

We appreciate being given the opportunity to express our views.

Very truly yours,

Pamela D. Scott
Thomas J. Ceurvorst

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 6/3/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 13

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Greg Palmer, Dorothy Castro, George McCallister, Dennis Wong, Linda Martin, Cecilia Walsh, & the Carr's.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
MAY 29 2003
ENVIRONMENTAL
UNIT


Dear Ms. Zaitzevsky:

We are writing to let you know how important it is to save the Studio City Golf and Tennis complex. We have lived in the same home in Studio City for almost 30 years and have seen our wonderful community thrive and improve.

By doing away with our wonderful tennis courts you are giving away the lifeblood of our beautiful golf/tennis complex. There is no need to make any changes here. The only people who prosper are the greedy developers who want to put the money in their pockets.

We, along with our neighbors, are totally against any development of this center and will go to the necessary lengths to prevent it.

Sincerely,

 5/27/03
Name Date

Address and Phone :

3809 Goodland Ave.
Studio City, Ca
91604
818 501-4297 (day)

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 29 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am writing to urge you not to approve the above project in Studio City. I believe the impact on the environment and surrounding areas would be disastrous. Structures housing so many people with inevitable emanations, car exhaust, and increased noise levels are inappropriate for that residential area, not to speak of the blocking of views for the long time residents. Water usage would go way up, as would the problem of sewage disposal, trash pickup, etc.

There are many areas that would welcome a retirement community that would not be at the expense of disposing of the heavily used recreational facilities on that property. Please leave this lovely area intact as one of the few remaining such places in the community.

Sincerely,

Dorothy Mills Castro

Dorothy Castro

5-27-03

Name

Date

Address and Phone :

5437 Corteen Place, #206, Valley Village, Ca. 91607
762-0289

*George McCallister
12342 Laurel Terrace Dr.
Studio City, CA 91604*

May 27, 2003

City of Los Angeles Planing Department
% Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Project: ENV-2001-1196-E

RECEIVED
CITY OF LOS ANGELES

MAY 29 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

My name is George McCallister. I am a long time resident of Studio City and the General Manager of Studio City Golf and Tennis. My family has been involved with this property since 1958 and I am very familiar with most matters connected to it.

As to the possible environmental concerns that this proposed development may impact upon our community, let me first start with Land Use and Planning. This property was down zoned in the early 1970's from R-1 and R-3 to A1-1, the proper zoning for light recreation, like golf and tennis. An agreement between the City, County, and the Land Owner was made to preserve this property as recreational open space. Any development of this property would be contrary to what the City Planners had envisioned when they down zoned the property years ago to protect it.

The Aesthetics of the community would be severely impacted with the loss of precious open space. This mammoth development is unlike any housing development in our community. The building height requirements exceed those allowed. The entrances and exits for the underground parking for 611 vehicles would be that of a shopping mall, something never intended for a residential area. The four story buildings would block the vista of the Santa Monica mountains as well as cast shadows onto the golf course. Putting buildings of this size and height that close to a golf driving range fence is unsafe as well as unsightly.

The value that this Tennis facility has to community recreation must not be underestimated. It is open to the public at nominal fees. All are welcome. Homeplace plans to eliminate it, in its entirety (twenty courts total). Studio City Tennis is the last large facility of its kind in the San Fernando Valley. It services many of the local high schools as well as many of the City's large tennis associations and it has done so for the past twenty-five years. It is a tennis teaching center with over twenty tennis instructors working full and part-time. The facility keeps children off the street after 3:00pm as well as teaching the values of good sportsmanship. I am enclosing a copy of a typical day's reservation sheet so you can see for yourself the use these courts get. Weekends are even

more busy. If these courts are lost to the community, it would put an unbearable strain on the already over-crowded City tennis facilities. With the premium on property these days. It is safe to say that a facility like this or even close to it will never be built in our area again. Once it is gone it will not be replaced. Homeplace has made no provision for mitigating the lose of these courts to the community. With the population of Los Angeles growing every year, we are going to need more recreational facilities not less.

There is a deep concern as to the Geology and soil conditions of this property. Homeplace plans to build six four-story buildings with underground parking in a area adjacent to the Los Angeles River. This property is a know liquefaction zone with possible underground water as close as twenty-five feet from the surface. There has been some test drilling at this site, and the drill bits came up covered with mud. The City should conduct independent soil studies and deep drilling test to see if this part of the property is even capable of accommodating these four story buildings and its underground parking.

Traffic on Whitsett Ave is getting worse every year. At three o'clock daily traffic is backed up two or three blocks down from the Moorpark St traffic signal. The traffic light at Ventura Boulevard is just as bad. The addition of parking for six hundred more vehicles means there will be that many more vehicles using this street. One side of the street has only one lane without turnouts for lefthand turns. Anyone turning left off Whitsett Ave into Homeplace's development would stop traffic behind them. There are numerous bus stops along Whitsett Ave in this area, causing traffic to stop adding to the congestion. The traffic congestion on this street is already out of control. The construction of such as mammoth project with the kind of excavation that would be required with dump, cement, lumber, plaster, drywall, and all other trade trucks would lock up traffic in our part of the Valley for months even years.

The City is always asking us to conserve energy, water, and other utilities. Adding 240 new apartments to our community is only going to put an even greater strain on the existing utility infrastructure.

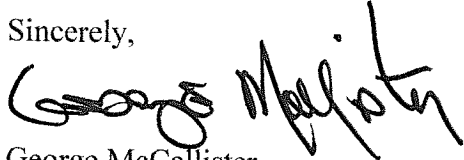
I would like to list few more items of environmental concern not mentioned in the Revised EIR Preparation Impact Report Notice of May 8, 2003. They do not reference the location the golf course maintenance building. Currently it is located in an area designated for the new Fire Station. It would have to be relocated somewhere on the remaining property. The maintenance area houses gasoline, diesel fuel, fertilizers, insecticides, and other such products. Its location is a safety concern that should be addressed. In Homeplace's latest drawings they identify six buildings with 40 units each. There is no mention of an administration building, business offices, recreation room, swimming pool, or dinning facilities. These are all common amenities to a facility of this type. My point is, where would they be located if not on property designated as golf course and driving range.

Finally, taking away existing recreational open space and replacing it with a huge development such as Homeplace is proposing will take away, not add to, the quality of life in our community. This "Oasis" is a Cultural Resource that should not be lost to

development of a senior living project that could easily be built on property currently zoned for housing.

Thank you for your consideration of my remarks.

Sincerely,

A handwritten signature in black ink, appearing to read "George McCallister". The signature is written in a cursive, somewhat stylized font with a large initial "G".

George McCallister

TOTAL TENNIS PLAY 1521.00
 GOLF MDSE. 2.98

TAX 16.61
 1.36
 TENNIS MDSE 15.00 17.98

STUDIO CITY TENNIS Tennis Reservations

DEPOSITS 446.00 FEES 1076.00

Tennis Snacks 95.25
 DATE 5-13-03
 TOTAL 1632.25

APPROX. TIME	1	Amt. Paid	2	Amt. Paid	3	Amt. Paid	4	Amt. Paid	5	Amt. Paid	APPROX. TIME	6	Amt. Paid	7	Amt. Paid	8	Amt. Paid	9	Amt. Paid	10	Amt. Paid	APPROX. TIME	
7:00 AM											7:00 AM											7:00 AM	
8:00											8:00	PERRY 4		Hochman 7228				EMKIN 12809				8:00	
9:00	ladies 1		ladies 1		ladies 1		Robbins 12128		HILTON 12281		9:00	PERRY 4		Hochman 13689		SAFFRO 13689		EMKIN 12809		RICHTMAN 9495		9:00	
10:00	DAY 12091		DAY 1120		SEAGAN 1030		Olson 12281		HILTON		10:00	PERRY 4		A-1		A-1		A-1		SAFFRO		10:00	
1:00	Wuechel 12091		POTIMI 1120		SEAGAN 1220		Robbins		Djergian		11:00	PERRY 4								SPIRA		11:00	
2:00									DJERGIAN		12:00			Budley CFO		Budley CFO		Budley CFO		Budley CFO		12:00	
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2:00							Harvard school		CHARLIE 220		2:00	Gleeman 3442		OAKWOOD 12201		OAKWOOD		OAKWOOD		OAKWOOD		OAKWOOD	2:00
3:00	Maxwell 7										3:00	Kleitman 3442		OAKWOOD		OAKWOOD		OAKWOOD		OAKWOOD		OAKWOOD	3:00
4:00	Maxwell 7		Collins 9798		CONFORT 12202		Robbins 12099		MARY 7		4:00	Perry 4		OAKWOOD		OAKWOOD		OAKWOOD		OAKWOOD		OAKWOOD	4:00
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7:00	Maxwell		Lewman		CONFORT APP		Robbins 13594		MARY 12		7:00	Perry 7		SACHS 12		SACHS 12		SACHS 12		SACHS 12		SACHS 12	7:00
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5:00	OAKWOOD		OAKWOOD		MIASKY 13310		Kelly 12508		OAKWOOD		5:00	OAKWOOD				magheri 13744		Petok 9816		Kleitman 8442		5:00
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7:00	SACHS 12		SACHS 12		SACHS 12		SACHS 12		SACHS 12		7:00	Graham 12				Kennel 12878				Algerman 13627		7:00
8:00											8:00	Berglund 13611		Beka 12								8:00
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5/27/03

To Maya Zaitzevsky,

RECEIVED
CITY OF LOS ANGELES
MAY 29 2003
ENVIRONMENTAL
UNIT

Re: 4141 Whitsett
Av.

I am requesting that the "Homeplace
Ret. Community" be built elsewhere,
because a wonderful recreational
facility such as the "Studio City Golf
and Tennis" should be maintained.
This facility is needed since several
have disappeared in the LA area in
recent years:

1. Racquet ctr. - Vineland + Ventura
2. Marina . . . Tennis - M.D. Roy
3. The Tennis Ctr. - Labrea + 3rd.

Exercise, health and recreation are
important aspects of city life, so this
is much needed facility. Also, many
middle school + high school teams
use "Whitsett" to practice at. Also,
the crime rate is probably kept down

since kids would be playing tennis
and golf rather than spending their
time at unsavory activities.

Very truly yours,

Dennis Wong
928 N. San Vicente Bl
#107
W. Hollywood Ca. 90069
310-659-7703

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAY 29 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky: As a concerned member and tennis player in the community I oppose the development plan titled Homeplace Retirement Community. This proposed development will negatively impact the area with increases in noise and traffic, loss of a recreation facility and additional stress on public services. I strongly urge the rejection of the proposed redevelopment.

Sincerely,

Linda Martin 5/24/03
Name Date

Address and Phone :

15031-30 CHATSWORTH ST
MISSION HILLS CA 91345
818-361-2104

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

MAY 29 2003

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I oppose the development plan titled "Homeplace Retirement Community" for the following reasons: The tennis & golf area is a source of cultural resources providing recreation for many. It would bring in a large number of people to the area - traffic noise & pollution (air).

I strongly urge the rejection of the ~~pot~~ proposal redevelopment.

Sincerely,

Cecilia Wald 5/27/03
Name Date

Address and Phone :

12857 Adelphia
Sylmar CA 91342

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAY 29 2003

ENVIRONMENTAL
UNIT

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

My wife & I have lived in Studio City for over 40 years, and we make use of the golf + tennis facilities. We are totally apposed to this Homeplace development. We are in favor of the City to purchase the property. It should always be open to the public.

This aesthetic deterioration of what's left of our open spaces has got to stop. Is your planning dept. intent on building + paving over every square inch of ground?

Our children and grandchildren join us in pleading our case.

Sincerely,

Abe & Bonnie Carr

Name _____ Date 5/28/2003

Address and Phone :

3720 GOODLAND AVE
STUDIO CITY, CA 91604
(818) 985-4984

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT

200 N. Spring Street, Room 763

Los Angeles, CA 90012

FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 6/3/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 11

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Daniel Clark, Si Frumkin, the DiStefano's, Bernice Garfield, Jerome Eglin, Linda Engelsiepen, Peggy Cochrane, Roxy Tuetken, Lenin Castro, & Mikie Maloney.

Daniel F. Clark
12621 Milbank St.
Studio City, CA 91604
818-985-7134

May 29, 2003

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring St., Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Re: Proposed Housing Complex on the Studio City Golf & Tennis Site

Dear Ms. Zaitzevsky,

I am writing to express my strong opposition to the proposed senior housing complex to be built by Homeplace Retirement Communities on the existing Studio City Golf & Tennis site. I am primarily concerned about the loss of a beautiful, tranquil open space, the loss of publicly-accessible recreational facilities and the serious negative impact of increased traffic congestion in what is already a highly-developed urban neighborhood. (I simply cannot imagine what a project of this magnitude will do to traffic on Whitsett, already a major through street, and at the currently dangerous intersection of Whitsett, Laurel Terrace and Ventura Boulevard, only a block away.)

As I understand the issue, the original owner of this site intended for the site to remain something special in our community.

I am certainly not opposed to routine development activity in Studio City or anywhere else in Los Angeles. There is already a significant amount of new, high-density housing under construction within several blocks of the Studio City Golf & Tennis site, including new apartments and condominiums on Whitsett, Moorpark and Coldwater Canyon as well as a new assisted-living facility for seniors on Coldwater Canyon.

I sincerely hope the Planning Department will work to preserve the precious open spaces in our city for future generations and will oppose the Homeplace Retirement Communities' project.

Thank you for your consideration.

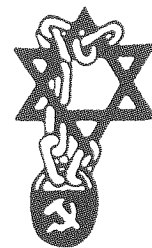
Sincerely,



SOUTHERN CALIFORNIA COUNCIL FOR SOVIET JEWS

AFFILIATE MEMBER OF UNION OF COUNCILS FOR SOVIET JEWS

P.O. BOX 1542 • STUDIO CITY, CA 91614 • (818) 769-8862 • FAX (818) 766-4321 • E-MAIL: esfrumkin@earthlink.net



5/29/2003

Si Frumkin
Chairman

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ASSOCIATED ORGANIZATIONS

Almanac/Panorama Media Group
Russian Language TV and Radio network
Media Analysis Foundation "THEM" Magazine
Holocaust Survivors Association - former U.S.S.R.
Association of Soviet Jewish Emigres

Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, room 763
Los Angeles CA 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028
Project: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

On behalf of myself as a longtime Studio City resident, as well as on behalf of the many members of our organization, I ask you to do whatever is needed to save the Studio City Tennis and Golf Club facility from being destroyed by developers.

It is especially outrageous that the previous agreements by the developers are being totally disregarded with a total disdain for the harm this project is sure to cause to the environment and the quality of life to the citizens of Studio City.

I intend to do everything in power to stop this outrage and I hope that you will join us in this effort. The population of Studio City and our elected representatives are solidly behind the preservation of the facility and any attempts to overcome the popular will should be and will be resisted with all the political and financial power we can muster.

I hope for your cooperation in this matter. My duties as Los Angeles County Commissioner require my presence downtown on a regular basis and I would be happy to see you if you feel that I could be of help.

Sincerely,

Si Frumkin, chairman SCCSJ

SF/rh

Maya Zaitzevsky
Los Angeles Planning Department
200 North Spring Street Room 763
Los Angeles, CA 90012

May 27, 2003

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Dear Maya Zaitzevsky,

We are writing in response to the proposed Homeplace Retirement project on the existing Studio City Golf and Tennis Facility.

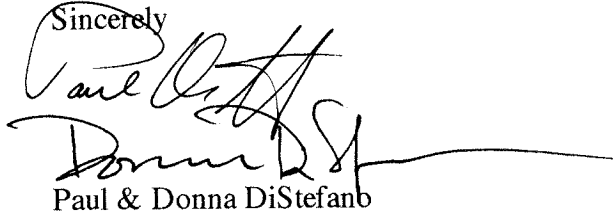
I've lived in Southern California for the past 27 years , the last fourteen of which have been spent in Studio City.

The Studio City Golf and Tennis facility is the kind of place that should be cherished and protected. Facilities of this type are what make communities out of impersonal cities.

To tear this facility down is criminal. To replace it with 240 condominiums with space for 611 cars is foolish. The local area is already so crowded on the weekends that you can barely travel down Ventura Blvd. To add to this already over saturated area seems to be counter productive.

I urge you to reconsider this project. The Golf and Tennis Facility will provide enjoyment and will enhance our community for years to come. If it is replaced with another housing project the only winner will be the contractor who by then will be long gone.

Sincerely



Paul & Donna DiStefano

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028
PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Although we are seniors and at some point in near
future might be interested in a Retirement Home, we
ARE VERY MUCH OPPOSED to Homeplace Retirement Co.
destroying a lovely green, recreational space in our
community

Sincerely,

Bernice Garfield

Janet Garfield 5/28/03
Name Date

Address and Phone :

3853 GOODLAND AVE.
STUDIO CITY, CA 91604

JEROME EGLIN
CERTIFIED PUBLIC ACCOUNTANT
4179 LONGRIDGE AVE.
SHERMAN OAKS, CA 91423
(818) 788-5871
FAX (818) 907-8241

RECEIVED
CITY OF LOS ANGELES
JUN 03 2003
ENVIRONMENTAL
UNIT

May 29, 2003

Ms. Maya Zaitzevsky, Project Coordinator
200 No. Spring Street, Room 763
Los Angeles, Ca. 90012

**Re: EAF # ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO: 2002031028**

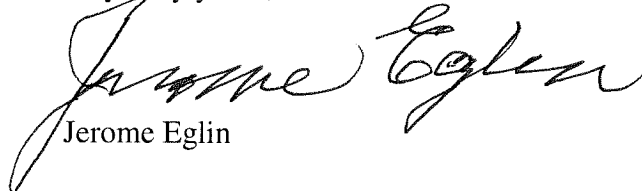
Dear Mrs. Zaitzevsky,

This letter is written for the purpose of opposing the granting of any permit for the construction of any housing on the tract of land referred to above. This piece of property has been open space since the end of World War 11 and should remain so. Building of housing on this property would make traffic in the area impossible, ruin the aesthetic grace of the area, and most of all lose the recreational facilities that are there now for all to enjoy.

My memories of this area are filled with pleasure, as it was on this land that I learned to play golf, but more important my son at the age of eight(8) learned to play the game. He and I spent many days playing the nine hole course that is there, and it is my hope that it will remain forever.

Your consideration to this letter, and to the many others that you have and will receive, will be greatly appreciated.

Very truly yours,


Jerome Eglin

PS: I have lived at the above address for thirty three years, and am partially retired.

Linda Engelsiepen

3860 Beverly Ridge Dr.
Sherman Oaks, CA 91423
(818) 783-4691 (ph)
(818) 783-6506 (fx)
LINDAEEE@aol.com

May 30, 2003

Maya Zaitzevsky
Project Coordinator, Los Angeles Planning Department
200 N. Spring St., Room 763
Los Angeles, Ca 90012

RECEIVED
CITY OF LOS ANGELES

JUN 03 2003

ENVIRONMENTAL
UNIT

Dear Maya,

As a resident of Sherman Oaks and a frequent patron of the Studio City Golf and Tennis facility, I have become aware of the proposed re-zoning and development potentially slated to replace this wonderful public facility.

It is my understanding that Homeplace Retirement Communities intends to build an enormous condominium complex on the site of what is now the tennis facility. While I understand that there may be a need for this type of housing, I, among many other neighbors and residents of the area, think it would be a disaster to initiate a project of this scope in an area that is already extremely dense with housing, businesses and traffic.

I'm sure you've heard the Studio City Golf and Tennis facility referred to as the "Crown Jewel" of the area. This is not an exaggeration by any means! It would be a terrible loss if this, one of the last beautiful public court facilities in the San Fernando Valley, were to be razed for a collection of boxy buildings.

I can no longer patronize the Tennis Center in Studio City, or the La Brea Tennis Center in Hollywood, because both were destroyed for just this type of development. There are very few City of Los Angeles courts, and they are not open during the winter months. Speaking of the interests of senior citizens, I have seen how many seniors, as well as children and teens, participate in tennis at the Studio City facility. Where will they play when it's gone? Not everyone can afford join a country club.

Though housing may be needed, I suspect the developers in question are only sincerely interested in their own potential profits. It seems ridiculous that in this huge city, in an area known best for its glorious weather, sunshine and natural wonders, our open spaces are being threatened by those whose only interest is to make money without considering the true impact on the communities. If you feel the residents of the San Fernando Valley and surrounding areas deserve to recreate and spend time in the great, safe outdoors, please save the Studio City Golf and Tennis facility from development. Thank you for listening.

Sincerely,



Linda Engelsiepen

**-.PEGGY COCHRANE, AIA
ARCHITECT
3888 Sherview Dr.
Sherman Oaks, CA 91403**

31 May 2003

Los Angeles Dep't of City Planning
Maya E. Zaitzevsky
200 No. Spring St. Room 763
Los Angeles, CA 90012-4801

RECEIVED
CITY OF LOS ANGELES
JUN 03 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevshy:

In reply to the letter I received from the Dep't of City Planning regarding the environmental impact report on the proposed development: Homeplace Retirement community, May 8, 2003, at 4141 Whitsett Ave, Studio City CA. I am still opposed to it for the following reasons:

1. The golf course and tennis courts is the only large open space in Studio City, and the only public place to play tennis. The landscaping is perfectly maintained, and releases oxygen to the air by means of photosynthesis. The new buildings would not only eliminate the tennis courts which are badly needed, but would block out the sun to the golf course.
2. Golf balls are still being driven over the fence by players on the driving range in spite of the 50+ high foot fence around it. Flying golf balls could not only break the windows of the senior citizens in the project, but badly injure them.
3. Whitsett Avenue is only a two lane street, and cannot handle the amount of traffic on it, much less 600 more cars, and three fire engines.
4. There is a large unused park area (as well as other park areas) at Whitsett Ave. and Sherman Way which would be more suitable for retirement communities. Perhaps you could help the buyer investigate them.

Sincerely yours,

Peggy Cochrane AIA

Peggy Cochrane, AIA



May 27, 2003

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street Room 763
Los Angeles, CA 90012
RE: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
JUN 03 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

I am writing to state Oakwood's School opposition to the recently submitted revised project application for the Studio City Golf and Tennis Club. The revisions are all negative as far as the impact they will have on the community. The loss of the tennis courts will have a severe impact on those individuals and schools who currently use those facilities. It is very difficult for schools to find court facilities that can accommodate physical education programs and competitive league schedules. The loss of the courts will jeopardize both current and future programs. With the realization that physical activity is a crucial component of a healthy lifestyle, the City should be looking for ways to preserve recreational facilities – both private and public.

The decision in the revised plan to rescind the offer to deed the golf course to the City gives a future owner the opportunity to close the course and convert it to other uses. This course is an historical fixture in the San Fernando Valley. It is a reminder of the green open spaces we used to enjoy before development became the driving engine of land use planning in our City. The current green space is aesthetically pleasing to both patrons and passerby. The loss of this green space will have a serious negative impact. The impact of the loss of recreation is significant for the entire Valley, not just Studio City.

This entire project is bad use of this land. It has functioned as a recreational facility for many years. To convert it to another housing project is out of keeping with the surrounding neighborhood. There are many other places to build senior living facilities that can be converted from existing structures. To destroy this property unnecessarily disregards the strong feeling of the community and adjacent communities.

Sincerely,

Mikie Maloney
Director of Community Relations

TO: MAYA ZAITZEVSKY
PROJECT COORDINATOR
200 No. Spring St, Rm. 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
JUN 03 2003
ENVIRONMENTAL
UNIT
JUN 29, 2003

Please do all in your power to prevent
the development on the present
Studio City Golf and Tennis facility.

This is a unique oasis in the middle
of a crowded, traffic congested city. If
we allow this open space to be
limited, it will be one more nail
in the "coffin" of Los Angeles.

Many foreign cities and other U.S. cities
have beautiful green spaces throughout
their cities. If Los Angeles wants to
call itself a "world-class" city, we
need to preserve a little bit of its
remaining "livability", (which is slowly
but surely disappearing.)

Thank you,



Roxy Tuetken
4360 Kraft Ave
Studio City CA 91604-2744

(818) 766-8952

Roxy Tuetken

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/15/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 7

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Lynn Heymont, Bill Bentley, Pierce Gardner, Heather Gerdes, & Laurie Cohn.

LYNN HEYMONT
9758 Blantyre Drive
Beverly Hills, CA 90210
(home phone) 310-274-6421
(work phone) 323-575-2743

May 12, 2003

RECEIVED
CITY OF LOS ANGELES

MAY 14 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
City Of Los Angeles/Department Of City Planning
200 No. Spring Street/Room 763
Los Angeles, CA 90012

Re: EAF No. ENV-2001-1196-EIR
State Clearinghouse No. 2002031028
Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

As a former resident of Studio City, I feel I must comment on the Revised Notice Of Preparation And Pre-Draft Environmental Impact Report Request For Comments dated May 8, 2003, which a friend shared with me.

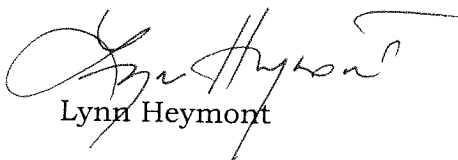
Many people in the surrounding areas use and enjoy the Studio City Golf & Tennis facility on a regular basis. The loss of any portion of it -- including all 20 tennis courts -- will not only affect residents of Studio City but people throughout Los Angeles. In fact, my husband, son, and father remain regular users of the facilities.

Recreational facilities as unique as this are rare.

The proponents of this plan don't care about Studio City. Don't allow them to succeed with this plan.

SAVE STUDIO CITY GOLF & TENNIS!!!!

Thank you,


Lynn Heymont

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

May 13, 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028
PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
MAY 14 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

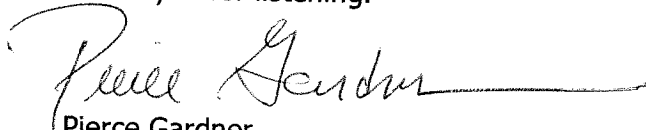
I am writing you today to join with my fellow residents of the valley to say: save our tennis courts! And – save our neighborhood.

I am very concerned that the new plan for re-developing the existing golf and tennis club into a retirement community calls for all 20 courts to be eliminated.

This is a needless and unnecessary waste. Homes for senior citizens can be built in many, many places and can vary in size in the conception. But once you eliminate park and recreation space in a neighborhood, it never comes back. There always needs to be a balance between the needs of developers and the needs of residents. In this specific case, the construction of this center produces drawbacks that far outweigh its benefits. In addition to the loss of these facilities, there will be increased traffic in the air, more pollution (esp. during the building process) and more congestion.

Citizens who live in the valley need someone to hear their voices. That's why I'm writing you. I'm hoping that when you read this letter (and others like it), you will realize that ripping out our golf and tennis club to put in a retirement home is the wrong way to go. But you can help us. You can take our concerns to others involved in this decision, and you can help save a wonderful part of our lives.

Thank you for listening.



Pierce Gardner
13108 Otsego Street
Sherman Oaks CA 91423

818 967 0170

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

May 12, 2003


RECEIVED
CITY OF LOS ANGELES
MAY 14 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

As a 5 year resident of Studio City, living only blocks from Studio City Golf & Tennis, my life has been enriched by this valuable public outlet. Not only does it offer great options for exercise and social interaction, it provides an aesthetic cultural resource that blankets the noise and traffic generated by the ever-growing Ventura Boulevard mercantile industry. This plot of land, with its abundant greenery, is doing its part to cleanse our over - taxed, carbon monoxide - filled air. The loss of this recreational oasis would not only bring property values down, but would divert its land use to a project that would butcher the very land, soil, and hydrology that is currently in place, sustaining the non-toxic environment that is Studio City Golf & Tennis!

I am completely opposed to any proposal that adulterates this establishment. It is my sincere desire that this wonderful breath of fresh air stays the way it is, not only for residents who live nearby, but for those visiting our neighborhood in search of a "diamond in the rough" experience. This place is open to everyone. This fact is unique in our current society of private memberships and exclusivity. Please do not take any of it away.

Sincerely,

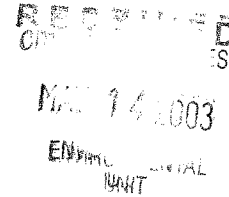

Heather Lea Gerdes
4353 Teesdale Ave. #6
Studio City, CA 91604
(818) 985-5214

5/12/03

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community



Dear Ms. Zaitzevsky:

I am a local homeowner who owns two properties within the 500 mile radius of Studio City Golf and Tennis. I'm also a realtor at Coldwell Banker working in this area. I have received the Revised Notice of the Pre-Draft EIR Request for Comments. I have reviewed the developer's revised plan. My specific comments are as follows:

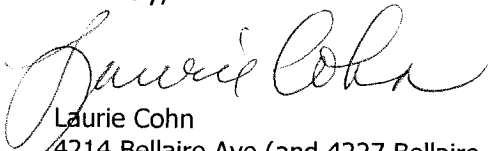
- 1) Land use impact: PERMANENT loss of irreplaceable, scarce open space in an extremely densely populated area. The property was downzoned to A1 for the express purpose of keeping it open space.
- 2) Recreational impact: Loss of recreational space – nowhere else can the tennis teams and many school tennis programs implement block booking of large numbers of courts for their leagues and tournaments. People come from all over Southern California to play there. Two large tennis leagues – LATA and VN/SO Racquet Club regularly use the facility for tournaments, as well as Harvard-Westlake School, Buckley School, and Oakwood School, among others. And now in this new proposal, ALL TENNIS COURTS WILL BE PERMANENTLY REMOVED. That is a dramatic loss to current and future tennis players. They've already lost the Racquet Center at Vineland and Ventura where a Ralphs and shopping center now stand, as well as a tennis facility over the hill by La Brea Tar Pits. The already crowded golf facility will be overrun with the residents of this proposed complex, changing forever the availability of use times for the current golfers from all over Los Angeles and beyond.
- 3) Traffic impact/parking: I'm greatly concerned about traffic and increasing the danger on an already fast moving Whitsett Ave. There is no freeway on/off ramp at Whitsett and the Ventura Freeway, so people use Whitsett to zoom north and south, going under the freeway. Ventura Blvd. and Whitsett is already a dangerous intersection, as Laurel Terrace, a cut through to Laurel Canyon, spills out there. And the new City National Bank and retail strip mall at the northwest corner of Ventura and Whitsett add to the traffic, as well as the proposed future new Studio City Fire Station, which would be at the southeast corner of the 4141 Whitsett property. There have been numerous accidents on Whitsett right there. And obviously the increase in traffic from the proposed development itself must be considered, not to mention the increase in ambulance runs to and from it. The increased traffic and accident potential must be studied. Parking & increased traffic in the adjacent neighborhoods, particularly along Valley Spring Lane which runs along the golf course is a concern-increased traffic, a residential neighborhood with lots of children.
- 4) Housing impact: Senior housing is needed, and will be readily available close by at the Riverside Hospital site, on Riverside Drive just west of Whitsett, nearly 300 units, and one at Coldwater

Canyon and Hortense Street. Please evaluate the need for even more senior housing within such a close radius. Also, as a realtor I know that many people purchase property specifically to be within walking distance of this property – to be able to utilize the facilities, unavailable anywhere else in Los Angeles. Property values may be dramatically negatively affected.

5) Cultural impact: The complex is like a “corner bar without the liquor”. People feel safe there, parents feel safe knowing their kids are there playing golf and tennis without them. It’s been there for over 50 years and truly is the “jewel of Studio City”. What other facility can offer this?

I thank you in advance for your time in reading and evaluating my comments.

Sincerely,



Laurie Cohn
4214 Bellaire Ave (and 4227 Bellaire Ave.)
Studio City, Ca. 91604
818/985-7788

LOS ANGELES DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763

Los Angeles, CA 90012

FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/13/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 9

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from SCH, Mark Pierce, Daisy Cleveland, & Claudia Lapin.

Maya Zaitzevsky - Studio City Golf and Tennis

From: Mark Pierce <mpierce@hammerfilmworks.com>
To: <mzaitzev@planning.lacity.org>
Date: 5/12/03 5:26 PM
Subject: Studio City Golf and Tennis
CC: <greuel@council.lacity.org>, <MayorHahn@mayor.lacity.org>

I am a homeowner at 8021 Olean Terrace, LA, 90046 and a regular user of the tennis courts and the golf facilities. I noticed there is a new plan to demolish the tennis courts and so I am writing to you to express my strong feelings against ANY plans to reduce or eliminate the tennis courts, or driving range.

This facility is unique in this city and though housing for elderly people is important, not at the expense of this prime and historic recreational gem and san Fernando valley landmark. The city of Los Angeles should do everything it can to preserve the little park and recreational space there is.

Sincerely,

Mark Pierce



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

Notice of Preparation

May 8, 2003

RECEIVED
CITY OF LOS ANGELES

MAY 10 2003

ENVIRONMENTAL
UNIT

To: Reviewing Agencies
Re: Homeplace Retirement Community
SCH# 2002031028

Attached for your review and comment is the Notice of Preparation (NOP) for the Homeplace Retirement Community draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Maya Zaitzevsky
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for: Karen [Signature]
Philip Crimmins
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2002031028
Project Title Homeplace Retirement Community
Lead Agency Los Angeles City Planning Department

Type NOP Notice of Preparation

Description A three-lot subdivision (lots A-C) of a 17.2 acre lot in the A1-1-XL zone which is currently improved with a pitch and putt golf course, driving range, club house and twenty tennis courts. Lot A will be approximately 11.78 acres and will consist of the existing golf course, driving range, and club house. A Development agreement is proposed to assure preservation of the golf course. Lot B will be approximately 4.42 acres, and a Zone Change from A1-1-XL to R3-1 and a General Plan Amendment from Open Space to Medium Density Residential is requested. 240 senior housing units for independent living are proposed to be built within six, four-story, 45-foot high buildings. 611 Subteranean parking spaces will be provided. Lot C will be approximately 1-acre, and a Zone Change from A1-1-XL to PF may be needed. Lot C is proposed as either to be kept as open space or for use as a fire station. All twenty of the existing tennis courts will be permanently removed. The following approvals may also be required for the proposed project: Conditional Use Permit for the deemed to be approved pitch and putt golf course; a Building Line Removal incident to Subdivision for the existing 18-foot building line along Whitsett Avenue; Site Plan Review for the senior housing development; grading and building permits, haul route hearing and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

Lead Agency Contact

Name Maya Zaitzevsky
Agency Los Angeles City Planning Department
Phone 213-978-1355 **Fax**
email
Address 200 North Spring Street, Room 763
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Valley Spring Lane/N. Valleyheart Dr.

Parcel No.

Township	Range	Section	Base

Proximity to:

Highways 101, 405
Airports Van Nuys
Railways
Waterways LA River
Schools Reed Middle School
Land Use Tennis Courts and Golf Course/A1-XL/Open Space

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 5; Native American Heritage Commission; Public Utilities Commission; Caltrans, District 7; Department of Housing and Community Development; Caltrans, Division of Aeronautics; California Highway Patrol; Regional Water Quality Control Board, Region 4

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Date Received 05/08/2003

Start of Review 05/08/2003

End of Review 06/06/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Suzi Betzler

California Coastal Commission
Elizabeth A. Fuchs

Dept. of Conservation
Roseanne Taylor

Dept. of Forestry & Fire Protection
Allen Robertson

Office of Historic Preservation
Hans Kreutzberg

Dept. of Parks & Recreation
B. Noah Tighman

Reclamation Board
Lori Buford

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Nadell Gayou

Health & Welfare

Health & Welfare
Wayne Hubbard

Dept. of Health/Drinking Water

Food & Agriculture

Food & Agriculture
Steve Shaffer

Dept. of Food and Agriculture

Fish and Game

Dept. of Fish & Game
Scott Flint

Dept. of Fish & Game 1
Donald Koch

Dept. of Fish & Game 2
Banky Curtis

Dept. of Fish & Game 3
Robert Floerke

Dept. of Fish & Game 4
William Laudermilk

Dept. of Fish & Game 5
Don Chadwick

Dept. of Fish & Game 6
Gabrina Gatchel

Dept. of Fish & Game 6 I/M
Tammy Allen

Dept. of Fish & Game M
Tom Napoli

Independent Commissions

California Energy Commission
Environmental Office

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Ken Lewis

State Lands Commission
Jean Sarino

Governor's Office of Planning & Research
State Clearinghouse Planner

Colorado River Board
Gerald R. Zimmerman

Tahoe Regional Planning Agency (TRPA)
Lyn Barnett

Office of Emergency Services
John Rowden, Manager

Delta Protection Commission
Debbie Eddy

Santa Monica Mountains Conservancy
Paul Edelman

Dept. of Transportation

Dept. of Transportation 1
Mike Eagan

Dept. of Transportation 2
Don Anderson

Dept. of Transportation 3
Jeff Pulverman

Dept. of Transportation 4
Tim Sable

Dept. of Transportation 5
David Murray

Dept. of Transportation 6
Marc Birnbaum

Dept. of Transportation 7
Stephen J. Buswell

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Linda Grimes

Dept. of Transportation 9
Gayle Rosander

Dept. of Transportation 10
Tom Dumas

Dept. of Transportation 11
Bill Figge

Dept. of Transportation 12
Bob Joseph

Business, Trans & Housing

Housing & Community Development
Cathy Creswell

Caltrans - Division of Aeronautics
Sandy Hesnard

California Highway Patrol
Lt. Julie Page

Dept. of Transportation
Ron Helgeson

Dept. of General Services
Robert Sleppy

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Kurt Karperos

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board

Jim Hockenberry
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit

Division of Water Quality

State Water Resources Control Board
Mike Falkenstein

Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson

RWQCB 2
Environmental Document Coordinator

RWQCB 3
Central Coast Region (3)

RWQCB 4
Jonathan Bishop

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)

RWQCB 5R
Fresno Branch Office

RWQCB 6
Central Valley Region (5)

RWQCB 6V
Lahontan Region (6)

RWQCB 7
Victorville Branch Office

RWQCB 8
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

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CITY OF LOS ANGELES

MAY 12 2003

ENVIRONMENTAL
UNIT

Maya Gaitzevsky
200 N. Spring St., Room 763
Los Angeles, CA 90012

4222 Babcock Ave.
Studio City, CA 91604

With all my heart I protest the building
of the Studio City Homelace Retirement
Community.

This "open space" now existing is one
of the Valley's greatest ^{assets} aspects. I moved
4 doors away from the golf course
in 1947 and because of this have
remained here ever since.

We have too little of this in L.A.
We need the golf course and we
need the tennis courts. We do
not need a complex of 4 story
buildings in this location.

Please consider the quality of
life as it exists today.

Thank you very much.

Sincerely,

Daisy Cleveland

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
—
MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
THOMAS E. SCHIFF
—
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
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FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

May 8, 2003

**REVISED NOTICE OF PREPARATION AND
PRE-DRAFT ENVIRONMENTAL IMPACT REPORT REQUEST FOR COMMENTS**

EAF NO.: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

REVISED PROJECT DESCRIPTION: A three-lot subdivision (lots A-C) of a 17.2 acre lot in the A1-1-XL zone which is currently improved with a pitch and putt golf course, driving range, club house and twenty tennis courts. Lot A will be approximately 11.78 acres and will consist of the existing golf course, driving range, and club house. A Development agreement is proposed to assure preservation of the golf course. Lot B will be approximately 4.42 acres, and a Zone Change from A1-1-XL to R3-1 and a General Plan Amendment from Open Space to Medium Density Residential is requested. 240 senior housing units for independent living are proposed to be built within six, four-story, 45-foot high buildings. 611 Subteranean parking spaces will be provided. Lot C will be approximately 1-acre, and a Zone Change from A1-1-XL to PF may be needed. Lot C is proposed as either to be kept as open space or for use as a fire station. All twenty of the existing tennis courts will be permanently removed. The following approvals may also be required for the proposed project: Conditional Use Permit for the deemed to be approved pitch and putt golf course; a Building Line Removal incident to Subdivision for the existing 18-foot building line along Whitsett Avenue; Site Plan Review for the senior housing development; grading and building permits, haul route hearing and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

PROJECT LOCATION/ADDRESS: 4141 Whitsett Avenue

PLANNING AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

DUE DATE: **June 8, 2003**

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.

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this project by this office. We welcome all comments on the possible environmental impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **June 8, 2003**

P CLAUDIA LAPIN
4159 BELLINGHAM AVENUE
STUDIO CITY, CA 91604

RECEIVED
CITY OF LOS ANGELES

MAY 12 2003

ENVIRONMENTAL
UNIT

Con Howe
Director of Planning

Hello there -

Maya E. Zaitzevsky
City Planning Associate

Enclosures

Please preserve the wonderful palm trees facing the L.A. River! They're a visual oasis in a land of concrete. They're home to birds, and a recognizable landmark. Whatever happens, you can't replace old trees!! Prieters treasure.

On another note, I believe a ^{re-} zoning is serious business. Why so few parking spaces? Upmarket seniors don't drive? Have help? Chauffeurs? It will soon be congested. Why not put the tennis courts on top of the buildings? OK. Restricted access. But all the caretakers and maintenance people MUST PARK. DON'T SKIMP NOW and BE SORRY LATER. Of course, first choice is that the City buys the land. If you donate \$10K. But in the event we must

accept change, then we need to proceed carefully. There will be huge ingress/egress differences for those living nearby. The loss to the community must be offset.

When small homeowners seek variances, they're not RADICAL like this. Force reality on the developer: pay for your privilege of profit. Yes, we may increase the tax base, but NOT SO MUCH as if they were CONDOS.

Inadequate parking is not facing the future. Just as we residents don't want to face overpopulation in our little town, the developers are counting on a mindset that dictates NO CAR for OLD MISTER / MS.

Nonsense. People live to 100+.

Please take care of us in preparing your report! Save the trees! Do the best you can!

J. Frank

Claudia Lapin

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/14/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 7

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Chouket Weglein, Jan Buckingham, Robert Greenspan, and Laura Glass.

Studio City May 10th, 2003

Chouket WEGLEIN
3712 Berry Drive
Studio City, CA 91604

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAY 12 2003
ENVIRONMENTAL
UNIT

EAF NO : ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO : 2002031028
Project Name : Homeplace Retirement Community

I am writing to formally register my opposition to the Studio City Golf Homeplace Retirement Community.

This project would destroy one of the last "Open Space" in Studio City. We will be losing the last tennis Courts in Studio City which means our children from Oakwood School, Harvard-Westlake school, Bucley school and L.I.L.A. (Lycée International de Los Angeles) would have to drive miles and miles away to play tennis. The future of our children and grandchildren will be losing this beautiful facilities.

This open space in the heart of Studio City is a great help for all the mothers who have to drive the children so much already. The loss of this open space will be adding more stress on the mothers, our children are spending too much time in car. With this facilitie so close we can take our children with bicycle, with scooter and even "walk" there. The future of our children is in our hands and we should try everything to protect it.

This project will impact on the quality of our lives, with more traffic, more people, no open space anymore. We have already lost the Racquet Club at Vineland and Ventura, the project is a threat on our future.

I am sure that this Retirement project could be built in another location.

I would really appreciate to have my request taking under consideration for the future of the children of Studio City.

Yours sincerely.

A handwritten signature in black ink, appearing to read "Wegley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jan Bidewell Buckingham - DUCK HOUSE MUSIC
4503 Farmdale Avenue (818) 762-3882 Home/Office
Studio City, CA 91602 (818) 762-4101 Fax
msduck@earthlink.net

5/11/2003

To: Maya Zaitzevesky - Project Coordinator
200 North Spring Street - Room 763
Los Angeles, CA 90012

Re: EAF NO.: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO: 2002031028

RECEIVED
CITY OF LOS ANGELES
MAY 12 2003
ENVIRONMENTAL
UNIT

Dear Ms Zaitzevesky,

I am writing to you because I am concerned about the future of Studio City. I have included several resumes to familiarize you with my accomplishments in several fields of endeavor, and to add credibility to my words.

I am a homeowner in Studio City. I chose to live in this particular area of Los Angeles because of the quality of life one can experience in my neighborhood. Part of this quality of life is made possible by the Studio City Golf Course. My first choice would have been to live on Beeman or Babcock, because both of these streets dead end into the side of the golf course. The Studio City Golf Course is a beautiful feature of Studio City: the crown jewel of the neighborhood.

The Studio City Golf Course adds a canopy of oxygen to the surrounding area. It provides healthy entertainment in the forms of golf and tennis. It provides aesthetic beauty to the eye. It attracts people who appreciate these qualities. It draws artisans and upscale business people who know that people with money are drawn to the services of creative people. I am one of these creative people, and the golf course is where I unwind and recharge. I pay the higher property taxes of Studio City because I know the Studio City Golf Course is there for me to enjoy. If it weren't for the Studio City golf Course, I probably would have moved to Burbank. There would have been no difference.

PAGE TWO (Continued)

If you mar the Studio City Golf course with a high rise apartment building, or any other obtrusive structure, the repercussions will be immeasurable. You will lose a certain creative and affluent population that makes Studio City what it is. There are other areas where these people will go to recapture the magic that is now in Studio City.

Marring the Studio City Golf Course will put into motion irreversible changes, caused by losing the ambience or the Studio City Golf Course. As your more affluent people and artists exit for more aesthetically pleasing locations, you will lose businesses and draw in a different element. The socioeconomic climate of Studio City will change, and not for the better.

Right now, everyone in my neighborhood and in the other neighborhoods of Studio City take great pride in their lawns and curb appeal. Real estate is booming. It is a very desirable area. Please do not underestimate the negative fallout that would result from altering the beauty of the Studio City Golf Course. It is an integral part of the community and has played a large part in the decision making process of many people I know personally who have chosen to live in Studio city.

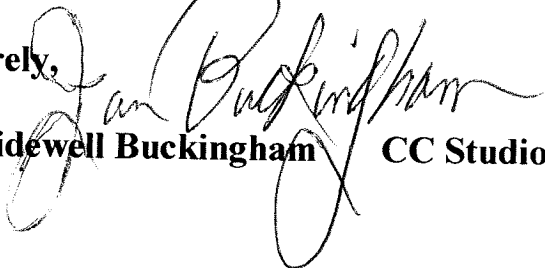
Further repercussions would continue... As the higher end neighbors moved out, crime would move in... The spiral would continue in a downward cycle, and all because of a poor decision to alter a beloved landmark of this community.

I had a very wealthy Uncle Joel. My mother once asked Uncle Joel how he got to be so wealthy. He answered my mother this way: "Well, Hattie... Some people see, and some people see a little farther." I am begging, pleading and trying to persuade you every way I know, Maya, to *please* look a little further down the road and envision the long-range repercussions of altering the Studio City Golf Course.

I thank you for your time and understanding in this matter.

Sincerely,

Jan Bidewell Buckingham CC Studio City residents Association



IT'S A MYSTERY TO ME

11/26/2002

Why do we fight about religion
Why do we talk but never listen
Why do we hurt the ones we love the most
Why are we so afraid to get too close
 Why do I drink - Why do I smoke
 Then run two miles on this bad knee...
It's all a mystery to me

CHORUS:

I - can't say I know it all
Sometimes - in this big old world I start to feel so small
 Friends come and go - We're young then old
 And one day just a memory
It's all a mystery to me

How did I ever catch your interest
How can one person come along and change a life and make such a difference
 How could one touch - make sense of what
 Was so far out of reach
It's all a mystery to me

CHORUS B:

I - will never know it all
Sometimes - in this big old world I start to feel real small
 But when we're together - you make it better
 How do you always know just what I need
It's all a mystery to me

BRIDGE:

I know it's real - by how I feel - You say come here
And all my worries disappear...

CHORUS C:

I - dont' claim to know it all
Sometimes - in this big old world I startt to feel so small
 but through your eyes - the man inside
 Turns into who you see
It's all a mystery to me - How you and me were meant to be - It's all a mystery to me

2002 Jan Buckingham & Brian Maher

TAKE ME BACK

11/22/2002

Hey baby do you hear that howlin' wind?
It's sturrin' me up and remindin' me of when
We were wild and free - just me and you
Nothin' in our pockets and nothin' to lose...

CHORUS:

Take me back - I wanna feel that way again
Just one kiss - and there's goose bumps on my skin
Roll the windows down and we'll go for a ride (drive)
With the wind in my hair I feel so alive girl...
Take me back... I said
Take me back...

Bobby Jones had a souped-up ragtop Ford
He had his pick of the girls and mostly I was ignored
Then you smiled at me like I was a king
You said "That old clunker doesn't do a thing for me..."

CHORUS

BRIDGE:

Oh the years roll by but still today
When you look at me that way ... you

CHORUS:

Take me back - I wanna feel that way again
Just one kiss - and there's goose bumps on my skin
roll the windows down and we'll go for a drive
With the wind in my hair I feel so alive girl
Take me back... I said
Take me back - I wanna go there with you
Take me back - I really want you girl
Take me back

© 2002 Jan Buckingham & Brian Maher

Jan Buckingham

Writer, Publisher, Producer, Performer

(818) 762-3882 (615) 269-5883 msduck@earthlink.net

RECEIVED
CITY OF LOS ANGELES

MAY 12 2003

ENVIRONMENTAL
UNIT

AWARDS AND COMPETITIONS

TWO GRAMMY NOMINATIONS:

I DON'T MIND THE THORNS - Lee Greenwood

CLEOPATRA, QUEEN OF DENIAL - Pam Tillis

WINNER of various SONGWRITING COMPETITIONS:

USA American Song Festival - 1978, 1979 & 1980

International Songwriting Competition - 2000

STAFF WRITER

Warner Chappell Music
Lorimar

Windswept Pacific
Rio Star

PUBLISHER - FOURTEEN ACTIVE PUBLISHING COMPANIES

Jan also publishes songs of other writers, such as the
BMI award winning song *THE BIRD* sung by Jerry Reed.

PRODUCER

Jan has been producing her demos for 20 years.

Jan also produced the following artists and/or cuts:

Renee Olstead - *STONE COUNTRY* Album in 2000

Renee Olstead - *UNLEASHED* Album in 2000

(Jan wrote & arranged all songs on both CDs)

Simone Howe - Former Playboy Centerfold - *LIVING BEYOND OUR DREAMS,*
WHERE DO YOU GO & AIN'T IT JUST LIKE LOVE

IT JUST TAKES ONE in MY COUSIN VINNIE

YOU DON'T HAVE TO DIE in HANGIN' WITH THE HOMEBOYS

PERFORMER

Nashville: TNN, Bluebird Café, Radio Café, Broken Spoke, Douglas Corner

Los Angeles: The Troubadour, The Palomino, and The Comedy Store

TELEVISION AND FILM CREDITS

MY COUSIN VINNIE - *IT JUST TAKES ONE* - Producer: Jonathan Lynn

Theme to HOLLYWOOD WIVES - *HOLLYWOOD WIVES* - Producer: Aaron Spelling

Theme to WELCOME HOME - *WELCOME HOME* - Weekly Series

A THING CALLED LOVE - *BLUE ROSES* - Movie with River Phoenix

HANGIN' WITH THE HOMEBOYS - *YOU DON'T HAVE TO DIE TO GO TO HEAVEN*

RISING SUN - Film with Pam Tillis - *HOW GONE IS GOODBYE* vocal

GAS FOOD AND LODGING - *CRAZY HEARTS* - Film directed by Nora Ephron

GARDIAN ANGEL - *LOOK WHAT YOU DID* - In film for PM Entertainment

THE MONKEES - *CLONE OF MY OWN* - Television Show

DANGEROUS CARGO - A Warner Bros. MOW (Movie of the Week)

ALL RIGHT & HAVE I BEEN AWAY TOO LONG

IRON EAGLE II - *I NEED YOU* - Movie

JAN BUCKINGHAM DISCOGRAPHY

Page Two

- Whitney Houston - *MOMENT OF TRUTH* - Single and on Shoop Shoop CD
Melissa Manchester - *NICE GIRLS* - Single
Laura Branigan - *HOLLYWOOD WIVES* Television Theme
Lee Greenwood - *I DON'T MIND THE THORNS* - # 1 Country Single
Pam Tillis - *CLEOPATRA, QUEEN OF DENIAL* - Single
Gary Morris - *BETWEEN TWO FIRES* - #3 Country Single
Crystal Gayle - *TENNESSEE NIGHTS* - Single
Air Supply - *HOW DO I STOP THE TEARS*
George Jones & Terri Gibbs - *SLOW BURNING FIRE* - Duet
Tammy Wynette - *SLOW BURNING FIRE*
Crystal Gayle & Gary Morris - *WHAT IF WE FALL IN LOVE* - Album Title
Englebert Humperdink - *TIL YOU AND YOUR LOVER* - Single
Rebe Jackson - *PLAY ME-I'M A JUKEBOX* - Inspired her PLAY ME Tour
Tim McGraw - *THEY NEVER MADE IT TO MEMPHIS*
Patti Loveless - *THE NEED*
Sheena Easton & Eugene Wild - *WHAT IF WE FALL IN LOVE* - Duet
Brian White - *THIS TOWN*
Barbara Mandrell - *FEED THE FIRE* - Single
Dottie West - *LET LOVE COME LOOKING FOR YOU* - Single
The Osmonds - *WE WORK HARD TO MAKE LOVE EASY* - Single
Pam Tillis - *BLUE ROSES* - Single
Juice Newton - *THEY NEVER MADE IT TO MEMPHIS* - Single
Michael Johnson - *WE CAN LIVE ON LOVE*
Pam Tillis - *TENNESSEE NIGHTS*
Crystal Gayle - *TENNESSEE NIGHTS* - Single
Johnny Lee & Lane Brody - *I COULD GET USED TO THIS* - Single
Sanders Twins - *DANCIN' TO THE RADIO* - Single
Cimmaron - *STONE COUNTRY* - Single
Sandy Croft - *EASIER* - Single
Pam Tillis - *HOW GONE IS GOODBYE* - On second Album
David Frizzell & Shelly West - *THREE BLIND HEARTS* - Duet
Wink - *UNSHAKEABLE* - Single in Japan
Unit - *SUBSTITUTE* - Boyband single in Europe
Ricky Lynn Greg - *A WOMAN LIKE YOU*
Wild Rose - *TEACH ME HOW TO SAY GOODBYE*
I WILL ALWAYS LOVE YOU
Matthews, Wright & King - *EVERY TIME SHE SAYS YES* - On Sony
The Girls Next Door - *LAST GOODBYE* - On Warner Bros.
Janie Frickie - *I'VE HAD ALL THE LOVE I CAN STAND*
Van Stephenson - *MODERN DAY DELILAH* - Top 20 Pop/Rock Single
SURGEON OF THE HEART-WHAT THE BIG GIRLS DO
YOU'VE BEEN LIED TO BEFORE
I KNOW WHO YOU ARE AND I SAW WHAT YOU DID
Stevie Woods - *CAN'T KEEP IT LIT*
Jim Ed Norman & Helen Cornelius - *GOD GAVE ME YOU* - Duet

JAN BUCINGHAM DISCOGRAPHY CONTINUED

Page Three

- Mehoko – *YOU WISH* - Produced by Joe Jackson, Michael's father
Bill Anderson – *LOGICAL LOVE*
Joni Bishop – *I'D NEVER NOTICE YOU WERE GONE*
Kacey Jones – *WHY CAN'T THEY SEND THEM ALL*
Betty LaVette – *EITHER WAY WE LOSE*
Mark Grey – *FIRE FROM A FRIEND*
TIL YOU AND YOUR LOVER
Rick Springfield – *I NEED YOU* - In IRON EAGLE II movie
Renee Olstead – *AS LONG AS WE'RE HERE* - *MY SHIP'S COMIN' IN*
STAND-UP MAN - *SUBSTITUTE*
STONE COUNTRY - *THERE YOU GO*
NO QUESTIONS ASKED - *I SEE YOU*
GOOD LOOKIN' BAD NEWS - *COWBOY ROCK 'N ROLL*
THEY NEVER MADE IT TO MEMPHIS
LIVING ON THE LONELY SIDE OF LOVE
WHY CAN'T THEY SEND THEM ALL
Victor De Leon – *I PLEDGE ALLEGIANCE*
Eddie Raven – *NOWHERE FAST*
A SHIP IN THE HARBOR
Kim Criswell – *MOMENT OF WEAKNESS* - Single in England
Ashley Wentworth – *LIVING BEYOND OUR DREAMS*
GOD GAVE ME YOU
I'M NOT DONE HAVIN' FUN
AS LONG AS WE'RE HERE
Denim Dolls – *LOVE IS A PRISON*
Simone Howe – *LIVING BEYOND OUR DREAMS,*
WHERE DO YOU GO - *AIN'T IT JUST LIKE LOVE*
Eddie Reasoner – *STAND YOUR GROUND* – Armed Forces Radio/Gulf War
Rachel Matkin - *LIVING BEYOND OUR DREAMS* - Canadian single
Jennifer Danielle – *I BEFORE HE*
Jeanne Strout – *STONE COUNTRY*
Debbie James – *CONNECTION* - Title cut of exercise video
LIVING ON THE LONELY SIDE OF LOVE - First album
THE CHASE
The Sierrah Band - *STONE COUNTRY*
Inger Nordstrom – *WHO'LL BE THE FIRST TO FALL,*
TRYIN' TO START A FIRE - *LAST GOODBYE*
Maria Lee – *TALK TO YOU*
Mandy Barnette – *LAST GOODBYE*
XXX - *WHERE WERE YOU*
Stella Parton – *I DON'T MISS YOU LIKE I USED TO*
Jeff Thompson – *WHEN ROCK COMES ROLLIN' IN* – On Arista
Juan and Carlos – *WHAT IF WE FALL IN LOVE*
Bonnie Nelson – *COWBOY ROCK N ROLL*
The Birch Sisters – *THE DOOR*

Jan Buckingham

SAG/AFTRA
(818) 762-3882
(615) 269-5883
msduck@earthlink.net

Height: 5'4"
Weight: 120
Hair: Blonde
Eyes: Hazel

FILM

Sargent Bilko
One Fine Day
Smooth Operator (Showtime)
Life Crossings
Death Match

DIRECTOR

Jonathan Lynn
Michael Hoffman
Kelly Cauthen
Mike Lee
Joe Coppeletta

TELEVISION

Frasier	Network
Fresh Prince	Network
The Bold & The Beautiful	Network
Wings	Network
Dr. Quinn	Network
Unsolved Mysteries	Network
America's Funniest People	Network

COMMERCIALS (Complete list on request)

Lee's Chicken	Lucky's Stores	Nat'l Pet Club
Ford Credit	Hormel Hot Dogs	"Skin Appeal" Infomercial

HOSTED THE MERAV SILVER HOUR - Two hours of LIVE TELEVISION daily

THEATER

Barefoot in the Park
The Owl and the Pussycat
A Couple of White Chicks...
Who's Afraid of Virginia Wolfe
The Sea Gull

ROLE

Cory
Doris
Maude
Martha
Arcadena

THEATER

TPAC
TPAC
TPAC
TPAC
TPAC

VOICEOVER (List on request)

Deathmatch

ROLE

Mouse

COMPANY

U. S. Film Corp.

PERFORMER (TWICE GRAMMY NOMINATED SINGER/SONGWRITER/ARTIST)

Troubadour, Palomino, cable TV, etc. Los Angeles, CA
Bluebird Café, TNN, Douglas Corner, State Fair, etc. Nashville, TN

Stand-up and comedy sketch: In SKITZOS (CBS), Comedy Store, LA Cabaret

EDUCATION

University of Missouri GRADUATE (BS in Education); **Teacher** for four years; **Flight Attendant** with Pan American Airlines and Eastern Airlines; **Staff Writer** for Warner Bros., Lorimar, Windswept Pacific; **Business woman** - founded Television Marketing Company and **wrote, produced and directed commercials** for it; was **Realtor and owner/landlord of rental properties**; **waitress** in many cities; **portrait artist**; **Set painter** in Hollywood Studios; **Packaged television shows** (OUT OF THE ORDINARY with Leeza Gibbons for Paramount-never made); **STUDIED WITH:** The **Groundlings**, **Jason Alexander**, Brian Reise, Tracy Roberts, Tepper Gallegos, Divisek Casting, Dee Marcus, Cory Young, Greg Avalone, Rebecca Street, Eric Stratton, Marie Rowe, David Layman, Adam Marcus, John Oatrin, Steve Nave cold readings, Action in Acting, Dick Denmon, Baarbara Claman, Barbara Sheppard, Ruth Sweet, Mac Pirkle, Sharon West, Phil Pageant; **Fluent in French, stage fighting, horseback riding, snow and water skiing, skating, swimming and diving**



RECEIVED
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MAY 12, 2003

MAY 12 2003

ENVIRONMENTAL
UNIT

MAYA ZAITZEVSKY, PROJECT COORDINATOR
200 N. SPRING ST., ROOM 763
L.A., CA 90012

DEAR MS. ZAITZEVSKY:

REGARDING THE E.I.R. ON THE PROPOSED DEVELOPMENT ON WHITSETT AVE., IT WOULD BE A MAJOR MISTAKE TO ALLOW IT TO HAPPEN. THE IMPACT WOULD BE ALMOST ENTIRELY NEGATIVE. BESIDES DEPRIVING THE AREA OF A UNIQUE "GREEN BELT," IT WOULD PROMOTE MORE TRAFFIC, AIR, NOISE AND WASTE POLLUTION AND WOULD BE A DRAIN ON WATER AND ELECTRICAL RESOURCES.

MOST IMPORTANTLY, HOWEVER, WOULD BE THE LOSS OF THE 20 TENNIS COURTS WHICH ARE IN CONTINUOUS USE FROM EARLY MORNING THROUGH THE EVENING EVERY DAY BY PERSONS FROM SCHOOL AGE TO SENIORS (LIKE ME). I'VE LIVED IN STUDIO CITY SINCE 1946; TO LOSE THIS FACILITY WOULD BE A SHAME.

SINCERELY,

Robert Greenspan
ROBERT GREENSPAN



LAURA GLASS
12831 Moorpark Street #13
Studio City, CA 91604
818.760.3031 (evening phone)
323-276-4055 (daytime phone)

RECEIVED
CITY OF LOS ANGELES
MAY 12 2003
ENVIRONMENTAL
UNIT

May 12, 2003

Maya Zaitzevsky, Project Coordinator
City Of Los Angeles/Department Of City Planning
200 No. Spring Street/Room 763
Los Angeles, CA 90012

Re: EAF No. ENV-2001-1196-EIR
State Clearinghouse No. 2002031028
Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I have received the Revised Notice Of Preparation And Pre-Draft Environmental Impact Report Request For Comments dated May 8, 2003.

And here's my comment: **NO, NO, A THOUSAND TIMES NO!!!!**

I've lived in Studio City for about 12 years. What prompted me to move here was the loveliness of the area and the "strollability" of Ventura Boulevard.

Unfortunately, over the past few years, I've seen Studio City become less appealing, and it's a direct result of all the new building that has been permitted. And by that I mean the tearing down of single family homes where multi-unit buildings now stand with minimal landscaping that has caused the loss of way too many mature trees and other greenery.

Studio City Golf & Tennis is an integral part of Studio City. Don't allow the zoning to change so a retirement community may be built. There's currently a retirement community being built in Studio City on Coldwater near Hortense. Studio City doesn't need or want another one consisting of "six, four-story, 45-foot high buildings" to be built where 20 tennis courts, that are used by many in Studio City and surrounding areas, would be permanently lost.

And, come on, you've got to realize that the builders of the Homeplace Retirement Community won't stop with just these buildings. Once they've been successful in getting the zoning changed, I'm sure they'll come back with another plan to get rid of the golf course, and ultimately, the entire facility will be lost.

SAVE STUDIO CITY GOLF & TENNIS!!!!

Very truly yours,





Bill Bentley
Senior Vice President
Media Relations

May 13, 2003

Maya Zaitzevsky, Project Coordinator
City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

Re: EAF No. ENV-2002-1196-EIR
State Clearinghouse No.: 2002031028
Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

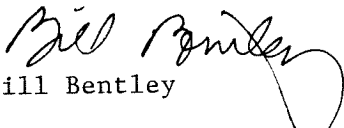
Recently I received a letter from you regarding the proposed development of a retirement community at the site of the Studio City Golf and Tennis complex.

In no uncertain terms, I want to register my extreme opposition to this development. The present space is a perfect example of what makes Studio City a strong community, with children, adults and senior citizens all utilizing the tennis courts and golf course for their enjoyment and exercise. To take away any part of it is an invasion of our most special land. Myself, and my neighbors, would consider this an unforgivable attack against our community.

I will monitor this process closely. If it does come to pass, I will do everything in my powers to defeat Mayor James Hahn the next time he is up for reelection. As it now stands, he is no friend to the Valley, and if he is in favor of this destruction of recreational land, then that will only confirm our suspicions of his unwillingness to take care of our city. Our neighborhood is very organized in this regard.

I hope you stop this unwanted development. Even though it is now scheduled only to destroy the tennis courts, and not the golf course, it is still a huge mistake to think that Studio City is in favor of it.

Sincerely,


Bill Bentley

cc: Mayor James Hahn

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/15/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 10

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Caltrans, Donald Spiegel, and Nicholas Parrillo

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 SO. SPRING ST.
LOS ANGELES, CA 90012
PHONE: (213) 897-4429
FAX: (213) 897-1337



*Flex your power!
Be energy efficient!*

May 13, 2003

IGR/CEQA No. 030532AL
Referenced to 020342AL
Homeplace Retirement Community
Vic. LA-101 / PM 13.388
SCH # 2002031028, NOP

Maya Zaitzevsky
Los Angeles City Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

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UNIT

Dear Ms. Zaitzevsky:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project is to develop the Homeplace Retirement Community.

To assist us in our efforts to evaluate the impacts of this project on State Transportation Facilities, please forward a copy of a traffic study for our review, if one has been prepared. Otherwise, a traffic study should be prepared to analyze the following information:

1. Traffic impacts on State Routes 101 and all significantly impacted streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to year 2020.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 030532AL.

Sincerely,

A handwritten signature in black ink that reads "Stephen J. Buswell".

STEPHEN J. BUSWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse
Steve Buswell/AL

RECEIVED
CITY OF LOS ANGELES

MAY 15 2003

ENVIRONMENTAL
UNIT

13050 Blairwood Drive
Studio City, CA 91604-4032
May 14, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: EAF NO.: ENV-2001-1196-EIR
Project Name: Homeplace Retirement
Community

Dear Coordinator:

I am writing in response to your invitation for comments on the possible environmental impacts of the proposed retirement project. In particular, I wish to address the impact of the proposed removal of all twenty tennis courts on Recreational activities in the Studio City area.

As you know the tennis community has in recent years suffered the loss of two major tennis facilities in the LA area (that I am aware of), namely the courts on 3rd street west of La Brea and the Racquet Club on Ventura Blvd. east of Vineland. Now we are threatened with the loss of the twenty courts at the Studio City Golf and Tennis facility.

Tennis is a form of recreation that is enjoyed by people of both sexes and ages ranging from children to senior citizens. As a member of two team tennis leagues of the Los Angeles Tennis Association (LATA), I have for the past several years used this facility two times during the week. In addition, I often use the facility on weekends as well for either tennis or golf.

Loss of these tennis courts will significantly adversely impact the quality of my life. As a senior citizen and long time resident of Studio City, I will find it difficult to continue playing team tennis since it will be necessary for me to drive some distance to one of the few remaining facilities large enough to accommodate team tennis. Currently, the remaining courts available to LATA are the Burbank Tennis Center, La Cienega Tennis Center, Eldorado Tennis Center in Long Beach and the Vermont Canyon Tennis Center. These are all some distance away and a hardship for me to reach by automobile.

Los Angeles Tennis Association (LATA) has over 400 members many of whom play at the Studio City Golf and Tennis facility tennis courts Monday, Tuesday, Thursday and Saturday. Loss of these courts will have a significant adverse impact on this and other organizations because of the constantly diminishing number of facilities available for team tennis.

LATA is only one group whose recreational activities will be adversely impacted by the loss of these twenty courts. Many groups and individuals of all ages play tennis there. Tennis instruction is available for players of all levels. Businesses in the area will also be adversely impacted by the loss of these courts as many tennis players purchase tennis equipment and use restaurants and coffee houses in the area.

I have not addressed the other environmental impact considerations although there are many and will be dealt with by various agencies. If the City does eventually allow the development of the Retirement Community at this site, I feel it should build another twenty-court tennis center at a safe and easily accessible area in Studio City. However, I would urge the City to do whatever is possible to save the existing courts by purchasing the property and keeping Studio City Golf and Tennis essentially unchanged.

Sincerely,



Donald E. Spiegel
818-990-0552

City of Los Angeles
Dept. of City Planning
Maya Zaitzevsky, Proj. Coord.
200 North Spring St. RM 763
Los Angeles, Calif. 90012

DATE: May 12, 2003
EAF No. ENV-2001-1196-EIR
STATE CLEARINGHOUSE No.:
2002031028
PROJ. NAME: HOMEPLACE RETIREMENT
COMMUNITY
PROJ. ADDRESS: 4141 WHITSETT AVE.

SUBJECT: COMMENTS ON ENVIRONMENTAL IMPACT
CONCERNS OF ABOVE REFERENCED PROJECT.

Attached are my comments and concerns previously submitted over one year ago and for which I have never received any detailed responses on this EIR.

Please accept the attached comments as my second submittal with regard to your * Revised Notice of Preparation dtd. May 8, 2003 for the above referenced EIR.

Please confirm to me receipt of this correspondence to you. My FAX number is 818-761-4536. Thank you.

Sincerely,

Nicholas V. Parrillo
NICHOLAS V. PARRILLO

4220 BLUEBELL AVE.
STUDIO CITY, CALIF. 91604
818-761-3070

RECEIVED
CITY OF LOS ANGELES

MAY 15 2003

ENVIRONMENTAL
UNIT

* Attached

City of Los Angeles
Dept. of City Planning
Maya Zaitzovsky, PROJ. COORD.
200 North Spring St. RM 763
Los Angeles, Calif. 90012

SHEET 1 OF 6

DATE March 3, 2002
EAF No. ENV-2001-1196
PROJECT NAME = Homeplace
Retirement Community
PROJECT ADDRESS: 4141 Whitsett Ct

SUBJECT: ENVIRONMENTAL IMPACT CONCERNS OF THE ABOVE
REFERENCED + PLANNED PROJECT.

The following are my grave concerns as to the deleterious effects to our Studio City community as a result of the implementation of the Homeplace Retirement Complex. I believe that all the effects will be negative and to the detriment of the Studio City locale.

I am a senior citizen, 73 years of age, and have lived in Studio City for 47 years. My wife and I raised five children at our present address.

I request a response be made to this letter, and that it be specific to my following enumerated concerns, and answered with stipulated references from the EIR study.

1. Aesthetics

★ a) The clear open space view towards the mountains will be obliterated from the south to north on Whitsett Ave. and from the east to the west on Valley Spring Lane.

b.) Existing trees will be destroyed + replaced by buildings, reducing the oxygenization and smog filtration they presently provide. Exactly how many and what type of trees will be destroyed? Are any of them of a significant and historical age? Is an arborist going to be consulted for the EIR and what are his comments?

★ (see attached color photo and overlay) (cont'd)

1. Aesthetics (cont'd)

- c) Golf course fairways in two specific cases will be compressed in width and reduced in overall size.
- d) The reduction in overall open space throughout the 17.2 acre site will be a negative appearance.
- e) The imposing 45 foot to 58 foot height of the buildings will be dominating in appearance and a detraction to the local scene.
- f) With the increased population and support services, a certain by-product will be increased litter and the need to clean up continually.

2. Air Quality

- a) To what extent are pollutants added to the local air volume - various types and quantities; identify any noxious fumes or odors emitted.
- b) What is the effect from increased vehicular ^{traffic?}
- c) What will be the effect to local air during the construction period, i.e. dust and etc ----

3. Cultural Resources

- a) The loss of this historical site with its attendant memories through 3 or 4 generations is unestimable. A place where families were united in recreation and knitted enduring family values.
- b) The opportunity for young children to engage in healthy sports endeavors and avoid delinquency. Overload of the added seniors who will use the remaining tennis and golf facility will limit youthful use.

(cont'd)

4. Geology and Soils

- a) Will subterranean excavations conflict with existing water table - seepage, flooding, standing water, etc --- and to what extent?
- b) As a result of excavations and earth moving will there be earthquake compromises to the integrity of the river bed, retaining walls, surrounding soils and bed rock? and to what extent?
- c) Will water run-off be impeded or accelerated to the detriment of the immediate locale and to what extent?
- d) What are the dimensions of the large subterranean parking area, and how many cubic yards of soil will be removed for this purpose?

5. Hydrology / Water Quality

- a) Will any toxic wastes or chemicals be discharged into the city sewer system or directly into the adjacent L. A. river wash?
- b) Will the skilled nursing staff be responsible for disposition of chemicals, toxic wastes, or any diseased human materials and ensure that they do not enter the city water system?

6. Land Use and Planning

- a) Is not this development contrary to the "open space" land use of the existing Studio City plan? What is the rationale for abrogating this planned use?
- b) Will not this development reduce the existing recreation use of this site (even if tennis courts are relocated) and thus be contrary to the Studio City plan?

6. Land Use and Planning (cont'd)

SHEET 4 OF 6

- c) Please itemize all other negative effects contrary to the Studio City plan as a result of this development. What, if any, off-setting actions will be taken?

7. Noise

- a) What will be the increased noise to the immediate neighborhood in decibels, at various times of the day, and for each different day of the week?
- b) Will there be any planned events at the development that will generate noise? How many and how much noise in decibels?
- c) How much additional noise (decibels) will be generated at various times of the day + night, on various days of the week, by the increased vehicular use.
- d) Will there be any noise produced by generators or any other machinery? How much?

8. Population and Housing

- a) What is the total increased population from residents, staff, support personnel, visitors and any other related off-site persons as a result of this development? For various times and days of the week?
- b) What are the estimated daily deliveries in support of the facility complex?
- c) How many of the complex population will access and use the golf + tennis facilities on a daily basis; will access and use the river front park on a daily basis; will access + use the public streets surrounding the complex on a daily basis?

(cont'd)

8. Population and Housing (cont'd)

- a) As a result of this development, what is the ~~population~~ population delta density increase in the immediate neighborhood — extending one block on the perimeter of the complex?

9. Public Services

- a) What are all the negative impacts affecting public services in and around Whitsett Ave. and Ventura Blvd.; i.e. bus service, police protection, library usage, etc.

10. Recreation

- a) Please rationalize the reduced recreational use and opportunity for the immediate neighborhood because of less tennis courts, and increased resident population on the recreation site. This is contrary to the existing Studio City plan.

11. Transportation/Traffic

- a) What will be the delta increase in vehicular traffic for various hours of the day and on different days of the week, on Whitsett Ave. and Ventura Blvd.; take into account not only residents in the complex, but also visitors, staff and support services.
- b) What will be the effect & impact of only one egress from the complex that dumps all its traffic on to Whitsett Ave. — Will traffic signals need to be installed — will this further slow down the traffic flow?

(cont'd)

11. Transportation/Traffic (cont'd)

- c) How will added traffic integrate with the new City Nat'l Bank commercial corner and the projected L. A. Fire Dept. station adjacent to the L. A. river. Will the Fire Dept. be impeded by the excess traffic? Recent history has shown an increase of accidents in this vicinity.

The EIR study impacts should reflect the statistical data of future projection data of the year 2005, or the year when the development will be in place.

Thank you for allowing my comments.

Sincerely,

Nicholas V. Parrillo

NICHOLAS V. PARRILLO

4220 BLUEBELL AVE.

STUDIO CITY, CALIF.

91604

818-761-3070

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/19/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 6

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Stacy Browner, Scott Simon, the Sacher's, Mary Gregory, & Pete Peterson.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
MAY 10 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am writing in order to inform you of how important the tennis facility at Studio City Golf and Tennis is to me and others in the neighborhood.

I play there at least once a week and it has provided me with a safe, convenient, social activity after a long day at the office and where I have meet many people who live nearby. I would be very dismayed if I were to lose this community center. I do not understand why the city is pursuing this at the cost of the neighborhood to create something that is clearly not wanted.

I am generally not a political person, but feel very passionate about this cause. I hope you will take that into consideration.

Sincerely,

Stacy Browner

5/11/03

Name

Date

Address and Phone : 4333 Radford Avenue Studio City, CA 91604

Maya Zaitovsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

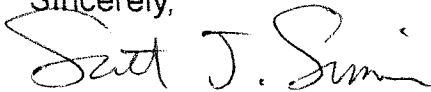
RE: Homeplace Retirement Community, EAF NO.: ENC-2001-1196-EIR

Regarding the planned destruction of the Studio City Tennis Courts:

If there is no provision in this plan <and there appears to be none whatsoever> to put up 20 Tennis Courts elsewhere in Studio City, the community will have suffered irreparable damage, and an irreparable loss by allowing the Project to proceed.

On the whole, I'd rather the Adult Community find other land somewhere else in the Valley than disrupt our nicely centralized recreation area. As presented, with no provision for relocating the 20 Tennis Courts, I am completely opposed to this proposal. As a golfer, the plan to maintain the course in its entirety is highly desirable, but not at the cost of losing all the Tennis Courts with no stated plan to relocate them.

Sincerely,



Scott Simon
13030 Valleyheart So. #310
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

MAY 19 2003

ENVIRONMENTAL
UNIT

RECEIVED
CITY OF LOS ANGELES

MAY 19 2003

ENVIRONMENTAL
UNIT

Dear Maya,

I'm writing this to you in response to the proposed development of high density housing on a portion of Studio City Golf & Tennis

The idea of building multi-story Bldgs; eliminating 20 tennis courts; adding to the already over busy traffic on Whitsell Ave.; & adding further strain on Utilities in our area is a repugnant one.

Especially repugnant to me is the idea that the present zoning could be changed at all.

Whatever happened to the "open-space" concept?

Thank you for reading this.

Sincerely,

Rick & Rebecca Sacher
4141 Whitsell Ave
Studio City, Ca. 91604

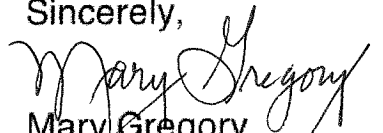
Dear Ms Zaitzevsky,

I am writing you in response to the items mailed to me regarding the development of a retirement community in the area of 4141 Whitsett Avenue in Studio City.

As a senior citizen, I might be expected to have somewhat of a vested interest in such a development. This expectation, however, could not be father from the deep feelings I have for retaining and protecting this bit of land just as it is. It serves as an oasis in the continuing onslaught by developers who see any piece of open land as a place to cover with buildings and asphalt.

The opportunities the present installation offers for the youth in our community must not be dismissed lightly. Air quality must be considered. And perhaps most importantly, that bit of greenness offers us a reminder that we are more than beings condemned to a world of blind progress.

Sincerely,


Mary Gregory
4417 Gentry Avenue
Studio City, CA 91607

RECEIVED
CITY OF LOS ANGELES

MAY 19 2003

ENVIRONMENTAL
UNIT



PETE PETERSON
12851 Moorpark Street #201
Studio City, CA 91604
818.760.0234

RECEIVED
CITY OF LOS ANGELES

MAY 19 2003

ENVIRONMENTAL
UNIT

May 12, 2003

Maya Zaitzevsky, Project Coordinator
City Of Los Angeles/Department Of City Planning
200 No. Spring Street/Room 763
Los Angeles, CA 90012

Re: EAF No. ENV-2001-1196-EIR
State Clearinghouse No. 2002031028
Project Name: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Regarding the Revised Notice Of Preparation And Pre-Draft Environmental Impact Report Request For Comments dated May 8, 2003, I have only one comment, and that is **NO WAY!!!!**

I'm a 20+ year resident of Studio City, and I hate what has been allowed to happen to it - the amount of single family homes that are torn down and replaced by apartment buildings and condos is appalling. Each time this happens more trees are lost and the traffic gets worse. Losing the Studio City Golf & Tennis Club would only exacerbate this because it would mean the loss of greenery that gives pleasure and beauty to all and cause the traffic on Ventura and Whitsett to become more congested.

Studio City doesn't need more high rises and traffic. What it needs is to preserve what has made it such a wonderful place to live.

I urge you to turn down the rezoning request.

Save Studio City and its Golf & Tennis facility!

Thank you,



LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/20/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 5

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from the D'Amico's and Gail Steinberg.

my swimming associates
200 North Spring St Room 763
Los Angeles, CA, 90012

May 15, 2003

ATTN: MAYA ZAITZEVSKY
RE: 4141 WHITSETT AV
STUDIO CITY GOLF & TENNIS

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

Dear Sirs:

ENVIRONMENTAL
UNIT

Please read this letter with your hearts
as well as your minds. Also, I hope
each one of you will be responsible for
making the decision on whether or not
to grant these Developers their
Building of their Workplace Retirement
Community will have visited this
Beautiful extraordinary oasis of green,
open, peaceful spot in the heart of
Studio City - "Studio City Golf and Tennis"
at 4141 Whitsett Avenue.

Only about 10 blocks further north
on Whitsett Avenue there is another
new Retirement Living project, however there
is not another peaceful, enjoyable,
Beautiful parcel of land such as
this for all to enjoy. Not only golf
but tennis. Studio City Tennis Courts,
twenty in all, are filled seven hours a
day, at the minimum. As part of their
education programs, High Schools like

Hammond, Buckley and Oakwood use these courts almost daily. These are the only courts that large tennis associations can make use of. Please do not let this proposed project destroy the wonderful much needed recreational outlet for the community.

As I am myself 74 years of age, I certainly want the best for my age group also; however, these Retirement Homes are going up - not really for our benefit - but to make the Developers wealthier, because not only do they have no regard for the Community as to how this project would impact the neighbors, the youth who use the tennis courts daily, but the cost will be almost unreachable for the elderly who might really need it. Those who have the funds to live in such a place, could easily find other alternatives to retirement Homes such as this:-

I think also, how the golf course itself benefits elders now. Golf knows

no age limits and this community
loves this green belt. Please do
not take it away from all of us.

Look hard at what you see now
and then look at their Revised Project
Description & envision six (6) four (4) story
45-foot high buildings & 611 Subterranean
parking spaces with a needed zone
change from A1-1-XL to P, etc. Now
hideous a change - Please do not
let this happen for their [8][8][8][8][8][8]
to be made in their six (6) proposed
buildings! I am not against their
making money - just not at the expense
of so many who crave this beauty
of land - you can save it - please,
please do so!

Sincerely,

Nick & LaTerra Damico

14538 Benefit St #206

Sherman Oaks, CA 91403

P.S. I'm sorry, I have no computer - thank
you for reading this letter, hand written.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

May 15, 2003

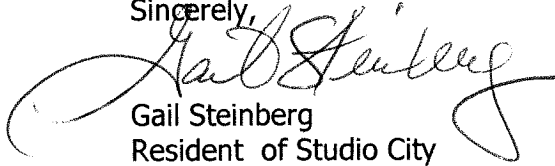
I live in the area and use the tennis courts and golf course. My children use the tennis courts and golf course. They are 15 and 11. There are very few places to take you children where they feel safe and can communicate with others in the community, a place they feel like "home". In addition to this wonderful place we have much congestion already. Ventura boulevard, at peek hours in the morning and afternoon at Whitsett/Laurel Terrace is very congested and numerous accidents occur at that intersection. Please consider the impact/stress this would have on the community.

Studio City is a place where people want to live because of the sense of comfort. It is convenient to all. There is a strong bond between the merchants and the people in the community. You want to see the stores thrive so you shop in them. It's a great feeling to be able to go anywhere and bump into someone that you know. You can walk to neighborhood stores and restaurants with babies in strollers and a dog at your side.

Studio City Tennis and Golf has and is a "landmark". My brother who is now in his 50's got his first job there. There are so many wonderful stories, my children are starting their own. My daughter and I play tennis every Friday and have been doing this since she was 9. My husband and son started golf together 4 yrs ago. My son is now 11. We listen to the news about gang violence and children being abducted. Studio City Tennis and Golf have been a GREAT bonding for parents and their children. Please don't allow them to take what little is left of our Studio City neighborhood.

Thank you for your time.

Sincerely,



Gail Steinberg
Resident of Studio City
4118 Kraft Avenue
Studio City, Ca 91604

City Planning Associates
200 North Hollywood St. Room 763
Los Angeles, CA, 90012

May 15, 2003

ATTN: MAYA ZAITZEVSKY
RE: 4141 WHITSETT AV
STUDIO CITY GOLF & TENNIS

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

Dear Sirs:

ENVIRONMENTAL
UNIT

Please read this letter with your hearts
as well as your minds. Also, I hope
each one of you who is responsible for
making the decision on whether or not
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building of their Workplace Retirement
Community will have visited this
beautiful extraordinary oasis of green,
open, peaceful spot in the heart of
Studio City - "Studio City Golf and Tennis"
at 4141 Whitsett Avenue.


Only about 10 blocks further north
on Whitsett Avenue, there is another
new Retirement Living project, however, there
is not another peaceful, enjoyable,
beautiful parcel of land such as
this for all to enjoy - not only golf,
but tennis. Studio City tennis courts,
twenty in all, are filled seven hours a
day, at the minimum. As part of their
education program, High Schools like

Harwood, Buckley and Oakwood use these courts almost daily. These are the only courts that large tennis associations can make use of. Please do not let this proposed project destroy the wonderful much needed recreational outlet for the community.

As I am myself 77 years of age, I certainly want the best for my age group also; however, these Retirement Homes are going up - not really for our benefit - but to make the Developers wealthy, because not only do they have no regard for the Community as to how their project would impact the neighbors, the youth who use the tennis courts daily, but the cost will be almost unreachable for the elderly who might really need it. Those who have the funds to live in such a place, could easily find other alternatives to retirement Homes such as this:-

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no age limits and this community
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Look hard at what you see now
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to be made in their six (6) proposed
buildings! I am not against their
making money - just not at the expense
of so many who crave this beauty
of land - You can save it - please,
please do so!

Sincerely,

Nick & LaTerne Dimuccio

14538 Benefit St # 206

Sherman Oaks, CA 91403

P.S. I'm sorry, I have no computer - thank
you for reading this letter, hand written.

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/20/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 8

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Patricia Fowler, J. Archer, William Todd, Karen Cotter, Mark Temple, & Susan Casey.

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

MAY 20 2003

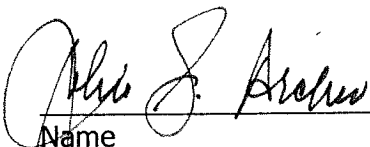
ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I have good friends who live in Studio City and they are all violently opposed to the idea of developing this property

Sincerely,

 5/19/03
Name Date

Address and Phone :

5635 MASON AVE.

WOODLAND HILLS, CA 91367

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

SO MANY LANDMARKS HAVE DISAPPEARED IN THIS CITY
OVER MY SHORT LIFESPAN (SO FAR). IT IS A BLESSED SURE
THAT WE CONTINUOUSLY HAVE TO FIGHT AGAINST THE BREED
OF LAND OWNERS AND DEVELOPERS. DO WE HAVE TO PAVE
OVER OUR PAST?

THE STUDIO CITY GOLF AND TENNIS CLUB IS A SPECIAL
THING AND IS AN INSTITUTION FOR SOME OF US PLAYERS.
I WATCHED THE RACQUET CENTRE ON VENTURA GO AWAY AND ANOTHER
20+ TENNIS COURTS ERASED.

PEOPLE NEED EXERCISE AND OPEN SPACE IN ORDER
TO FREE THEMSELVES FROM THE STRESSES OF A
BLUDGEONED ECONOMY AND A NEW WORLD THREAT, DON'T
TAKE THIS AWAY TOO! A LOT OF PEOPLE WILL BE IRKED.

I HAVE ONLY HEARD ONE VOICE OF DISSENSION,
BUT I WOULD NOT HANG OUT WITH THAT TYPE OF
PERSON ANYWAY.

SAVE IT, PLEASE!

Sincerely,



WILLIAM TODD

05.19.03

Name

Date



Mr. William Todd
10926 Bluffside Dr. #20
Studio City, CA 91604-3346

May 19, 2003

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Department
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

ENVIRONMENTAL
UNIT

Ms. Zaitzevsky:

I wish to add my voice to the hundreds of others living in the Studio City area who are strongly and firmly against the ongoing plans to build the senior housing complex on the site of our golf and tennis complex despite all objections of the citizens who have used this facility for decades and continue to do so.

The lame excuse that senior housing is needed and is more important than this prime recreational and open green space, the last left for we who live here now and who have used this marvelous facility for over 50 years, is a blatant lie and transparently a lame excuse to line the pockets of the landowners and the city coffers in disregard for the desires of large numbers of tax-paying citizens who use this facility and enjoy it's park-like environment. An open space of beauty in a small area rapidly deteriorating due to over-building and shortsighted development all for the all-mighty dollar.

I am a senior and look forward to no doubt living in such a complex and have done my homework in advance. There are plenty of such high-end facilities all over the Valley. It is not necessary to destroy our recreational and open green space to cram in ugly, four story buildings and create another massive traffic jam of people struggling to enter and exit Whitsett and Ventura Blvds. and foisting another visual blight in the neighborhood.

This has and should remain a designated open space for the enjoyment of all and as a life-long resident of this immediate area and one who has used the facilities for the last 45 years, I remain strongly and vigorously opposed to

this irrational destruction of our little jewel based solely on material gain for a few landowners, developers and of course, the City of Los Angeles and I will continue to oppose this nasty plan in any way possible.

As further proof high end senior housing is NOT needed at this time is the fact that I personally am flooded with brochures from such facilities urging me to consider their upscale amenities for future need, all looking and smelling exactly like this proposed monstrosity. If you would care to inform yourself I will be happy to pass them along to you for your education.

Sincerely,

A handwritten signature in cursive script that reads "Karen L. Cotter".

Karen L Cotter
11728 Hartsook St.
Valley Village, CA 91607

818 763-0716

cc: SCRA

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

ENVIRONMENTAL
UNIT

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I am opposed to the proposal to eliminate the tennis courts and A114 plan to replace the existing structures for their present purposes. I believe there will be increased traffic congestion, loss of critical recreation facilities and designated open spaces as well as increased density

Sincerely,

Mark S. Temple 5/19/03
Name Date

Address and Phone :

4658 Dague Drive
Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 20 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I AM STRONGLY OPPOSED, AS ARE MY NEIGHBORS, TO THIS
PROPOSED PROJECT.

Sincerely,

Susan M. Casey 5/19/03
Name Date

Address and Phone :

12424 SARAH ST.
STUDIO CITY, CA 91604
818-509-5934

LOS ANGELES DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/22/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 10

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Lewis Leeser, James Dorgan, Laurie Ember, Sarah Whistler, Jack Green, Harrison Ellenshaw, Elaine Loring, Krystyna McNicholl, & Dean Weiner.

May 19, 2003

RECEIVED
CITY OF LOS ANGELES

Maya Zaitzevsky, Project Coordinator
200 North Spring Street Room 763
Los Angeles, CA 90012

MAY 22 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

In response to the May 8th letter from you concerning the Revised Project Description of the proposed building of a Senior Housing development at 4141 Whitsett Avenue in Studio City, I am writing to you a second time (the first a couple of months ago regarding the same problem) to alert your office (again) of the significant environmental problems that would arise from such a project.

1. Traffic in that area would become absolutely hideous causing Ventura Blvd. to come to a virtual standstill on weekends. My now deceased Mother lived in such a development on Ventura Blvd. in Woodland Hills for several years. The traffic around the two side streets it was on was unbelievable and parking non-existent. It still is at that facility just west of DeSoto Ave. I have lived in Studio City for over 37 years at the same address and Studio City Golf and Tennis is our 'clubhouse', for ourselves and our children. My two kids learned tennis there, and the neighborhood needs this facility.

2. We will not lose our recreational area. We have already lost our Racquet Club at Vineland for another 'non-needed' shopping mall. Do not allow this to happen to us again, please. We need these recreational areas to serve our growing younger family population and the Studio City Golf and Tennis Center is truly the crown jewel of our city.

3. The density problem of having 611 more cars in that area is ludicrous. And 240 condominium units of older, some infirm, folks will become a war zone due to the fact that the continuing golf activity will cause a great number of these people to insist the club only be open on weekday afternoons. It will be the biggest boggle ever allowed by the City of Los Angeles. This site is NOT THE PLACE FOR THIS PROJECT. Let the "Homeplace" people take it to Thousand Oaks or beyond, where it belongs, not in a confined, busy marketplace area to a secure neighborhood.

This area is also on a regarded dangerous seismic area as your maps show. Air quality, of course, is going to get worse with these additional vehicles as well as visitors. Needed recreation facilities are being scrapped for truly non-essential development in this neighborhood. Plus, while not an environmental problem, perhaps, the community's response to these elders hoping for peace and quiet and acceptance in the neighborhood should best be explored before approving such a REVISED NOTICE for its impact.



Lewis E. Leaser 3371 Berry Drive, Studio City, CA 91604

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES


MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please do whatever is necessary to preserve Studio City Golf + Tennis. It is a wonderful part of the community, and there are many other areas of S.C. which could use improvement. Please put the retirement community in an area that needs improvement, not on top of a valuable community resource that will not be adequately replaced. Many thanks.

Sincerely,


Name _____ Date 5/22/03
James Dorgan, Esq.
Address and Phone :

818-972-0160

or
818-972-0500

Telepictures Productions
1840 Victory Blvd.
Glendale, CA 91201

Laurie Ember
13046 Addison St.
Sherman Oaks, CA 91423

May 20, 2003

Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I'm writing to express my concerns about the re-zoning of the property that currently houses Studio City Golf and Tennis. I cannot stress enough how important this facility is to the community. It is a huge part of what makes the Valley, and specifically the Studio City area, as wonderful as it is. Like Central Park is to New York City.

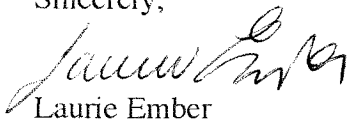
The courts at this facility are among the best in the county, rivaling those of the exclusive country clubs. But because the courts are open to the public for a minimal fee, ANYONE can play there, and thousands do every year. The players are of all ages, races, and economic backgrounds, reflecting the wonderful diversity of the valley. There is NO OTHER FACILITY LIKE THIS ON THIS SIDE OF THE HILL.

In addition to the opportunities provided for adults, numerous schools use the facility for their tennis teams -- both for practice and competition. Without these courts, there will be no place for these teams to practice or play, and tennis teams at these schools may have to be discontinued. This would be just one more blow to the already crippled after-school programs in L.A. County.

The new owners of this property purchased it knowing full well that it was not zoned for the project they had in mind. They require a change of zoning as well as multiple variances to achieve their goals in building a private facility that will exclude the thousands of Valley residents that now use it. The bottom line is: HOMEPLACE RETIREMENT COMMUNITIES BOUGHT THE PROPERTY KNOWING WHAT IT WAS, AND NOW THEY ARE WHINING BECAUSE THEY WANT IT TO BE SOMETHING ELSE.

My request is simple: This land was zoned as such for a reason. Please enforce the law.

Sincerely,


Laurie Ember

May 19, 2003

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I strongly oppose Homeplace Retirement Communities' proposal to build a massive senior housing complex on the Studio City Golf & Tennis site. Our neighborhood simply cannot accept the many negative environmental impacts of this proposed development - traffic congestion, loss of recreational facilities and open space, and damage to air and water quality.

City Council member Wendy Duvell has made a motion for the City to purchase the Studio City Golf & Tennis site, thus preserving it for our community.

Sincerely,

Sarah A. Whistler

Sarah A. Whistler 5/18/03
Name Date

This is what our neighborhood deserves, not ill-advised and unwanted development projects.

Address and Phone :

4422 KRAFT Ave.
Studio City, CA 91602
818-766-8945

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Jack C. Green
3870 Carpenter Avenue
Studio City, CA 91604

MAY 20, 2003

DEAR MAYA:

WITH RECENT INFORMATION AS TO WHAT THE HOMERPLACE
RETIREMENT COMMUNITIES WANTS TO DO WITH THE
STUDIO CITY GOLF AND TENNIS SITE, IT BECOMES OBVIOUS
THAT THE H.R.C. IS NOT THE COMPANY TO DO
BUSINESS WITH!

THIS PROPERTY IS TOO SPECTACULAR TO PERMIT IT
TO BE RUINED BY THIS PROPOSED PROJECT!

Sincerely,
Jack

**Harrison Ellenshaw
13155 Magnolia Blvd.
Sherman Oaks, CA 91423**

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

May 19, 2003

RE: Losing TWENTY TENNIS COURTS [see attached]

Dear Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR

I am 58 years old and have lived in the Valley since 1953, the ONLY place left close to my home to play tennis is Studio City Golf and Tennis. Public courts and courts at Valley College are not reservable, and in poor condition.

As it is these TWENTY courts are very popular, being used by many groups including THREE schools, hence I can only play there during the week at times between the hours of 11AM to 3PM.

If these courts are eliminated [and the golf course saved?!] think about the impact to such a large number of recreational players. Where do we go next?

Come on, common sense would indicate there has to be a better plan than this!

Sincerely,



Harrison Ellenshaw

Att.

ELAINE LORING • ERIC CARDINAL

Maya Zaitzevsky, Project Coordinator
LA Planning Department
200 N Spring Street, Room 763
LA, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky and the Planning Department,

A great city like Los Angeles derives its strength from the richness of its neighborhoods. Studio City is one of these unique neighborhoods. Unlike many areas of Los Angeles, Studio City has been able to retain the feeling of a smaller community within a big city. The Studio City Golf and Tennis facility contributes to the special quality of Studio City.

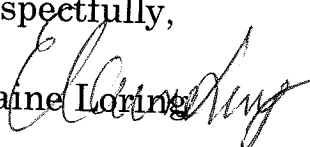
The development of the Studio City Golf and Tennis land will have a significant negative impact on life in Studio City. It will increase congestion in the area – both in terms of people and traffic. It will reduce or eliminate a much needed recreational outlet for our youth and adults. And it will make Studio City more crowded and less beautiful, as an open space is turned into buildings.

I have lived in Studio City for 14 years. I have seen a dramatic increase in traffic, congestion, density and 'urban-ness' in this area as much smaller plots of land have been over-developed. Developing the many acres of Studio City Golf and Tennis will certainly have a major negative impact on the quality of life in this corner of Los Angeles.

Please do not approve this plan to destroy a great part of our city, Studio City.

Respectfully,

Elaine Loring



Krystyna McNicoll
4224 Bluebell Avenue
Studio City, CA 91604

15 May, 2003

Maya Zaitzevsky, Project Coordinator
200 North spring Street,
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms Zaitzevsky,

Thank you for the notice informing me of the proposed land development in Studio City. The Studio City golf course area land is currently zoned to benefit the Studio City neighborhood. We need open flat land spaces throughout our living areas.

I oppose the rezoning of the land to allow an increased level of development. There are too few open flat land spaces remaining in the community.

There are other developed sites where a retirement community could be built. The developers are just reluctant to pay the money it would require to acquire them. It is more profitable for them to rob the Studio City community of its open land for their monetary profit.

Decades ago when there was plenty of open flat land it would have been acceptable to change the zoning since the city could have designated alternate nearby space for the community. Now that development has eliminated alternate open spaces in the community, it is not reasonable to allow the designated open space to be rezoned. The current zoning benefits the long term needs of the community and should not be altered.

Sincerely,

ICM

Krystyna McNicoll

DEAN M. WEINER
400 SOUTH HOPE STREET, SUITE 1871
LOS ANGELES, CALIFORNIA 90071-2899

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, CA 90012

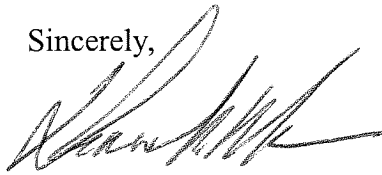
Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

The Studio City Golf and Tennis Facility is used continuously by the neighborhood and is some of its only green space and recreation facility. To replace it with further development would be a real loss to the neighborhood and a reduction in the quality of life. I strongly urge that we maintain this space.

Sincerely,



Dean M. Weiner May 15, 2003
Name Date

400 S. Hope Street
Los Angeles, CA 90071
(213) 430-6638

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/27/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 7

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Lisa Giglio, SCAG, Judy Guth, the Bilson's, & Harriet Ephraim..

4428 Morse Avenue
Studio City, CA 91604

818.788.1884

May 20, 2003

RECEIVED
CITY OF LOS ANGELES

MAY 23 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Dept.
200 North Spring Street, room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

Please note that I am extremely concerned about the personal and environmental impact of the Homeplace Retirement Community proposed for the Studio City Golf & Tennis site.

My child takes tennis lessons every Friday at this location with his cousins. We consider it an integral part of living in the Studio City community. We loathe the thought of losing this excellent recreational facility.

In addition, as I reside in this area I would hate to see the community become even more congested. Also, it would be a huge eyesore for the residents who live in the area.

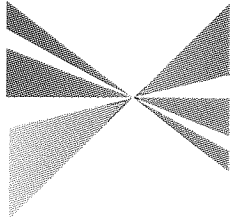
Please consider my passionate plea to stop the deterioration of our community.

Sincerely,

Lisa B. Giglio



SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

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Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

RECEIVED
CITY OF LOS ANGELES

May 21, 2003

MAY 23 2003

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20030256 Homeplace Retirement Community

Dear Ms. Zaitzevsky:

Thank you for submitting the **Homeplace Retirement Community** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Homeplace Retirement Community**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed project is not a residential development of more than 500 dwelling units. Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **May 1-15, 2003 Intergovernmental Review Clearinghouse Report** for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Regional Planner
Intergovernmental Review

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MITCHELL B. MENZER
PRESIDENT

JOSEPH KLEIN
VICE-PRESIDENT

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PASTOR GERARD MCCALLUM II
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THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

May 8, 2003

REVISED NOTICE OF PREPARATION AND
PRE-DRAFT ENVIRONMENTAL IMPACT REPORT REQUEST FOR COMMENTS

EAF NO.: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

REVISED PROJECT DESCRIPTION: A three-lot subdivision (lots A-C) of a 17.2 acre lot in the A1-1-XL zone which is currently improved with a pitch and putt golf course, driving range, club house and twenty tennis courts. Lot A will be approximately 11.78 acres and will consist of the existing golf course, driving range, and club house. A Development agreement is proposed to assure preservation of the golf course. Lot B will be approximately 4.42 acres, and a Zone Change from A1-1-XL to R3-1 and a General Plan Amendment from Open Space to Medium Density Residential is requested. 240 senior housing units for independent living are proposed to be built within six, four-story, 45-foot high buildings. 611 Subteranean parking spaces will be provided. Lot C will be approximately 1-acre, and a Zone Change from A1-1-XL to PF may be needed. Lot C is proposed as either to be kept as open space or for use as a fire station. All twenty of the existing tennis courts will be permanently removed. The following approvals may also be required for the proposed project: Conditional Use Permit for the deemed to be approved pitch and putt golf course; a Building Line Removal incident to Subdivision for the existing 18-foot building line along Whitsett Avenue; Site Plan Review for the senior housing development; grading and building permits, haul route hearing and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

PROJECT LOCATION/ADDRESS: 4141 Whitsett Avenue

PLANNING AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

DUE DATE: June 8, 2003

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.

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this project by this office. We welcome all comments on the possible environmental impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **June 8, 2003**

Please direct your responses to:

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012 (213) 978-1355

Con Howe
Director of Planning

RECEIVED
CITY OF LOS ANGELES

MAY 23 2003

ENVIRONMENTAL
UNIT

Maya E. Zaitzevsky

Maya E. Zaitzevsky
City Planning Associate

Enclosures

I'm against this construction
*you are taking our free air
happyes with this buildings
trafic its things its
Dout Duet!*

*Judy Guth
4136 Wilkerson Ave
Studio City 91601 CA
818 985 0222*

Bruce and Renne Bilson
12505 Sarah Street
Studio City, CA 91604

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CITY OF LOS ANGELES

MAY 23 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring St., Rm. 763
Los Angeles, CA 90012

May 20, 2003

Dear Ms. Zaitzevsky,

As residents of Studio City who would be deeply affected by the building of this Retirement Community, we would like to express a number of concerns. Our home is on the corner of Whitsett and Sarah Street.

The first concern has to do with traffic. There are a number of streets that all empty on to Whitsett near Ventura Blvd. They are in very close proximity to each other. We found it interesting that the vicinity map drawn by Planning Associates, Inc. does not even label two of the streets on the east side of Whitsett, making it appear that they do not carry traffic. That is not true. This has been a very dangerous intersection for years. When our 26 year old son was 13 to 15 and allowed to ride his bike, he was forbidden to go through this intersection as there are often cars coming from four directions at once. This was before Bed, Bath & Beyond and Staples parking lots emptied onto Valley Heart Drive. The danger has increased dramatically since those stores went in. And now, another mall has opened at the corner of Whitsett and Ventura with an exit onto Whitsett between Valley Heart Drive and Ventura Blvd. This now makes five points of egress onto Whitsett in a one block area.

The proposed Retirement Community is now planning 611 parking spaces, a significant increase from the original outrageous number of 482. Most of these would enter and exit on the second Valleyheart Drive (north of the wash) which is at the moment used minimally. It is frightening to think of all these additional cars, a large number of which would be driven by senior citizens, entering through and exiting into an intersection that is already extremely dangerous. Another issue that we have not heard raised is the congestion that will be caused by all the delivery trucks, including at least food and laundry, that will be needed to service a place of this size.

The other traffic issue will be the difficulty of turning left onto Whitsett from Ventura Blvd. At this time, there are often ten cars waiting to make that turn. This is causing a lot of people to cross Whitsett, turn left on Rhodes, left on Ventura Court and then right on Whitsett. The number of cars trying to merge on Whitsett creates a constantly dangerous situation.

The increase in the density of the population must also be considered. Within the last two years, a multi unit condominium complex was completed at the corner of Beeman and Moorpark where two houses used to stand; another large multiple unit complex has been built on Whitsett by the freeway where two houses used to stand; and a Senior Residence is being built at the corner of Coldwater and Hortense St. As disturbing as the increase in the density of the population caused by these structures is, none of them come close to the size of the proposed project. This has long been a wonderful single family residence community that is slowly being destroyed. We also question how this fits into any plan of utility and energy conservation.

Our last concern is centered around the importance of the recreational use of this property. I, Renne, am a tennis player who has used these courts at least two times per week for many years. They are always busy. In fact, since the closing of the Racquet Centre at Vineland and Ventura, there are frequently times when I cannot get a court, because they have been booked by groups, including four school tennis programs. It would be almost impossible to play tennis if these courts are closed unless I joined an expensive club. In the original proposal, the developers were planning to leave some tennis courts and replace the others. Now they have just eliminated all the tennis courts. This property was down zoned to protect the very limited recreational open space available in this community. As the density of the population in this area increases, this open space becomes more and more precious.

Although the developers speak of their generosity in giving the golf course to the city for public use in perpetuity, you must not forget that they are proposing to sell these 240 units as "golf course adjacent" to wealthy senior residents. We have great concern that the majority of the "public" using this course would be those residents.

Lastly, when we carefully read all the variances to the building codes being requested by the developers and realized the truly horrifying number of areas in which this project would damage our community, we were outraged that our city government could even consider requests that would be so detrimental to our community. Why should the profits of an outside developer be more important than retaining the quality of life of the tax paying residents of Studio City?

We believe if you weigh all the issues carefully, you will see that the development of this property will irreparably damage Studio City. Please don't let that happen.

Sincerely,



Renne Bilson



Bruce Bilson

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

MAY 29 2003

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I am a 71 year old senior who works part-time because I need more financial resources. There are many others in my same situation. I used to play tennis at the Racquet Center, which has now become a shopping mall, market, etc. Now you wish to take away the tennis courts and golf facilities, which I also use, to make way for a retirement community. What good is retirement without recreational facilities? There are many other areas where Homeplace Retirement Community could be built without taking away such a beautiful recreational area that serves many in order to provide a home for a few!!!

This whole idea is ludicrous. I realize money talks, but to change a zone to accommodate private enterprise and to take away one of the last greenbelts in the valley is akin to a criminal act.

My feeling is that the city should purchase this property and keep it the way it has been, to continue providing many with a beautiful recreational facility. I am fortunate that I am still able to partake of these activities, which I am sure have increased my longevity, but now you wish to destroy this healthful recreational location to be replaced by housing.

PLEASE DO NOT ALLOW THIS TRAGEDY TO OCCUR.

Sincerely,



Harriet Ephraim 5-22-03
Name Date

Address and Phone : 13967 Riverside Drive, Sherman Oaks, CA 91423
818-784-3948

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/27/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 8

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Kelly Erwin, Daniel Miller, the Kosoff's, Dorothy Apple, he Apples, the Goodman's, & William Lo.

May 20, 2003

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CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
Los Angeles Planning Dept.
200 N. Spring St. Room 763
LA, CA 90012

Kelly Erwin
12324 Moorpark St.
Studio City, CA
91604

Dear Ms. Zaitzevsky,

All I can do is tell you that if that Studio City Golf + Tennis facility is torn down and a massive senior housing facility goes up, that will be the end of Studio City. There is NO MORE ROOM!!

We need a little breathing room!!! Please take into consideration that Road rage and angry people are the result of too many cars + too many people. Please vote to keep our beautiful tennis courts + golf
Sincerely, Kelly Erwin

DMP
D.M. PROPERTIES INCORPORATED

RECEIVED
CITY OF LOS ANGELES
MAY 22 2003
ENVIRONMENTAL
UNIT

May 21, 2003

Ms. Maya Zaitzevsky, Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Proposed Development of 4141 Whitsett Avenue, Studio City, CA 96164

Dear Ms. Zaitzevsky:

I am writing to express my concern and disapproval of the proposed development of 4141 Whitsett Avenue in Studio City.

The current recreational facility--as a whole--is a unique and valuable landmark and resource for the community. It is part and parcel of the charm and community nature of Studio City, which all citizens can ill afford to lose. I understand that the City recognized these important community benefits when it down zoned the property many years ago; I only hope that the same wisdom and foresight remains today with the powers that be.

As a developer and investor myself, I recognize the needs and desires of the proposed developers. However, given the major impairment to such valuable community assets that will be clearly caused by the proposed development, the interests of the citizens and local community are clearly paramount in this case.

Sincerely,

D.M. PROPERTIES, INC.


Daniel A. Miller, President

AL KOSOFF & CAROLE EGLASH-KOSOFF

11485 Huston Street
Valley Village, CA 91601
Ph 818 762-8190 Fax 818 762-8191
E Mail: Ceglash@AOL.com

RECEIVED
CITY OF LOS ANGELES
MAY 22 2003
ENVIRONMENTAL
UNIT

18 May 2003

Ms. Maya Zaitzevsky
Project Coordinator
ENV-200101196-EIR
200 N. Spring St., #763
L.A., CA 90012

Subject: Studio City Golf & Tennis Center

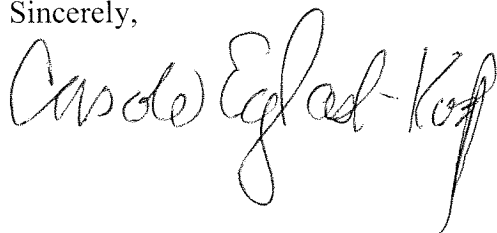
Dear Ms. Zaitzevsky,

I am writing to urge you to use your efforts to retain the long-existing golf and tennis center on Whitsett in Studio City.

I am a long time resident of Los Angeles and I have seen repeated reduction of open areas throughout the city. There isn't much left and it affects our standard of life. Tennis courts were lost on 3d St in Los Angeles a few years ago and on Vineland & Ventura. Here in this part of the valley we have enjoyed this area for decades. It gets usage from residents and students alike. It is the only facility large enough to handle groups. I am active in the Van Nuys-Sherman Oaks Tennis Club...we use this facility several days a week for both interclub and intraclub events.

Please...please...we really need this facility.

Sincerely,



To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am writing to inform you of my opposition to the proposed Retirement Community planned to take the place of Studio City Golf and Tennis Club. I feel, the impact of more housing in this already populated area of Studio City will have a negative impact upon our community. Ventura Blvd which is already densely saturated, I am afraid will become more of a parking lot than it already is. And with the proposed freeway extension from Thousand Oaks to Studio City, I feel, there will no longer be room for housing in general. We will be losing a vital community element by losing Studio City Golf and Tennis.

Sincerely,

Dorothy Apple 5/20/03
Name Date

Address and Phone :

Dorothy Apple
12930 Ventura bl #202
Studio City CA 91604
~~818 768 663~~ 818 487-5853

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

RECEIVED
CITY OF LOS ANGELES

MAY 22 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I am writing to inform you of my opposition to the proposed Retirement Community planned to take the place of Studio City Golf and Tennis Club. I feel, the impact of more housing in this already populated area of Studio City will have a negative impact upon our community. Ventura Blvd which is already densely saturated, I am afraid will become more of a parking lot than it already is. And with the proposed freeway extension from Thousand Oaks to Studio City, I feel, there will no longer be room for housing in general. We will be losing a vital community element by losing Studio City Golf and Tennis.

THE APPLES

4934 Ben Avenue

Valley Village, California 91607

Sincerely,

J. Apple 5/20/03
Name Date

Address and Phone :

4934 Ben Ave
Valley Village, CA 91607
818 763 4383

Maya Zaitzevsky
Project Coordinator
200 North Spring Street
Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAY 22 2003
ENVIRONMENTAL
UNIT

May 21, 2003

EAF NO.: ENV-2001-1196
PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

We are writing you at this time to express our absolute opposition to the proposed development of the Studio City Golf and Tennis complex at 4141 Whitsett Avenue in Studio City. It is necessary to address the concerns of the community whose lives will be negatively impacted by the proposed development. Here are the reasons why:

The existing traffic on Whitsett Avenue and Ventura Boulevard has increased through the years and is already extremely congested. On the corner of Whitsett and Ventura, next door to the golf and tennis complex, a large retail space is already in development. The specter of this development along with the projected 500 more cars driving on the street to accommodate employees, residents and visitors of the senior housing development is nightmarish and a disaster in the making. One must also consider the natural resources that will be used to create such a development that will in turn cause noise and environmental pollution. Is this a responsible?

To erect a senior housing development that would disadvantage an entire community and deprive the city and schools of the facilities of the golf and tennis complex only serves to remind citizens of how little we value them. Moreover, none of the local homeowners and apartment dwellers would benefit from such a development that seeks profit at our expense.

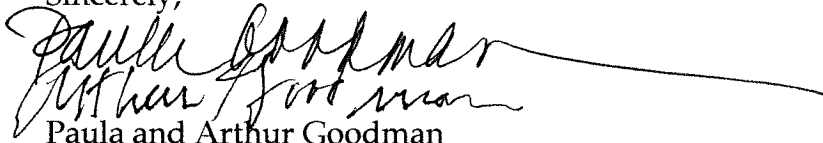
To destroy a neighborhood where children can still ride their bikes on the street and where families can stroll with their children and pets is not only selfish but also irresponsible. In today's already crowded cities, there are so few opportunities to escape the madness of city life. When cities like Man-hattan have more open spaces, i.e, parks, than Los Angeles, something is terribly amiss.

Moreover, how arrogant to jeopardize the sanctity of our neighborhood and threaten the huge investments we have all made in our homes. Once the zoning is changed, what would prevent other developers from cannabilizing our neighborhood? We are convinced that if the developers lived here, they would be outraged at the proposed development.

In closing, we recommend that the golf and tennis courts remain as is or that other solutions that seek to maintain this open space be pursued.

We trust that you and your department will give this urgent matter the attention it deserves.

Sincerely,

Handwritten signature of Paula and Arthur Goodman in cursive script, with a long horizontal line extending to the right.

Paula and Arthur Goodman
4248 Bluebell Avenue
Studio City, CA 91604-1536

May 19, 2003

Maya Zaitzevsky
Project Coordinator
ENV-2001-1196-EIR
200 North Spring Street Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
MAY 22 2003
ENVIRONMENTAL
UNIT

Re: "Homeplace Retirement Community"

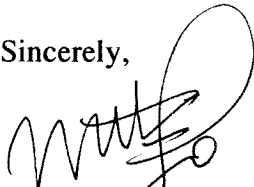
Dear Ms. Zaitzevsky,

Adequate recreational facilities is one of the key determinants in the livability of a neighborhood. Since I moved to the Coldwater-Mulholland area, I have always enjoyed shopping, banking and recreation in Studio City. My children learned tennis at the Studio City Golf and Tennis. In the last 20 years, Studio City has already lost Joe Kirkwood's tennis facility on Ventura Boulevard, to Staples, and the Studio City Tennis Place, also on Ventura Boulevard, to Ralph's. The tennis courts at the Studio City Golf and Tennis on Whitsett Avenue are the only such facilities left in Studio City! Replacing these popular and only remaining tennis courts with a retirement community will serious detract from the quality of life of the entire neighborhood for tennis players and non-tennis players alike, increase traffic congestion in the area, and depress the value of our homes.

The tennis courts must be saved and the " Homeplace Retirement Community" stopped!

Thank you for your consideration.

Sincerely,



William W.M. Lo
9563 Gloaming Dr
Beverly Hills, CA 90210

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 5/29/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 10

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letters from Olimpia Feig, the Heimler's, Sidney Simmons, Sandi Katz, Helen Poulos, Sacha Riviere, Ursula Holloman, & Elaine Hoby.

STUDIO CITY,CA

MAY,23,2003

MAYA ZAITZEVSKY,PROJECT COORDINATOR
200 NORTH SPRING STREET,ROOM 763
LOS ANGELES , CA 90012 (213) 978-1355

RECEIVED
CITY OF LOS ANGELES

MAY 28 2003

ENVIRONMENTAL
UNIT

EAF NO:ENV- 2001-1196-ERI
STATE CLEARINGHOUSE NO : 2002031028
PROJECT NAME : Homeplace Retirement Community

Dear Ms. Zaitzevsky

My name is Olimpia Feig. My family and I have been residents at 4210 Bluebell Ave., Studio City, CA 91604 for the past twenty years. During these years I have had the opportunity to enjoy this lovely community as well as to observe how slowly, over the course of years, the single family homes along Moorpark, Whitset and Coldwater Canyon Avenues gave place to the construction of apartment buildings where at least ten families or more are now living. This so called development has already caused a tremendous impact on traffic, population density, noise and safety. I vehemently oppose the development of the project named "Homeplace Retirement Community" at 4141 Whitsett Ave. , Studio City for many reasons , some of which are resumed as follow.

It is obvious the traffic will increase and the safety of our community will be extremely compromised. In your letter you talked about 240 senior units and 611 parking spaces. It is easy to imagine that *at least* 400 to 600 cars will be going in and out of the proposed development. Whitsett Ave. has no space to support the weight of such traffic. It will absolutely have an impact on the adjacent residential streets. The existing traffic right now is already unsafe a great deal of the time. I drive in this area everyday, as well as other residents, adults and children, who utilize these streets. To call it Medium Density Residential development sounds like a joke.

The Studio City Golf and Tennis is the last open space left in our congested urban area, where many schools and sports organizations provide the possibility of tennis tournaments and golf for the young people of our society. Talk about the need to improve or invest in Education! Where will these young people go for their tournaments? Or some time with their family in the golf course? Private clubs? Maybe a parking lot in front of a liquor store? My son hit his "hole in one" for the first time when he was twelve at this blessed place. Hundreds of youth use this facility, not to mention the adults and senior citizens as well. I see them everyday on the courts and the golf course. I figured that if at least half of the tenants at Homeplace Retiring Community decide to schedule time at the existing Studio City Golf and Tennis, there will not be much time left for anybody out and around the community to enjoy the facility. It is not difficult to imagine the developer's intention to view and present the golf course as an extension of their

development. The community (Studio City, Sherman Oaks, North Hollywood, Burbank, Toluca Lake ,etc,) again will lose the only public place around where such activities can be found at accessible fees.

The aesthetics, the air quality, cultural resources, and the impact on the commercial value of the homes surrounding the area, all will be adversely affected. I don't have the professional knowledge to judge the impact on the geology and soil, water quality, etc, nevertheless it will be a parking lot constructed underground right by the LA River.

Dear Ms. Maya, I ask the City Planning Commission, directed by Mr. Con Howe to allow the highest principals, ideals and expertise guide your studies and decisions when writing this environmental impact project and recommendations. I thank you very much for your attention and look forward to hearing from you.

Cordially,

A handwritten signature in cursive script, reading "Olimpia Feig". The signature is written in black ink and is positioned above a horizontal line.

Olimpia Feig
4210 Bluebell Ave.
Studio City ,CA 91604
MORFEIG@aol.com

RECEIVED
CITY OF LOS ANGELES

MAY 28 2003

ENVIRONMENTAL
UNIT


March 9, 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: ENV 2001 1196

1. For a city that has probably the lowest level of green space of any major city, taking green space away from the city for more development should be unthinkable.
2. Traffic at Ventura Blvd. And Whitsett Ave. is now a major bottleneck. The increased traffic that such a development would create could cause road blockage on Ventura Blvd, a major artery for the valley. New lanes or other traffic diversions would need to be part of the developer's plan.
3. The additional parking and traffic that would result from such a structure with the workers, residents and visitors would be horrendous and would create gridlock in the area.

Yours truly,


Charles and Claire Heimler
9025 Wonderland Park Avenue
Los Angeles, CA 90046

May 27, 2003

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CITY OF LOS ANGELES

MAY 28 2003

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
Los Angeles Planning Department
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

I am sending this to voice my objections to the proposed housing project that would uproot and destroy the existing tennis courts and *open space* that is now the Studio City Gold and Tennis site.


My objections are that this project would create

....increased traffic congestion,
....increased population *density*, with attendant problems,
....the loss of irreplaceable recreational facilities and *open space*.

While I understand the developer's needs and desires, and I acknowledge that there might be a city-wide 'general' housing shortage, the overall effect of the project will have a serious negative effect on the Studio City region!

Please consider these points in your planning decisions.

Thank you.


Sidney M. Simmons
12634 Tiara Street
Valley Village, CA 91607

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

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MAY 28 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

I am writing you to express my feelings regarding Studio City Tennis & Golf. The area is used by many people, myself included, and I do not want to see the area replaced with housing. It's so refreshing to have this beautiful piece of land in the midst of the valley. We must preserve it not destroy it. Please consider leaving the Tennis & Golf property to the enjoyment of the people in the surrounding areas. There is nothing better than to have a refuge for young & old to go to. For environmental purposes, leave Studio City Tennis & Golf as is.

Sincerely,

Sandi Katz 5/27/03
Name Date

Address and Phone :

5348 Mary Ellen Ave.
Sherman Oaks, Ca. 91401
(818) 783-7917

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

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CITY OF LOS ANGELES

MAY 28 2003

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

ENVIRONMENTAL
UNIT

PROJECT NAME: Homeplace Retirement Community

Dear Ms. Zaitzevsky:

I certainly understand
a builder choosing prime property
to make huge \$\$\$ but to
remove tennis courts that
are used & needed by many
schools.

Lets think of our youth!
There certainly is other land
to choose for Seniors and I am
one.

Sincerely,

Helen Poulos 5/18/03

Name

Date

Address and Phone :

4419 Fulton, S.O 91423
818) 501-0942

5/27/03

To: Maya Zaitzevsky, project co-ordinator
200 N. Spring St. room 763
LA, Ca. 90012

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CITY OF LOS ANGELES

MAY 28 2003

ENVIRONMENTAL
UNIT

From: Sacha Riviere
5706 Fair Ave. #206
North Hollywood, Ca. 91601

RE; Homeplace retirement community or **Destruction of recreation and public Services**

Please do Not destroy an area that is used as recreation and a good physical outlet in this stressful world.

I have lived in the San Fernando Valley most of my life and more and more parks and recreation are taken away or developed. And I am only 32 years old!

Please let my kids enjoy the same places that I was able to enjoy growing up in the Valley.

Sacha Riviere



Ursula Holloman
12365 Cantura Street • Studio City, California 91604 • (818) 761-8616
urzzz@aol.com

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CITY OF LOS ANGELES

MAY 28 2003

ENVIRONMENTAL
UNIT

May 24, 2003

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky,

I live at the corner of Cantura and Rhodes streets in Studio City, and am writing to communicate my strong opposition to the Homeplace Retirement Community project.

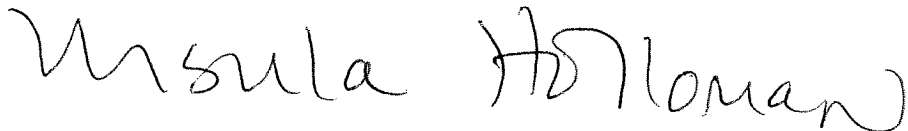
I understand the need to provide housing to seniors in our community, and support the creation of such housing, but the proposal to build these units on the current site of Studio City Golf & Tennis is shortsighted and bad city policy.

1. Traffic is already severely congested in this neighborhood. Ventura Boulevard and the surrounding streets would not be able to handle the increased traffic flow, and the quality of life in the neighborhood would be, without question, negatively impacted.
2. The recreational facilities on the site are heavily used and enjoyed by the residents of the community and the neighboring schools. There is simply nowhere else to go.
3. Such an extensive, unique and beautiful plot of undeveloped land should be treasured and protected for the good of the community and for future generations, not destroyed. Its loss would be irreparable.

There are other locations that would be more appropriate and far less damaging to the community. I strongly support Councilmember Wendy Greuel's motion for the City to purchase this property.

Please let me know if I can be of further assistance in this matter.

Sincerely,



Ursula Holloman

To: Maya Zaitzevsky, Project Coordinator
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012

Re: EAF #: ENV-2001-1196-EIR
STATE CLEARINGHOUSE NO.: 2002031028

PROJECT NAME: Homeplace Retirement Community

RECEIVED
CITY OF LOS ANGELES
MAY 28 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky:

Please consider my comments below:

Recreational loss - we're losing all Tennis courts with this revised plan. Tennis courts that serve Southern Calif tennis players, tennis teams and schools.

Trappier - Trappier is already congested and dangerously fast on Whitsett.

Land Use - it would be an unforgivable and irreparable permanent loss of open space.

Sincerely,

Glenn Hobie 5/14/03 - tennis player & golfer
Name Date

Address and Phone :

5350 White Oak Ave #107
Encino, CA 91316

LOS ANGELES DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW UNIT
200 N. Spring Street, Room 763
Los Angeles, CA 90012
FAX # (213) 978-1343

FAX

TO: Carrie Riordan

DATE: 6/24/03

COMPANY: PAI

FAX NUMBER: (818)487-6760

FROM: Maya Zaitzevsky

NUMBER OF PAGES: 2

Please Call If The Material You Received Was Incomplete or Illegible:

TELEPHONE NUMBER: (213)978-1355

MESSAGE: NOP comment letter from Allison _ Lee.

To Maya Zaitzovsky,

Please keep in mind with regards to this pending project that so many young kids are learning to play tennis there at the courts on Whitsett. Watching my children enjoy the beautiful trees as they play the great sport of tennis has been precious to me. I myself have grown up in the area and have treasured the tennis & golf in Studio City for a very long time.

May all the future golf and tennis enthusiasts of the region continue to have such a special place to go.

Sincerely,

Allison Abr-Lo

Susan Broidy
4156 Tarrybra
Tarcana Ct

To Maya Zaitzevsky,

please keep in mind with regards to this pending project that so many young kids are learning to play tennis there at the courts on Whitsett.

Watching my children enjoy the beautiful trees as they play the great sport of tennis has been precious

to me. I myself have grown up in the area and have

Dear Ms. Zaitzevsky:

Although, we don't live in Studio and green at Studio City Golf & asset to the entire city.

treasured the tennis & golf in Studio City for a very long time.

Please come visit.

May all the future golf and tennis enthusiasts of the region continue to have such a special place to go.

We live in use the Studio tennis courts

Sincerely,
Allison Alar-Lee

It is an important part of my life and the lives of many and it is an asset to our community.

Please help us save it

Thank You
Susan Broidy

2008 COMMENTS RECEIVED

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-6696
FAX: (213) 897-1337

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CITY OF LOS ANGELES



MAY 12 2008

*Flex your power!
Be energy efficient!*

ENVIRONMENTAL
UNIT

IGR/CEQA No. 080454AL, NOP
Studio City Senior Living Center
Vic. LA-101/PM 13.88
SCH # 2008031028

May 7, 2008

Mr. David J. Somers
City of Los Angeles
20 North Spring Street
Los Angeles, CA 90012

Dear Mr. Somers:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The applicant proposes to subdivide the subject property into two lots, Parcels A and B. Parcel A will be approximately 11.67 acres and will retain, with minor alternations to accommodate the lot split, the existing nine-hole golf course, driving range, and 22 surface parking spaces. Parcel B will be approximately 4.44 acres and will be developed with a 200-unit senior residential condominium campus.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, a traffic study in advance of the DEIR should be prepared. We wish to refer the project's traffic consultant to our traffic study guideline Website:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

and we list here some elements of what we generally are expecting in the traffic study:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to State Route 101 all on/off ramps within one-mile radius of the project vicinity including interchange at SR-101 and Coldwater Canyon Ave. and SR-101 and Laurel Canyon Blvd.
2. Consistency of project travel modeling with other regional and local modeling forecasts and with travel data. The IGR/CEQA office may use indices to check results. Differences or inconsistencies must be thoroughly explained.

3. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area. This should include freeways, interchanges, and intersections, and all HOV facilities. Interchange Level of Service should be specified (HCM2000 method requested). Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions would include build-out of all projects (see next item) and any plan-horizon years.
4. Inclusion of all appropriate traffic volumes. Analysis should include traffic from the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments. That is, include: existing + project + other projects + other growth.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:
 - Description of Transportation Infrastructure Improvements
 - **Financial Costs, Funding Sources and Financing**
 - Sequence and Scheduling Considerations
 - Implementation Responsibilities, Controls, and Monitoring

Any mitigation involving transit, HOV, or TDM must be rigorously justified and its effects conservatively estimated. Improvements involving dedication of land or physical construction may be favorably considered.

6. Specification of realistic mitigation measures. Please use the following ratio when estimating project equitable share responsibility: additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guidelines).

We note for purposes of determining project share of costs, the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes which include build-out of all approved and not yet approved projects, and other sources of growth. Analytical methods such as select-zone travel forecast modeling might be used.

The Department as commenting agency under CEQA has jurisdiction superceding that of Metro in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities and hence, it does not adhere to the CMP guide of 150 or more vehicle trips added before freeway analysis is needed. Metro's Congestion Management Program in acknowledging the Department's role, stipulates that Caltrans must be consulted to identify specific locations to be analyzed on the State Highway System. Therefore we request that State Route(s) mentioned in item #1 and its facilities be analyzed.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the DEIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 080454AL.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez".

ELMER ALVAREZ
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

HOWARD L. BERMAN
28TH DISTRICT, CALIFORNIA

COMMITTEE ON
FOREIGN AFFAIRS
CHAIRMAN

COMMITTEE ON
THE JUDICIARY
CHAIRMAN, SUBCOMMITTEE ON
COURTS, THE INTERNET, AND
INTELLECTUAL PROPERTY

SUBCOMMITTEE ON IMMIGRATION,
CITIZENSHIP, REFUGEES, BORDER SECURITY
AND INTERNATIONAL LAW



Congress of the United States
House of Representatives

WASHINGTON OFFICE:
Rayburn House Office Building
Washington, DC 20515-0628
(202) 225-4695

DISTRICT OFFICE:
14546 Hamlin Street, Suite 202
Van Nuys, CA 91411-4128
(818) 994-7200

www.house.gov/berman

June 11, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: EAF No. ENV-2001-1196-EIR
Proposed Studio City Senior Living Center

Dear Mr. Somers:

I am writing to express my concerns regarding the proposed 200-unit Studio City Senior Living Center development, which would replace the existing 16-acre Weddington City Golf & Tennis site along the Los Angeles River in Studio City, and to request that the City ensure that the applicant thoroughly address a number of critical issues and impacts in the required Environmental Impact Report (EIR).

The Studio City Senior Living Center has a serious and irreversible impact on communities in the heart of my Congressional District. This plan would cause serious problems in an already badly-congested region of the Valley, and it would result in the loss of critical Los Angeles riverfront land – the only remaining unprotected open space for 22 miles along the L.A. River in the San Fernando Valley. Moreover, development at the scale and density currently proposed would have a negative impact on the regional L.A. River Greenway and Trail, the L.A. River Master Plan, traffic, air and water quality, land use and planning, noise, population, recreation and open space. Furthermore, the property presents a unique opportunity to address our increasing concern with the deteriorating quality of regional urban runoff by using open space as natural catchment and filtration, in keeping with the principles developed by the California Regional Water Quality Control Board pursuant to the Federal Clean Water Act.

This property is of tremendous regional significance. It is a critical link in the entire regional 51-mile Los Angeles River Greenway, and it is one of the few places in the Valley where a meaningful public access and staging area is feasible for the regional bicycle and pedestrian trail being developed along the river. Regional and local leaders, public agencies and non-profit organizations have been working together for years to develop the network of trails, parks and natural lands that is the Los Angeles River Greenway. The State of California has invested well over \$100 million to ensure the river's future, with more to follow.

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CITY OF LOS ANGELES

JUN 16 2008

**ENVIRONMENTAL
UNIT**

Mr. David Somers
June 11, 2008
Page 2

It is imperative that the EIR fully evaluate these issues and explore alternatives that include a multi-acre Los Angeles River park, public access and site improvements that effectively address our pressing urban runoff water quality issues.

Thank you for your attention to this matter.

Sincerely,


HOWARD L. BERMAN
Member of Congress

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, Governor



DEPARTMENT OF FISH AND GAME

South Coast Region 5
1508 North Harding Avenue
Pasadena, CA 91104
(626) 797-3170



Number of Pages Including Cover

9

To: David Summers

Fax:

From: Scott Harris, Habitat Conservation and Planning Division

Message:

Ceqa comments for
Studio City Senior Living Center

✓

ARNOLD SCHWARZENEGGER, Governor

State of California - The Resources Agency



DEPARTMENT OF FISH AND GAME

South Coast Region 5
1508 North Harding Avenue
Pasadena, CA 91104
(626) 797-3170



Jeff Harris

Number of Pages Including Cover : 3

To: _____ Fax: _____

From: Scott Harris, Habitat Conservation and Planning Division

Message: Notice of Preparation & Attachments (reopening)

Studio City Senior Living Center
Draft EIR

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF FISH AND GAME**<http://www.dfg.ca.gov>South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

May 19, 2008

Mr. David Sommers
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012**Notice of Preparation of a
Draft Environmental Impact Report for
Studio City Senior Living Center
SCH 2002031028, Los Angeles County**

Dear Mr. Sommers:

The Department of Fish and Game (Department) has reviewed the above-referenced Notice of Preparation (NOP), for a Draft Environmental Impact Report for the Studio City Senior Living Center. The 11.67 acre site is located at Whitsett and Valleyheart in Studio City, City of Los Angeles and is located adjacent to the Los Angeles River.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the Draft Environmental Impact Report:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats (Attachment 1).
 - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.
 - b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.
 - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380).

Mr. David Sommers
May 19, 2008
Page 2

- d. The Department's Biogeographic Data Branch in Sacramento should be contacted at (916) 322-2493 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
 - a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas are of concern to the Department and should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic, outdoor artificial lighting, noise and vibration.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. Impacts to migratory wildlife affected by the project should be fully evaluated including proposals to removal/disturb native and ornamental landscaping and other nesting habitat for native birds. Impact evaluation may also include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
 - e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.
 - f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- September 1) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).
 3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or

Mr. David Sommers
May 19, 2008
Page 3

- otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
- a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed with offsite mitigation locations clearly identified.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).
 - c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
- a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses (including concrete channels) and/or the canalization of natural and manmade drainages or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations. The Department recommends a minimum natural buffer of 100 feet from the outside edge of the riparian zone on each side of a drainage.
- a. The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (Lead Agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the

Mr. David Sommers
May 19, 2008
Page 4

potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

The Notice of Determination was addressed to Mr. Don Chadwick. Mr. Chadwick is no longer with the Department. All CEQA correspondence should be addressed to Attn: CEQA Review Program. Please make a note of this change to facilitate timely review.

Thank you for this opportunity to provide comment. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,



Terri Dickerson
Senior Environmental Scientist

cc: Ms. Helen Blas, Los Alamitos
Ms. Terri Dickerson, Laguna Niguel
Ms. Kelly Schmoker, Glendora
Mr. Scott Harris, Pasadena
Ms. Jamie Jackson, Altadena
HabCon-Chron
Department of Fish and Game

State Clearinghouse, Sacramento

SPH:aph
spharis/City of Calabasas General Plan /NOP 2008

Attach 1

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
 THE RESOURCES AGENCY
 Department of Fish and Game
 December 9, 1983
 Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted, and what information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

- a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
- b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

3. Botanical consultants should possess the following qualifications:

- a. Experience conducting floristic field surveys;
- b. Knowledge of plant taxonomy and plant community ecology;
- c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
- d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting, and;
- e. Experience with analyzing impacts of development on native plant species and communities.

4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

- a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project

Attach 1

area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.

c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.

e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:

- a. Project description, including a detailed map of the project location and study area.
- b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
- c. Detailed description of survey methodology.
- d. Dates of field surveys and total person-hours spent on field surveys.
- e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
- f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
- g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
- h. Recommended measures to avoid impacts.
- i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
- j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
- k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
- l. Name of field investigator(s).
- m. References cited, persons contacted, herbaria visited, and the location of voucher specimens.

Attach 2

**Sensitivity of Top Priority Rare Natural
Communities in Southern California**

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Fewer than 6 known locations and/or on fewer than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mauland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

Attach 2

- S1.2
 Southern Foredunes
 Mono Pumice Flat
 Southern Interior Basalt Flow Vernal Pool
- S2.1
 Venturan Coastal Sage Scrub
 Diegan Coastal Sage Scrub
 Riversidean Upland Coastal Sage Scrub
 Riversidean Desert Sage Scrub
 Sagebrush Steppe
 Desert Sink Scrub
 Mafic Southern Mixed Chaparral
 San Diego Mesa Hardpan Vernal Pool
 San Diego Mesa Claypan Vernal Pool
 Alkali Meadow
 Southern Coastal Salt Marsh
 Coastal Brackish Marsh
 Transmontane Alkali Marsh
 Coastal and Valley Freshwater Marsh
 Southern Arroyo Willow Riparian Forest
 Southern Willow Scrub
 Modoc-Great Basin Cottonwood Willow Riparian
 Modoc-Great Basin Riparian Scrub
 Mojave Desert Wash Scrub
 Engelmann Oak Woodland
 Open Engelmann Oak Woodland
 Closed Engelmann Oak Woodland
 Inland Oak Woodland
 California Walnut Woodland
 Inland Ironwood Forest
 Inland Cherry Forest
 Southern Interior Cypress Forest
 Bigcone Spruce-Canyon Oak Forest
- S2.2
 Active Coastal Dunes
 Active Desert Dunes
 Stabilized and Partially Stabilized Desert Dunes
 Stabilized and Partially Stabilized Desert Sandfield
 Mojave Mixed Steppe
 Transmontane Freshwater Marsh
 Coulter Pine Forest
 Southern California Fellfield
 White Mountains Fellfield
- S2.3
 Bristlecone Pine Forest
 Limber Pine Forest

CAPITOL OFFICE
STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0042
(916) 319-2042
FAX (916) 319-2142

DISTRICT OFFICE
9200 W. SUNSET BLVD., P.H. #15
WEST HOLLYWOOD, CA 90069
(310) 285-5490
(818) 902-0521
FAX (310) 285-5499

Assembly California Legislature



MIKE FEUER
ASSEMBLYMEMBER, FORTY-SECOND DISTRICT

CHAIR
BUDGET SUBCOMMITTEE # 5
ON INFORMATION
TECHNOLOGY/TRANSPORTATION

COMMITTEES
BUDGET
ENVIRONMENTAL SAFETY AND
TOXIC MATERIALS
JUDICIARY
REVENUE AND TAXATION

May 16, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 20 2008

ENVIRONMENTAL
UNIT

Dear Mr. Somers:

In January 2007 I submitted a letter to you detailing some of my questions and concerns regarding the previous proposal for developing the Studio City Golf and Tennis Property. Now there is a new proposal to develop this unique and significant site. My key concerns remain, so I am resubmitting the list of issues from my previous letter that I would like to see addressed in the new project EIR.

I am very familiar with this property. I currently represent the area in the State Assembly, and did so on the Los Angeles City Council from 1996-2001 for that district. I hope I can provide a useful perspective on the importance of this location to the surrounding community and the Valley as a whole.

At just over 16 acres, this beautiful tree-lined open area represents one of the only remaining green spaces in Studio City. Residents from around the Valley enjoy strolling through this property and viewing its wildlife. The tall tree line is visible from Ventura Boulevard, the hillside, and nearby residential neighborhoods. What's more, this property is the largest open area remaining alongside the Los Angeles River. This makes it an ideal location to continue the City's ongoing efforts to preserve and beautify the river via the Master Plan. In short this area is a community jewel, and every effort should be made to preserve its current environmental and recreational benefits when evaluating any development proposals for the site.

Specifically, if after careful consideration of the Environmental Impact Report (EIR) a development proposal ultimately moves forward, an area along the river should be devoted to public use. Additionally, I request that the EIR for this project examine the following issues:

- Whether this proposal is consistent with the Los Angeles River Revitalization Master Plan and its guiding principles of creating "mixed-use areas integrating parks, housing, retail, jobs, schools and other public institutions, and more."
- Possible impacts on river and ocean water quality as a result of increased runoff into the river resulting from a loss of permeable land.

Our challenge is to address the preservation of our community's natural resources and character while addressing our burgeoning housing needs. My office stands ready to be of assistance.

Sincerely,

Assemblymember Mike Feuer



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STATE CAPITOL, ROOM 5108
SACRAMENTO, CA 95814
TEL (916) 651-4023
FAX (916) 324-4823

DISTRICT OFFICES
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LOS ANGELES, CA 90064
TEL (310) 441-9084
FAX (310) 441-0724

300 WEST THIRD ST., 4TH FLOOR
OXNARD, CA 93030
TEL (805) 486-3778
FAX (805) 486-6865

California State Senate

SENATOR
SHEILA JAMES KUEHL
TWENTY-THIRD SENATE DISTRICT
CHAIR
SENATE COMMITTEE ON HEALTH



COMMITTEES:
AGRICULTURE
APPROPRIATIONS
ENVIRONMENTAL QUALITY
JUDICIARY
LABOR & INDUSTRIAL RELATIONS
NATURAL RESOURCES & WATER
SELECT COMMITTEES:
CHAIR, HEALTH INSURANCE CRISIS
IN CALIFORNIA
CHAIR, SCHOOL SAFETY
JOINT COMMITTEE:
JOINT COMMITTEE ON RULES

May 15, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

MAY 16 2008

ENVIRONMENTAL
UNIT

RE: EAF No. ENV-2001-1196-EIR
Proposed Studio City Senior Living Center

Dear Mr. Somers:

I am writing to express my concerns regarding the proposed 200-unit Studio City Senior Living Center development, which would replace the existing 16-acre Weddington City Golf & Tennis site along the Los Angeles River in Studio City, and also to ask the City to ensure that the applicant thoroughly addresses some critical issues and potential impacts in the required Environmental Impact Report.

The property has undeniable regional significance. It is the last remaining unprotected open space along 22 miles of the Los Angeles River in the San Fernando Valley, from Canoga Park to the 170 freeway; it is a critical link in the entire regional 51-mile Los Angeles River Greenway and it is one of the few places in the San Fernando Valley where there is meaningful public access and a feasible staging area is feasible for the regional bicycle and pedestrian trail being developed along the river. Regional and local leaders, public agencies and non-profit organizations have been working together for years to develop the network of trails, parks and natural lands that is the Los Angeles River Greenway. The State of California has invested well over \$100 million in the river's future, and regional and local agencies have invested millions more.

Development at the scale and density currently proposed would have an enormous impact on surrounding communities, including traffic, air quality, congestion and noise. The site provides a vital recreational resource used by people from throughout the region, and loss of this open space in the already park-poor San Fernando Valley is a serious matter that must be addressed. Further, the property presents a unique opportunity to address our increasing concern with the deteriorating quality of regional urban runoff by using open space for natural catchment and filtration, in keeping with the principles developed by the California Regional Water Quality Control Board pursuant to the Federal Clean Water Act.



It is essential that the EIR fully evaluate all of these impacts, and fully explore an alternative that includes a multi-acre Los Angeles River park, public access and site improvements which would much more effectively address our pressing urban runoff water quality issues.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sheila J. Kuehl". The signature is written in black ink and is positioned above the printed name.

Sheila J. Kuehl
Member of the Senate
23rd District

State Capitol
P.O. Box 942849
Sacramento, CA 94249-0040
(916) 319-2040
FAX (916) 319-2140

District Office
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Van Nuys, CA 91401
(818) 904-3840
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e-mail: assemblymember.levine@assembly.ca.gov

Assembly California Legislature



Lloyd E. Levine
Assemblymember, Fortieth District

Chair
Utilities and Commerce
Committee Member
Elections, Redistricting and
Constitutional Amendments
Judiciary
Governmental Organization

May 30, 2008

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CITY OF LOS ANGELES

JUN 10 2008

ENVIRONMENTAL
UNIT

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers:

I am writing regarding the senior living center development proposed for the Studio City Golf and Tennis. There are a few issues regarding the project that I hope you will be able to address.

As a life long resident of the San Fernando Valley and the Assemblymember representing the neighboring assembly district, I am very familiar with the Studio City Golf and Tennis site. On a personal level, the site is one of the courses my father taught me the game of golf. The sixteen acres of the Studio City Golf and Tennis is one of the last remaining open spaces in Studio City. Los Angeles has the smallest percentage of space devoted to parks in the United States, and therefore we should be preserving the open space we have.

I would like to request that the Environmental Impact Report address some concerns:

- What are the ramifications to water quality with the loss of permeable space?
- Will the public have access to the Los Angeles River?
The Studio City Golf and Tennis is one of the last remaining unprotected spaces along the river and any development should address the vision of the Los Angeles Revitalization plan.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Lloyd E. Levine".

Lloyd E. Levine
Assemblymember, District 40





STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
 STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
 DIRECTOR

ARNOLD SCHWARZENEGGER
 GOVERNOR

Notice of Preparation

April 18, 2008

RECEIVED
 CITY OF LOS ANGELES

APR 24 2008

To: Reviewing Agencies

ENVIRONMENTAL
 UNIT

Re: Studio City Senior Living Center
 SCH# 2002031028

Attached for your review and comment is the Notice of Preparation (NOP) for the Studio City Senior Living Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

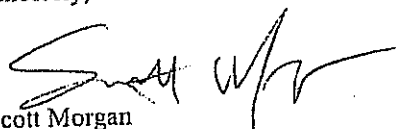
Please direct your comments to:

David J. Somers
 City of Los Angeles
 200 North Spring Street
 Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


 Scott Morgan
 Project Analyst, State Clearinghouse

Attachments
 cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2002031028
Project Title Studio City Senior Living Center
Lead Agency Los Angeles, City of

Type NOP Notice of Preparation

Description The applicant proposes to subdivide the subject property into two lots, Parcels A and B. Parcel A will be approximately 508,244 square feet (11.67 acres) and will retain, with minor alterations to accommodate the lot split, the existing nine-hole golf course, driving range, and 22 surface parking spaces. The 1.1 acre site at the northwesterly corner of Whitsett Avenue and Valleyheart Drive, developed with a fire station, is not a part of the subject project. Parcel B will be approximately 193,466 square feet (4.44 acres) and will be developed with an approximately 336,000 square-foot, 200-unit senior residential condominium campus. The development will be comprised of five rectangular and one polygonal-shaped, four-story buildings, reaching a maximum height of 45 feet. Each building will consist of between 30 and 40 residential units. Five of the buildings will be situated such that their longer faces orient northerly and southerly; the sixth building will be situated with its longer faces oriented easterly, along Whitsett Avenue, and westerly. Interior common areas will be provided on the entire ground floor of two buildings, providing approximately 40,000 square feet of common use area. The buildings will surround, and be separated by, a combination of approximately 109,176 square feet of landscape and hardscape.

Lead Agency Contact

Name David J. Somers
Agency City of Los Angeles
Phone 213-978-1355 **Fax**
email
Address 200 North Spring Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Whitsett and Valleyheart
Parcel No. 2375-018-010
Township 4N **Range** 12W **Section** 21 **Base**

Proximity to:

Highways 101
Airports Van Nuys
Railways
Waterways Los Angeles River
Schools Several
Land Use Existing Golf course, Driving Range, Clubhouse, and Tennis Courts/A1-1XL/Open Space

Project Issues Air Quality; Biological Resources; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects; Other Issues; Archaeologic-Historic; Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4

Date Received 04/18/2008 **Start of Review** 04/18/2008 **End of Review** 05/19/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
David Johnson

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmerman

Dept. of Conservation
Sharon Howell

California Energy Commission
Dale Edwards

Cal Fire
Allen Robertson

Office of Historic Preservation
Wayne Donaldson

Dept of Parks & Recreation
Environmental Stewardship Section

Central Valley Flood Protection Board
Mark Herald

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Resources Agency
Nadell Gayou

Conservancy

Fish and Game

Depart. of Fish & Game
Scott Flint
Environmental Services Division

Fish & Game Region 1
Donald Koch

Fish & Game Region 1E
Laurie Harnsberger

Fish & Game Region 2
Jeff Drongesen

Fish & Game Region 3
Robert Floerke

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Game Region 6 I/M
Gabrina Gatchel
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Robert Sleppy
Environmental Services Section

Dept. of Health Services
Veronica Malloy
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission
Debbie Eddy

Office of Emergency Services
Dennis Castrillo

Governor's Office of Planning & Research
State Clearinghouse

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Ken Lewis

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Marina Brand

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Sandy Hesnard

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Shirley Kelly
Office of Special Projects

Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Jeff Pulverman

Caltrans, District 4
Tim Sable

Caltrans, District 5
David Murray

Caltrans, District 6
Moses Stites

Caltrans, District 7
Vin Kumar

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Ryan P. Chamberlain

Cal EPA

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Ravi Ramalingam

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other _____

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



May 12, 2008

RECEIVED
CITY OF LOS ANGELES

MAY 16 2008

ENVIRONMENTAL
UNIT

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

**Studio City Senior Living Center ENV-2001-1196-EIR
Notice of Preparation Comments**

Dear Mr. Somers:

The Santa Monica Mountains Conservancy offers the following brief comments on the Notice of Preparation for the revised Senior Living Center along the Los Angeles River. The applicant's move to retain the majority of the site in open space uses is welcomed. The Draft Environmental Impact Report (DEIR) must address whether that continued open space use constitutes a mitigation measure for the proposed project. The DEIR must also address what obstacle there would be to prevent the applicant from piecemealing the development of the project site with a subsequent action to develop additional residential units.

We urge that the DEIR include an alternative project that includes the complete vacation (or equivalent inter-department transfer of title) of Valleyheart Avenue to the Department of Recreation and Parks to create a riverfront park. The Mountains Recreation and Conservation Authority would also be good recipient of the that significant strip of land along the northern bank of the Los Angeles River. If the DEIR analysis concludes that there would be no permanent restrictions on future development of the remainder of the site, we urge that the DEIR include an alternative project that provides for a minimum 65-foot-wide building setback from the southern border of the property under consideration for development. Of that 65-foot-wide area, 40 feet should be transferred in fee to a public agency for a riverfront park prior to the issuance of any building permits.

Please direct any questions and all future documentation to Paul Edelman of our staff at 310-589-3200 ext. 128 and at the above letterhead.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron P. Shafer".

RONALD P. SHAFER
Chairperson

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



April 21, 2008

RECEIVED
CITY OF LOS ANGELES

APR 24 2008

Mr. David J. Somer

CITY OF LOS ANGELES CITY PLANNING DEPARTMENT

200 North Spring Street
 Los Angeles, CA 90012

ENVIRONMENTAL
UNIT

Re: SCH#2008031028; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for Studio City Senior Living Center, City of Los Angeles, Los Angeles County, California

Dear Mr. Somers:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation: (916/653-7278) <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

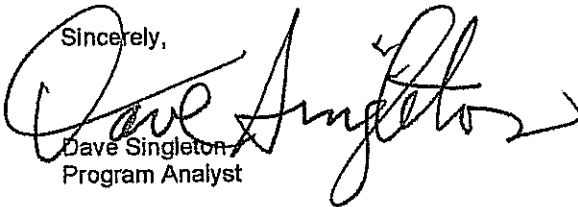
√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. .

Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Dave Singleton". The signature is written in a cursive, flowing style.

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts
Los Angeles County
April 21, 2008**

Charles Cooke
32835 Santiago Road
Acton , CA 93510
(661) 733-1812 - cell
suscol@intox.net

Chumash
Fernandeno
Tataviam
Kitanemuk

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell
Gabrielino

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
(805) 558-1154 - cell
805 492-7255

Chumash
Tataviam
Fernandeno

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Fernandeno Tataviam Band of Mission Indians
William Gonzales, Cultural/Environ Depart
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(818) 581-9293 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@msn.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax
Fernandeno
Tataviam
Serrano
Vanyume
Kitanemuk

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Office
(909) 262-9351 - cell
(213) 489-5002 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008031028; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Studio City Senior Living Center; City of Los Angeles; Los Angeles County, California.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
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Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



RECEIVED
CITY OF LOS ANGELES

April 17, 2007

APR 19 2007

ENVIRONMENTAL
UNIT

Mr. David Somers

Los Angeles Department of City Planning

200 North Spring Street
Los Angeles, CA 90012

Re: Tribal Consultation Per Government Code 65352.3 (SB 18) for **Valleyheart Senior Community, Inc. Project**; City of Los Angeles; Los Angeles County, California

Dear Mr. Somers:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Tribal Consultation List

Native American Tribal Consultation List
Los Angeles County
April 17, 2007

Fernandeno Tataviam Band of Mission Indians

Randy Guzman-Folkes, Dir. Cultural and Environmental Department

601 South Brand Boulevard, Suite 102 **Fernandeno**
San Fernando , CA 91340 Tataviam

ced@tataviam.org

(818) 837-0794 Office

(805) 501-5279 Cell

Gabrieleno/Tongva Tribal Council

Anthony Morales, Chairperson

PO Box 693 **Gabrielino Tongva**

San Gabriel , CA 91778

ChiefRBwife@aol.com

(626) 286-1632

(626) 286-1758 - Home

Gabrielino/Tongva Council / Gabrielino Tongva Nation

Sam Dunlap, Tribal Secretary

761 Terminal Street; Bldg 1, 2nd floor **Gabrielino Tongva**

Los Angeles , CA 90021

office @tongvatribe.net

(213) 489-5001 - Officer

(909) 262-9351 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

CITY OF LOS ANGELES

NOTICE OF PREPARATION AND CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 515
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANF ELLISON USHER
PRESIDENT

WILLIAM ROSCHEN
VICE-PRESIDENT

DIEGO CARDOSO
REGINA M. FREER
KEVIN R. HUGHES
ANDRES F. IRLANCO
SARRINA KAY
FR. SPENCER T. KEJOS
MICHAEL K. WOOD

GABRIEL WILLIAMS
COMMISSIONER / SECRETARY ASSISTANT
(213) 978-1300

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

EVA YUAN-MCDANIEL
ACTING DEPUTY DIRECTOR
(213) 978-1399

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.lacity.org/PLAN

FILED

MAR 06 2007

CONNOR B. MCGORMACK, COUNTY CLERK

M. Thompson DEPUTY

March 6, 2007

NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV-2001-1196-EIR

PROJECT NAME: Valleyheart Senior Community, Inc.

PROJECT ADDRESS: 4141 Whitsett Avenue

COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

COUNCIL DISTRICT: 2

COMMENT DUE DATE: April 5, 2007

The City of Los Angeles, Department of City Planning, as the Lead Agency, will require the preparation of an Environmental Impact Report (EIR) for the project identified herein. An EIR was required for the previously proposed project in November 2003; however, the EIR was postponed due to the reconfiguration of project site boundaries to accommodate construction of City of Los Angeles Fire Station No. 78. The fire station occupies a 1.1-acre portion of the southeast corner of the site and is not under ownership of the applicant. The project plans have since been revised to account for the boundary alterations and the revised project will once again require an EIR. The Department of City Planning requests your comments as to the scope and content of the EIR. A comprehensive project description and potential environmental effects are included below. Also included are the date, time and location of the second Public Scoping Meeting, which will be held to solicit input regarding the content of the EIR.

The revised project will consist of a three-parcel subdivision (Parcels 1-3) on a 16.1-acre lot in the A1-1XL zone, which is currently improved with a driving range, clubhouse, 20 tennis courts and a pitch and putt golf course.

Parcel 1 will be approximately 6.8 acres and will be occupied by 272 senior condominium units within nine, four-story, 45-foot high buildings. Recreational activities and associated surface and subterranean parking will also be provided. The senior housing units will require a Zone Change from A1-1XL to R3-1, General Plan Amendment from Open Space to Medium Density Residential, Site Plan Review, and a Haul Route Permit to export approximately 85,000 cubic yards of earth for subterranean parking.

07 0024447



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



THIS NOTICE WAS POSTED
ON MAR 06 2007
UNTIL APR 05 2007
REGISTRAR-RECORDER/COUNTY CLERK

Parcel 2 will be approximately 4.7 acres and will be occupied by the driving range. The driving range will require a Conditional Use Permit to allow the driving range in the A (Agricultural) Zone and a Zone Change from A1-1XL to A2-1XL to satisfy zone area requirements.

Parcel 3 will be approximately 4.6 acres and will be occupied by 17 tennis courts, the new putting green and the clubhouse. The tennis courts, putting green and clubhouse will require a Zone Change from A1-1XL to A2-1XL to satisfy zone area requirements, a Variance to build in the A (Agricultural) Zone, a Revocable Permit to allow encroachments into a City right-of-way along Valley Heart Drive, and a Building Line Removal incident to the Zone Change for the existing 18-foot Building Line along Whitsett Avenue.

Additional actions may include: Subdivision Tract Map to create the three separate parcels; permits from the Department of Building and Safety for grading and building; permits from the Department of Public Works for street, sewer, and drainage issues; and other discretionary and ministerial approvals necessary to obtain building permits and complete construction.

As a comparison, the previous project included development of 240 senior housing units within six, four-story, 45-foot high buildings with subterranean parking; retention of the existing golf course, driving range and clubhouse; retention of 8 tennis courts on-site and relocation of approximately 12 tennis courts off-site. Since the fire station has broken ground and is no longer part of the proposed project, the revised project includes the development of 272 senior housing units within nine, four-story, 45-foot high buildings; surface and subterranean parking; onsite relocation of 17 tennis courts; reconfiguration of the existing driving range, relocation of the existing clubhouse and construction of a new putting green; and removal of the existing golf course.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: 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.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Public Scoping Meeting was held on January 18, 2007. In response to a request of Council District 2, the local residence and the consent of the applicant the City of Los Angeles City Planning Department will hold a second Public Scoping Meeting. The second Public Scoping Meeting will be held on Tuesday, March 20, 2007 at 6:30 PM in the Auditorium at Walter Reed Middle School. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the EIR. The Scoping Meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the EIR. The Los Angeles Department of City Planning encourages all interested individuals and organizations to attend this meeting.

Date: Tuesday, March 20, 2007
Time: 6:30 PM – 8:30 PM
Location: Walter Reed Middle School Auditorium
4525 Irvine Avenue
North Hollywood, CA 91602 (see map)

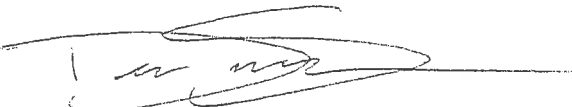
07 0024447

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **April 5, 2007**. Written and verbal comments will also be accepted at the Public Scoping Meeting described above.

Please direct your responses to:

David Somers, Project Coordinator or
Jimmy C. Liao, City Planner
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
David.Somers@lacity.org (email)
Jimmy.Liao@lacity.org (email)

Gail Goldberg, AICP
Director of Planning

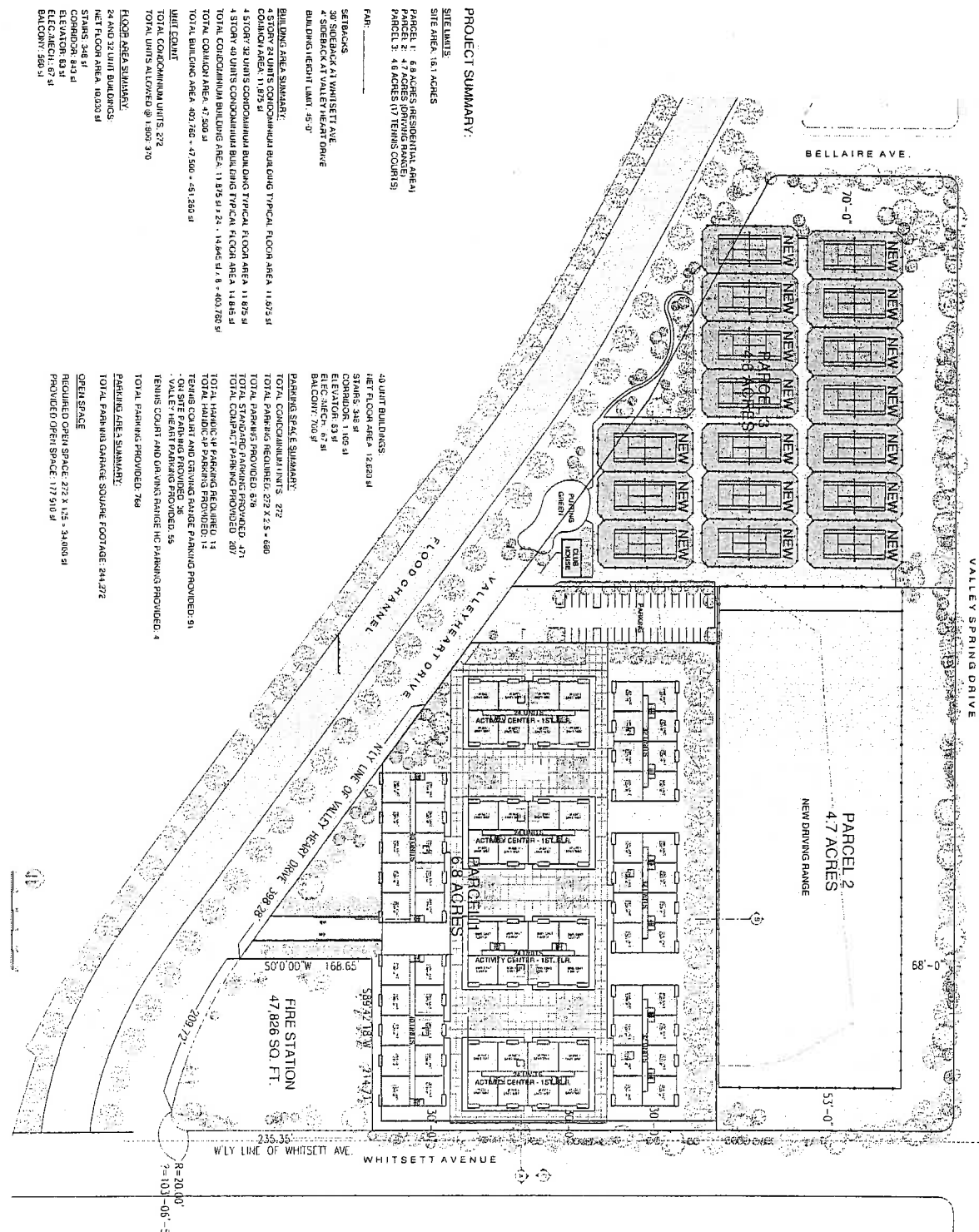


David Somers
Assistant Planner, EIR Unit
Environmental Review Section

Enclosures

07 0024447

07 0024447



PROJECT SUMMARY:

SITE LIMITS:
 SITE AREA: 1.61 ACRES
 PARCEL 1: 1.61 ACRES (RESIDENTIAL AREA)
 PARCEL 2: 4.7 ACRES (DRIVING RANGE)
 PARCEL 3: 1.6 ACRES (TENNIS COURTS)
FAR: _____
SETBACKS:
 30' SIDEWALK AT WHITSETT AVE
 4' SIDEWALK AT VALLEY HEART DRIVE
 BUILDING HEIGHT LIMIT: 45'-0"

BUILDING AREA SUMMARY:
 4 STORY 24 UNITS CONDOMINIUM BUILDING TYPICAL FLOOR AREA: 11,672 SF
 CONDO AREA: 11,875 SF
 4 STORY 24 UNITS CONDOMINIUM BUILDING TYPICAL FLOOR AREA: 11,875 SF
 4 STORY 40 UNITS CONDOMINIUM BUILDING TYPICAL FLOOR AREA: 14,845 SF
 TOTAL CONDOMINIUM BUILDING AREA: 11,875 SF x 24 = 144,480 SF
 TOTAL BUILDING AREA: 407,780 SF
 UNIT COUNT: _____
 TOTAL CONDOMINIUM UNITS: 272
 TOTAL UNITS ALLOWED @ 1,800: 370

40 UNIT BUILDINGS:
 NET FLOOR AREA: 12,820 SF
 STAIRS: 24 SF x 105 SF
 ELEVATOR: 53 SF
 ELEC. MECH.: 47 SF
 BALCONY: 706 SF

PARKING SPACE SUMMARY:
 TOTAL CONDOMINIUM UNITS: 272
 TOTAL PARKING REQUIRED: 222 x 2.25 = 499
 TOTAL PARKING PROVIDED: 506
 TOTAL STANDARD PARKING PROVIDED: 471
 TOTAL COMPACT PARKING PROVIDED: 207
 TOTAL HANDICAP PARKING PROVIDED: 11
 TOTAL TRAILER PARKING PROVIDED: 14
 TOTAL TENS COURT AND SERVICE RANGE PARKING PROVIDED: 91
 TOTAL TRAILER PARKING PROVIDED: 36
 TOTAL TENS COURT AND SERVICE RANGE PROVIDED: 55
 TOTAL PARKING PROVIDED: 784

PARKING AREA SUMMARY:
 TOTAL PARKING GARAGE SQUARE FOOTAGE: 244,272
 OPEN SPACE:
 REQUIRED OPEN SPACE: 272 x 175 = 47,600 SF
 PROVIDED OPEN SPACE: 177,500 SF

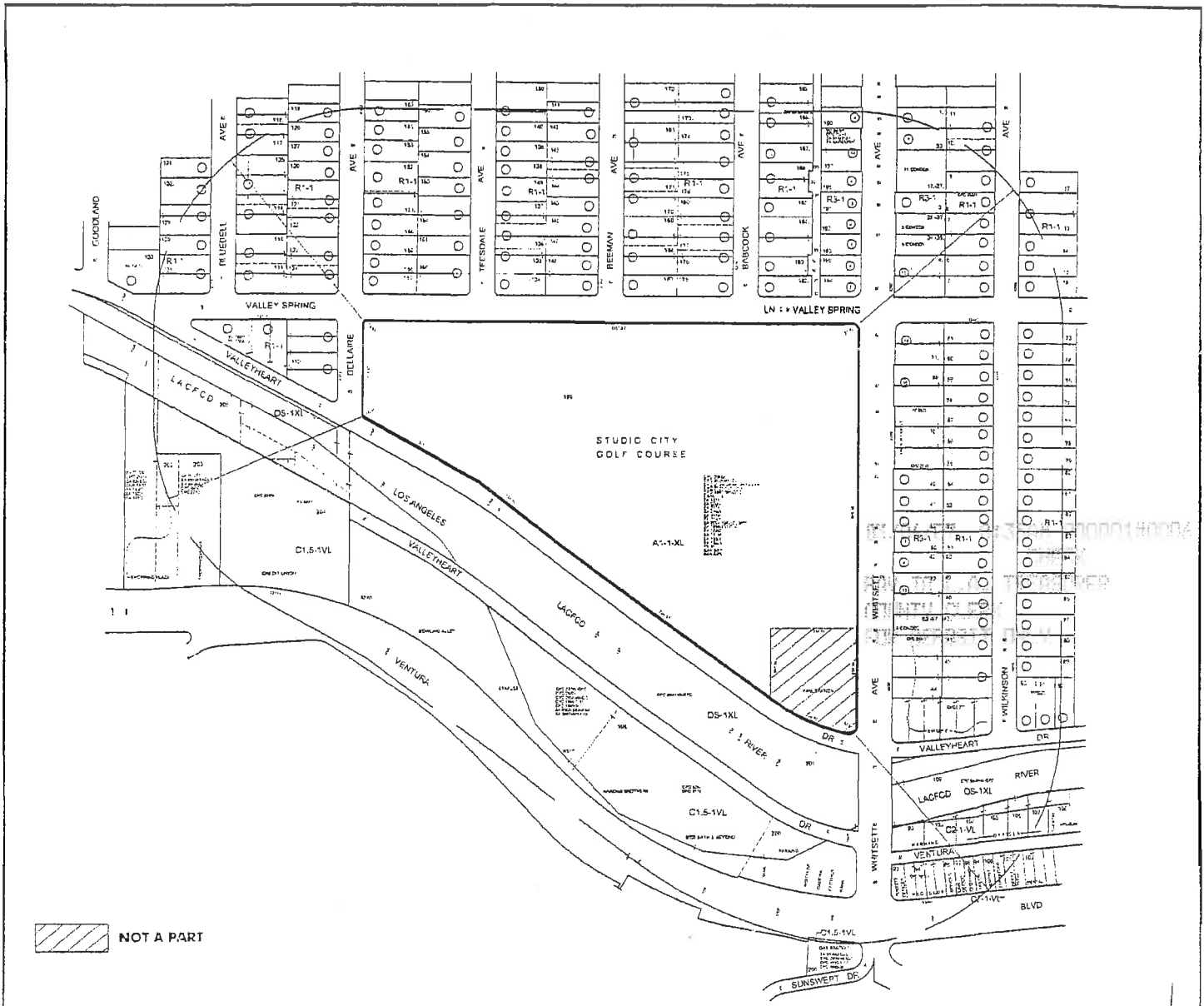
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

STUDIO CITY SENIOR HOUSING DEVELOPMENT

SITE PLAN

Franco & Associates Inc.



 NOT A PART

C.D. 2
 C.T. 1435
 P.A. SHERMAN OAKS - STUDIO CITY -
 TOLUCA LAKE - CAHUENGA PASS

LEGAL: LOT 1, TRACT NO.: 19427 (M.B. 597-91-92)

GC MAPPING SERVICE
 711 MISSION STREET, SUITE D
 SOUTH PASADENA, CA. 91030
 (626) 441-1080

EIR

CASE NO.
 DATE: 01-02-2007
 SCALE: 1" = 100'
 USES: FIELD
 D.M. 165B165, 165B166
 162B165, 162B166
 T.B. PAGE: 562 GRID: E,F-5

17.20 NET AC.

Public Scoping Meeting Location



Address 4525 Irvine Ave
North Hollywood, CA 91602



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4525 Irvine Ave

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

July 2, 2008

To: Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Attn: David J. Somers, Environmental Review Coordinator

From: Fire Department

Subject: EAF NO: ENV-2001-1196-EIR
Studio City Senior Living Center

RECEIVED
CITY OF LOS ANGELES

JUL 18 2008

PROJECT LOCATION

4141 Whitsett Avenue
Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

ENVIRONMENTAL
UNIT

PROJECT DESCRIPTION

The applicant proposes to subdivide the subject property into two lots, Parcels A and B. Parcel A will be approximately 508,244 square feet (11.67 acres) and will retain with minor alterations to accommodate the lot spit, the existing nine-hole golf course, driving range, and 22 surface parking spaces. The 1.1 acre site at the northwesterly corner of Whitsett Avenue and Valleyheart Drive, developed with a Fire Station, is not a part of the subject project. Parce B will be approximately 193,466 square feet (4.44 acres) and will be developed with an approximately 336,000square-foot, 200-unit senior residential condominium campus. The development will be comprised of five rectangular and one polygonal-shaped, four-story buildings, reaching a maximum height of 45 feet. Each building will consist of between 30 and 40 residential units. Five of the buildings will be situated such that their longer faces oriented easterly, along Whitsett Avenue, and westerly. Interior common areas will be provided on the entire ground floor of two buildings and on approximately one-third of the ground floor of two other buildings, providing approximately 40,000 square feet of common use area. The buildings will surround, and be separated by, a combination of approximately 109,176 square feet of landscape and hardscape.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low-density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing.

The required fire-flow for this project has been set at 4,000 G.P.M. fro 4 fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 4,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

B. Response Distance, Apparatus, and Personnel

Based on a required fire-flow of 4,000 G.P.M., the first-due Engine Company should be within 1 ½ mile(s), the first-due Truck Company within 1 ½ mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 78
4230 Coldwater Cyn. Boulevard
Studio City, CA 91604
Paramedic Engine Company
Staff – 4
Miles – 0.6

Fire Station No. 97
8021 Mulholland Drive
Los Angeles, CA 90046
Paramedic Engine Company
Staff – 4
Miles – 3.2

Fire Station No. 60
5320 Tujunga Avenue
North Hollywood, CA 91601
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance, Batt 14 Headqtrrs
Staff – 15
Miles – 2.8

The above distances were computed to the furthest most portion of the project from each Fire Station.

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(adequate)**.

At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

C. Firefighting Personnel Access

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

All structures should be fully sprinklered.

Adequate public and private fire hydrants shall be required.

D. Firefighting Apparatus Access

During demolition, the Fire Department access will remain clear and unobstructed.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Submit plot plans indicating access road and turning area for Fire Department approval.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

CONCLUSION

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

Project implementation will increase the need for fire protection and emergency medical services in this area.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

The inclusion of the above recommendations, along with any additional recommendations made during later reviews of the proposed project, will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

For additional information, please contact Inspector Robert Duff of the Construction Services Unit at (213) 482-6502.

DOUGLAS L. BARRY
Fire Chief



C.A Fry, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

CAF:RD:vlj



Metro

April 22, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

APR 24 2008

ENVIRONMENTAL
UNIT

Dear Mr. Somers:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Studio City Senior Living Center project. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with highway, freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2004 Congestion Management Program for Los Angeles County", Appendix D. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

3. Evidence that in addition to Metro, all affected Municipal transit operators received the NOP for the Draft EIR;
4. A summary of the existing transit services in the area;
5. Estimated project trip generation and mode assignment for both morning and evening peak periods;
6. Documentation on the assumptions/analyses used to determine the number and percentage of trips assigned to transit;
7. Information on facilities and/or programs that will be incorporated into the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
8. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, please call me at 213-922-6908 or by email at chapmans@metro.net. Please send the Draft EIR to the following address:

Metro CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Susan Chapman

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Chapman", with a long horizontal flourish extending to the right.

Susan Chapman
Program Manager, Long Range Planning



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

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IN REPLY PLEASE
REFER TO FILE: LD-1

May 20, 2008

MAY 28 2008

ENVIRONMENTAL
UNIT

Mr. David Somers
Environmental Review Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers:

**NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT
ENV-2001-1196-EIR
STUDIO CITY SENIOR LIVING CENTER
4141 WHITSETT AVENUE
CITY OF LOS ANGELES**

Thank you for the opportunity to review the subject Notice of Preparation for an Environmental Impact Report. The previously proposed was reviewed by Public Works as the Valleyheart Senior Community project, a 272-unit senior housing facility, on February 5, 2008. The new project now proposes to subdivide the property into two parcels. One parcel will retain the existing golf course and driving range; the other parcel will be developed into a 200-unit senior condominium.

Any improvement along or adjacent to this reach of the river must adhere to the Los Angeles River Master Plan, an environmental planning document that focuses on a multifaceted vision for the Los Angeles River, and its supplemental documents—the Landscaping Guidelines and Plant Palettes and the Sign Guidelines.

Since adoption of the Los Angeles River Master Plan by the County of Los Angeles Board of Supervisors in 1996, we have consistently worked to see the above vision become a reality and continue to support projects that are consistent with Los Angeles River Master Plan goals. Please include the following in preparation of the Draft Environmental Impact Report:

- o Ensure that flood control and public safety needs are met and that the structural integrity of the channel is not impacted.

Mr. David Somers
May 20, 2008
Page 2

- Develop, where feasible and cost-effective, multiple use facilities that allow for increased storm water detention and retention.
- Increase water conservation efforts and provide for the most beneficial use of the river water.
- Comply with current and proposed Total Maximum Daily Load requirements as they relate to trash, nutrients, metals, bacteria, organics, and sediments for the Los Angeles River watershed.
- Integrate the river into the proposed project through the addition of a river walk trail and related amenities that will tie the proposed project site to the Los Angeles River and will help to support the Los Angeles River Master Plan goal to create a continuous river greenway.
- Avoid disruption to maintenance activities for the river at this location.

The Los Angeles County Flood Control District access road ramp for this reach of the Los Angeles River is located in the vicinity of the City of Los Angeles' Fire Station No. 78, along Whitsett Avenue. The site plan shows adjustment to the property boundary so that the fire station is no longer a part of this project. Access for the Los Angeles County Flood Control District must be maintained at this location. Therefore, access to the river for maintenance purposes must be provided either through the fire station or as part of this project.

Finally, any drainage connections to the river and/or any work that is to occur within flood control right of way are subject to Public Works' review and permitting. In addition, any storm drain intended to be transferred to the Los Angeles County Flood Control District will require the City to arrange a funding source to cover the long-term maintenance and capital replacement of all water quality devices incorporated into the storm drain system.

We would welcome the opportunity to review the DEIR for this project when it is ready. Please send a copy to:

Mr. Toan Duong
County of Los Angeles Department of Public Works
Land Development Division
CEQA Section
P.O. Box 1460
Alhambra, CA 91802-1460

Mr. David Somers
May 20, 2008
Page 3

If the DEIR is available electronically or online, please forward it or the link to Mr. Duong at tduong@dpw.lacounty.gov.

If you have any questions, please contact Mr. Duong at (626) 458-4945.

Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works


DENNIS HUNTER
Assistant Deputy Director
Land Development Division

TD:ca
P:\dpub\CEQA\CDMSTUDIO CITY SENIOR LIVING CENETR NOP.doc

From: Alice Gong
To: Somers, David
Date: 5/21/2008 6:03 PM
Subject: Studio City Senior Living Center
Attachments: SUSMP Requirements.doc

Hi David,

I received your Notice of Preparation for the project at 4141 Whitsett Avenue. You had indicated that comments were to be sent to you by Monday, May 19th. I was off on Monday and did not get a chance to send you any comments.

My office, the Bureau of Sanitation, Watershed Protection Division, enforces the National Pollutant Discharge Elimination System (NPDES) permit regulations which includes the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. As such, we don't have specific comments related to the planning issues of the project, but would like you to include a statement in your review letters to the applicant reminding them of SUSMP requirements for their project. It is often very helpful if the applicant can contact us during the early planning stages of their project so that we can suggest site layout features that will allow for the collection and infiltration of storm water runoff on-site.

Attached is a short summary of the types of projects that are subject to SUSMP requirements. My staff and I will be happy to meet with you and/or the applicant to review plans or to discuss possible SUSMP improvements.

I'm sorry I missed your comment deadline date, but hope to work with you on this project as it is directly adjacent to the LA River and can be a critical source of storm water pollution.

Thanks for you time.

Alice Gong
(213) 485-3996
Bureau of Sanitation
Watershed Protection Division



WENDY GREUEL
COUNCILMEMBER, SECOND DISTRICT
CITY OF LOS ANGELES
PRESIDENT PRO TEMPORE

CITY HALL
200 N. Spring STREET
ROOM 475
LOS ANGELES, CA 90012
(213) 473-7002
FAX (213) 680-7895

NORTH HOLLYWOOD
6350 LAUREL CANYON BLVD., #201
NORTH HOLLYWOOD, CA 91606
(818) 755-7676
FAX (818) 755-7862

SUNLAND-TUJUNGA
7747 FOOTHILL BOULEVARD
TUJUNGA, CA 91042
(818) 352-3287
FAX (818) 352-8563

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JUN 10 2008

ENVIRONMENTAL
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June 3, 2008

Mr. David Somers
Los Angeles Department of City Planning
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Re: Studio City Golf & Tennis Notice of Preparation

Dear Mr. Somers:

The following are the comments of Council District 2 on the Studio City Golf & Tennis Notice of Preparation.

- Relationship of the Project to the Los Angeles River. The City is well into the public discussion phase of the Los Angeles River Master Plan. The proposed project has more than 1,400 feet of river frontage and provides a significant opportunity for river-related recreational development. The EIR should address the relationship between the proposed project and the Master Plan in order to assure that broad public policy issues are considered for this important site.
- Water Quality Issues. The City of Los Angeles has a significant problem with TMDLs and the related pollution of the river, ocean and nearby beaches. The proposed Studio City Golf & Tennis project provides the City with an opportunity to substantially reduce contamination entering the river. The EIR should consider ways to realize this potential as well as means for mitigating the effects of decreased permeability of the site.
- Water Reclamation Issues. Retention of rain water is a long term goal of the City, the County as well as state and federal agencies. The EIR should consider possible uses of the site for ground water recharge and other means of retaining important sources of water supply.
- Cumulative Traffic Impacts. Studio City has experienced a high rate of new multi-family residential development in recent years. The cumulative impact of such development has not been evaluated, and it is not clear whether the City's

COMMITTEE ASSIGNMENTS
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VICE CHAIR: BUDGET & FINANCE COMMITTEE
MEMBER: AUDITS & GOVERNMENTAL EFFICIENCY COMMITTEE
MEMBER: ENERGY AND THE ENVIRONMENT COMMITTEE

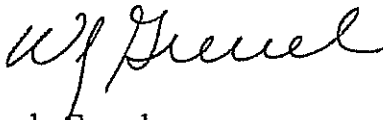


approach to traffic mitigation yields sufficient improvements to address these impacts.

- Preservation of Historic Resources. The City recently began a citywide survey of historic resources, but the survey will not be completed for at least 3-1/2 years. Special attention should be given to the potentially historic character of the site and its contents.
- Preservation of Open Space. Studio City has far less park land and open space per capita than occurs nationwide. The EIR should consider ways in which the proposed loss of open space can be mitigated.

Thank you for considering my requests, and I look forward to working with you during the EIR process.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Wendy Greuel".

Wendy Greuel
Councilmember, 2nd District
Los Angeles City Council

Department of Water and Power



the City of Los Angeles

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MAY 23 2008

May 19, 2008

ENVIRONMENTAL
UNIT

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers

Subject: Notice of Preparation (NOP) an EIR for the
Studio City Senior Living Center (EAF No: ENV-2001-1196-EIR)

The Los Angeles Department of Water and Power (LADWP) is in receipt of your NOP dated April 17, 2008.

The Los Angeles Department of Water and Power (LADWP) appreciates the opportunity to provide comments on the scope and content of the Environmental Impact Report as you begin the planning and environmental review process for the INSERT PROJECT NAME project pursuant to the California Environmental Quality Act (CEQA).

One component of the CEQA Guidelines includes a public agency's duty to minimize environmental damage and balance competing public objectives. Water supply and availability is one public objective for which LADWP is accountable and as you are aware, water supply issues are of particular concern to LADWP. Last year, the City received the lowest rainfall on record, our own Los Angeles Aqueduct supply from the Eastern Sierra was at near record lows, and snowpack for the rest of California was also well below normal. In addition, a Federal Court ruling last year has resulted in reduced exports from the Delta to the State Water Project, the major source of supply to the Metropolitan Water District of Southern California, who we have increasingly relied upon to meet our water supply needs.

Continued development in the City of Los Angeles has generated concern of having sufficient water supplies to meet the increased needs. The LADWP Urban Water Management Plan (UWMP), last adopted in 2005, recognizes and accounts for periods of dry conditions and also anticipates both population growth and increased water demands. In light of the recent events, the LADWP has been undergoing a closer examination of what steps the City must take to ensure the water supply goals of the UWMP are achieved in order to have a sustainable water supply for the City.

Water and Power Conservation ... a way of life

111 North Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles 90051-5700
Telephone: (213) 367-4211 Cable address: DEWAPOLA

Recyclable and made from recycled waste.



The 2005 UWMP calls for increased water conservation continually through 2030, which is as far as the plan forecasts. Conservation goals are broken down in 5-year increments. By 2010, the plan calls for 5,000 acre-feet per year of additional water conservation savings.

In order to achieve the anticipated water conservation savings identified in the UWMP, all new construction needs to include the water conserving measures and devices that are identified in this letter. Your assistance is necessary and appreciated to meet the required water conservation goals to ensure adequate water supplies for the future.

WATER CONSERVATION DEVICES AND MEASURES

- High efficiency toilets (1.28 gallons per flush or less, includes dual flush)
- High efficiency urinals (0.5 gallons per flush or less, includes waterless)
- Restroom faucet flow rate of 1.5 gallons per minute or less
- Public restroom self-closing faucets
- Showerhead flow rate of 2.0 gallons per minute or less
- Limit of one showerhead per shower stall
- High efficiency clothes washers (water factor of 6.0 or less)
- High efficiency dishwashers (Energy Star rated)
- Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible
- Cooling towers must be operated at a minimum of 5.5 cycles of concentration
- Require onsite water recycling systems for wastewater discharge for commercial laundries, dye houses, food processing, certain manufacturing operations, etc. (subject to a payback threshold of five years or less). Mandate water recycling system for all new car wash facilities.
- Strict prohibition of single-pass cooling
- Irrigation system requirements
 - Weather-based irrigation controller with rain shutoff
 - Flow sensor and master valve shutoff (large landscapes)
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
 - Use of landscape contouring to minimize precipitation runoff
- Metering
 - All dwelling units/commercial spaces require individual metering and billing for water use
 - All irrigated landscapes of 5,000 square feet or more require separate metering or submetering

- Mandated use of recycled water (where available) for appropriate end uses (irrigation, cooling towers, sanitary)
- Standard Urban Stormwater Mitigation Plan (SUSMP). Compliance with all City of Los Angeles SUSMP requirements, and encouraging implementation of Best Management Practices that have stormwater recharge or reuse benefits. For more information, visit <http://www.lastormwater.org/Website/businesses/susmp/susmpintro.htm>.

Water Saving Equipment or Programs for New Construction		
Equipment Type	Water Efficient Standard	Program and Contact Information
High Efficiency (H.E.) Toilets – includes dual-flush	1.28 gallons/flush (gpf)	Commercial/Multifamily Water Conservation Rebate program (\$50/each), call 1-877-728-2282 or www.ladwp.com/cwr
High Efficiency Urinals	0.5 gpf or less	Commercial/Multifamily Water Conservation Rebate program (from \$200/each to \$250 each), call 1-877-728-2282 or www.ladwp.com/cwr
Bathroom faucet aerators	1.5 gallons/minute (gpm), 1.0 gpm, or 0.5 gpm	Free water Conservation Equipment program, 10800-544-4498, press "0"
Public restroom self-closing faucets	self-closing	No rebate from LADWP
Limit of one showerhead per stall		N/A
Showerheads	2.0 gpm	Free water Conservation Equipment program, 10800-544-4498, press "0"
H.E. Residential Clothes Washers – inside of individual dwelling units	6.0 Water Factor (WF) or less	Consumer Rebate Program (\$250/each) – call 1-800-374-2224 or www.ladwp.com/crp
H.E. Commercial Clothes Washers – in common areas or Laundromats	7.5 WF or less	Commercial/Multifamily Water Conservation Rebate program (from \$200/each to \$250 each), call 1-877-728-2282 or www.ladwp.com/cwr
H.E. Dishwashers	Energy Star	No rebate from LADWP
Domestic Hot Water Systems	Close Proximity to point(s) of use, as feasible; use of tankless	No rebate currently given by LADWP

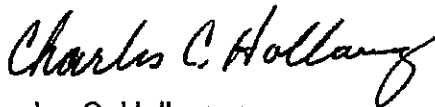
	and on-demand water heaters as feasible	
Cooling Tower Water Treatment – 5.5 Cycles of Concentration (COC) w/metering	pH treatment or equivalent	Commercial/Multifamily Water Conservation Rebate program (\$3,000/ each pH Conductivity controller), 10877-728-2282 or www.ladwp.com/cwr . Additional monies may be available through the Technical Assistance Program. 1-800-544-4498 press "3" or http://www.ladwp.com
Strict prohibition of single-pass cooling		N/A
Weather-based irrigation controller (landscape 2,500 s.f. or more)	Weather-Based irrigation controller using weather date wirelessly or from a weather sensor or sensors	Commercial/Multifamily Water Conservation Rebate program (\$1,000 per acre controlled), call 1-877-728-2282 or www.ladwp.com/cwr
Flow Sensor and master valve shutoff (large landscapes)		No rebate currently given by LADWP
Matched precipitation (flow) rates for sprinkler heads		Potential rebates for rotator nozzles through the Commercial/Multifamily Water Conservation Rebate Program (\$5/nozzle – 25 minimum purchase) call 1-877-728-2282 or www.ladwp.com/cwr
Drip/microspray/subsurface irrigation where appropriate		Potential rebates offered through the Technical Assistance Program of \$1.50/1,000 gallons of water served/1 st 2 years a project is in. Call 1-800-544-4498, press "3" or http://www.ladwp.com/ladwo/cms/ladwp001799.jsp
Minimum irrigation system distribution uniformity	75%	Potential rebates offered through the Technical Assistance Program of \$1.50/1,000 gallons of water served/1 st 2 years a project is in. Call 1-800-544-4498, press "3" or http://www.ladwp.com/ladwo/cms/ladwp001799.jsp
Proper hydro-zoning, turf minimization and use of		Potential rebates offered through the Technical Assistance Program of \$1.50/1,000 gallons of

native/drought tolerant plant materials		water served/1 st 2 years a project is in. Call 1-800-544-4498, press "3" or http://www.ladwp.com/ladwo/cms/ladwp001799.jsp
Use of landscape contouring to minimize precipitation runoff		No rebate currently given by LADWP
All dwelling units/commercial spaces require individual metering and billing for water use		No rebate currently given by LADWP
All irrigated landscapes of 5,000 square feet or more require separate metering or submetering		No rebate currently given by LADWP
Mandated use of recycled water (where available)		No rebate currently given by LADWP
Standard Urban Storm Water Mitigation Plan		No rebate currently given by LADWP

For more information about any of the water conservation measures, please contact Lucia Alvelais, Water Conservation Manager, at (213) 367-2885 or lucia.alvelais@ladwp.com.

Please include LADWP in your mailing list and address it to the undersigned in Room 1044. We look forward to reviewing your environmental document for the proposed project. If there are any additional questions, please contact Ms. Nadia Dale of my staff at (213) 367-1745.

Sincerely,

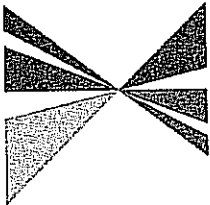


Charles C. Holloway
 Manager of Environmental
 Assessment Group

ND:sc

c: Lucia Alvelais
 Nadia Dale

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800

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MAY 20 2008

**ENVIRONMENTAL
UNIT**

May 16, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

**RE: SCAG Clearinghouse No. I 20080240 Studio City Senior Living Center; and
SCAG Clearinghouse No. I 20080243 959 Seward Street Project**

Dear Mr. Somers:

Thank you for submitting the projects for review and comment:

- **Studio City Senior Living Center**
- **959 Seward Street Project**

As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the proposed Projects and have determined that the Projects are not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Projects do not warrant comments at this time. Should there be a change in the scope of the proposed Projects, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **April 1-30, 2008** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning these Projects. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

LAVERNE JONES, Planning Technician
Environmental Planning Division

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

SC.CE

DATE: May 29, 2008

TO: David Somers, Project Coordinator
Environmental Review Section
Department of City Planning

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JUN 10 2008

ENVIRONMENTAL
UNIT

FROM: 
Brent Lorscheider, Acting Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

SUBJECT: **Studio City Senior Living Center**

This is in response to your April 17, 2008 letter requesting wastewater service information for the proposed project. The Bureau of Sanitation, Wastewater Engineering Services Division (WESD), has conducted a preliminary evaluation of the potential impacts to the wastewater system for the proposed project.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Condominium (1 BR)	120 GPD/DU	56 DU	6,720
Condominium (2 BR)	160 GPD/DU	144 DU	23,040
Parking	20 GPD/ 1000 SQ.FT	467,020 SQ.FT	9,341
Total			39,101

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes the existing 8-inch line Whitsett Ave. The sewage from the existing 8-inch feeds into a 15-inch line on Valleyheart Dr. The flow continues onto Laurel Canyon Blvd., and then into a 48-inch line, before discharging into a 57-inch line on Woodbridge St. Based on our gauging information, the current flow level (d/D) in the 15-inch line and 48-inch line is approximately 23% and 60% full, respectively. The design capacities at d/D of 50% for the 8-inch line is 229,000 Gallons per Day, for the 15-inch line is 949,000 Gallons per Day, for the 48-inch line is 17.77 million Gallons per Day, and for the 57-inch line is 19.27 million Gallons per Day.

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a sewer connection point. If the local sewer line, the 8-inch lines, to the 15-inch sewer line, has insufficient capacity then the developer will be required to build a secondary line to the nearest larger sewer line with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Abdul Danishwar of my staff at (323) 342-6220.

Department of Water and Power



the City of Los Angeles

ANTONIO R. VILLARAIGOSA
Mayor

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BARBARA E. MOSCHOS, *Secretary*

H. DAVID NAHAI,
Chief Executive Officer and General Manager

May 19, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

Dear Mr. Somers:

Subject: Studio City Senior Living Center
Notice of Preparation Extension
EAF No. ENV-2001-1196-EIR

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MAY 21 2008

ENVIRONMENTAL
UNIT

The Los Angeles Department of Water and Power (LADWP) is hereby providing comments to the above-referenced Notice of Preparation, as requested in your letter dated April 17, 2008.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed project. Regarding water needs for the proposed project, this letter does not constitute a response to a water supply assessment due to recent state legislative activity (i.e., SB 901, SB 610, and SB 221) for development projects to determine the availability of long-term water supply. Our understanding is that a water supply assessment by the water supply agency needs to be requested and completed prior to issuing a draft EIR.

Before investing resources in preparation of a water supply assessment, we recommend that you contact LADWP (Ms. Fatima Akhter, (213) 367-0904 or by e-mail at Fatima.Akhter@water.ladwp.com) and provide specific project details as requested to help staff make a determination on whether or not the proposed project meets the criteria for compliance with this legislation.

If proposed project parameters (e.g., development details such as type, square footage, anticipated water demand by 2020, population increase, etc.) are such that they are subject to state law requiring a water availability assessment, a separate request must be made in writing to:

Mr. James B. McDaniel
Chief Operating Officer – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, California 90012

Below you will find information about water needs. Attached, you will find a list of water conservation measures that can be incorporated into the project design.

Water and Power Conservation . . . a way of life

111 North Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles 90051-5700
Telephone: (213) 367-4211 Cable address: DEWAPOLA

Water Needs

The Los Angeles Department of Water and Power (LADWP) owns, maintains, and operates an 8-inch water main in Whitsett Avenue and a 6-inch water main in Valley Spring Lane fronting the subject site. There is a 2-inch water service in Whitsett Avenue and a 2-inch water service in Valley Spring Lane serving the site. There are three public fire hydrants on the east side of Whitsett Avenue and three public fire hydrants on the north side of Valley Spring Lane near the site.

The Water Distribution System can adequately supply water for domestic use to the proposed development. Available fire flow for private on-site fire protection can be determined by filing a Service Advisory Request from our New Business Office at (213) 367-2130. Public fire hydrant requirements, including fire flow, are set by the Los Angeles Fire Department (LAFD). Public fire flow can be analyzed at the request of the LAFD.

As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer contact Mr. Hugo Torres at (213) 367-1178 or by e-mail at Hugo.Torres@water.ladwp.com to make arrangements for water supply service needs.

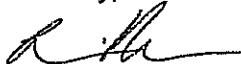
Water Conservation

LADWP has a number of water conservation programs. Since the proposed project is in the planning and design phase, it may be an opportunity to incorporate some of these measures in the design and operations of the proposed facilities. LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities.

For more information on water and energy conservation programs, please visit our website at www.ladwp.com.

If there are any additional questions, please contact me at (213) 367-1235 or by e-mail at Luis.Nuno@water.ladwp.com.

Sincerely,



Luis Nuno, P.E.
Engineer of East Valley District
Water Distribution Engineering

LN:ct

Enclosure

c: Ms. Fatima Akhter
Mr. Hugo Torres

bc: Ms. Julie M. Spacht
Mr. Luis Nuno

WSM: 164-162

**IMPACT OF THE PROPOSED PROJECT ON THE
WATER SYSTEM AND METHODS OF CONSERVING WATER
LOS ANGELES DEPARTMENT OF WATER AND POWER**

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

WATER CONSERVATION

LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of measures that conserve water in both new and existing construction:

1. The landscape irrigation system should be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns should be adjusted to minimize over spray onto walkways and streets. Each zone (sprinkler valve) should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).

Automatic irrigation timers should be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Adjust irrigation run times for all zones seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff, especially when irrigating sloped property.

2. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1988, "The Unthirsty 100," pp. 74-83, or consult a landscape architect.
3. The availability of recycled water should be investigated as a source to irrigate large landscaped areas.
4. Ultra-low-flush water closets, ultra-low-flush urinals, and water-saving showerheads must be installed in both new construction and when remodeling. Low flow faucet aerators should be installed on all sink faucets.
5. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers). LADWP should be contacted for specific information on appropriate measures.
6. Recirculating or point-of-use hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before heated water reaches the outlet.
7. Water conserving clothes washers and dishwashers are now available from many manufacturers. Water savings also represent energy savings, in that the water saved by these appliances is typically heated.

More detailed information regarding these and other water conservation measures can be obtained from LADWP's Water Conservation Office by calling (800) 544-4498.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

April 23, 2008

RECEIVED
CITY OF LOS ANGELES

APR 28 2008

ENVIRONMENTAL
UNIT

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Studio City Senior Living Center Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Gordon Mize, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3302 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:AK
LAC080418-02AK
Control Number

From: "Chris Alexander" <Chris.Alexander@fox.com>
To: <David.Somers@lacity.org>
Date: 4/30/2008 3:39 PM
Subject: SAVE STUDIO CITY GOLF & TENNIS

David,

As a former New Yorker, I can vouch that one of the wonderful aspects of Los Angeles living is the access to green spaces and tennis facilities throughout the city.

It would be a tragedy if the Studio City Golf & Tennis facility fell victim to development like so many others have before it.

There are so many rundown industrial zones that would benefit from new development; the Studio City Golf & Tennis Facility is not one of them.

What is at stake is a quality of life issue for all of us. Please do not allow us to lose this precious resource.

Sincerely,

Chris Alexander

Chris Alexander

1409 N. Genesee Ave.

Los Angeles, CA 90046

chris.alexander@fox.com

From: Andrea Anderson <aanderson@cdivmail.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 3:42 PM
Subject: Please don't develop Weddington/Whitsett

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning

Dear David,

Hi, I live and work in Studio City. There are very few beautiful things about it environmentally other than the tennis and golf at Whitsett/Weddington! I play golf there in the morning 3 days a week and tennis at least 3 x a week. There are so many people that rely on the facility for playing sports and enjoying the greenery. Please don't allow that area to be developed. I would personally be devastated! Have worked out and recovered from cancer surgery and gotten strong because of that facility. I beg of you, keep it green, keep the golf and the tennis as is.

Kind Regards,

Andrea Anderson

--

Andrea Anderson
Producer
Creative Differences Productions
11846 Ventura Blvd., Suite 204
Studio City, CA 91604
Tel: 818-432-4255
Fax: 818-763-2485

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Carol Andrews

12971 Galewood St

Studio City CA 91604

Keep the balance in SC
Recreation is needed for mind
body + spirit for all.

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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fax(213)978-1343
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Elinor Ansd

13964 Margate St

Sherman Oaks CA 91401-5745

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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General Arnoult-Kerr

Toluca Lake

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

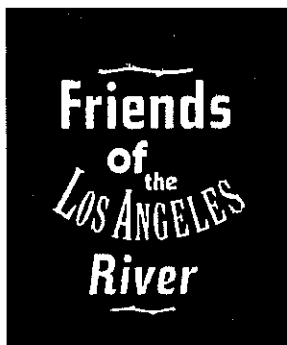
fax(213)978-1343
David Somers@lacity.org(email)

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June 16, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
213-978-1343 (fax)

Via E-Mail: David.somers@lacity.org

Re: EAF No. ENV-2001-1196-EIR
Studio City Senior Living Center

Dear Mr. Somers,

I am writing today with regard to a massive development proposed for the last remaining unprotected open space along 22 miles of the Los Angeles River through the San Fernando Valley – the Studio City Senior Living Center.

As you must know the Los Angeles City Council and the City's Public Works Commissioners approved the Los Angeles River Revitalization Plan in May 2007, providing a framework for restoring the River's ecological function and for transforming it into a safe, accessible, healthy, sustainable and celebrated destination. A major element of the plan is a commitment to reconnecting neighborhoods to the Los Angeles River by providing numerous access points, a dedicated bicycle path, a multi-use trail and integrating neighborhood walking loops.

The proposed development site, the Studio City Golf and Tennis facility, is key to connecting existing trails downstream at Laurel Canyon Blvd., to recent Los Angeles River Trail developments and to the proposed bicycle and trail network. If this 200-unit condo development is built, we will lose a critical link in the proposed Los Angeles River Trail at an essential junction that is easily accessible in the heart of the San Fernando Valley. This property is a crucial connection to upstream and downstream Riverside trail and bicycle path improvements, both existing and planned. **This is extremely important, as the regional nature of the Los Angeles River is NOT being considered in the design plan for the Studio City Senior Center at this time AT ALL.**

We urge you to integrate the creation of a multi-beneficial Riverside park that combines open space, recreation, public access and water-quality improvements as proposed in the Los Angeles River Revitalization Master Plan.

Sincerely,

Shelly Backlar
Executive Director
sbacklar@folar.org

Friends of the L.A. River * 570 W. Ave. 26, #250 * Los Angeles, CA 90065 * 323 223-0585 * www.folar.org

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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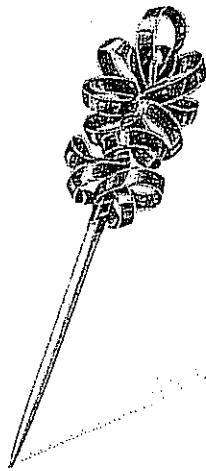
To Ms Gail Goldberg and Mr. David Sommers

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Holly Baez

15031 Chatsworth St

North Hollywood CA 91634



RECEIVED
CITY OF LOS ANGELES

APR 24 2008

ENVIRONMENTAL
UNIT

April 21, 2008

David Somers, Project Coordinator
Environmental Review Section
Re: EAF No. ENV-2001-1196-EIR, Studio City Senior Living Center
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
213-978-1343 (fax)
David.Somers@lacity.org

Dear Mr. Somers,

I am writing to you as a concerned resident of not only Studio City, but also Los Angeles. After careful consideration of the proposed project on the grounds of the Studio City Golf and Tennis Course, I have to express my trepidation over a few concerns. Development in Los Angeles has increased rapidly within a short period of time. Every empty lot and corner in this city seems to be in the midst of development, but I ask to what avail? I agree that growth and progress is necessary in a city such as our own in order to accommodate an ever-growing population. I also believe that we must be responsible with the use of what little empty land we have left within the urban borders of the city.

As I mentioned before, I am not opposed to development as long as it is done responsibly and for the benefit of the whole community. Whitsett is a two-lane road with added traffic due to the existing group of condos. This project will increase traffic in an already agglomerated area. It will also be a new source of water and electricity consumption in a grid that suffers from a high level of demand, especially during the summer. I have heard other propositions for the usage of this land, among them a water purification plant. Those propositions keep the whole community in mind as opposed to a small portion of the local community.

In conclusion, I ask that you research the impact of this proposed project more closely and with the not so distant future in mind.

Sincerely,


Dawn Bailie

From: <Theresayb@aol.com>
To: <david.somers@lacity.org>
Date: 5/15/2008 7:26 AM
Subject: SAVE WEDDINGTON TENNIS COURTS, STUDIO CITY

Dear David Somers:

Please use your influence to save the Weddington Tennis Courts. It provides a rare resource to Studio City - and its surrounding neighborhood. It is special places such as this, that imbue Studio City as a charming, thriving community. To lose such a jewel would be a terrible loss.

Sincerely,
H. Paul and Theresa Barker
3440 Castlewoods Place
Sherman Oaks, CA 91303

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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To Ms Gail Goldberg and Mr. David Sommers

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Carol Bassick

1815 N. Screenland, Dr.

Burbank, Ca 91505

From: <SirTuffy@aol.com>
To: <David.Somers@lacity.org>
Date: 5/8/2008 7:31 PM
Subject: Studio City Golf & Tennis

Please don't remove ALL the tennis courts - they are just wonderful! I, as well as many of my neighbors and friends, use them all the time. Isn't there possibly some way some courts could be saved as well as the golf course?

The area is getting so very congested, with buildings that the water and sewer systems just can't handle as they were built based on single family residences.

The SCG&T is such a wonderful open, landscaped piece of property - a shame to loose for more cement.

Thank you for your support in working something out in order to save some courts for us tennis and outdoor enthusiasts.

Kathy Bartels
Studio City Resident and patron of the Studio City Golf & Tennis (the tennis courts!)

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

From: <briethedog@adelphia.net>
To: <David.Somers@lacity.org>
CC: <briethedog@adelphia.net>
Date: 5/11/2008 12:36 PM

Dear Mr. Somers,

My wife and I live in the Hollywood Hills. For the past 30 years we have played tennis in the Valley both at the Racquet Centre and at what is now called the Weddington Tennis Courts.

Since I retired 17 years ago we have been playing 3 times a week. The tennis court is my cathedral. To view the hills, the mountains, the hawks and even parrots is for me very spiritual. To play tennis in this environment is such a joy.

I think of myself as blessed to be playing singles 2 months short of my 80th birthday. What a loss it would be to have to surrender to the rapaciousness of the developers.

Sincerely,
Jack J. Beckman, MD
2716 Nichols Cyn. Rd.
Los Angeles, CA 90046

From: <briethedog@adelphia.net>
To: <David.Somers@lacity.org>
CC: <briethedog@adelphia.net>
Date: 5/11/2008 12:54 PM
Subject: Studio City Senior Living Center

Dear Mr. Somers,

There was a discussion of our nation's healthiest cities on CNN's "Fit Nation" (4/26). One of the main criteria was the access to parks and recreational facilities. Los Angeles and suburbs didn't even make the top ten cities even though we live in one of the "best" climates in the world!

With the rates of obesity rising and especially alarming, amongst our children, does it really make any sense to destroy yet another recreational facility? I've seen over 100 children playing tennis in a one hour period.

The Weddington Tennis & Golf facilities have been an oasis in Studio City amongst our sprawling metropolis. It would be a tragedy to many people to lose these facilities. Especially galling, is knowing there are other buildings just languishing and are probably already zoned for condo living. Destroying one more park and recreational facility is one more nail in the coffin of living in Los Angeles and another admission that greed is preferable to the general well being of people. Sincerely,

Karen Beckman
2716 Nichols Cyn. Rd.
Los Angeles, CA 90046

From: Patrice Berlin <patriceberlin@mac.com>
To: <David.Somers@lacity.org>
Date: 5/17/2008 5:27 PM
Subject: Studio city golf Course proposal

Dear Mr. Somers:

I have lived in the area my entire life (since 1955) ad own 2 houses on Alcove 1 block east of Coldwater at Valleyheart. I have lived on this street for prox. 14 years and have experienced major problems concerning the traffic in our area.

During rush hour it is nearly impossible to get out of our neighborhood onto Coldwater or Whitsett. We are literally landlocked here. Can you imagine if there were another 500+ cars in the vicinity? I would hope that whoever is deciding whether this project is allowed to move forward that they would come and sit at Coldwater / Whitsett and Ventura at 7 or 8 in the morning. Most days traffic is backed up all the way to the freeway. All of us east of Coldwater have to come up with imaginative routes in order to travel during rush hour and really at all hours.

Another huge concern that has affected the homeowners on my street in particular is that there was an apt building built on Coldwater at the end of Valleyheart behing Sportsmans Lodge that was allowed to exit the back of the building into our residential neighborhood. I cannot believe that they were given the okay to do this. We have had to deal with all of their cars speeding through our neighborhood, dumping trash and using the parking on our street to where we as homeowners cannot even park in front of our own homes. If you allow the project to be allowed it will have a huge impact for those people making a shortcut through our neighborhood to get to coldwater. I have seen tit and lived it and it has been bad enough at times to make us want to sell and move elsewhere. It is dangerous for the children and animals that these people disregard as they speed through the streets. I myself was almost hit by a speeding car coming around the corner from the apt. house.

I also have the concerns as everyone else opposing this project concerning keeping the green open space and all the other issues brought up in the EIR. Is this downscaled project the developer has come up with the only project that would ever be allowed or is this his way of getting something approved and getting his foot in the door and then starting up with another project next door a few years from now? If this is allowed how do you say no to the next developer that want to build next door? I think the developer was very clever in starting with this smaller scaled project. I have heard comments from a few people that say this looks so much better than previous proposals and it does in comparison to the original plan but is the zoning on the rest of the golf course going to stay a golf course forever with no other developments allowed if you approve this project? One other concern is I hope you are looking at the plans for the project at the Sportsmans Lodge and how that is also going to impact our area. From what I understand someone involved in the project has told me they have the square footage, zoning etc. and they will not have an issue getting approval for the huge shopping center, restaurants, more rooms and multi level parking structure. From what I understand the Sportsmans project is going to move forward and cannot be stopped. Are you considering the extra traffic that project is going to bring to the area when making your decision for the EIR on

the Golf Course project?

Thank you for your concern for the homeowners in the neighborhood.

Sincerely,

Patrice Berlin

4205 Alcove Ave

Studio City, Ca. 91604

818-505-9134

From: "Mark Berman" <mdb1000@pacbell.net>
To: <david.somers@lacity.org>
Date: 5/14/2008 11:56 AM
Subject: EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center

EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center
ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

David Somers, Project Coordinator

Environmental Review Section

Dept. of City Planning

Dear Mr. Somers,

I respectfully request that this project be denied or forced to relocate as the removal of the tennis courts and Green Space would be a travesty.

I have lived in North Hollywood for 2.5 years and I lived in Sherman Oaks before that for 5 years and have enjoyed the use of the tennis courts during this time. In fact, I grew up in the San Fernando Valley and in 1982, when I was 14, I played on my Junior High tennis team and used the courts back then too. Currently, I belong to the USTA and my tennis team uses the Whitsett courts as their home base. It is where I play and many others play and have played for years.

To remove the courts would not only deny myself the enjoyment of playing locally but would remove another part of the San Fernando Valley that I have grown to love. Please consider this in your decision making and deny this project and force the developers into another alternative.

Thank you for your time and consideration,

Sincerely,

Mark Berman

5700 Laurel Canyon Blvd. # 212

North Hollywood, CA 91607

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Mary E. Berniel
11350 Bach Pl
Northridge Ca 91326

From: "Michael Bernback" <michaelbernback@sbcglobal.net>
To: <David.Somers@lacity.org>
CC: "Laurie Cohn" <Lmarbe@sbcglobal.net>
Date: 5/5/2008 12:28 PM
Subject: Studio City project

Mr. Somers,

Please let me know if email carries less weight. If so, I will write or phone or have my attorney send a letter. Your response is appreciated and expected.

* While I support the developer's right to develop, they are being too greedy. The new main changes are that they eliminate all of the tennis courts. Some tennis courts should remain. CLOSE THE DRIVING RANGE. We have almost no tennis left in the Valley. We have many, many driving ranges nearby.

* Additionally, not enough parking exists for the golf course and range. How will condo owners get along sharing parking with golfers underground? This problem needs to be addressed now!

* Thousands of golf balls currently go over the fences no matter what you do, no matter how high the fences are. Instead of landing on open grass areas they will now land on seniors who reside in the condos. If you go there now, you can see the problem already exists. It will only be worse.

* How many entrances/exits to the 635 parking spaces will exist on Whitsit?

* What about the homeowners on Valley Spring that will be impacted with the maintenance yard and all of its heavy equipment that will now be across the street from them. What about the noise and the dust and the trash.

* If you view the current maintenance facility, you will find that the proposed maintenance is one forth the size. How is that possible when the amount of land being maintained on the golf course is the same?

* Where are employees going to park for maintenance? Will they park

on Valley Spring?

* Where will all the tractors and such be housed? And, how will that impact traffic? Will there be an entry/exit gate allowed for heavy machines on Valley Spring?

* Are the people living in the North building going to tolerate driving range balls and the glaring lights? Once approved these kinds of issues will not be mitigated. The North building will have flood lights on it all night.

I am adamant to close the range, leave some tennis where the range now exists and create a park of open space for the community where the golf course is. That park should also have access at the west end as a link to the L.A. River. The golfers want golf, the tennis people want tennis, but the public wants open space. Open space as a park serves the public and not the special interests.

Please share my views. Thank you,

Michael Bernback

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From: Dave Beyer <dave@davebeyer.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 6:09 PM
Subject: Studio City Golf and Tennis

Mr. Sommers

It has come to my attention that the latest development plan for Studio City Tennis proposes the elimination of all tennis courts and their replacement with several buildings. I hope that you will oppose the plan as it will grossly increase the area traffic and noise. More importantly it will severely impact the recreational options of future generations. Once this unique space is lost, its unique contribution to the immediate and extended area can never be duplicated.

Thank you
Dave Beyer
818-601-2464

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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Roni Binshtock (Roni B.)

13626 Ventura Blvd

Sherman Oaks, Ca 91423

From: <jillblackstone@aol.com>
To: <David.Somers@lacity.org>
Date: 4/29/2008 5:12 PM

To David Somers, Project Coordinator

Environmental Review Section

Dept. of City Planning

David.Somers@lacity.org

From: Jill Blackstone, Studio City resident

Re: EAF #: ENV-2001-1196-EIR PROJECT: Studio City
Senior Living Center

ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

Dear Mr. Somers:

I am writing to respectfully submit my request as a citizen of Studio City that this above project not go through, and that the Studio City tennis courts not be razed for more multi-housing units. Studio City is home to countless multi-family dwellings and there are other available lots for development. But no other community in Los Angeles county has a facility anything like the tennis and golf center, which is unparalleled. I moved here from the Hollywood Hills, admittedly with some trepidation, and have found the sense of community I didn't think existed here. The tennis and golf center is a unique location where families, individuals of all kinds come together in a pleasant, peaceful, positive setting. Please don't take that away; it's the very essence of what makes Studio City so special.

Sincerely,

Jill Blackstone

From: Robert van den Hurk <kirkrobert@msn.com>
To: <david.somers@lacity.org>
Date: 6/8/2008 12:49 PM
Subject: STUDIO CITY GOLF & TENNIS SITE

Dear David,

As a resident of Studio City and active tennis player at the Studio City Golf and Tennis site I would like to inform you that I am against any development on this site.

This site serves the community by providing a wonderful recreational facility at a very reasonable cost which residents from all around the San Fernando Valley can use. It has been part of the community for decades and is vital to maintaining a healthy community in what is increasingly becoming an area of urban sprawl with a loss of affordable recreational facilities.

It also makes up a part of the LA River Greenway Bike and Pederstrian Trail which provides additional recreational opportunities for residents in one of the last green belts in the area.

I urge you to deny any application to develop this recreational and green area as it is vital to our community.

Thank you very much.

Best regards,

Kirk Bloomgarden
11075 Wrightwood Lane
Studio City, CA 91604

JONNY BOWDEN PH.D., C.N.S.
BOARD CERTIFIED NUTRITION SPECIALIST, CBNS

21360 RIOS STREET
WOODLAND HILLS CA 91364
818.704 6579

WWW.JONNYBOWDEN.COM

RECEIVED
CITY OF LOS ANGELES

APR 28 2008

ENVIRONMENTAL
UNIT

April 23, 2008

Dear Mr Somers


I understand you are considering a zoning change for developing the Studio City Golf
And Tennis Property.

As someone who has worked in public health all my adult life, I urge you to consider not
doing this.

The environmental impact will be enormous. The loss of trees, public space and a
community place for sports is incalculable. The impact of traffic, future services, noise,
pollution and loss of environmental quality would be contrary to everything we're working
for.

The community would be terribly, seriously impacted by such a decision. Please- I urge
you- to not allow this area to be zoned for development.

Sincerely,


Dr. Jonny Bowden

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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Travis Bradley

O. H. H.

Project Book

desiree Kuebel

Diane Mome

Imakata

From: Joanne Bremseth <jokobrem@sbcglobal.net>
To: <David.Sommers@lacity.org>
Date: 4/30/2008 5:05 PM
Subject: Studio City Tennis Courts

I cannot believe I even have to write this e-mail. My family and I moved to the Valley from West Hollywood fourteen years ago because we felt it was a more of a family community with less congestion. One of the main draws for the area we chose was the Golf and Tennis facility nearby. We live just South of Magnolia between Whitsett and Coldwater...I play tennis there on average 4 times a week. My husband is an avid golfer.

In the last few years because of what feels like unregulated and careless building with no thought of the impact it has both aesthetically and on traffic conditions, Whitsett and the surrounding neighborhood is becoming an unattractive blur of condominiums and endless construction of more and more of them when the existing ones are not even being sold.

It has become a near impossibility to get out onto either Magnolia or Whitsett and you want to add more buildings and traffic to that. Eeh gad!

Is this a community anymore? If I wanted rows and rows of apartment buildings and nursing homes, I could have stayed on the West side. Actually, it seems the West Hollywood planners have more regard for their inhabitants than here.

Please think about what you are doing.

Joanne Bremseth

From: <donmac117@msn.com>
To: <David.Somers@lacity.org>
Date: 5/8/2008 10:11 AM

If the math isn't obvious: the LOSS is greater than the GAIN to the citizens of the present and future, then what is the use of commenting?

Don D Brown
12400 Ventura Blvd
Studio City, CA 91604
310 270 3932

From: "Janowitz/Brown" <aceybud@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 4/18/2008 4:53 PM
Subject: STUDIO CITY SENIOR LIVING CENTER

DEAR MR. SOMERS,
IN REPLY TO YOUR LETTER OF 4/17/08, REGARDING THE FOUR-STORY BUILDING FOR SENIORS
PROPOSED ON 4141 WHITSETT AVENUE, I STRONGLY PROTEST.
MY FAMILY HAS LIVED IN STUDIO CITY SINCE 1939. ONLY RECENTLY HAS OUR
NEIGHBORHOOD BEEN INVADED BY "MONSTERNIZING" HOUSES AND 4-STORY
CONDOMINIUMS . ALREADY THERE ARE SERIOUS TRAFFIC JAMS ON MOORPARK, LAUREL
CANYON, AND VENTURA BLVD. TO ADD TO THE MIX WITH YET ANOTHER HUGE COMPLEX IS
NOT A WISE MOVE. OUR NEIGHBORHOOD IS FALLING VICTIM TO MONEY-HUNGRY BUILDERS
WITH NO INSIGHT. OUR AIR QUALITY, WATER QUALITY, AND UTILITIES/ENERGY AREAS WILL ALL
SUFFER.
I APPEAL TO PEOPLE TO USE SOME COMMON SENSE.
SINCERELY,
PATRICIA BROWN
4259 VANTAGE AVENUE
STUDIO CITY

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Tom Cardenas
14089 Kagel Cyn
Arleta, Ca 91331

From: "Caseine, Donna" <donna.caseine@umusic.com>
To: <David.Somers@lacity.org>
Date: 5/19/2008 2:53 PM
Subject: Studio City Senior Living Center

Dear Mr. Somers,

While I look forward to being a Senior Citizen one day, I am opposed to proposed development of the Studio City Senior Living Center.

We as a community are running out of space for physical activity. I grew up in this area and remember playing Tennis and Racquetball at The Racket Center; which is now a parking lot, a Ralph's and a Starbucks. If you destroy this area, a place where family and friends gather, where will we go?

We all know we don't tear down buildings and build parks! The aesthetics and quaintness of the area will be destroyed by the five, four-story buildings (six if you refer to the Proposed Site Plan); not to mention the traffic nightmare off of Whitsett and Ventura.

If you need another local to consider; how about the empty lot off of Laurel Canyon and Riverside? The lot use to be Steven's Nursery, a business that closed two years ago. They finally tore down the deserted building last month ... but the weeds are still there. Another option is the lots across the street, a block of empty houses! You see Mr. Somers, there are other options in area.

Sincerely,

Donna Caseine

11912 Riverside Drive #11

Valley Village, CA 91607

P Please consider the enviroment before printing this e-mail.

From: <Artgcay@aol.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 5:12 PM
Subject: Re: Whitsett Golf and Tennis

Dear Mr Somers

Once again I hear that there is a plan to develop the Studio City Tennis Courts. I play at these courts three times a week every week. This activity is league play and there very few facilities that will accommodate league play. I am seventy four years old and I and many of my friends depend on this facility for physical (and mental) well being.

This is some of the ever shrinking green space in our city. I don't think I need to bore you with the importance of green space. It should be noted that this is part of the Los Angeles River corridor and should be maintained "as is" for that purpose alone.

The increased traffic, noise and strain on the already over taxed public services make this a very unattractive project. I sincerely hope that you will not let this project go through.

For my sake and for the sake of our city, please hear our cry.

Thank you

Arthur G Cayley
10847 Blix Street Unit 1
Toluca Lake CA 91602

818-762-1819

*****Need a new ride? Check out the largest site for U.S. used car listings at AOL Autos.
(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

From: "Jules Chaikin" <jules@jchaikin.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 3:46 PM
Subject: Comments: ENV-2001-1196-EIR

Regarding the Studio City Golf and Tennis Facility... no tennis=no approval. Too much development in our area now, stop the "progress".

Jules Chaikin
48 year resident of Studio City
jules@jchaikin.com

From: "Irving M Charles" <irvcharles@gmail.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 2:11 PM
Subject: StudioCity Golf et al

Appaently we are going to do the dance of the developeps again.. We have resided in Studio City for 35 years and the changes to our enviornment are already a disaster of EPIC preportions. Traffic on Whitset has gone from moderate to destructive. It used to back up from Moorepark st. both South and North at least one block during rush hour. Now It has become a major thouroughfair for vehicles coming from Laurel and Coldwater canyon causing back up to Ventura Blvd. There is no room left for more vehicles on the streets of our neighborhood. Nearly every side street is being used as major passagway for cars crossing the valley North and South bound. It's about time your department took a stand against the continued unruly development of this area

I.M. Charles

Studio City Resident

From: <FChitChatfield@aol.com>
To: <david.somers@lacity.org>
CC: <councilmember.weiss@lacity.org>, <councilmember.greuel@lacity.org>
Date: 5/18/2008 3:47 PM
Subject: Please STOP redevelopment plans for Studio City Golf and Tennis!

Dear Mr Somers,

I am writing to express my very strong opposition to the proposed plan to close the tennis facilities at Weddington Golf & Tennis (also known as Studio City Golf and Tennis).

As a nearby resident, these beautiful facilities are a huge source of community and recreation for my entire tennis-playing family, including my 2 young children. My older daughter is a gifted young tennis player, who takes classes and frequently practices with other junior tennis players at these courts. The local High School teams which regularly practice/play at these courts have been a source of inspiration to her for years as she practices and climbs the junior rankings.

As a resident along the LA River, I have recently joined with many concerned neighbors to preserve and beautify the unique, but long forgotten, natural resource that adjoins our property and the Studio City Golf and Tennis facilities. The Village Gardeners are committed to the preservation and improvement of this local resource and envision the bike trails and recreational area that this forgotten space could provide for our community.

Sherman Oaks and Studio City have recently experienced many, many losses of our historic, mid-century architecture and landmarks--only to have them replaced with featureless, high density construction. This proliferation of construction has resulted in terrible congestion and noise on our neighborhood streets.

As Los Angeles struggles with the issues of increasing density and a lack of resources including water and the inadequacy of our local infrastructure--such as electric power generation and distribution, I urge you to act now to prevent a further degradation of our local quality of life. Please, please consider that this lovely residential community does not need more high-density construction, another 600 cars on our local roads and the loss of another recreational icon.

Thank you for your time.

Sincerely,
Fiona Chatfield

13139 Valleyheart Drive
Sherman Oaks, CA 91423

fchitchatfield@aol.com (mailto:fchitchatfield@aol.com)

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

mdb1000@pacbell.net



Fax

To: David Somers	From: Mardi Clahan - 818-782-1008
Fax: 213-978-1343	Date: April 23, 2008
Phone:	Pages: 3 4
Re: Attached Info NOT at this address	CC:
<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle	

-Comments: [Click here and type any comments]

Attached is the "Notice Of Preparation" that I e-mailed you about. E.Clark does not live at 6613 Firmament Avenue. I have asked that you either tell me another location in our neighborhood or have me send it back to you so you can properly address it. I am sure this individual is looking forward to hearing from you.

Should you have any questions, you can reach me at the above phone number.

Phyllis Nathanson

From: "David Somers" <David.Somers@lacity.org>
To: "Allen Concepcion" <ajc@pai-la.com>; "Phyllis Nathanson" <pjn@pai-la.com>
Sent: Tuesday, May 06, 2008 8:40 AM
Subject: Fwd: Re: MISS DIRECTED MAIL

Phyllis/Allen,

Please update the resident mailing list to include the Clahan's information.

Thanks.

>>> "Edw. T Zock" <cccc6613@sbcglobal.net> 5/6/2008 8:37 AM >>>

Thank you for your answer to my question/problem.

Here is the listing for my husband and myself:

Edward and Marlene Clahan

6613 Firmament Avenue

Van Nuys CA 91406

----- Original Message -----

From: David Somers <David.Somers@lacity.org>

To: Edw. T Zock <cccc6613@sbcglobal.net>

Sent: Monday, May 5, 2008 2:12:37 PM

Subject: Re: MISS DIRECTED MAIL

Dear M. Clahan,

The purpose of the NOP is to inform the resident living at the address that a project is proposed in their vicinity. If you are the current resident, than it should be actually addressed to you. I have forwarded an electronic copy of the NOP in case you no longer have the original. Please forward any questions or concerns related to the potential environmental impact of the project to me.

Also, please send us your full name so we can update our resident list for future notices.

Thanks,

David J. Somers
Environmental Review Coordinator, EIR Unit
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Tel: (213) 978-1355
Fax: (213) 978-1343
david.somers@lacity.org

Mail Stop 395

>>> "Edw. T Zock" <cccc6613@sbcglobal.net> 4/21/2008 1:03 PM >>>

We have received a letter to E.Clark at 6613 Firmament Ave., Van Nuys 91406. An E.Clark does not live at this address and this letter is a "Notice of Preparation" - EAF.NO.: ENV-2001-1196 EIR. Would you please give me another address for E.Clark and I will hand deliver this important paperwork to them.

Thank you, M. Clahan

From: <SEACONE@aol.com>
To: <David.Somers@lacity.org>
Date: 5/8/2008 3:42 PM
Subject: Studio City Golf

I am very opposed to the present plan to construct four buildings for senior housing - the traffic on Whitsett and Ventura Boulevards cannot accommodate any more traffic in our area - there have been many traffic accidents at that corner, and at present it is a nightmare. The city at large, and especially Studio City needs recreational facilities that are affordable for all.
Jacqueline A. Cohn, 4247 Teesdale, S>C> 91604

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

FAX FROM LAURIE COHN

FACSIMILE TRANSMITTAL SHEET

TO: Mr. David Somers	FROM: LAURIE COHN
COMPANY: Dept. of City Planning	DATE: 5-5-08
FAX NUMBER: 818-978-1343	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S PHONE NUMBER: 818/985-2865
REF: EAF NO. ENV-2001-1196-ETR	SENDER'S FAX NUMBER: 818-985-2865

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS

Hello Mr. Somers,

Attached please find my comment letter for the Revised development plan for Studio City Golf and Tennis.

Thank you.

Laurie Cohn

May 5, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring St, Room 750
Los Angeles, CA 90012

Re: EAF #: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living Center

Dear Mr. Somers:

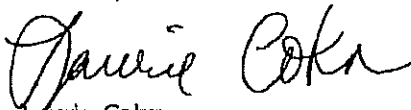
I am one of the Co-chairs of the Studio City Golf and Tennis Committee for the Studio City Residents Association. I am also a local homeowner who owns two properties within the 500 mile radius of Studio City Golf and Tennis. I'm also a realtor at Coldwell Banker working in this area. I have received the Notice of Preparation and Notice dated April 19, 2008. I have reviewed the developer's/owner's revised plan. My specific comments, addressing the new impacts of this revised plan, are as follows:

1. Loss of tennis courts. People use this facility for tennis, coming from all over Southern California. Tennis leagues and schools use multiple courts for their tournaments.
2. Loss of a critical riverfront link. Loss of any potential broad public access to the LA River, and connections to the regional LA River Greenway Bicycle and Pedestrian Trail.

Please consider these impacts in the EIR. Also, I respectfully request that you extend the public comment period by 60 additional days. The 30 day notice is too short, particularly with no Scoping meeting. Also, I respectfully request that you increase the notification area for any future notices. This project is so large, and has such a significant impact on the community. At present, the mailings are no further than one block north of the property, which is way too small.

Please keep me on the mailing list for any future notices. Thank you for your help on the above issues.

Sincerely,



Laurie Cohn
4227 Bellaire Ave.
Studio City, CA 91604

818-985-2865

From: Mark J Coleman <m.coleman@sbcglobal.net>
To: <David.Sommers@lacity.org>
Date: 4/21/2008 2:47 PM
Subject: please save whitsett

Dear David,

The city is in desperate need of more green space please don't take this tennis golf facility away from the local community for unwanted and unneeded development.

Thank you

JoAnn Coleman
3677 Valley Meadow Rd
Sherman Oaks 91403

JoAnn Coleman

From: Cindy Collins <cynthiaacollins@yahoo.com>
To: <david.somers@lacity.org>
Date: 5/15/2008 5:54 PM
Subject: Studio City Golf and Tennis

Mr. David Somers
Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers,

I am writing this e-mail to tell you how much I enjoy Studio City Golf and Tennis. I use both the golf and tennis facilities frequently and have done so for the six years I have lived in the area. It is a beautiful facility with a genuine neighborhood feel and I believe it would be a mistake to remove the tennis courts and replace them with condos.

I also use Ventura Boulevard every day to travel to and from work. The traffic between Laurel Canyon and Coldwater is already very congested and parking is difficult at neighboring businesses. I believe that a project of this size would only add to the problem.

I urge the city to protect this unique area so that Studio City residents can continue to enjoy all that Studio City Golf and Tennis has to offer. Thank you very much for your time and consideration.

Sincerely,

Cindy Collins
(818) 753-0926

From: <continm@aol.com>
To: <David.Somers@lacity.org>
Date: 5/5/2008 1:03 PM
Subject: Studio City Golf and Tennis

David Somers
Project Coordinator
Environmental Review Section
Department of City Planning

Dear Mr. Somers:

I have been a member of Studio City Golf and Tennis for the last five years and am extremely disheartened to see this much loved and utilized facility be impacted by yet another development. It's a shame that Los Angeles is so out of balance when it comes to development vs. quality of life issues. I can only hope that the new Planning Director will bring some much needed changes to this city.

Studio City Golf and Tennis is as an integral part of not only the Studio City community but the entire San Fernando Valley community as well. The courts are used by various high school tennis teams throughout the valley, USTA leagues, tennis tournaments and social tennis programs for the young and old alike.

It is because this place is so well loved that I respectfully request that you extend the comment period for an additional sixty days. It's important that stakeholders have ample time to assess the impacts of the proposed development on their community. And to ensure that your department will be able to adequately address their concerns.

I would also request that you thoroughly assess the impact of the proposed development on the LA River Master Plan and address all issues pertaining to traffic, air, and water quality. I assume that the developer will have to complete an EIR and that the development will be in compliance with CEQA.

Sincerely,

Noelle Conti

RECEIVED
CITY OF LOS ANGELES

APR 24 2008

ENVIRONMENTAL
UNIT

Attention: David Somers 04/21/08

I see no requirements for
care, maintenance of golf
and tennis space plus guarantee
of permanence of this space
for golf and tennis use. How many
tennis courts?

Sincerely
Paul Conway

From: Jane Cooper <cooper2@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 4/29/2008 12:17 PM
Subject: Studio City Golf & Tennis

Hello Mr. Somers:

I am strongly opposed to the development at 4141 Whitsett Avenue, Studio City, CA (current home to Studio City Golf & Tennis). My 2 daughters, Ellen (age 10) and Audrey (age 7), take lessons at the tennis facility every week, and it is a very important part of our life here in Studio City. It is the only tennis court like it in the area.

We do not have to be members to play at the facility and we can reserve a court in advance. There are no other facilities like this available in the area and I'm afraid we would no longer be able to play tennis if these courts are torn down.

PLEASE DO NOT ALLOW THIS DEVELOPMENT TO GO FURTHER WITHOUT INCLUDING TENNIS COURTS. There is so little green space in Studio City and it would be a tragedy to lose this open recreational space.

Thank you for your time.

Sincerely,

Jane Cooper
4262 Lemp Ave.
Studio City, CA 91604
(818)760-8184

From: "Cox, Kristy" <Kristy.Cox@dreamworks.com>
To: "david.somers@lacity.org" <david.somers@lacity.org>
Date: 4/21/2008 3:52 PM
Subject: STUDIO CITY GOLF AND TENNIS

Dear Mr. Somers:

As a homeowner in Studio City, I wanted to let you know that I am deeply opposed to the proposed development of the Studio City Golf and Tennis property. Not only can the neighborhood (and specifically the Ventura/Whitsett and Moorpark/Whitsett intersections) not handle any more traffic or congestion, but it is a travesty to develop this treasured recreational space in a city/county woefully lacking these types of resources. It is difficult to quantify the value to a community that a resource such as the Studio City Golf and Tennis brings -- but it is high to those of us who live in the there. Additionally, it source of aethetic pleasure and personal delight to drive home down Whitsett and simply look at my neighbors using the putting green as well as the architecturally iconic giant golf balls. Each time we chip away at this valued space, we diminish a part of our community spirit and space. I urge you to support keeping this space as it is.

Sincerely,

Kristy Cox
4210 Vanetta Drive
Studio City, CA 91604

From: denise crew <denisecrew@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/30/2008 6:11 PM
Subject: Whitsett

Mr. Somers:

I'm writing to let you know that I passionately am against changing the zoning surrounding the Studio City Golf & Tennis property. Our community has so few natural green space and this is truly a treasure to my family, friends and neighbors. Changing this will not only be destructive to a quality of life for our community but has great environmental factors. I don't think a lack of resources for our area and extra noise, population, traffic and pollution is the way to go. There are many other areas that are already zoned for housing. Please strongly consider my opposition to this.

Thank you,

Denie Crew
408 N. Sycamore Ave.
Los Angeles, CA 90036

From: "donna d'anastasio" <donnadarch@hughes.net>
To: <David.Somers@lacity.org>
Date: 4/29/2008 2:09 PM
Subject: Studio city tennis and golf

Please do not allow our last remaining available tennis courts to be demolished. There is precious little space for physical fitness in Studio City and this remains part of the last. It would be a huge loss!

Sincerely,
Donna Danastasio and Tim Magill
3555 Berry Drive
Studio City, CA 91604
818.762.9091

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Gwen Rubalzend
8558 Rubenick
West Hills

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Jimmy Dake
4320 Coldwater Cyn Ave #8
Studio City, CA 91604

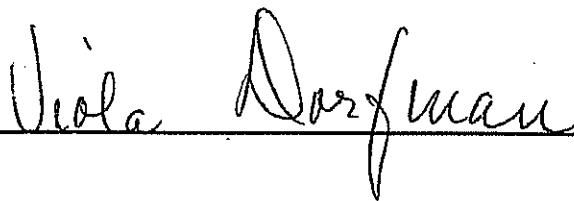
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Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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From: "Rommie Davis" <rommiejdavis@earthlink.net>
To: <David.Somers@lacity.org>
Date: 5/1/2008 11:24 AM
Subject: Studio City Senior Living Center 4141 Whitsett Ave Studio City EAF NO: ENV - 2001-1196-EIR

Attention: David Somers, Project Coordinator

(please forward this to Ms. Goldberg, Director of Planning)

Re: EAF NO: ENV-2001-1196-EIR
Studio City Senior Living Center
4141 Whitsett Avenue

Dear Mr Somers - Ms. Goldberg-

I am a homeowner one block east of Whitsett -
two blocks north of your project.
4254 Wilkinson Avenue, Studio City 91604.

The last time I drove down Whitsett from Ventura Blvd.
to Woodbridge to turn right to my street -
was this morning.

It is a two lane street going north and south.

And YOU, the project coordinators, obviously have
never been on Whitsett (from Ventura to Moorpark).

If so - you would have noticed that we also have a new
fire station - almost completed - which will require
"instant" access to that street - once the station is opened.

And now the city is going to add a senior residence and
all the traffic a complex that size would incur - to little
one lane Whitsett. Hmmm.... could you please tell
me - how you are planning this one lane street to
accommodate all this traffic - as it is - with two lanes
of traffic moving, and a fire truck needing to drive into this
on-going traffic - AND NOW YOU ARE GOING TO ADD
ALL THE CARS AND DELIVERY TRUCKS THAT NEED TO
GO IN AND OUT OF A MAJOR SENIOR RESIDENCE COMPLEX-
(I know all about senior residences -
I have a 94 year old father who lives in one.)

So I am having trouble understanding what in the world all
you people are thinking - when you are planning this project.

Just how is this going to work? Or don't you all have to think
about this ? Just draw up pretty sketches and then go on to
the next project?

YOU ALL MUST BE INSANE TO THINK THAT WHITSETT
CAN ACCOMMODATE THIS MUCH TRAFFIC - !!!!!

Maybe someone can relpy to me and tell me that I just had a bad nightmare.

Rommie Davis
4254 Wilkinson Avenue
Studio City, Ca 92604
(818) 752-9393

From: <IDeblasio@aol.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 5:00 PM
Subject: Studio City Golf and TENNIS.

Dear Mr. Somers,
Once again our sweet, old-fashioned neighborhood (including Studio City Golf &

Tennis) is under attack. Why are we being asked to give up a major part of our neighborhood to build MORE CONDOS? The builders and developers need to move to Encino where green spaces are already a relic of the past. We are a community with young families and oldtimers who prefer grass, trees and flowers to cement, concrete and stone. Our traffic is becoming a nightmare because of multiple dwellings -- the asking prices are so high that many units are now rentals with high rents only affordable by groups of people paying the rent. We do not need additional condos here. This is ruining our quality of life.

My husband and I bought a house in Studio City about thirty years ago because we wanted to live in a NEIGHBORHOOD. We resent outsiders coming here to build housing we do not need or want -- please let us preserve our neighborhood without overwhelming us with more people and traffic than we can handle. Surely you understand the impact of 200 more housing units on our already over-burdened environment.

Irene DeBlasio
12661 Sarah Street
Studio City, CA 91604
(818) 679 - 5414

Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.

(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)



David Sommers Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Summers,

It has just come to my attention that the Weddington Tennis Center is in danger of being zoned for development.

I cannot voice strongly enough my opposition to this possibility. The Wedding Tennis Center is a true oasis in a city overrun by too many mini-malls, shopping centers and apartment buildings.

There are certainly other undeveloped areas that can be used for the same purpose WITHOUT taking away our much needed Green Space.

Please consider the impact your project would have on our environment and quality of life for us and for future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacey A. Dennis', written over a horizontal line.

Stacey A. Dennis

8030 W. Selma Avenue
West Hollywood, CA 90046

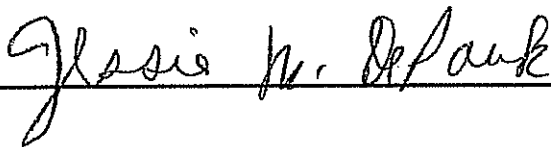
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.



David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

APR 24 2008

ENVIRONMENTAL
UNIT

April 22, 2008

Dear City Planning:

I am writing this letter to express my deep concerns regarding the proposal to re-develop a portion of the Studio City Golf and Tennis Center, currently existing on Whitsett, into a senior living center, sharing that small site.

New Project address: 4141 Whitsett Avenue.
EAF NO.: ENV-2001-1196-EIR

As a neighborhood homeowner I am fearful of the impact that this re-development will have on our present community. I believe strongly that this proposal is an inappropriate match for this site, and I, like most of my fellow residents, intend to appeal any development permit that is produced.

The costs of re-development far outweigh any benefits here. I am greatly concerned about the re-development and expansion's impact on local business, already-existing traffic problems, the loss of recreational amenities and space, and overall environmental quality. In fact, re-development and expansion would clearly mean increased traffic congestion, concerns about public safety, lost property values, and overall social welfare. This re-development and expansion seem to be a major threat to Studio City's overall economy, residents, and natural resources and we cannot afford these costs and losses.

The re-development of the currently-existing Studio City Golf and Tennis Center on Whitsett in Studio City is directly contrary to the goals of our community development, as set forth by the Studio City Residents Association:

Increased traffic in an already congested area

Safety risks from increased traffic, with special regard to pedestrians and already-developing emergency vehicle access

Further pollution of the Los Angeles River and planned recreational trails

Noise pollution caused by an increase in traffic and building

Storm water and sewage impact on water quality

Incompatibility with adjacent wildlife habitat and residential neighborhood

Loss of green space, destruction of trees and plant life, and negative impact on natural area near waterway and trails

Expense of costly new re-development

Impact on locally-owned businesses

Devaluation of property in surrounding neighborhoods

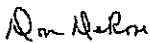
Loss of recreational amenities serving the community

Air quality and obstruction of views

We are already facing these above-mentioned threats now. Soon, once fire station No. 78 is completed and running, we will face and feel these serious challenges head-on, at an even more intense level. To put ourselves in a further position to have to deal with these very real challenges and hardships to our environment on a daily basis and suffer from the long-term effects seem very short-sighted and indeed dangerous. We have little green space as it is benefitting our homes and immediate community now ; why would any of us homeowners want to jeopardize that precious space and watch it continually shrink for even more and more extensive re-development of the proposed area.

As you review this proposal, I thank you in advance for considering the deep concerns of the Studio City community. Please reject the owners' current proposal for re-development and put our overall community first.

Sincerely,


Don DeRose
4109 Shadyglade Avenue
Studio City, CA 91604

David Somers - EAF# ENV-2001-1196-EIR, Studio City Senior Livig Center, 4141 Whitsett Ave, Dist. 2

From: Dante Di Loreto <dd@danted.com>
To: David Somers <david.somers@lacity.org>
Date: 5/22/2008 5:29 PM
Subject: EAF# ENV-2001-1196-EIR, Studio City Senior Livig Center, 4141 Whitsett Ave, Dist. 2

Dear Mr. Somers:

As a local resident I am writing to voice my opposition to the proposed rezoning and development of 4141 Whitsett. I have returned to Los Angeles after 4 years in New York specifically because our community embraces the open space created by the current use of 4141 Whitsett. There are ample developed areas in the city needing re-development but a serious lack of open spaces. The current use of the property enhances quality of life, air quality, water quality and the cultural resources of the area while any zoning change would negatively impact these same factors.

Best regards,

Dante Di Loreto
3527 Coldwater Canyon Ave.
Studio City, CA 91604

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Carole DiMatteo

1404 W. Chandler Blvd

Barbours, CA 91506

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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June 16

To Ms Gail Goldberg and Mr. David Sommers

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*The availability of these tennis courts has saved my life —
Playing tennis regularly gave me a healthy system that carried me through the pain of chemotherapy and radiation. I am cancer-free and playing tennis again!*

Duke DiPattis
11000 - Sunland Ave Studio City

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Jo Dowhoo
15933 Rayen St.
North Hills, CA 91343

These courts HAVE to stay put!

From: Soraya Dosaj <soraya_d@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/12/2008 4:45 PM
Subject: ENV-2001-1196-EIR, Studio City Senior Living Center

Dear Mr. Somers,

I have been following the progress of this project. I approve of the senior living center and am particularly pleased to see the services that will be provided (including an arts and crafts room, library, exercise facilities, wellness clinic and neighborhood van service).

This project has the potential to address key environmental issues. Unfortunately, I have not seen evidence of this. For example, I have not seen evidence of drought-tolerant landscaping with native Californian plants. Irrigation with gray water could be incorporated. Rather than traditional hardscape/concrete pathways, permeable surfaces could be used, including decomposed granite, GrassPave, or other pavers that allow water to filter into the soil. Is there any effort to strive for LEED standards in building materials?

New developments should be incorporating these types of features as a matter of course. I hope you will push for progressive environmental design and energy saving features in this and other developments in our community.

Soraya Dosaj

From: <TennisLA1@aol.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 6:33 PM
Subject: Re: EAF No. ENV-2001-1196-EIR, Studio City Senior Living Center

Dear Mr. Somers,

I'm writing to let you know that I am completely against the development of the property known as Studio City Golf and Tennis. I have attended several of the community meetings and the city residents are overwhelmingly against the removal of any of the recreational facilities. We have already lost several tennis centers over the past several years and it would be a shame to see another one go. Schools, tennis organizations, and private citizens have come to rely on and enjoy the facilities and the atmosphere they create. The developers could have easily looked into options where they weren't taking away something the community values so much.

Thank you,

Shawn Dougherty
4100 Whitsett Ave #208
Studio City, Ca. 91604

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

From: John Du Prez <johnduprez@aol.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 11:17 PM
Subject: Studio City Golf Course: New Proposal

David Somers, Project Coordinator
Environmental Review Section
Re: EAF No. ENV-2001-1196-EIR, Studio City Senior Living Center
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
213-978-1343 (fax)
David.Somers@lacity.org (email)

Dear Mr Somers,
I like very much the new proposal for Studio City Golf Course.
It preserves the course and allows sensible development of the land,
Best wishes,
John Du Prez
Resident: Babcock Avenue, Ca 91604

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
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Hallie Duck

1803 N. Screenland Pl.

Burbank, CA 91505

From: Jody Dunn <jodyadunn@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/22/2008 10:11 AM
Subject: Studio City Senior Living Plan

My message: active senior housing--no tennis courts. Really???

Why does almost every developer have to be hammered over the head about preserving some quality of life in a community? 5-6 courts do not consume a lot of space. Most every active senior I know plays tennis --and so do many residents around this area.

Thank again about the tennis courts--and just because golfers are richer and have more say--we don't need more golf courses that consume much more in terms of resources than do tennis courts.

I live nearby on Rhodes. We intend to take an active role in seeking re-consideration of this plan.

The attached documents are 1) a description of the new project, 2) the parking plan and 3) the site plan. The main points of the new proposal are that it preserves the golf course, club house and driving range and it proposes 200 condominiums for active seniors adjacent to the fire station. It has NO TENNIS COURTS! This is similar to one of their first plans several years ago.

You may write in comments to the Department of City Planning until May 19, 2008. All comments will be considered in the preparation of the Environmental Impact Report (EIR). These comments should reference environmental factors potentially affected: 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.

Please direct your responses to:

David Somers, Project Coordinator
Environmental Review Section
Re: EAF No. ENV-2001-1196-EIR, Studio City Senior Living Center
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
213-978-1343 (fax)
David.Somers@lacity.org (email)

Jody A. Dunn Principal J. Dunn Project Management 732 Mott Street St Suite 150 San Fernando CA 91340 voice: 818.763.4509 fax: 818.760.0659
jdunn@creativeaging.cc To learn more about our services, visit www.creativeaging.cc

From: "jdunn" <jdunn@picf.org>
To: <David.Somers@lacity.org>
Date: 5/12/2008 10:01 AM
Subject: Taking away public right of access to river

I do not understand how a developer may be allowed to build on the current Studio City Tennis Club property and take away PUBLIC access to the LA River. It is unconscionable and must not be allowed. When are we going to take into account quality of life for all when considering development projects?

When are we as a society going to learn that life is not just what a developer thinks is in his best interest and make them be accountable for quality of life—and stop making the residents of a community beg to be heard and valued. It should be them that must prove their project is in our best interest--NOT the other way around/

Jody Dunn
Rhodes Ave
Studio City 91604
818 763 4509

Ronald Ellison

RECEIVED
CITY OF LOS ANGELES

APR 30 2008

ENVIRONMENTAL
UNIT

3610 Glenridge Dr.
Sherman Oaks
Ca, 91423-4639
818-995-3155

April 25, 2008

Mr. David Somers
Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring Street, Room 750
Los Angeles, Ca 90012

Hi David

I am a member of the Studio City Golf & Tennis Club. I have been a member for 28 years and have enjoyed being there. I heard through the grape vine that they are thinking of selling. Then someone is going to build a big building on the site. That is not a good thing to do. We need another building in that area like we need another Earth Quake. It is going to add more traffic and more congestion. That neighborhood is perfect like it is, the sports park serves a great purpose for the people and it looks good. Some years back we went through a similar thing in Sherman Oaks where these people wanted to tare down a bock on Ventura Blvd to build one big tall office building. Thank god for the Sherman Oaks Home Owners Asst that project was put to rest. Some people will do anything for "MONEY". That's what this is all about because it sure isn't to make the neighborhood better. Some things are better left alone "THIS IS ONE OF THEM". I beg of you please don't change the zoning.

Sincerely


Ronald Ellison

1801 Avenue Of The Stars

Suite # 388

Los Angeles Ca, 90067

From: "Doreen Emenike" <doreen@emenikelaw.com>
To: <David.Somers@lacity.org>
Date: 6/4/2008 1:10 PM
Subject: Proposed Studio City Golf and Tennis Development

Re: Proposed Studio City Golf and Tennis Site development and its environmental and recreational impact.

Dear Mr. Somers,

I would ask that you please spare the Studio City Golf and Tennis Site from development.

I am a Sherman Oaks homeowner and resident. My two young daughters ages 6 and 7 play tennis at this wonderful local facility. My husband also plays tennis and we ask that you please spare our local tennis court from development.

The tennis court is one of the few remaining local recreational areas for tennis players in our city and we do not want to lose it to the ever encroaching development which is destroying the natural ambience of our community.

Further, I am concerned about the impact this development would have on traffic, air quality and noise in our community.

I respectfully ask that the city study the full environmental impact on the LA River and the River trail, the air and water quality and the loss of our recreational site and its impact on us.

Thank you,

Doreen Emenike

Law Offices of Doreen A. Emenike

Phone: (323) 939-4747

Fax: (323) 939-4756

email: doreen@emenikelaw.com

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P Please consider the environment before printing this email

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

HARRIS EPHRAIM GARDNER
13967 Riverside Dr
Sherman Oaks, CA 91423

From: "Marty Essex" <essex777@hotmail.com>
To: <David.Somers@lacity.org>
Date: 6/5/2008 4:03 PM
Subject: Studio City planning

Dear David,

I would like to voice my continuing concern for the impact of the development that is going on in Studio City. I live on Valleyheart Drive between Laurel and Radford. The traffic congestion is growing and growing - along with the pollution and the tempers of the drivers. These related areas are, I'm sure, a major concern for you. Please let me know what your office is doing to halt the demise of the golf course and slow the development that is contributing to the problem. We need to halt the growth of the multi-family developments that do not allow for the impact on our streets.

Sincerely

Marty Essex

12030 Valleyheart Drive #302

Studio City, CA 91604

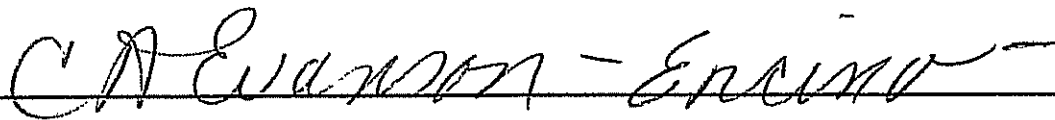
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

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Kristin Jarama

4744 Haskell Ave.

Emmets, CA 91436

PLEASE!

From: <Gerry.R.Farrell@kp.org>
To: <David.Somers@lacity.org>
Date: 5/7/2008 4:50 PM
Subject: Please consider the negative impact of building on SC Tennis Courts

Urge the city to study the long-term impacts on:

- the LA River, LA River trail, and regional efforts to re-green the LA River
- The L.A. River Revitalization Master Plan
- loss of unique regional recreational opportunities due to removal of tennis courts, including school and adult tennis opportunities
- traffic, air quality, and noise
- geology
- water quality

Thanks.

Gerry Farrell
concerned citizen

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From: Maureen Farrell <maurfar@yahoo.com>
To: <David.Somers@lacity.org>, <councilmember.greuel@lacity.org>
Date: 4/29/2008 8:35 AM
Subject: Please Save Whitsett Tennis and Golf Center

Hello Mr. Somers and Ms. Greuel,
I am writing to urge you to do your best to save Whitsett Tennis And Golf Center from development. Please add my name to the list of supporters you are gathering to oppose this development. Please keep the recreation facility as it is, for 100 more years!
Thank You,
Maureen Farrell
1725 Ben Lomond Dr
Glendale, CA 91202

Janet Fattal

17633 Hidden Oaks Road Encino, CA 91316

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APR 30 2008

ENVIRONMENTAL
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April 20, 2008
David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

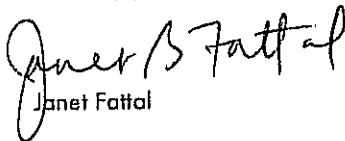
Dear Mr. Somers,

I am writing about the proposed changes at 4141 Whitsett in Studio City. I urge you to abandon the plan for senior housing. Whitsett and Ventura is an extremely busy intersection, and adding so many housing units will certainly make it even more congested.

We need to preserve the green and open spaces in the San Fernando Valley. We also need to encourage the healthy recreational opportunities that Whitsett Golf and Tennis offers to Valley residents. I frequently participate in leagues and tournaments at the tennis center, and I would be heartbroken to have this venue taken away. I know many schools and organizations use the courts as well.

I hope you will take these points into consideration as the project goes through the Department of City Planning.

Sincerely yours,


Janet Fattal

Mary Margaret Fekete, MSN, RN
4408 Laurel Grove Avenue
Studio City, CA 91606

June 18, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of Planning
200 N. Spring Street Room 750
Los Angeles, CA 90012

RE: Proposed Studio City Senior Living Center (currently the site of Weddington Golf & Tennis)

Dear Mr. Somers:

I am strongly opposed to the above noted current proposed senior project. I speak for everyone in our neighborhood that such a change would have a devastating impact on the public safety and quality of life in Studio City.

Not only would we be losing an important recreational resource, it would eliminate the only potential site for habitat restoration as well as regional efforts to revitalize the L.A. River. As you know, if this project is approved, would undermine years of hard work and over \$100 million in public funds which have already been expended on the Los Angeles River Greenway, and tens of millions more currently earmarked in state voter-approved funding measures. This proposal would have a negative impact on the entire community as the traffic issue is always congested and this would pose a danger to public safety.

In closing, I remember clearly after the 1994 earthquake, at which time I lived on Whitsett directly across from the tennis courts, the extensive damage to homes and buildings. There were numerous articles in the newspapers stating that it is unwise to be building on a riverbed because it is sand. I am amazed that you do not appear to be aware of this. Most of the damage from that earthquake occurred in Studio City and Sherman Oaks. Where were you?

Sincerely,

Mary Margaret Fekete

From: Bruce Ferber <bferber@sbcglobal.net>
To: <david.somers@lacity.org>
Date: 4/21/2008 3:46 PM
Subject: Save Studio City Golf and Tennis

This is precious greenspace that is VITAL to the community. Please do not allow it to be overrun by greedy developers.

Bruce Ferber
5417 Topeka Dr.
Tarzana, CA. 91356

From: <FlipOva@aol.com>
To: <David.Somers@lacity.org>
Date: 4/28/2008 12:16 PM
Subject: Whitsett Courts

To Whom It May Concern:

Tennis is our life. My family and I find this life-style so conducive to emotional and spiritual well-being. The physical exercise, thinking on our feet, and the wonderful social connections that help to make our lives so balanced is so important to us. We cherish Whitsett courts and just love the green space that is also aesthetically pleasing to see. It saddens us that the new proposal for this land will not include tennis courts.

What can we do to convince you that this recreational facility is a gem for not only the neighborhood but for the whole valley? Please take care of this most loved center of our lives.

Thank you,
Liana Fideler

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(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

From: "K. Benjamin Finch" <benjamin_finch@yahoo.com>
To: <David.Somers@lacity.org>
Date: 4/22/2008 2:25 PM
Subject: Weddington Tennis Center

Mr. Somers,

I am writing you to express my disapproval of tearing down the Weddington Tennis Center to privatize the land for development into housing and/or commercial space. Finding open areas for the public to enjoy a more healthy life style is more and more difficult in Los Angeles. Please leave this small tennis center as it is, for the people. We do not need any more condos, housing, strip malls in the area. As a long time resident of North Hollywood, Studio City, and Sherman Oaks since 1981, i can attest to the poor planning by the City of Los Angeles and my belief that developing yet another condo/housing/shopping project in this location is not needed and will be detrimental to the neighborhood.

Thank you,
Benjamin Finch

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From: Carolyn Finger <boomboomkitty@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/28/2008 12:14 PM
Subject: Opposition to Studio City Senior Living Center proposal

Carolyn Finger
400 N. Louise Street #303
Glendale, CA 91206

April 28, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning

Re: EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center
ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

Dear Mr. Somers,

I writing to you to express my belief that the Studio City tennis courts on Whitsett are a treasured resource to the community that must be preserved. The Weddington family progenitors leased this property to Studio City to improve the quality of life in the community. The golf & tennis facility is to Studio City what Central Park is to Manhattan - an oasis in a sea of concrete and stucco. The site may be privately held in name, but it has evolved into what is effectively a public park.

Re-zoning the area, supplanting the tennis courts and diminishing the golf facility with luxury senior condominiums provides no tangible benefit to the community. It was disappointing to lose tennis courts to the new fire station, but at least the station's value is indisputable. If more high-end senior housing is needed in the community, real estate developers are free to invest in other, appropriately zoned sites. Likely, that hasn't occurred already due to the realities of the declining housing market.

Seniors are a core constituency of the park and the proposed development would make the remaining golf course less accessible to neighbors if it is attached to a private development. It will essentially function as an exclusive amenity to the residents of the new housing.

I have enjoyed the tennis facilities for over ten years. It is a profitable business for the Weddington heirs. It would be a shame if their greed was allowed to take precedence over the needs of the community.

Sincerely,

Carolyn Finger

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

^{"KRIS"}
Kerstin Fisher

7951 Stansbury Avenue

Van Nuys, CA 91402

From: Steve <cityguyla@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/4/2008 6:08 PM
Subject: Whitsett tennis courts

Dear Mr. Somers: i'm one of the many users of the Whitsett, Studio City tennis courts and I want to tell you what a loss it would be to the city, and the surrounding community to lose this court space to developers. My group, the Los Angeles Tennis Association has been using these courts for years. with the loss years ago of the tennis facility at Vineland and Ventura (now a shopping center), we cannot afford to lose this as well. This would be felt by more people than you realize.

Thank you.

Steven Fisher
4111 W. Sunset Blvd.
#223
Los Angeles 90029

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

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Bonnie Flamm
15012 Greenleaf St.
Sherman Oaks, CA 91403

+ This is our Tennis place - Please
leave it as is!

From: <xforristal@aol.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 3:23 PM
Subject: studio city golf and tennis

Please do not take away my tennis courts! As tempting as it is to open a funereal home nearby, I would much rather play tennis with my wife and son.

Joe Forristal

From: "Lauren Foster" <bifosterplus3@roadrunner.com>
To: <David.Somers@lacity.org>
Date: 5/11/2008 9:24 PM
Subject: EAF# ENV-2001-1196-EIR Studio City Senior Living Center

David Somers, Project Coordinator

Environmental Review Section

Dept. of City Planning

Dear Mr. Somers,

We're writing to you regarding the proposed development at the Weddington Golf and Tennis facility (formerly known as Studio City Golf and Tennis) located at 4141 Whitsett Ave. in Studio City.

We understand the need for housing has increased in the Valley. The results include houses being torn down with apartments/condominiums replacing them. We see small apartment complexes being replaced by large four story complexes. Our air quality has worsened. There's more congestion, more noise. Our overall quality of living here has diminished. We accept that as a condition of living in Los Angeles.

The problem we see in this development is the loss of much needed open space. Once open space is developed, it is gone forever. In addition, we as a community need the recreational opportunities that Weddington Golf and Tennis provides. Obesity is an ever growing problem in this country; removing facilities that encourage people to exercise and enjoy the outdoors is not the direction we should be taking. The facility is utilized by Studio City residents in addition to surrounding communities, schools, clubs, charity events, etc.

There are existing areas that are run down, need improving and are already zoned for housing. It would be a win/win situation if one of these areas were chosen as a site for the senior housing project. We appreciate your attention in this most important matter.

Sincerely,

Robert and Lauren Foster

From: <pam.friedman@thomsonreuters.com>
To: <David.Somers@lacity.org>
Date: 5/12/2008 4:56 PM
Subject: Studio City Golf & Tennis
Attachments: tr_logo_thelink.jpg

Mr. Somers,

We who live adjacent to the Studio City Golf & Tennis property continue, year in and year out, to express our concern regarding each plan revision for commercial development of this unique recreational facility and open space in the heart of our community. Following are a list of the areas of my specific concerns:

Areas of concern include:

§ LA River Revitalization Master Plan and the potential impact of this new proposal: We need the river plan to move forward as envisioned. Maintaining the contiguous vision of this project has been approved and should be implemented.

§ Loss of unique regional recreational opportunities due to removal of tennis courts. These tennis courts are an important resource for everyone in the community.

§ Traffic: Whitsett is becoming a traffic nightmare. More development North of Ventura Blvd. is just another problem waiting to happen!

§ Air quality: We need the open space more than ever to address excessive warming due to overdevelopment

§ Noise: Cars, cars, cars...what can I say!

* Water quality: (See LA River Revitalization, above!)

Please consider these concerns and reject this latest attempt to save our community!!

Thank you,

Pamela Friedman

Pamela Friedman | Account Manager | GSI Thomson Reuters
Phone 800-585-8371 | Customer Support 800-669-1154 | Account Services 800-227-3356
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<<http://www.gsonline.com/>>

<https://my.thomson.com/portal/server.pt?open=17&objID=18928&DirMode=1&parentname=Dir&parentid=3&mode=2&in_hi_userid=102077&cached=true#>

From: Tim Gallwey <innertim@earthlink.net>
To: <David.Somers@lacity.org>
Date: 4/22/2008 10:38 PM
Subject: Please allow Studio City Golf & Tennis property to remain undeveloped.

Dear Mr. Somers.

I am the author of The Inner Game of Tennis and a 70 year old tennis player who plays twice a week.

For the sake of health of both young and old I hope you will see the wisdom of maintaining the tennis and golf facilities on Whitsett Ave.

Sincerely,

W. Timothy Gallwey

From: <Yogasue@aol.com>
To: <David.Somers@lacity.org>
CC: <councilmember.greuel@lacity.org>
Date: 5/11/2008 5:01 PM
Subject: re: proposal for golf/tennis

Dear Mr. Somers:

It is with a heavy heart that I write to you. We have lived in Studio City for 30 years. We have, with joy, watched: our neighborhood school blossom into one that is first rate; the efforts of the beautification committee to bring color and beauty to Ventura Blvd; the newly redesigned library; the influx of "hip" shops and restaurants along the Blvd and so many more changes that have made life here enriched.

We eagerly anticipated the greening of the LA River and the proposals that we have seen concerning this dynamic and exciting project.

We have, also, watched traffic become impossible, truly impossible, at any time of the day, in any direction. We have experienced "cut through" traffic that affects us every day. We know of the increased crime in the area.

And now, the greatest indignity of all....to lose our remaining green space, golf course and tennis courts....for what. To enrich developers? To lose the LA River Project (or have it severely curtailed)? To add traffic to an already impossible Ventura Blvd, Whitsett, Coldwater, Moorpark?

It is imperative tht this new proposal be soundly defeated.

We are counting on you and your vote to keep Studio City livable for those who live here.

Susan Garfield
3356 Berry drive
studio city 91604

Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.

(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

From: "Terry Gatens" <aiko2x@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/8/2008 8:15 AM
Subject: Studio City Tennis Re-delopment

Dear David,

I am sure you are (or at least I hope you are) being inundated with emails opposing the plan for removal of the tennis courts and the development of 6 four story buildings. Surely there must be another solution for increasing the monies to the city rather than the alternative which is polluting and congesting an area that we love.

My wife, son and I moved to Studio City for it's quaintness, not it's tall buildings. We are already being overwhelmed by the massive condo and apartment complexes that have been invading us over the last two years. Enough with the permits. Enough with the excess. Enough with destroying the very reason people move to this neighborhood to begin with. Enough, already.

Sincerely,

Etry GAtens

No virus found in this outgoing message.

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Version: 7.5.524 / Virus Database: 269.23.9/1420 - Release Date: 5/7/2008
2:12 PM



LOS ANGELES AUDUBON SOCIETY

7377 Santa Monica Boulevard, West Hollywood, California 90046-6694

Tel: (323) 876-0202, (888) 522-7428 Fax: (323) 876-7609

Website: www.LAAudubon.org E-mail: LAAS@LAAudubon.org

June 17, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: RE: EAF No. ENV-2001-1196-EIR
Studio City Senior Living Center
4141 Whitsett Avenue
Studio City

Dear Mr. Somers:

Los Angeles Audubon is a California non-profit 501(c)(3) corporation established in 1910. The mission of Los Angeles Audubon is to promote the enjoyment and protection of birds and other wildlife through recreation, education, conservation and restoration.

We serve on the Stakeholders Committee of the Los Angeles River Revitalization effort, and participated consistently in the creation of the Master Plan and identification of opportunities for development along the River.

It has come to our attention that your department is considering the above mentioned project in Studio City.

This Los Angeles River adjacent site presents a unique and irreplaceable opportunity in the heavily-developed San Fernando Valley to improve our impacted environment by restoring riparian habitat for wildlife, and it presents a unique and irreplaceable opportunity for the public, especially underserved youth, to enjoy a natural experience, providing the only opportunity along 22 miles of the Los Angeles River in the San Fernando Valley for a significant regional public access and staging area that could serve communities throughout the Valley and the County.

The 16-acre property proposed for development is unique and irreplaceable. Because this property is largely unpaved, it presents a rare chance to develop the kind of multi-use projects that improve the quality of life in our neighborhoods. Given the ownership by Los Angeles County of a wide right-of-way along the river, there is potential for restoration of native habitat along the river and on the property.

In response to the Notice of Preparation and Notice of Public Scoping, we request that the Environmental Impact Report (EIR) to be prepared for this project address the following impacts:

- ◆ Loss of unique potential public access to the L.A. River and river trail connection
- ◆ Loss of potential for riparian habitat restoration along the L.A. River
- ◆ Loss of the only potential regional public access point and trailhead staging area for L.A. River Greenway
- ◆ Impact to 51-mile Los Angeles River Greenway and trail
- ◆ Regional significance of the L.A. River
- ◆ Inconsistency with City of Los Angeles L.A. River Revitalization Master Plan
- ◆ Uniqueness of site related to the Los Angeles River Greenway, and bicycle and pedestrian trail
- ◆ Uniqueness of site for a multi-benefit project that provides open space and recreation while providing runoff catchment and filtration to capture and control pollutants

We appreciate your attention to these matters. If you have any questions, please do not hesitate to contact me.

Sincerely,

Garry George
Executive Director
Los Angeles Audubon
PO Box 931057
Los Angeles, CA 90093-1057
323-933-6660 ph
323-933-6664 fax
garrygeorge@laaudubon.org

From: Heather Lea Gerdes <heatherleagerdes@mac.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 8:42 PM
Subject: Opposition to New Development of Studio City Golf & Tennis

Mr. Somers,

I've lived in Studio City for over 10 years and besides the potential loss of riverfront along the LA River, this land acts as a visual and audible buffer to an already overcrowded Ventura Blvd. Erecting so many structures with parking will bring the traffic to this proposed development in droves, adding to the highway effect that has already taken over Ventura Blvd. and Whitsett.

This development threatens habitat, increases noise pollution, potentially does away with bike and pedestrian areas and creates a man-made blocking of the sun in what exists as a sanctuary of nature now: green grass, trees, birds, and silence.

Doing away with the site's tennis courts kills any recreational opportunities for children and adults.

This area is not the right place for such an enterprise. No grocery store is within easy walking distance for the aged. This is a fast-moving, upbeat area in Studio City. This plan will only weigh the neighborhood down.

I am opposed.

Thank you,

Heather Lea Gerdes

From: "Gary Gilbar" <ggilbar@tsmrinc.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 9:40 AM
Subject: Whitsett Avenue-Senior Living Center

Dear Mr. Somers,

I received a notice of the proposed development for the Whitsett site and I wanted to raise two issues. I am very concerned about the loss of recreation space in the neighborhood as we go to higher densities and want to make sure that the City has long range plans to compensate for the loss of the facilities on Whitsett. The tennis and golf are a tremendous asset for all of us and the loss of the tennis courts will be missed.

Secondly, I would want to know if the City and the developer have looked at Type III construction of the building which would allow for an additional story and therefore eliminate one of the towers giving more open space? A fifth story, if allowed by zoning, would actually create more desirable units and a more efficient plan.. A smaller lot coverage would enhance the sense of open space.

Thank you for informing me of this development.

Sincerely,


gary gilbar, AIA

executive vice president

togawa smith martin residential, inc

444 s.flower street-suite 1220

los angeles, california 90071

213.614.6011

213.614.6051 fax

www.tsmrinc.com

From: <sprpoochma@aol.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 7:43 AM
Subject: ENV-2001-1196-EIR

Dear Mr. Somers:

This project is absolutely, totally unacceptable. It's size -- six, four-story buildings -- will only have a detrimental impact on Studio City. There is not a single positive attribute to permitting this project to go forward.

And surely you realize that once this portion of the golf course is gone, they'll be no stopping future developers -- as well as the applicant who "will retain ownership and operate the common areas and outdoor facilities" -- from grabbing the rest of it so that soon the entire golf course complex will be cemented over with buildings.

The over-development of Studio City needs to end. Start that by saying NO to this project.

Thank you,

Laura Glass
12831 Moorpark Street #13
Studio City, CA 91604

From: "libby goldstein" <libbyagoldstein@gmail.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 4:00 PM
Subject: studio city golf and tennis

When is enough, enough?
When does the city represent it's citizenship?

How can you allow 400 units to be built in a tiny neighborhood of single family homes that is already being destroyed by apartments and condos to either side of it. Shame on you and anyone else who is behind this.

I understand that the owners of the land have a right to sell it. but, i too own a house on land and I do not have the right to sell it to anyone I want. I cannot sell my house to someone who wants to build 10 units. In fact, I am not allowed to build a guest house. What is the difference?

Is there not enough traffic on whitsett and coldwater canyon. When is someone going to say STOP THE MADNESS!

This is a sickening Plan that you must stop.

From: <Nanalanz@aol.com>
To: <David.Somers@lacity.org>
Date: 4/30/2008 9:31 PM
Subject: Studio City Golf and Tennis

Dear Mr. Somers:

How can it be possible that this beautiful property will be taken away from the community in order to build a senior living facility, creating more traffic, noise and pollution?!? This property was formerly held in perpetuity by the Weddington family for a recreational site. What happened???

I have lived in Studio City and in Sherman Oaks for 30+ years, and I along with so many others have enjoyed this haven in the midst of freeways, apartment houses, etc. PLEASE keep this for not only my generation but future generations to enjoy.

Sincerely,

Nancy Gordon-Zaslove
3891 Sherwood Pl.
Sherman Oaks, CA 91423

*****Need a new ride? Check out the largest site for U.S. used car listings at AOL Autos.
(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

From: <gg1661@adelphia.net>
To: <david.somers@lacity.org>
Date: 6/5/2008 4:51 PM
Subject: OPPOSITION TO STUDIO CITY PROPOSAL

Dear Mr. Somers:

This letter is in opposition to the proposed development at the Golf and Tennis site at Whitsett Ave. in Studio City. As a 12 year resident to the area, I have already experienced the increase in traffic and congestion to this once wonderfully quaint area. Adding 200 full-service condominiums to this site would generate even more congestion and would block up our street, Laurel Terrace, even further. With the price of gas and the housing market in decline, this development would diminish the neighborhood even further. Why take away one of the few open spaces in Studio City and add to the traffic, poor air quality, and noise already in evidence. This is very discouraging.

Sincerely,
Glenn Goveia
12326 Laurel Terrace Drive
Studio City, CA 91604

From: <tiffany_grana@readersdigest.com>
To: <tiffany_grana@readersdigest.com>
CC: <David.Sommers@lacity.org>, <david.somers@lacity.org>
Date: 4/21/2008 4:48 PM
Subject: Re: Save Whitsett

Tiffany Grana/LA/US/ReadersDigest
04/21/2008 11:53 AM

To
David.Sommers@lacity.org
cc

Subject
Save Whitsett

David

I am a SFV resident and avid tennis player and golfer. Please keep this facility in place! We need it. there are not may affordable playable courts/courses left in the valley. I am begging you. The last thing we need is to build there.

SAVE WHITSETT!

Tiffany Keele Grana
TASTE OF HOME
Cooking, Caring & Sharing
310 479 1332 O / 323 839 0498 C / 310 479 4774 F
tiffany_grana@rd.com

From: "Granat" <emgranat@earthlink.net>
To: <David.Somers@lacity.org>
Date: 4/22/2008 10:28 AM
Subject: Studio City Senior Living Center

Dear Mr. Somers:

As a resident of Sherman Oaks and a long time user of Studio City Tennis and Golf, I am opposed to the revised Senior Living Center plan that the Planning Department recently mailed me. This proposal does not include tennis courts that the developers previously agreed to supply. Not having tennis courts on this property is a detriment to Studio City and its surrounding communities. Over the decades, these tennis courts provide a place where many schools go to, to train their tennis teams. It is a location where charities hold their tournament fundraisers at an affordable price. Ironically, it is a location where Senior Citizens go to play tennis to maintain their quality of life and good health! It is a place where citizens of all walks of life who cannot afford to play at a private club can go. And in the age where obesity is a plague in our society and physical exercise is a necessity, it is a crime for the City to approve this current plan.

The City of Los Angeles needs to preserve these jewels of tennis courts as The City itself is facing its astronomical deficits and our public recreation areas are affected by budget cuts.

I urge the Planning department to reject this plan and demand that tennis courts be provided in a new revised plan.

Sincerely,

Miriam Granat

3724 Benedict Canyon Lane

Sherman Oaks, CA 91423

818-621-8716

From: Vincent Grant <funhouse4@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 6/17/2008 1:31 PM
Subject: Studio City Golf and Tennis

Dear Mr. Somers,

I understand that there is a possibility that there may not be a full EIR with regard to the new plans for the site of the proposed senior living/ golf course. I hope the city requires a full report to guarantee that one of the few open, green spaces in Studio City is developed thoughtfully. Thanks for your consideration.

Best regards,

Vincent Grant

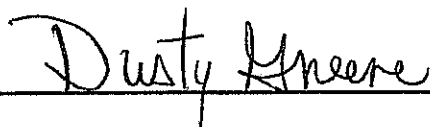
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.



To: David Somers, Project Coordinator
Dept of City Planning

From: Carol and Arthur Greer

Subject: Studio City Golf and Tennis Site

Dear Mr. Somers:

We request a 60 day extension on the comment period to the proposed development of the Studio City Golf and Tennis Site. Such an important environmental change to the Studio City residents along with the long term affects on the critical "GREEN" concerns with respect to the LA River should certainly merit such a short extension.

With Almost daily pronouncements to the media by various government officials exhorting

1) The environmental importance of "GREEN" and

2) All that "GREEN" encompasses along with

3) the already limited recreational facilities available in this increasing populated area,

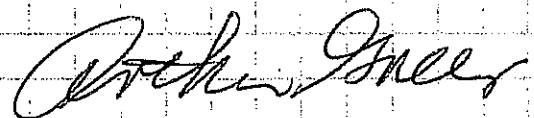
we urge you as Project Coordinator of the Environmental Review Section to support the 60 day extension request to comments concerning the development of the subject site.

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MAY 20 2008

ENVIRONMENTAL
UNIT

Carol Greer



ARTHUR GREER

From: Caroline Grierson <caroline@musicandhealth.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 2:57 PM
Subject: Studio City Senior Living Center ENV#:ENV-2001-1196-EIR

David Somers, Project Coordinator,
Environmental ReviewSection
Department of City Planning,
David.Somers@lacity.org

Dear David,

I would like to offer my opinion regarding the re-zoning for developing the Studio City Golf and Tennis Property. 4141 Whitsett Ave, District 2
Studio City Senior Living Center ENV#:ENV-2001-1196-EIR

It is a fixture in the valley and has provided excellent golf and tennis facilities to the residents. It would be a shame to lose it as there are very few opportunities to play tennis and golf in the nearby areas.

As far as the property being used for Senior Housing, there are many local undeveloped areas available for development. If the Senior Facility was built on one of them, the Studio City Golf and Tennis could remain, allowing Seniors a nearby facility for sports. Seniors, in particular would prefer to not drive miles and miles. And it is very important that they keep fit.

Please consider other options

Sincerely,

Caroline Grierson
6615 Allot Ave,
Van Nuys, CA 91401

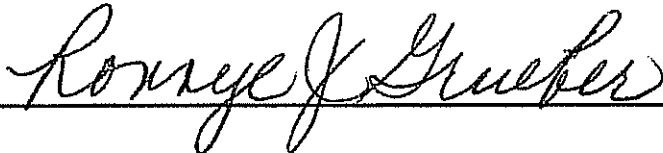
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.



FAX 213 978-1343

Subj: ENV-2001-1196-EIR, Sudlo City Senior Living Center
Date: 5/3/2008 11:13:12 A.M. Pacific Daylight Time
From: BGumbiner
To: David.Somers@lacity.org

The proposed project, Studio City Senior Living Center, will adversely effect the quality of life in Studio City and Sherman Oaks by eliminating the only golf course in the area and the only tennis courts in the area. The golf and tennis facilities are currently open to the public and are one of the only recreational areas in Studio City and Sherman Oaks. They will be replaced by a crowded Senior Center which will not be open to the public. The project will adversely effect the 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 in Studio City and Sherman Oaks.

In addition this project will cause property values in the area to decline.

This project should not be approved.

Sincerely,



Burke Gumbiner
4053 Sunnyslope Ave
Sherman Oaks, CA 91423
8187837791
bgumbiner@aol.com

Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.

From: <khassetla@aol.com>
To: <David.Somers@lacity.org>
Date: 5/19/2008 7:01 PM
Subject: NOP/ EAF #: ENV-2001-1196-EIR/ Studio City Senior Living Center/ 4141Whitsett Avenue/ Studio City/ Council District 2

May 19, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA?? 90012

Dear Mr. Somers:

RE: NOP/ EAF #: ENV-2001-1196-EIR/ Studio City Senior Living Center/ 4141 Whitsett Avenue/ Studio City/ Council District 2

Please study the impact of the removal of the tennis courts from this property, as outlined in the current proposal for this property, relating to the tournament play they have accommodated vs. city-owned tennis courts, affecting the schools and other tennis leagues in the city of Los Angeles.

Thank you!

Kathy Hassett
Resident
4211 Teesdale Avenue
Studio City, CA?? 91604
(818) 261-4192-mobile

From: "Karen Hazama" <khazama@lausd.k12.ca.us>
To: <David.Somers@lacity.org>
Date: 6/4/2008 7:06 AM
Subject: Whitsett Tennis Facility

Dear Mr. Somers,

Please do not demolish the Whitsett Tennis Facility!

It's one of the few places left in the San Fernando Valley where players like myself have a an opportunity to compete with others in a league format, or to play socially.

Please don't destroy this recreational facility--there are far too few places to enjoy the outdoors and exercise.

Thank you for your consideration.

Sincerely,

Karen Hazama
21708 Napa St.
Canoga Park, CA
91304

April 28, 2008

David Somers, Project coordinator
Environmental Review Section
Department of City Planning
200 No. Spring Street, Room 750
Los Angeles, Ca 90012

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UNIT

Re: Studio City Senior Living Center


This prime recreational area, the heart of Studio City should be reserved and added to the meager park areas of this city that has less park space than every other large city in America. The facility now creates over \$30,000 in monthly fees and can therefore be bought primarily with bonds.

With the recent addition of many thousand condo units in the Studio City area and still more under construction or planning, the area and particularly Whitset Ave., a one lane each way road in the area of the proposed project, would become an impossible traffic bottleneck. Whitset would have to become a continuous 2 lane road all the way in this area to allow this project to continue.

Studio City, now one of the City's most prized areas would become just another overbuilt and very congested traffic areas of the City.

This project can't possibly have anything but a negative outcome for anyone but the developer.

Sincerely yours,


Charles Heimler
9025 Wonderland Park Ave.
Los Angeles, CA 90046

From: Rew Hennessy <skinypuppy111@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/29/2008 11:21 AM
Subject: studio city golf & tennis

Dear Mr Somers -

Studio City Golf & Tennis
must stay where it is.

Thats all.

Sincerely

Rew Hennessy

In a rush? Get real-time answers with Windows Live Messenger.
http://www.windowlive.com/messenger/overview.html?ocid=TXT_TAGLM_WL_Refresh_realtime_042008

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Annex 5 Arrow

3801 Longview Valley Rd

Sherman Oaks Calif 91423

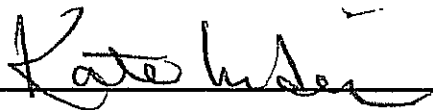
David Sommers, Project Coordinator
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fax(213)978-1343
David Somers@lacity.org(email)

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David Somers@lacity.org(email)

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Alice Hughes

19817 Redwing St

Woodland Hills 818-523-4120

Dear David,

I'm writing to let you know of my extreme opposition to this proposed project. As a teacher who makes a good deal of his living here at the courts it would be a disaster for myself and at least 50 other teachers who teach out of there who have been making their living there for years. There is no other facility like this around that functions the way it does. Most others have been torn down. Weddington Tennis is unique in the way it operates let alone the environmental and financial impact it will have on property owners in the area. There are currently plenty of run down areas locally that would be available for development that probably are already zoned for housing. I urge you very strongly to oppose this development and I guarantee that if this development goes through then I will personally make sure that the politicians who pushed this through will not get my vote come election time. It's very sad that greed is the ONLY motivating factor whether it is right or wrong that propels this country to do what it does anymore. Smart development is necessary and required, while most development is a virus in this world.

Thank you for your time,

Jeffrey Hull

5656 Bellingham Ave.

Valley Village, Ca. 91607 <fontfamily><param>STKaiti</param><smaller>

</smaller></fontfamily>

From: "Jacoby, Michelle" <mjacoby@remo.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 12:53 PM
Subject: Save the Tennis Courts

Please save Studio City Golf & Tennis.....

These courts are the only courts locally we can play at. Please don't take them away from us.

Michelle Jacoby

10900 Bluffside Dr. #114

Studio City, CA 91604

From: "Jamison, Jeff" <Jeff.Jamison@telepixtv.com>
To: <david.somers@lacity.org>
Date: 4/21/2008 4:46 PM
Subject: Studio City Senior Living Center

RE the Notice of Preparation I received for the above-mentioned property:

I am not in favor of the project because of the added congestion it will bring to the area, and I also mourn the loss of the tennis courts. Is Weddington Tennis relocating or is this the end of that organization?

Jeff Jamison
General Manager
Victory Studios
1840 S. Victory Blvd, Glendale CA 91201
818-972-0543 office
818-482-1660 cell

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Lucina Delgado
708 S. Normandie Ave
Los Angeles CA 90005
We need these courts!!

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Mary Jane Johnston
5257-D Collier Canyon
Sherman Oaks, Ca 91401

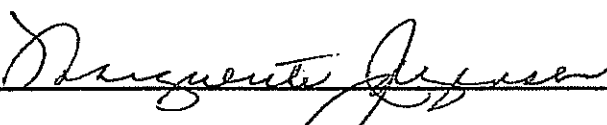
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Los Angeles, CA 90012

fax(213)978-1343
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COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.



560 E MANUEL RD

SANTA MONICA CA 90402

(MARGUERITE JORGENSEN)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

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Nancy Johnson
912 S Stanley Ave
CA 90036
Marack Melp
Architect.
West Side

We have already
lost the Rachel Center
and the Tennis Place
2nd St.
We are losing too
many recreational
facilities

From: "Mike Kalvoda" <kalvodaomatic@gmail.com>
To: <David.Somers@lacity.org>
Date: 4/24/2008 1:06 PM
Subject: Whitsett Development Opposition

Dear Mr. Somers,

Respectfully, sir, please count me among the citizens who maintain serious concern in regard to the planned development on the site of the Whitsett Courts. The Senior Living Center is a necessary project. But surely a better location could be found, one that would not result in the destruction of public facilities and create yet another blow to the already dwindling amount of "green space" in Los Angeles?

The proposed six hundred thirty-five parking spaces and 200-unit structure along the L.A. River corridor is adjacent to an already-crowded Ventura Blvd. The resulting noise, traffic, and strain on public services would transform the area in a wholly negative way.

As a member of LATA and a long-time resident of the city, I would like to please urge you to consider alternative locations for your project. Thank you for your time and consideration, sir.

Sincerely,

Mike Kalvoda

From: <skiechle@aol.com>
To: <David.Somers@lacity.org>
Date: 5/8/2008 8:33 AM
Subject: Studio city development

MY Name is Suzanne Kiechle, 4209 Bellingham Ave. Studio City. I have lived here for 64 years, a real native of the place. I have seen lots of changes over the many? years but the comforting place that added beauty and fun function for the neighborhood has been the Golf and Tennis. It has added greatly to the area, offering great recreation in this busy city. Greedy Monsters don't really care about beauty, or what is important to a special neighborhood and town of Studio City.? They make their money and leave us with their greedy development. We all know how the traffic is becoming more and more frightening, especially if you have to make a left turn onto Whitsett.? We already have a fire station across from the expensive Town houses so their investment is tanked by the noise of sirens.? Now they want to add more housing in this place. It gets discouraging to always have to fight to preserve where you live because MONEY rules

and those that make it by ruining our area get out of here and leave us with their mess.

I OPPOSE STRONGLY THIS OLD FOLKS HOME? BEING BUILT IN THE AREA AND I OPPOSE THE DESTRUCTION OF THE TENNIS COURTS.

Anyone who supports this development and who plans to run for office will lose my vote.

Please Stop this madness!!!!Suzanne Kiechle

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
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COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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*It is imperative we keep these
courts*

*Laurie King
6443 Matizija Ave
Valley Glen, 91401*

From: <zmetaphorman@juno.com>
To: <david.somers@lacity.org>
Date: 4/22/2008 4:41 PM
Subject: ENV-2001-1196-EIR

Dear David,

Wendy Greuel told us there will be zone changes or development on the property at 4141 Whitsett "Over her dead body." Please remember this. Removing Green Space here, when there are other areas of our San Fernando Valley that could be spruced up, is insanity. We lose a community gathering place for tens of thousands of children and adults. Sports help keep us healthy and reduce health insurance costs, increase the value of life and make coming to Studio City fun. The air, noise and traffic pollution will be greater if there is development. This has been seen in many other areas of many other cities. Please do not develop. I hope this is clear. I hope, with my efforts you will be receiving many more letters like this.

Thank you,

Zach Kleiman ✓
11836 Hesby Street
Valley Village, CA 91607-3218

See the Ball
It's Just a Metaphor

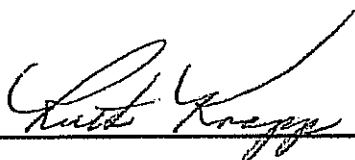
David Sommers, Project Coordinator
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4930 Fulton Ave.

Sherman Oaks, CA 91423

March 12, 2007

David Somers, Project Coordonator
Dept. Of City Planning

Fax: 213 978-1343

Re: Studio City Golf and Tennis

Dear David:

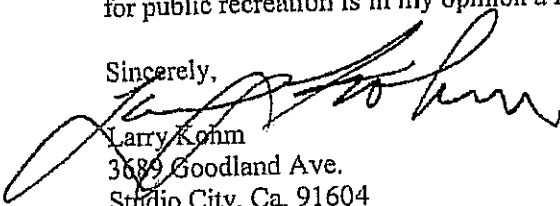
I am writing this letter in response to the on going discussion about the preservation of Studio City Golf and Tennis.

I have used the tennis facility since its inception. I play there 3 times per week. My wife and I have owned our home in Studio City for over 30 years. During that period we have seen all the other privately owned tennis facilities close down. We do not have other viable options available. I believe Studio City Golf and Tennis is unique to the community.

Obviously I feel it is imperative to myself and the Studio City community to be able to retain as much of the facility as possible.

Attached is a copy of the latest information I have received concerning this matter. If this is accurate information as to the owner's current offer, it seems reasonable to me. Having 17 new tennis courts and a new driving range, thus retaining 65 - 70% of the open space for public recreation is in my opinion a fair compromise.

Sincerely,



Larry Kohn
3689 Goodland Ave.
Studio City, Ca. 91604
Office (818) 3852605

May 8, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
Fax 213 9781343

Re:Studio City Golf and Tennis

I am writing this letter in response to the new development proposal pertaining to Studio City Golf and Tennis.

The total loss of the tennis facilities is not in my opinion an acceptable option. This would be a great loss of a unique regional recreational opportunity being used by children, adults, and schools. There is not another similar facility in the area.

Equally important would be the loss of any potential public access to the L.A. River, restored river habitat or connections to the regional L.A. River Greenway Bicycle and Pedestrian Trail that would be lost – permanently.

I feel that any changes to the area of the current facility needs to accommodate both the current owner and the community.

I have included a copy of the letter I wrote on 3/12/2007.

Sincerely,

Larry Kohm
3689 Goodland Ave.
Studio City, Ca. 91604
Office (818)7800849

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

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J. Doe

19812 Redwing St.

W.H., CA 91364 (818) 888-2206

May 12, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring St. Room 750
Los Angeles, Calif.. 90012
Fax 213-978-1343

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CITY OF LOS ANGELES

MAY 14 2008

ENVIRONMENTAL
UNIT

Re: EAF No. ENV-2001-1196EIR, 4141 Whitsett Ave. Studio City

Dear Mr. Somers,

The proposed Studio City Senior Living Center would result in tremendous and damaging impacts to the San Fernando Valley region and to our community. I am writing to request that the following issues be addressed in the Environmental Impact Report (EIR) for the proposed Studio City Senior Living Center.

1. Permanent loss of rare, irreplaceable open space
2. Loss of unique recreational space. There is no other facility like this in the surrounding area.
3. Traffic impact of 200 units, and 635 parking spaces on Whitsett. Whitsett is not designed to handle the increase of traffic that would result from having 635 more cars on Whitsett is already increasingly dangerous with fast moving traffic and too many cars.
4. The intersection of Ventura Blvd and Whitsett is already dangerous and congested. More cars would only add to the congestion.
5. Noise from adding 200 units, hundreds of additional people, cars and service vehicles.

Please include me on future mailing lists

Thank you.

Sincerely,

Nickolas & Barbara Konakas

Nickolas and Barbara Konakas
4171 Sunswept Drive
Studio City, Calif. 91604

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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Bonnie Kanner

15012 Greenleaf St.

Sherman Oaks, CA.

From: Craig Kramer <craigk_7@yahoo.com>
To: <david.somers@lacity.org>
Date: 4/25/2008 10:45 AM
Subject: Studio City Golf and Tennis

Hello Mr. Somers.

Thank you for all your work on this project.

I would like to express my view that the Studio City Golf and Tennis Club should not be converted into senior housing, that the planned project, although better than earlier versions, should still be rejected. There are many reasons why the land should remain as it is. However, the most important, in my view, is what a change will do to the traffic in the area.

Studio City is already overcrowded, to say the least. Because their greed overrules everything else, land "developers" have dramatically increased, and are still increasing, the density of our relatively small neighborhood. Just look at the current number of huge condominium projects on Moorpark Ave. and the four-story monstrosities on Whitsett itself (one at Woodbridge, another just one block north). Of course, the natural outcome of these additions is the lowering of the quality of life in and the value of the area. Adding six new residential buildings on Whitsett will be a disaster.

Whitsett used to be a handy and necessary driving alternative to Laurel Canyon and Coldwater Canyon. No more. Today, after several large condominium buildings have already replaced single dwelling spaces on Whitsett (with several more projects, as mentioned above, presently in the works), the street, which is only one lane going south to north from Ventura to Moorpark, is just as bad as those just mentioned: traffic is terrible. Knowing this, how can we add more people in more cars to this area?

Moreover, what happens when the fire trucks there are unable to get to a fire because of the traffic directly in front of their new station? There will be preventable disasters followed by lawsuits against the city.

I understand that SCGT is privately owned, but the air, water, and streets are not. Unless the Weddingtons change the current infrastructure of the area, which doesn't seem possible, their proposal should not even be considered.

Why must every square inch of open land in L.A. be paved over? We don't need more people here, especially that many on a narrow street in front of a fire station with one entrance/exit. The plan is insane; a true Environmental Impact Report can come only to this conclusion.

Thank you,
Craig Kramer
4326 Babcock Ave.
Studio City, CA

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

From: Jill Kramer <jkk@pacbell.net>
To: <David.Somers@lacity.org>
Date: 5/7/2008 9:37 AM
Subject: Studio City Golf and Tennis

Dear David,

I live in Valley Village just off of Whitsett and I love my neighborhood but have become more and more disenchanted with the area as my favorite haunts are being torn down for yet more high density housing. Ventura boulevard has turned into grid lock between the hours of 11a -6p and the addition of 200 more housing units where the S.C. Tennis and Golf would only add to the problem. I admit, I love the golf and tennis facility which of course is no reason not to demolish and put up more housing... It is such a shame that one of the best public recreational areas has to be destroyed, so many children and adults count on this facility. I still miss Steven's nursery which was demo'd for the same purpose as the SC Golf and Tennis. Please do whatever is in your power to prevent the tragedy from occurring.

Thank you,

Jill Kramer
818.720.1737

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
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DIANE KRIEGER
4766 BREWSTER DR.
TARZANA CALIF 91356

From: "Simone Krug" <winstonsunset@charter.net>
To: <David.Somers@lacity.org>
Date: 4/29/2008 8:34 AM
Subject: studio city tennis and golf

Please don't let developers bulldoze over Studio City golf and tennis. What a disgrace that would be. Look around, all you see are huge apartment building

Going up where single unit charming "valley" ranch style homes where, hundreds of cars added with irritable drivers inside who are trying to go from one

Place to another, jammed freeway "parking lots." No children running and playing kickball in the streets, no children playing on the sidewalk for that matter.

Have you ever had a burger with your kid or someone at the old soda fountain by the driving range? It's a spot out of time where you can go and for a few

Minutes think life's not so bad after all. They've already carved out some tennis courts and are building there, don't let them take any more! It's a landmark

Of nicer times, memories with friends and children, and that life isn't just all business! PLEASE PLEASE PLEASE!!!!!!

Simone Krug

4206 Hood Avenue

Toluca Lake, CA 91505

310-480-2645

MARVIN LABA

3621 SUNSWEPT DRIVE • STUDIO CITY • CALIFORNIA • 91604

June 10, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 13 2008

ENVIRONMENTAL
UNIT

Mr. Somers:

This letter is in regards to the proposal to eliminate the tennis courts off of Whitsett Avenue.

Studio City has been my home for twenty plus years and during that time I have come to appreciate all that it has to offer. Eliminating the tennis courts will be a detriment to the city. Not only will we lose a wonderful recreational opportunity but also the nature of our community will be compromised.

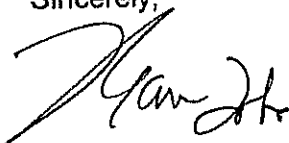
The SCRA has alerted the residents that this plan has long-term impacts. Which include...

- The Los Angeles River and the Los Angeles River trail
- The Los Angeles River Revitalization Master Plan
- Traffic, air quality and noise
- Geology
- Water quality

When I bought my home I bought it partly because of the surrounding community. Eliminating the tennis courts and building condominiums on the site compromises the quality of the area. I have no desire to battle the increased traffic and noise and the decrease in the ambiance of this fine community.

When you are considering eliminating the tennis courts it is my hope that you will respect the wishes of current residents and deny the builders the ability to construct the 200 full-service senior condominiums.

Sincerely,



MARVIN LABA

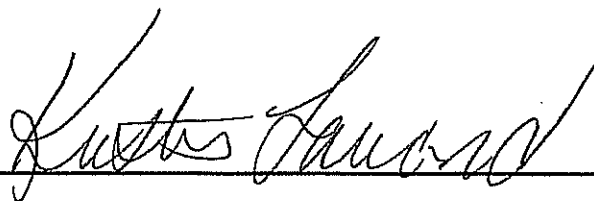
David Sommers, Project Coordinator
Environmental Review Section
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Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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From: "Claudia Lapin" <claudia.lapin@gmail.com>
To: <David.Somers@lacity.org>
Date: 5/1/2008 5:55 AM
Subject: comment re Studio City Sr. Living Ctr

Hello and thanks for the chance to comment -
The height of 45' is setting a new standard, really, and I'm hopeful this new density will attempt to preserve the charm of our neighborhood. I'm concerned about the beautiful palm trees on those sites, particularly those that are clustered near Ventura Blvd. They're not only a signature of the area, they're home to many riverine birds. I'm also hoping your estimations for parking are forward-looking, as every one of the wealthy seniors that lives there will likely drive, have servants, and have guests. We need to be aggressive concerning cars, as we seem to build for them and not for people.

Thanks.

Claudia Lapin

From: "Larson, Kristen" <KristenLarson@ClearChannel.com>
To: <councilmember.greuel@lacity.org>
CC: <david.somers@lacity.org>
Date: 4/29/2008 9:59 AM
Subject: Save Whitsett Golf and Tennis

Please, no more developments...keep some things sacred in this city...keep an outlet for kids and recreation and green space. It is so desperately needed. There are plenty of places for yet another senior center. It is time to exercise restraint and respect for the people of your district who use and love this wonderful little facility. With the price of private golf and tennis facilities and the limited memberships within those facilities, you will be robbing the people (kids) of your district of fun, exercise, fond memories, and a sense of community. I have played tennis there for many years and it is an urban oasis and a far better alternative to city parks with their horribly maintained courts.

Lets keep a personality to Studio City...that great feel that it more small town than big, uncaring city. Stop the development. Thank you.

Kristen Larson

3267 Blair Drive

Los Angles, CA 90068

From: Michael Laskin <chezlaskin@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/10/2008 10:26 AM
Subject: Studio City Golf and Tennis

Dear Mr. Somers,

I just wanted to write you about the proposed situation surrounding the redevelopment of the Studio City Golf and Tennis facility.

I am a long-term resident of Studio City (22 years), and have utilized this facility for many years, both as a tennis player and golfer. My wife and children all have used this great facility and resource in our community.

I urge you to oppose the currently proposed redevelopment plans because they not only drastically reduce the recreational opportunities for residents of the area, but also this proposal will put a roadblock into plans to develop and re-green the LA River, and the LA River trail. I know there is a master plan to revitalize the LA river. It seems to me that this development would be antithetical to any of those ideas. We already have major issues with traffic, air quality, and noise in our area. This is exactly what our community does NOT need at this time.

I urge you to listen to the residents of Studio City (and surrounding areas - who also use this unique facility), and oppose the current redevelopment plan.

I would like to hear back from you on this issue.

Regards,

Michael Laskin
13014 Woodbridge Street
Studio City, CA 91604
(818) 905-1951 (home)
chezlaskin@sbcglobal.net

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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ELLEN LATTERMANN
7013 WORTSER
NO. HOLLYWOOD, 91605



634 S Spring St, Suite 821
Los Angeles, CA 90014
Phone (213) 629-2142
Fax (213) 629-2259

May 19, 2008

David Somers
Environmental Review Section
Department of City Planning
200 N. Spring Street Room 750
Los Angeles, CA 90012

RE: EAF No. ENV-2001-1196-EIR
Proposed Studio City Senior Living Center

Dear Mr. Somers:

I am writing to express Los Angeles County Bicycle Coalition's (LACBC) concern about the proposed Studio City Senior Living Center adjacent to the Los Angeles River, and to request that the City and applicant fully evaluate a number of essential issues and impacts in the required Draft Environmental Impact Report. This site is particularly unique in the San Fernando Valley as it is the only remaining unprotected open space along 22 miles of the Los Angeles River, and the only site where meaningful public trailhead access to the river is practical. We are therefore particularly concerned about the loss of this site for any future public use related to long-standing regional plans for the L.A. River and river trail.

LACBC has long supported the creation of a functional and regionally-linked bikeway along the 51 miles of the Los Angeles River that will attract cyclists of all skill levels for recreation and transportation, including a comprehensive system of public access points and staging areas accessible to public transportation, trailheads and trail linkages. The Los Angeles River Revitalization Master Plan (LARRMP) reiterates this vision, including alteration of current development patterns so that future development is reoriented toward the river in a way that balances the needs for open space, environmental restoration, public access to trails, trail linkages and commercial activity.

Unfortunately, the 200-unit development project proposed for the current site for Studio City Golf and Tennis is inconsistent with these established regional goals for the Los Angeles River. The proposed development does not provide amenities that would be useful to the typical bikeway user. The project proposes a new roadway adjacent to the river that would prevent public access to the river and would create a potential conflict for local bicyclists accessing a future bike path at this location. A development of this size will generate substantially more traffic on surrounding streets that are planned as critical links to the Los Angeles River Bikeway and Greenway.

The proposed zoning change that would allow for such development on this site is inappropriate.

LACBC requests that the City and applicant *fully study and evaluate* all impacts of the proposed development plan on existing and planned bicycle usage of trails along the Los Angeles River, including planned trail linkages along the Los Angeles River necessary to connect existing upstream and downstream riverside parks and trails, future public access to the river and river trails, and impacts of increased traffic on surrounding streets on bicycle and pedestrian safety. We further request that you *fully evaluate the impacts* of loss of this property as a potential public staging area and trailhead to the river with easy access to public transportation, as this site is the only possible open space for 22 miles along the L.A. River in the San Fernando Valley where meaningful public access and staging areas are possible.

Sincerely,

Dorothy Le

Planning and Policy Director
LA County Bicycle Coalition

ph: 213.629.2142 | dorothy@la-bike.org

la-bike.org

From: "Norman Leslie" <emailnorm@adelphia.net>
To: <David.Somers@lacity.org>
CC: "Judy Leslie" <judy@lesliemail.com>
Date: 4/18/2008 4:17 PM
Subject: Studio City Senior Living Center

Dear Mr. Somers

In response to the application EAF NO. ENV-2991-1196-EIR for the Studio City Senior Living Center, I wish to comment that I live in the area involved and that while I am sympathetic to property rights in general, there comes a time when the rights of the general public become involved against these individual property rights. The right of the general public to have a reasonable living area where they spend their working years and to not have to drive to an outlying area for their families to even see a green belt is obvious. The best solution to this impasse is for the City to purchase the property and to make it a City owned park like Griffith Park and its golf course. It could become a bond issue of some kind.

Norman Leslie

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

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Cathy Lengyel

3542 Terrace View Dr.

Encino, Ca 91436

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Environmental Review Section
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Beverly Lever Beverly Lever
24711 Via Madera
Calabasas 91302

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Gilda Liardet
5525 Colbath Ave
Sherman Oaks CA
818 439-6490 9140

From: A L <alsyli@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/26/2008 12:53 PM
Subject: Studio City tennis courts

Dear Mr. Somers:

I am a member of the Los Angeles Tennis Association, which rents several courts at the Studio City Golf and Tennis for weekly league play. I have learned from the association that there is a plan to tear down the courts to build a new senior living center. I am writing you to voice my opposition to this plan because the tennis courts and open green space are a vital part of Studio City and because of the increased traffic and strain on public services that would accompany a new living center.

Thank you for your attention.

Sincerely,

Alex Lin

Back to work after baby—how do you know when you're ready?
<http://lifestyle.msn.com/familyandparenting/articleNW.aspx?cp-documentid=5797498&ocid=T067MSN40A0701A>

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Ellen Lisnek

5721 Dolan Ave.

Woodland Hills, CA 91367

From: <DLong34522@aol.com>
To: <David.Somers@lacity.org>
Date: 5/12/2008 12:09 PM
Subject: re: Studio City Golf & Tennis development

Dear Mr. Somers:

Would someone please explain to me why I am constantly being told as a Valley homeowner to conserve water and electricity - I thought we were in a water drought -- and then I see the ad for plans for build six four-story buildings on the site of Studio City Golf and Tennis. I am furious that I have been conserving for years only to enable more than 200 MORE people to cram into this area and use even more precious resources.

Please vote NO on the new development proposal that will adversely impact traffic, air quality, noise and our already dwindling resources. Thank you.

Dolores Long

dlong34522@aol.com (mailto:dlong34522@aol.com)
(818) 989-5649

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

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Rita Lupino
1655 CARLA RIDGE
BEVERLY HILLS, CA 90210

From: John Lundberg <jgl411@yahoo.com>
To: <david.somers@lacity.org>
Date: 5/13/2008 9:55 PM
Subject: Whitsett Tennis Courts

Hello David,

My name is John Lundberg. I am writing to let you know how important the Whitsett Tennis Courts are to me. I hope that you will not allow them to be removed.

I moved to Los Angeles around a year ago. I joined the LATA tennis league this winter. Playing in the league has enabled me to feel at home in LA. These courts are much more than just tennis courts, they are the hub of a wonderful community. If these courts were to be removed, the LATA would not be able to continue in its present form in providing a community where people can come together, play tennis, and become friends.

Los Angeles has so many developments. I moved here from Manhattan, New York and am aware of the push to build developments and the impact of not having many available tennis courts. The Whitsett Courts have meant a lot to me in moving here.

Please do not approve the development planned for the Whitsett Tennis Courts.

Sincerely,

John G. Lundberg
310 279 6922
JGL411@yahoo.com

From: <Fun2PlayTennis@aol.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 8:07 PM
Subject: Tennis courts in Studio City

Good evening,

Please think of our neighborhood and the community and how much this will effect all of us if you take away the tennis courts.

Thank you
Lynne ✓

*****Need a new ride? Check out the largest site for U.S. used car listings at AOL Autos.
(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

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Judith Maltzman. Judith Maltzman
5861 Varna Ave
Van Nuys, CA 91401

David Somers - EIR -Studio City Tennis Center

From: <andrew@andrewmanning.com>
To: <david.somers@lacity.org>
Date: 4/21/2008 3:48 PM
Subject: EIR -Studio City Tennis Center

Dear David-

My name is Andrew Manning and I have been living and working in the Studio City area for the past 25 years. I am a tennis player, realtor and former past President of the Studio City Chamber of Commerce. I am writing to you to urge you to help stop the development of the Weddington/Whitsett Tennis center. It is one of the few open space facilities left in the city. There are so many other areas where the senior housing issues would be better served without destroying one of the Valley's institutions. The traffic is already so bad at that spot-I can only imagine what 635 parking spaces and 200+units would create. Thank you for your help in this matter and I am available for any questions , comments or help you may require. Thank you, Andrew Manning

Andrew Manning
Prudential CA Realty
13300 Ventura Blvd.
Sherman Oaks, CA 91423
Direct: 818-380-2147
andrew@andrewmanning.com
www.andrewmanning.com

From: Marsh John <johnemarsh@yahoo.com>
To: <David.Somers@lacity.org>
Date: 6/18/2008 9:45 AM
Subject: Studio City Golf Course

Hello Mr. Somers:

My name is John Marsh. I was given your e-mail, to express my desire to keep the Studio City Golf Course (on Whitsett avenue), up and running.

The city's proposed development on the LA River, will impact the loss of unique recreational opportunities and increase traffic in the area. This golf course is a wonderful recreational location in the heart of the San Fernando Valley. If the city is still proposing on tearing it down and building a housing community there, this would be a great loss to the community.

Thank you.

- John Marsh

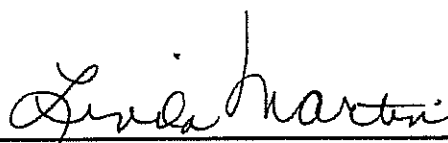
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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15031-30 CHATSWORTH ST.

MISSION HILLS CA 91345

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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MR. + MRS. RALPH MARTIN

19501 RINALDI ST. #74

NORTHRIDGE CA. 91326

VALERIE MAYHEW
4228 RHODES AVENUE
STUDIO CITY, CALIFORNIA 91604
(818) 752-9099 VVMM@AOL.COM

May 5, 2008

Mr. David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

MAY 07 2008

ENVIRONMENTAL
UNIT

RE: Studio City Senior Living Center

Dear Mr. Somers,

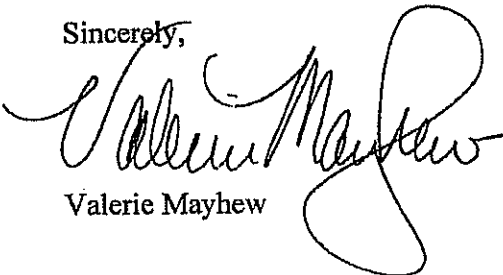
I write to you as a longtime resident of Studio City to urge you to consider carefully the **huge and detrimental environmental effects** if this project is approved.

Since CBS moved all of their departments into their CBS Radford Studio City campus recently, Whitsett Avenue has become very crowded at all times and virtually impassable in the afternoons. Several condominium units are currently under construction or just completed right on Whitsett Avenue across from the above proposed project and these will add considerably to the traffic, noise and air pollution with which nearby residents (including myself) will be burdened. To add another even larger development in these same small residential blocks – replacing what is currently open green space – is surely unconscionable.

Additionally, for the last several summers this area of Studio City has suffered electricity black outs that have lasted several days. When I pressed the DWP for an explanation they explained simply that the resources serving this area were old, over-burdened and never designed to supply such huge demand. Will a new sub-station be built along with this huge development? Or will the whole neighborhood suffer in yet another way?

With cars already starting to race through our formerly quiet, family neighborhood and with the sound of the blaring horns from the Whitsett traffic jams jarring us in our homes, I urge you in the strongest possible terms to study carefully what impact these new 4-story, densely populated buildings would have on our neighborhood. **I think you will find that such a development would create enormous environmental problems, as well as strain our local resources and lower our property values substantially.**

Sincerely,



Valerie Mayhew

May 7, 2008

Councilman Tom La Bonge
200 Spring St, Rm
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAY 16 2008

ENVIRONMENTAL
UNIT

Councilwoman Wendy Gruel
200 Spring St, Rm. 475
Los Angeles, CA 90012

Mayor Antonio Villaraigosa
200 N. Spring St.
Los Angeles, CA 90012

David Somers Project Coordinator
Environmental Review Section
Dept. of City Planning
200 N. Spring St, Rm. 750
Los Angeles, CA 90012

To all:

I am writing to you about Weddington Golf and Tennis formerly known as Studio City Golf and Tennis. This facility has been around for what can be described as forever in LA terms. It is a historical landmark. Sam Sneed played there and it continues to be a practice facility for the community as well as stars. It is not unusual to find Pete Sampras using the driving range or Shaq when he lived in Los Angeles. Its accessibility and sadly the lack of other facilities of its type – anywhere in Los Angeles makes it a unique landmark.

Anthony Kim (a resident of Studio city) just won the Wachovia Golf Tournament at the age of 22. He used these facilities all the time.

First I want you all to know I have empathy for the current owners – I don't want to begrudge them the right to use their property as they see fit. Mr. Weddington and his family have been wonderful supporters of Los Angeles and in particular the San Fernando Valley.

However – I can not understand why from a city or county standpoint it makes sense to rip out the tennis courts and the golf course. How can the zoning be allowed to be changed when it flies in the direct face of the stated goals of our city? Why when there is a stated goal of providing more green space would the zoning be changed to allow for less green space? Why when there is a health care crisis and exercise is encouraged and is the stated goal of this City and State would we rip out exercise facilities?

I ask each of you if you can honestly name a green space that is underutilized in Los Angeles (other than the inaccessible parts of the Santa Monica mountains). With the amount of building going on in Hollywood, North Hollywood, Studio City and Sherman Oaks (condos and other multi-family units) these green spaces will only become more crowded and as such inaccessible.

I understand there are millions of dollars that are set aside for the development of green space within the North Hollywood area. Could it be used to purchase this land and run by the city?

I urge you to think creatively and sensibly for the common good of the community. Please look to either use funds from the North Hollywood Fund, allow the community to explore raising private funds to assist in the purchase and finally couldn't Mr. Weddington be given city owned land (that is currently not being used) for the building of Senior Living Facilities? Or maybe all 3 could be considered.

Jeanne McConnell
Mack Anderson

From: "Martha & Jeff McMahon" <mcmahon14@mindspring.com>
To: <David.Somers@lacity.org>
Date: 4/28/2008 10:51 AM
Subject: Studio City Golf and Tennis

Dear Mr. Somers,

My children play tennis at Studio City/Weddington Golf and Tennis and my husband uses the golf course. Although I have been aware of some development possibilities at the sight, I was alarmed to learn that much of the green space would be eliminated, and all of the tennis courts demolished, to create yet another mass of residential space in Studio City.

Who can honestly say that is it in the best interest of the community to destroy one of the few green spaces in this town and create yet more residents, more congestion, more cars, more emissions, more traffic, more pollution, more noise, more concrete, less grass, fewer trees? I imagine, only those who are profiting from this abhorrent and selfish prospect.

Studio City is in need of MORE green areas and recreational facilities, not fewer.

The thought of losing this special place is heartbreaking. Please consider the desires and needs and best interests of the majority of the residents of Studio City, not just a few of the greediest.

Thank you,
Martha McMahon
Studio City Resident
mcmahon14@mindspring.com

From: "Menefee, Bruce" <BruceMenefee@ClearChannel.com>
To: <David.Somers@lacity.org>
Date: 4/30/2008 10:31 AM
Subject: Studio City Golf & Tennis on Whitsett

Keep the GREEN. The last thing we need is more housing going up. Too many new places going up as it is and streets/roads/the SFV is getting too crowded/too much like the westside!

This area also offers much needed tennis facilities not to mention a public/"non-membership" golf course. Once this goes it can not be replaced!

Bruce Menefee

10442 Kling Street

Toluca Lake, CA 91602

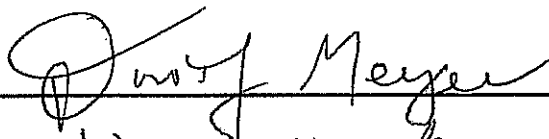
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David Somers@lacity.org(email)

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1227 N. Brand Bl #3

glendale CA: 91202

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Erwin Mestlin

14216 Chandler Blvd S OAKS
91401

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Linda Neustadt

17040 Embassy Dr.

Encino CA 91316

From: <Fastwtboy@aol.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 1:57 PM
Subject: Please don't let them destroy our tennis courts!

To:
David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning
Re:
EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living
CenterADDRESS: 4141 Whitsett Ave. DISTRICT: 2

Dear David:

I'm writing as a concerned long-time resident of Studio City about our ever-vanishing green space resources to unscrupulous land developers. At every turn of the proposed Studio City Senior Living center, we have been lied to as to the retention and relocation of the current tennis facilities to another part of the property. I have seen the plan to relocate the facilities to another part of the property and was very pleased to know tennis courts would be available for our community and for many generations to come. It is my understanding that the developer has now gone back on their promise and intends to totally eliminate our beloved courts, to eliminate the green space we as a community so desperately need; our little island of tranquility in a sea of pollution, traffic and land overuse.

I urge you to do everything in your power to not let this happen. Once the green space and courts are gone, they will be gone forever. Future generations will not know the pleasure of the sun on their face, the wind in their hair and the joy of a very social and positive game that teaches sportsmanship, teamwork and responsibility.

Studio City is the "Gem of the Valley" please don't let these developers tarnish our wonderful city for generations to come!

Best regards,

Joel Miller
13220 Valleyheart Dr #102
Studio City, CA 91604
(818) 905-8167

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(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

From: <Smmco@aol.com>
To: <david.somers@lacity.org>
CC: <gail.goldberg@lacity.org>, <wendy.greuel@lacity.org>, <jane.usher@lacity.org>
Date: 5/4/2008 10:55 PM
Subject: Proposed Studio City Senior Living Center

Dear Mr. Somers: Regarding your request for public comment in connection with the abovementioned project, it appears that the latest revision to the planned site still doesn't address the significant matter of the traffic issues it will create. Although I note no mention of it in your Notice of Preparation, the automobiles using the 635 parking spaces on the site will all enter and exit through a single driveway accessing Valleyheart Drive. This can only create a serious problem for residents, visitors, neighbors and Fire Station Personnel at a time when those of us who actually live in, work in, drive through, visit or care about the quality of life in Studio City are trying to reduce traffic congestion, not increase it.

To say nothing of what those who use the tennis courts you propose to completely destroy (of which I am not one) think of this ridiculous plan.

Back to the drawing board...

Sincerely,

Stuart M. Miller
Longtime Resident

Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.

(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

David Sommers, Project Coordinator
Environmental Review Section
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When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Mr. & Mrs Robert L. Mills

4241 BECK AVE

Studio City, CA 91604

818-980-8445

FAX TRANSMISSION

CHATTEN-BROWN & CARSTENS

2601 OCEAN PARK BOULEVARD, SUITE 205

SANTA MONICA, CALIFORNIA 90405-3219

TEL: (310) 314-8040; FAX: (310) 314-8050

EMAIL: CBC@CBCearthlaw.com

To:	David Somers, Project Coordinator Environmental Review Section Department of City Planning	Date:	May 1, 2008
Fax #:	(213) 978-1343	Pages:	2, including this cover page
From:	John Sager, for Amy Minter		
Subject:	Request for Extension of Time to Submit Scoping Comments on Studio City Senior Living Center Project, ENV-2001-1196-EIR		

Confidential Information

If there are any problems with this transmission, please call (310) 314-8040 EX 6

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COMMENTS:

CHATTEN-BROWN & CARSTENS

2601 OCEAN PARK BOULEVARD

SUITE 205

SANTA MONICA, CALIFORNIA 90405

www.cbcearthlaw.com

TELEPHONE: (310) 314-8040
FACSIMILE: (310) 314-8050

E-MAIL:
ACM@CBCEARTHLAW.COM

April 30, 2008

*Via facsimile (213) 978-1343
Original to follow*

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: Request for Extension of Time to Submit Scoping Comments on Studio
City Senior Living Center Project, ENV-2001-1196-EIR

Dear Mr. Somers:

On behalf of the Studio City Residents Association ("SCRA"), which consists of more than 2,100 member households in the community surrounding the proposed Studio City Senior Living Center (the "Project") on what is now the site of Studio City Golf & Tennis, we request that the period for submitting scoping comments be extended to 90 days. The new notice of preparation shows several very significant changes to the proposed Project. In particular, the community was taken aback by the revised Project's complete elimination of tennis courts and believes the extension is necessary to allow them to sufficiently review and comment upon the changes to the Project.

Thank you for your time and consideration in this matter. Feel free to contact me if you have any questions.

Sincerely,



Amy Minter

Cc: Councilmember Wendy Gruel

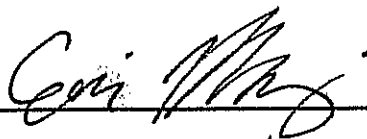
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

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Erin Mizrahi

15894 High Knoll Road Encino, CA 91436

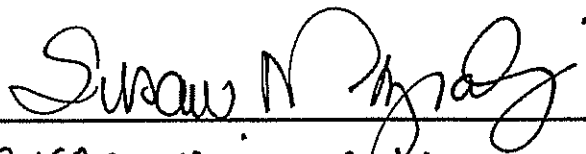
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
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fax(213)978-1343
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Re: EAF NO: ENV-2001-1196-EIR
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SUSAN MIZRAHI

Please listen to the appeal of all the many tennis players whose lives are enriched by the use of the tennis courts. Thank you.
15894 High Knoll Road Encino CA 91436

From: Eric Mok <ericmok@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 4/29/2008 9:13 AM
Subject: tennis facility at Whitsett

please preserve the tennis courts at Whitsett in Studio City. We need more parks and tennis courts for our community.

Eric Mok, MD

From: <Paigemoore@aol.com>
To: <David.Somers@lacity.org>
Date: 5/5/2008 7:02 AM
Subject: SAVE STUDIO CITY TENNIS COURTS

To whom it may concern,

Please keep the tennis courts and golfing area at Studio City Tennis on Whitsette. It seems absurd that the replacing of this recreational and open area with buildings is even being discussed. Let's get our priorities straight. Please do the right thing as a council member and fight like heck for our courts and golfing greens!

Thank you in advance for your consideration in this matter.

Most sincerely,

Paige Moore
4415 Sancola Ave
Toluca Lake CA 91602
818-2401101

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

From: <Aileengrammoreno@aol.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 2:08 PM
Subject: Studio City Golf and Tennis Facility

Dear David: Losing the Studio City golf and tennis center would be a huge impact on the local community. Factors include: Aesthetics, Air Quality, Cultural Resources, Geology, Soils and Water Quality, Land Use and Planning for future generations, Land Value, Noise, Population and Housing, Strain on Public Services, Recreation, Traffic and Utilities/Energy Conservation.

There has got to be a million other places you can build a condo complex, do you enjoy taking candy from children as well.

Need a new ride?

Check out the largest site for U.S. used car listings at AOL Autos.

(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Sumiko Morishita

1100 N. Alta Loma Rd #1103

West Hollywood, CA, 90069

From: "Liz Siegel Mullen" <lizmarg@pacbell.net>
To: <david.somers@lacity.org>
Date: 6/6/2008 4:50 PM
Subject: Fw: Studio City Golf and Tennis Site Proposal
Attachments: Studio City Public Scoping Meeting Homeowner Comment.doc

I attached the original comment I sent to you in March 2007. It has more detail about the traffic congestion problem I encounter everyday and it has worsened over the last year since the construction of several new multi-family dwellings on Whitsett and on Moorpark.

Thank you for adding these comments to your review.

Sincerely,

Elizabeth Mullen

----- Original Message -----

From: Liz Siegel Mullen

To: david.somers@lacity.org

Sent: Friday, June 06, 2008 4:41 PM

Subject: Studio City Golf and Tennis Site Proposal

Dear David,

I have spoken to you and emailed you before about this issue in previous iterations of it, so I don't know how much to repeat. Certainly the issue of the serious lack of open space in our area is critical and the huge apartment buildings that have replaced smaller structures on the periphery of my neighborhood is reducing that space more and more each month.

However, my strongly held belief is that the worst part of adding six four-story buildings and 635 parking spaces is that the adjacent streets cannot begin to handle the increased traffic flow. Whitsett is seriously overcrowded as it is and depending upon what time of day, the traffic is congested in one direction or another. I live between Whitsett and Laurel Canyon between Moorpark and the river and it is often difficult for me to get out of my little neighborhood. Even if the entrance is not located on Whitsett, the only egress out of the side street is onto Whitsett. It is hard enough leaving the Bed, Bath and Beyond shopping area, if one is trying to go east. And we cannot forget that we are locating a fire station on this already busy street.

The community is overdeveloped as is and traffic flow will get significantly worse with this many new residents in a relatively small space.

I thought the City of Los Angeles was striving to improve traffic throughout the city with measures that would benefit residents. This measure will only benefit the new owners of the land and harm the surrounding community forever.

Thank you for including these comments in your environmental review.

Sincerely,

Elizabeth Siegel Mullen

4209 Vantage Avenue

Studio City, CA 91604

March 16, 2007

Elizabeth Siegel Mullen
4209 Vantage Avenue
Studio City, CA 91604

David Somers
Project Coordinator
Environmental Review Section, Dept of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012

Dear Sir:

I am a 7 year homeowner of a home in the exceptional neighborhood of Studio City, south of Moorpark, between Laurel Canyon and Whitsett. I frequently telecommute from my home, and I am the parent of a school age child, so that I am out and about our area many times per day, every day. I have witnessed the significant increase in traffic on Whitsett over the years. Whitsett has become so congested northbound between Ventura Blvd and Moorpark, that I frequently cannot get out of my own neighborhood either from Woodbridge or from Valleyspring going north without waiting through 2 or 3 traffic signal changes at the corner in front of the Studio City Library, and that is just to proceed forward (north) without turning left.

Historically, Laurel Canyon and Coldwater Canyon Boulevards have been known to be difficult thoroughfares. However, please know that Whitsett, particularly driving north with its one lane up until Moorpark, cannot tolerate any more cars. It is of minimal benefit that the proposed large 272 unit dwelling will have garage entrance access off a side street. Those cars will still have to access the street from Whitsett.

This issue becomes even more critical in that we will be placing our fire station there as well.

I urge this letter to be written into the record and considered in the preparation of the EIR for the proposed development on the land of the Studio City Golf and Tennis.

Sincerely,

Elizabeth Siegel Mullen
Homeowner

From: Heather Myman <heathiemac@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 4/25/2008 3:40 PM

Dear Mr. Somers,

This note is to seek your support in preserving the Studio City Golf and Tennis site as green and recreational space.

There is sadly little such acreage in our community and, conversely, a surfeit of senior living facilities. In fact, that stretch of Whitsett contains little else, save only similarly themed condominium development.

Thank you for your attention to this matter.

Heather Myman
3930 Sunswept Drive
Studio City Ca 91604

From: Harvey Myman <hmyman@j2tv.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 2:42 PM
Subject: RE: Studio City Golf and Tennis site development

Dear Mr. Somers,

This note is to seek your support in preserving the Studio City Golf and Tennis site as green and recreational space.

There is sadly little such acreage in our community and, conversely, a surfeit of senior living facilities. In fact, that stretch of Whitsett contains little else, save only similarly themed condominium development.

Thank you for your attention to this matter.

Harvey L. Myman
3930 Sunswep Drive
Studio City Ca 91604

Harvey L. Myman
J2TV | J2 pictures
P: 818.980.8114 | F: 818.980.8115

www.J2TV.com | www.J2pictures.com

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From: "Neiman, Cynthia" <Cynthia.Neiman@Mattel.com>
To: <david.somers@lacity.org>
Date: 4/21/2008 8:18 PM
Subject: PLEASE SAVE WHITTSET

As a tennis player and longtime Valley resident, I ask you to please save our beloved Whittset from development. It is such a unique environment and should be preserved for future generations to enjoy.

Sincerely,

Cynthia Neiman
5108 Libbit Avenue
Encino, CA 91436

Cynthia Neiman | Vice President
Games Marketing
Mattel
333 Continental Blvd., MS 24-0402 | El Segundo, CA 90245
(direct 310.252.4675
*: cynthia.neiman@mattel.com

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From: David Newlon <mrhappe2u@yahoo.com>
To: <David.Somers@lacity.org>
Date: 4/24/2008 11:56 AM
Subject: Re: Studio City Senior Living Center: EAF NO: ENV-2001-1196-EIR

Dear Mr. Somers,

My name is David Newlon and I am the President of the Los Angeles Tennis Association ("LATA"). We have been involved with the issues of developing Studio City Golf and Tennis for MANY years. The following are some of my comments regarding the potential environmental impacts of this project.

Aesthetics. This project essentially replaces a high public-demand recreational facility (the tennis courts) with 200 multi-family condos for senior citizens. The tennis courts are used by many diverse groups. The project removes one of the few remaining facilities in the area for the public to enjoy this highly popular sport. Groups such as LATA are now hard-pressed to find another facility for their player groups which typically require eight or more courts several times a week or more for their members. Instead, the space will be occupied by hundreds of people as a housing area with hundreds of automobiles.

Air Quality. The air quality is likely to become increasingly polluted by the multitude of vehicles that will be coming in and out of the facility.

Cultural Resources. There are provisions for cultural activities for the proposed occupants of the senior center, e.g., arts and crafts, onsite programs, community events for residents, a library, and a computer room. The residents will have to rely on their own resources for additional cultural activities.

Geology and Soils. Undoubtedly, there will be a major impact in this area as there will be massive excavation for underground parking. There are to be 2 levels of subterranean parking with 613 parking spaces. There will be impacts on sewer system locations and utilities. None of the details are present in the proposal

Land Use and Planning. The proposed project as presented is basically only an outline. There are many details missing. The project eliminates the tennis courts and makes no provision for relocating them to another area on the property. The previous proposal was for 17 courts to be built in the NW corner of the property. That was a much more acceptable proposal to the local community and would have been much less disruptive to the interests of the many tennis players who are now left without a good alternative site.

Noise. Probably the most significant noise would be from automobiles and service vehicles coming in and out of the property.

Population and Housing. The project proposes to build 6 buildings with 200 units, 30 or 40 units per building, 4 floors, up to 45 feet high. There is no way to tell how many people will be housed there, and how many staff will work there. This is a huge high-density project. Assuming an average of 2 persons per household, this would be 400 people. There is no indication as to how many children may be involved and no way to project how many guests may visit. There is no indication of how many administrative and staff personnel may be involved. This large number of residents and staff will significantly impact the environment.

Public Services. Since one parcel of the project will retain the golf course and driving range, these facilities would presumably be available to the people living in the senior housing as well as to the public, much as they are at present. In addition to the 22 above ground parking spaces there will be 113 more spaces on underground parking level 2 for use by the public. There is room to park 613 cars below ground. Obviously there will be significant impact on the environment from all the projected automobiles coming in and out of this facility.

Recreation. The recreation facilities described in the proposal are very limited and apparently include arts and crafts, an exercise room, and a computer room, and outside programs and outings. Presumably, the residents would be able to use the golf driving range and the golf course.

Transportation/Traffic. The coming and going of automobiles by condo owners and their guests, and the coming and going of service personnel, housekeepers and administrative staff in the housing area, coupled with all the public's use of parking facilities for the golf course and driving range will have a big impact on the environment. Traffic on Whitsett is likely to be very strongly impacted as well as traffic on Ventura Blvd and other streets in the area. A neighborhood van service is mentioned, but there are no details as to how that will work - these would be additional vehicles coming in and out of this facility. Concierge service is mentioned, but there is no indication of how many personnel may be involved in parking cars. There is a wellness clinic, but no indication of how many people would be working there or how many vehicles might be involved by personnel staffing such a clinic.

Utilities/Energy Conservation. There is no description of what utilities will be involved, or whether there are any energy saving measures to be involved. This section of the project proposal, while very important, is totally missing.

Conclusion. This is a very poorly conceived project. It is the worst proposal yet for developing this property. It takes away the tennis courts which are used by a multitude of individuals and groups. The previous proposal offered to build 17 courts on the NW corner of the property. It would have sacrificed the golf course, but retained the driving range. That proposal was far better than this one. It permitted the retention of the highly popular driving range. There would have been something to satisfy the tennis players as well as those involved in golf. This proposal needs to be reconsidered with much more thought given to the needs of the community. As it stands this proposal is totally unacceptable.

Sincerely yours,

David Newlon
10724 Moorpark Street
North Hollywood, CA 91602

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know-it-all with Yahoo! Mobile. Try it now.
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David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

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Jeanie Nowine

13459 Moorpark St. # 2

Sherman Oaks, CA 91423

From: "O'Connor, Jamie A." <JamieO'Connor@ymcala.org>
To: <david.somers@lacity.org>
Date: 4/28/2008 1:11 PM
Subject: Opposition to the Studio City Senior Living Center proposal

Jamie A. O'Connor
400 N. Louise Street #303
Glendale, CA 91206

April 28, 2008

David Somers, Project Coordinator
Environmental Review Section
Dept. of City Planning

Re: EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center

ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

Dear Mr. Somers,

I'm writing to you to express my belief that the Studio City tennis courts on Whitsett are a treasured resource to the community that must be preserved. The Weddington family progenitors leased this property to Studio City to improve the quality of life in the community. The golf & tennis facility is to Studio City what Central Park is to Manhattan - an oasis in a sea of concrete and stucco. The site may be privately held in name, but it has evolved into what is effectively a public park.

Re-zoning the area, supplanting the tennis courts and diminishing the golf facility with luxury senior condominiums provides no tangible benefit to the community. It was disappointing to lose tennis courts to the new fire station, but at least the station's value is indisputable. If more high-end senior housing is needed in the community, real estate developers are free to invest in other, appropriately zoned sites. Likely, that hasn't occurred already due to the realities of the declining housing market.

Seniors are a core constituency of the park and the proposed development would make the remaining golf course less accessible to neighbors if it is attached to a private development. It will essentially function as an exclusive amenity to the residents of the new housing.

I have enjoyed the tennis facilities for over ten years. It is a profitable business for the Weddington heirs. It would be a shame if their greed was allowed to take precedence over the needs of the community.

Sincerely,
Jamie A. O'Connor

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Justin M. Pettipiece

1413 Banyan Ave

LA. CA 90025

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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ROSE M. PALAMARA
401 N. PASS AVE #20
BURBANK, CA
91505

May 15, 2008

To: David Somers, Project Coordinator,
Environmental Review Section- Department of City Planning
City of Los Angeles

As longtime residents of Studio City, we have concerns regarding the proposed senior condo development of the Studio City Golf and Tennis site on Whittset Avenue. The site is a much loved and appreciated recreational asset to our community. To drastically alter this space would cause alarm to our lifestyles and the neighborhood environment. Although we are not against change or development to our city, the emphasis should be towards community concerns, environmental issues, quality of life, citizen input and betterment for all. Any studies to be done shall include these elements as required and obligated. Studies for immediate and long term impacts should include water quality and stormwater runoff issues since the project is adjacent to the L.A. River artery channel. Traffic flow improvements and mitigation shall include normal, commuter and emergency traffic conditions in all nearby neighborhood areas leading to and including Ventura Bl. to to the South and Moorpark St. to the North. Other environmental issues should be addressed such as air quality and noise abatement. As betterment is of importance, efforts should be made towards the L.A. River Revitalization Plan and include plans to continue the L.A. River Trail-Bike path and public use greenway similar to other segments in Studio City. So there will be no loss to available recreational opportunities, the tennis courts should not be totally eliminated, just reduced in size or relocated. As a desirable and beneficial plus to all, the project should be built with an emphasis towards green construction and renewable materials much like the new adjacent LAFD Fire Station No. 87, which is a LEED certified building. All these elements would ensure a positive impact to the community, the developer and the city, now and for years to come.

Sincerely,

Steven Palma
Teresa Lynn
4518 Ethel Ave.
Studio City, CA 91604-1002

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Gune Pearson

1227 N. Brand Rd #3

Glendale Ca - 91204

From: "Peter, Paige M " <paige.m.peter@smithbarney.com>
To: <David.Somers@lacity.org>
Date: 4/29/2008 12:40 PM
Subject: STUDIO CITY TENNIS

RE; EAF #: ENV-2001-1196-EIR

PROJECT: Studio City Senior Living Center

ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

To whom it may concern:

Please do not put homes/buildings etc in the space that the Studio City tennis courts and golfing range occupy. KEEP THE COURTS!!!!!!!!!!!!!! We need to keep this landmark as well as open space.

Thankyou,

Paige Peter

4421 Sancola Ave

Toluca Lake 91602

818-240-1101

Paige Peter

Registered Associate

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From: ESTAJAY PETERS <estajoy@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/6/2008 9:44 AM
Subject: Don't Take Away Our Tennis Center

Dear Mr. Somers,

Does LA really need another condo complex in this specific location? Come on. Is everything always about money? I'm sure the people seeking to gain from this have enough money already but the people that enjoy the serene nature of these lovely maintained courts & tree lined stretch of Whitsett would miss this place of solace more.

Please let me know what else I can do to fight this. I would deeply appreciate it.
Thanks.

EJ

EJ Peters
Catering Director
Gino Angelini Catering & La Terza Catering
323-270-4523

From: "tpetroc@roadrunner.com" <tpetroc@adelphia.net>
To: <David.Somers@lacity.org>
CC: <tpetroc@roadrunner.com>
Date: 6/17/2008 2:21 PM
Subject: ENV-2001-1196-EIR

Dear Mr. Somers,

We are writing to urge you to study the long term effects of the following while performing the Environmental Impact Report for the proposed development at 4141 Whitsett Avenue in Studio City.

Possible negative impacts to the Los Angeles River and the loss of critical riverfront greenspace:

- Access to the L.A. River for public use such as the Greenway Bicycle and Pedestrian Trail
- Regional efforts to re-green the LA River, including restoring river habitats
- Implications for the L.A. River Revitalization Master Plan

Possible negative impacts on quality of life for residents:

- Traffic increase and mitigation
- Air quality
- Increased noise pollution
- Geology
- Water quality
- Other infrastructure such as sewer systems, library, and parks
- Loss of unique regional recreational opportunities due to removal of tennis courts, including school and adult tennis facilities

Regards,

Tiffany and Zachary Petroc
4180 Klump Avenue
Studio City, CA 91602
818-761-1394

From: "Polhemus, Jib" <jib.polhemus@cbsparamount.com>
To: <councilmember.greuel@lacity.org>, <David.somers@lacity.org>
Date: 4/29/2008 9:58 AM
Subject: Whitsett Golf and Tennis courts

To Whom it May Concern:

I am a resident of the Studio City/Hollywood Hills area and the father of two children.

I have just heard about the plans to raze the Whitsett Tennis courts and Golf course. In a city where parks and safe, clean, family oriented recreation areas are near impossible to find this is a huge travesty. The Whitsett Golf and Tennis courts are vital to the community and should not be demolished for something that can be built in numerous other locations that aren't as destructive to the community as this would be. Please reconsider this development. It is very important to my family and the community alike.

Thank you.

Sincerely,

Jib Polhemus
2712 Nichols Canyon Road
Los Angeles, CA 90046
323 512 4959

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Checked by AVG.
Version: 7.5.524 / Virus Database: 269.23.6/1403 - Release Date: 4/29/2008 7:26 AM

From: Shae Popovich <sgpo2000@yahoo.com>
To: <david.somers@lacity.org>
Date: 6/2/2008 6:44 PM
Subject: Studio City Golf and Tennis Site

We are writing to express our complete disappointment regarding the development process for the Studio City Golf and Tennis Club. We live across the street and have been here since 1993 and 2000 respectively. We love this area but it is getting increasingly difficult to get out of our driveways in the morning hours and late afternoon hours due to heavy traffic on Whitsett Avenue. In the years we have lived here, we have witnessed countless traffic accidents and two deaths. Putting a retirement home in that accommodates 635 parking spaces will only make it that much worse.

The beauty of having a recreational site will be gone. This is one of the few spots in Studio City where young and old alike can enjoy a day of tennis and golf and perhaps a bite to eat in the clubhouse casual eating nook. It truly is a charming spot.

We could go on and on, from the increased air quality (which we all know already is horrendous), to the noise, to the water quality, etc.

Please take our comments and concerns seriously. We chose this area to live for the beauty, quietness, and ease of mobility with traffic, among other things.

Thank you for taking our comments and please do not go through with this development proposal. The neighborhood is counting on you.

Eileen Melaten Shae Popovich
4148 Whitsett Ave. 4152 Whitsett Ave. Apt. 103
Apt. 102

CHATTEN-BROWN & CARSTENS

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June 3, 2008

Via facsimile (213) 978-1343 and e-mail

David.Somers@lacity.org

Original to follow

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: Scoping Comments on Studio City Senior Living Center Project,
ENV-2001-1196-EIR (April 17, 2008 NOP)

Dear Mr. Somers:

On behalf of the Studio City Residents Association ("SCRA"), which consists of more than 1,700 member households in the community surrounding the proposed Studio City Senior Living Center (the "Project") on what is now the site of Weddington Golf & Tennis, we provide the following scoping comments for the above referenced project, based upon the facts that have been represented to us and what information is available from the public record.

I. Introduction and Background

The various iterations of the project have resulted in at least four Notices of Preparation (NOP) since 2003. We submitted substantive comments on the last NOP on January 18, 2007, at which the time the Project included a proposed senior housing facility that would have relocated the existing tennis courts and eliminated the existing golf course and driving range. The current NOP in contrast proposes a 200-unit senior housing complex that would eliminate the existing tennis courts but retain the existing golf course and driving range.

While the description of the project has changed, the overarching concern with the project- that it would result in the loss of an important recreational resource and eliminate the only potential site for habitat restoration and public access trailhead/staging area

adjacent to the Los Angeles River in the San Fernando Valley, impeding regional efforts to revitalize the L.A. River and further the L.A. River Greenway Trail while generating significant environmental impacts on its surroundings- remain the same. Many of the broad comments on the previous NOP therefore remain relevant and are reiterated below. In addition, the latest proposal raises new concerns about loss of recreational opportunities and other environmental impacts that the City should address in the Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA, Pub. Res. Code Section 21000 et seq.).

The Project would result in the loss of 4.44 acres of existing recreational space adjacent to the Los Angeles River and bordered to the east by the heavily traveled Whitsett Avenue in the heart of Studio City (the "Project site"). The Project site consists of 16.1 acres currently occupied by a golf course a driving range, and tennis courts, all available to the public and adjacent to the Los Angeles River, plus right-of-way lands owned by Los Angeles County, also adjacent to the Los Angeles River. The majority of the Project site is owned by Weddington Investment Company, Inc. ("Weddington") and leased to the Studio City Golf Course, Inc. ("SCGCI").

In the early 1970's, the project site was down-zoned from residential to its current agricultural (A-1) zoning pursuant to an agreement among Weddington, SCGCI, and the City of Los Angeles and County of Los Angeles to permanently maintain the Project site as recreational open space. In consideration of the City's agreement to keep the Project site as recreational open space for the benefit of its citizens, the County has lost millions of dollars of property tax revenue, which it otherwise would have enjoyed under the Project site's previous residential zoning. Consistent with that agreement, the Project site is designated as open space on the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, which comprises the applicable land use element of the City's General Plan.

For decades, the Project site has housed Studio City Golf & Tennis, a recreational facility consisting of a 9-hole golf course, lighted driving range, putting green, 20 lighted tennis courts, and club house -- all open to the public -- which are owned and operated by SCGCI (the "Recreational Facilities"). The Recreational Facilities include numerous mature trees, provide rare "green space" in the otherwise heavily developed San Fernando Valley, are extraordinarily well-operated and maintained, and are used by tens of thousands of residents from throughout both the City and the Greater Los Angeles region. The tennis facilities are home to the teams from several high schools and tennis leagues. Because of the number of courts and the unique ability to "block-book" these excellent courts, they are the site of numerous regional tournaments, tennis camps for children, and

other important programs. The Southern California Tennis Association considers this an important regional resource not provided elsewhere.

Although SCRA certainly recognizes the need for quality senior housing, we believe that this laudable goal should not be accomplished by destroying existing unique recreational open space in the San Fernando Valley, and especially not along the Los Angeles River. Moreover, it must be emphasized that the Project is not a low income senior housing community, but rather is an upscale, for-profit residential development providing numerous amenities, including a health center, dining, exercise and arts and crafts facilities.

Special care must be taken to ensure all potentially significant impacts of the Project are properly studied in the Environmental Impact Report ("EIR") and fully mitigated due to the importance of the Project site because of its recreational opportunities; its strategic location on the Los Angeles River; its critical location as a key connection in the regional network of parks, trails and natural lands that comprise the 51-mile Los Angeles River Greenway; its uniqueness as the only potential regional public access trailhead and staging area to the Los Angeles River Trail and Greenway with proximity to public transportation; its value as one of the few remaining open space areas in the San Fernando Valley; and its value as the last remaining unprotected, undeveloped open space along the Los Angeles River for 22 miles from Canoga Park to the 170 freeway.

Large financial investments have been made at all levels of government and years of planning have gone into efforts to revitalize the Los Angeles River, lands along the 51 miles of the River, and lands upstream and downstream to the Project site. Because of its proposed design, this Project, if approved, would undermine the hard work, the over \$100 million in public funds that have already been expended on the Los Angeles River Greenway, and the tens of millions more currently earmarked in state voter-approved funding measures.

Alternatives to the Project which protect the site's current uses and take into account the unique value of the site's location on the Los Angeles River and its role as a key trail connector and public access and trail staging point for the River Greenway must be analyzed and, if feasible and with less environmental impact, be adopted. (Pub Res. Code §21002.)

II. Preliminary Matters.

SCRA requests that all notices regarding the Project be posted in several clearly

visible places on the Project site to make the thousands of persons using the Recreational Facilities aware of the Project and the impacts it would have on their continued ability to use the Recreational Facilities. It also requests that public meetings be held once the EIR has been released. This type of open forum may help reduce public opposition to the Project and lead to a project that would be the most beneficial to the entire region.

SCRA further believes that due to the numerous impacts the proposed Project would have on the environment and the regional impact this Project would have on the San Fernando Valley and on the Los Angeles River, the minimum circulation period for a Draft EIR would not be adequate. We request that the many complex issues at play in this Project be considered when setting the circulation period, and that at least a 75 day comment period be set.

Previous attempts have not succeeded in engaging the developer in a process to arrive at a development proposal that would provide a fair economic return while minimizing impacts and respecting the important role of the existing facilities as a recreational resource and the wider importance of the site to the revitalization of the Los Angeles River. However, SCRA remains willing to work with the City and the developer to arrive at a mutually agreeable and appropriate development proposal.

III. The EIR Must Comprehensively Analyze Alternatives to the Project.

The NOP does not include a statement of project objectives. CEQA requires that the EIR contain a "statement of the objectives sought by the project." (14 Cal. Code Regs. [hereafter "Guidelines"] §15124(b).) "The statement of objectives should include the underlying purpose of the project." *Ibid.* It is important to note that the statement of objectives is to assist the *Lead Agency* (i.e., the City) in developing a reasonable range of alternatives to the proposed Project. Thus, it is imperative that the City develop a statement of objectives that explains the purpose of the Project and allows the City to adequately evaluate a range of potentially feasible alternatives.

The City's statement of project objectives must not uncritically accept assertions from the applicant regarding the project objectives. Doing so would render the alternatives analysis circular and meaningless, as it would lead to the conclusion that the project objective is to implement the applicant's preferred Project. Such an outcome would run directly counter to several recent Court of Appeal decisions that place significant limits on the ability of an applicant's project objectives to dictate to a Lead Agency what constitutes a feasible alternative to the Project. (See *Preservation Action Council v City of San Jose* (2006) 141 Cal App 4th 1336, 1351-2; *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal. App. 4th 587, 595 fn. 4; and *Save Round Valley*

Alliance v. County of Inyo (2007) 157 Cal. App. 4th 1437, 1460.) Rather, the City must develop a statement of project objectives that allows for evaluation of a reasonable range of alternatives, even if such an approach means that the applicant will not be able to implement its preferred alternative as outlined in the NOP.

The alternatives analysis is the “core of the EIR.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal 3d 553, 564.) The range of alternatives is governed by the “rule of reason.” (Guidelines §15126.6(f).) The City must evaluate a reasonable range of potentially feasible alternatives “which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” (Guidelines §15126.6(b).) Such an analysis is necessary because if a feasible project alternative exists that would lessen impacts, the City *must* select such an alternative. (Pub. Res. Code §21002.) In addition, Section 15126.6 of the CEQA Guidelines requires that an EIR include “sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project,” and expressly must address “[t]he specific alternative of ‘no project,’” the purpose of which “is to allow decisionmakers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.”

In light of this legal mandate, SCRA insists that the EIR contain a complete and comprehensive “alternatives” analysis which should include at least the following essential components:

A. “No Project” Alternative. SCRA believes the “no project” alternative could prove feasible in this case and warrants serious consideration, beyond merely establishing an environmental baseline. The City has the discretion to deny the Project outright. (Guidelines §15002(h)(5); §15042.) The City need not prepare an EIR prior to outright denial of the Project. (Pub. Res. Code §21080(b)(5).) Such a project denial would preclude the need for a resource-intensive EIR review process. (*Main San Gabriel Basin Watermaster v. State Water Resources Control Board* (1993) 12 Cal. App. 4th 1371, 1383-84.) Given that the project site is already producing an apparently reasonable return; the proposed Project would irrevocably eliminate a regionally important recreational tennis facility and any potential for developing riverfront-compatible uses consistent with the City’s Los Angeles River Revitalization Master Plan; the proposed Project would frustrate years of careful planning regarding the future of the Los Angeles River; and the proposed Project would impede the City’s current planning to address U.S. Clean Water Act violations and improve water quality in the Los Angeles River and San Pedro Bay through use of Green Best Management Practices; the City should seriously consider outright project denial.

B. Alternative Locations for the Project. The EIR should evaluate moving the proposed residential development to another location. Off site alternatives should be considered when “significant effects of the project would be avoided or lessened by putting the project in another location,” (Guidelines §15126.6(f)(2)(A)), which is clearly the case here, since moving the Project off site would completely avoid the loss of the tennis facility and impacts to the River. The Guidelines take a narrow view of what constraints would render an alternative site infeasible (for example, the lack of extractable resources on a site for a resource extraction project). (Guidelines §15126.6(f)(2)(B).) Furthermore, California Courts have endorsed the use of rigorous off site alternatives analyses. (See, for example, *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553 [upholding EIR in part because of adequate analysis of an off site alternative] and *Save Round Valley Alliance v. County of Inyo* (2007) 157 Cal. App. 4th 1437 [EIR found inadequate for failure to assess an offsite alternative that would have reduced impacts].)

Expert treatises on CEQA confirm that the general approach to offsite alternatives is particularly important in the instant case. “A proposal to change a site’s land use designation raises issues that make consideration of alternative sites particularly relevant. A proposed change in allowed uses raises a policy question of whether the site is appropriate for the new use. Resolution of this question depends on a comparison of the advantages and disadvantages of the site with other sites that are or could be designated for the same use.” (Kostka and Zischke *Practice Under the California Environmental Quality Act* Vol. 1, § 15.26, p. 756.) Here, the Project requires a zone change and a General Plan amendment to change the land use from open space to medium density residential, making consideration of off-site alternatives particularly relevant. There is no inherent need for the applicant to develop its proposed residential facility on the site of the existing tennis courts, and SCRA is confident that the worthwhile apparent goal of the Project -- i.e., development of quality senior housing -- can be accomplished at other locations in and around Studio City.

C. Multi-use Project Alternative. An alternative must be included that considers a multi-use project combining a multi-acre Los Angeles Riverfront park as part of the regional Los Angeles River Greenway with a natural process based runoff catchment, filtration and treatment system to address both inflow of contaminated stormwater and urban runoff into the Los Angeles River and the need to preserve the only remaining opportunity to preserve and improve trail, habitat and open space lands immediately adjacent to the Los Angeles River. This type of Green Best Management Practices, multi-use project is one of the very highest priorities of the Los Angeles Regional Water Quality Control Board for addressing pollutant loading from urban runoff

that flows into the Los Angeles River and then to Los Angeles County's beaches, bays and coastal waters, and for meeting water quality objectives mandated by the Federal Clean Water Act. This 16-acre site provides a unique and unparalleled opportunity to effectively address both serious water quality and Los Angeles Riverfront compatible recreational open space needs in the San Fernando Valley. Over \$100 million in public investment has already been expended to improve access and recreational opportunities and to develop multi-use recreation/open space/water quality improvement projects along the Los Angeles River and trails of the River Greenway, provide public access to the trail, and incorporate improvements near the river to allow natural filtration of urban runoff to benefit regional water quality objectives. State Parks has spent over \$70 million on acquisition of lands on the River since 2001. The voter-approved California Proposition 84 earmarks additional funds for multi-benefit projects along the Los Angeles River that combine park, trail-related and water quality improvements. Thus, development of a multi-use riverfront project is at least potentially feasible.

Indeed, there are several examples of this type of multi-use project completed and underway in the Los Angeles area, further demonstrating the feasibility of such an alternative. There are numerous precedents in Los Angeles County that are helping the cities and County meet federal water quality standards established by the U.S. Clean Water Act and water quality improvement goals as set by the Los Angeles Regional Water Quality Control Board to meet these standards. These projects create multi-benefit projects that maximize the lands' capacity for capturing, detaining, cleaning and infiltrating stormwater and urban runoff and maximizing the available green space, recreation potential, and natural habitat. Examples include: Marsh Street Park, Los Angeles; Tujunga Wash Greenway Site; Aliso/Limekiln Creeks, Northridge; and Pacoima Wash Mountain Parkway, San Fernando Valley (all of which are river-adjacent), as well as Bimini Slough Ecology Park, Los Angeles and Tree People Open Charter Elementary School Project, San Fernando Valley.

The City of Los Angeles's adopted Los Angeles River Revitalization Master Plan specifically identifies the Project site as a key Opportunity Site along the river that can further regional goals for the river, including development of multi-benefit projects that incorporate recreation, public use, riverfront protection and water quality improvement.

IV. The EIR Must Comprehensively Address All of the Project's Significant Environmental Effects.

To be legally adequate, an EIR must comprehensively identify and address all of the "significant environmental effects" of a proposed project. (Public Resources Code § 21100(b)(1); CEQA Guidelines § 15126.2.) "All phases of a project," including

“planning, acquisition, development, and operation,” must be addressed. (CEQA Guidelines § 15126.) And both “[d]irect and indirect significant environmental effects” must be analyzed, “giving due consideration to both the short-term and long-term effects.” (Guidelines § 15126.2(a).) In addition, CEQA requires the imposition of all feasible mitigation measures (Pub. Res. Code section 21002); requires that the proposed mitigation measures must be included in the EIR (Pub. Res. Code section 21100(b)(3)); and requires that the Lead Agency must describe any ongoing monitoring or reporting requirements (Guidelines section 15097). The adoption of a less damaging feasible alternative is considered to be the imposition of a feasible mitigation measure. (*Laurel Heights Improvement Ass’n v. Regents of the Univ. of California* (1988) 47 Cal. 3d 376, 403.)

Here, among other significant environmental effects, the Project would consume scarce and valuable recreational space, destroy sorely-needed recreational facilities, and dramatically increase traffic congestion. SCRA insists that the EIR comprehensively analyze all of the Project’s significant environmental effects and develop appropriate mitigation for such impacts, including, without limitation, each of the following:

A. Land Use and Planning Impacts

1. The Project Would Be Inconsistent with the Site’s Current Land Use Regulation and Community Plan Objectives.

The Project would be inconsistent with the existing open space zoning and General Plan designation for the site, and would result in the loss of 4.44 acres of valuable recreational space in the City and the loss of the last remaining open space on the Los Angeles River in the entire San Fernando Valley. The effect of this loss would be devastating and cannot be mitigated. Los Angeles is among the most open space-starved cities in the country; it has less than one-quarter the national average of parkland per 1,000 residents, ranking dead last among major cities in the U.S.

The importance of preserving the remaining open space was made clear in the Community Plan for this area. The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Policy 4-1.1 states: “Preserve the existing recreational facilities and park space.” Objective 5-1 of the Plan is “To preserve existing open space resources and where possible develop new open space.” The Plan also sets out a policy to “Increase accessibility to The Los Angeles River.” (Policy 4-1.2.) Section 15125(d) of the CEQA

Guidelines requires that an EIR “discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” Accordingly, not only would the destruction of existing recreational open space for a massive development have a significant impact by eliminating over four acres of one of the last remaining open space sites in Studio City and the San Fernando Valley, it would also violate the policies and objectives of the Community Plan for this area. Therefore, the EIR must address the Project’s inconsistency with the Community Plan.

2. The Project Would Be Inconsistent with the Los Angeles River Master Plan and the Los Angeles River Revitalization Master Plan.

The Project site directly abuts the Los Angeles River. For more than a decade, the River has been the focus of significant planning efforts and financial investment of well over \$100 million by federal, state, regional, and local agencies, including the National Park Service, the California Department of Parks and Recreation, the State Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Transportation, the Los Angeles County Department of Public Works (“DPW”), the Mountains Recreation and Conservation Authority, the Rivers and Mountains Conservancy, and the many municipalities (including the City of Los Angeles) which lie along its 51-mile course. Numerous political leaders and citizen groups see continued revitalization of the Los Angeles River corridor as a key to the economic and environmental enhancement of Los Angeles and a thread which would provide our City with a greater sense of community. Thus, in 1996, the Los Angeles County Board of Supervisors adopted the Los Angeles River Master Plan (the “River Master Plan”), administered by DPW, which advocates environmental enhancement and recreational development along the River. (http://ladpw.org/wmd/watershed/LA/LA_River_Plan.cfm.)

In 2002, the City of Los Angeles created the City Council Ad Hoc Committee on the Los Angeles River, and in 2005, the City began the \$3 million Los Angeles River Revitalization Master Plan process, which focused on the 32 miles of the river within the City of Los Angeles, including all of the San Fernando Valley. The City of Los Angeles has completed its comprehensive, three-year planning process for the Los Angeles River, and the City Council has approved and adopted the Los Angeles River Revitalization Master Plan (“L.A. River Master Plan”) as the regional vision and guide for development and improvement of multi-benefit projects along the Los Angeles River in the City of Los Angeles.

The overall goal of this plan is to “transform the City’s 32-mile stretch of the River into an “emerald necklace” of parks, walkways, and bike paths, as well as providing better connections to the neighboring communities, protect wildlife, promoting the health

of the river...” The goals of this plan include: renewal of the River’s environmental qualities, facilitating ecological restoration, making the River green and accessible, reconnecting communities to the River and to each other, establishing environmentally sensitive urban design, land use and development guidelines for the River and adjacent lands that will foster appropriate river-adjacent development to enhance and improve the River and surrounding communities; providing public access to the River; and improving water quality in the River by developing multi-purpose solutions to support habitat, recreation and infiltration. ([http://www.lariverrmp.org/.](http://www.lariverrmp.org/))

The Los Angeles River Master Plan emphasizes the need to preserve and foster riverfront continuity by developing and improving lands immediately adjacent to the Los Angeles River for publicly-oriented and river-appropriate and compatible uses. Constructing a new street and primary site access, ingress and egress as called for in the proposed development plans immediately adjacent to the Los Angeles River, would preclude the use of the Los Angeles River for the types of multi-benefit, public access, connectivity and riverfront compatible uses called for in the Los Angeles River Master Plan, and would preclude optimizing the site’s proximity to and frontage along the Los Angeles River. Further, this street has not and does not currently exist except as a “paper” street. Hence, the impacts of converting it from a “paper” street to an actual part of the transportation infrastructure will produce real environmental impacts and must be carefully evaluated in the EIR.

A key strategy of both the Los Angeles River Master Plan and the City’s Los Angeles River Revitalization Master Plan is to link larger “nodes” of open space along the Los Angeles River -- both existing parcels and future-acquired property -- with a continuous Greenway of parkland, trails and restored natural habitat lands. The Los Angeles River Revitalization Master Plan identifies the Project and the area of Studio City from Coldwater Canyon to Whitsett as a key Opportunity Site along the river due, among other things, to its ability to help create multiple community benefits and improve river aesthetics and visibility; the Plan further identifies numerous design, recreation, public use and riverfront protection objectives and long-term visions, with a clearly articulated goal of creating regional opportunities adjacent to the Los Angeles River.

The Project site is an existing “node” of recreational open space along the Los Angeles River, and provides a vital and unique site for a significant public access and trail staging area to the River Greenway. It is easily accessible by public transportation, making it uniquely suitable to use by residents from throughout the San Fernando Valley and the greater Los Angeles County region. It is also immediately upstream of over a mile of existing River Greenway Trail established by the City of Los Angeles Department of Recreation and Parks. Thus, construction of a massive development at the site would be a

huge step backwards for the River Greenway and directly would contravene the Los Angeles River Revitalization Master Plan. The Los Angeles River Revitalization Master Plan is a “regional plan” within the meaning of Section 15125(d), and the EIR therefore must comprehensively address the Project’s inconsistency with it.

Moreover, because Los Angeles County is responsible both for administering the county’s River Master Plan and for approving use of Los Angeles County’s portion of the site-- which the applicant is now seeking – Los Angeles County is a “Responsible Agency” within the meaning of the Section 15381 of the CEQA Guidelines. Additionally, the Santa Monica Mountains Conservancy and the Coastal Conservancy have jurisdiction over the Los Angeles River and adjacent lands, making them “Trustee Agencies” for the Project. (CEQA Guidelines § 15386.) Accordingly, in preparing the EIR, the Planning Department must fully consult with both of these agencies concerning the Project.

B. Recreational Impacts

1. Tennis

The Recreational Facilities currently include 16 lighted, public tennis courts, which are extraordinarily well-maintained and heavily used. According to data from the current reservation sheets, 250 people per day play on the courts for a total of 90,000 players per year. The currently proposed Project would completely eliminate this valuable resource and physically occupy the Riverfront site now housing the tennis courts.

The Recreational Facilities also presently provide enough courts for regional tournament use. With the loss of the Racquet Centre at Ventura Boulevard and Vineland Avenue to development several years ago, these courts are the last remaining tennis facility in the area. Unlike the publicly-owned tennis courts operated by the Los Angeles Department of Recreation and Parks (“DRP”), the courts at the Recreational Facilities may be “block-booked” for use by teams, leagues, and children’s programs. For that reason, the courts are home to the tennis teams from Harvard-Westlake, Buckley, Oakwood, and Notre Dame High Schools both as primary practice facilities and for league competition, and are also home to two of the City’s largest tennis leagues, the Los Angeles Tennis Association and the Van Nuys/Sherman Oaks Racquet Club.

2. Golf

The golf course is extremely busy; over 70,000 rounds are played each year, or

about 200 rounds per day. The current version of the Project preserves the golf course use, but the EIR must still evaluate whether the Project would have impacts on the course, and whether mitigation would be feasible. The EIR should provide a parking needs assessment to ensure that adequate parking would exist to support the remaining recreational uses after implementation of the proposed Project.

3. Other recreational impacts

Bicycle and pedestrian trails are under construction along the 51 miles of the Los Angeles River. The City recently installed trail improvements just downstream of the site, as part of the on-going regional effort to create a continuous bicycle and pedestrian trail system along the river. No other comparable site exists in the entire San Fernando Valley where a significant trailhead staging area and access point can be established to provide necessary public access to the River's trails. Implementation of this Project would inhibit the completion of this regional network of trails, prevent creation of a vitally-needed public access and staging area to the River trail, create a permanent barrier through construction of the site's vehicular access and primary road adjacent to the river and permanently damage a critical connection node in the Los Angeles River Greenway system. The EIR needs to thoroughly evaluate this possibly regionally significant impact.

C. Traffic Impacts

The applicant obviously anticipates significant traffic from the Project, as it proposes to construct a large amount of parking for the Project, including a subterranean garage. The Project also can be expected to generate significant vehicular traffic by guests, vans to transport the residents, cleaning, food and other residential service vehicles, delivery trucks, and emergency vehicles -- all requiring ingress and egress to the Project within several hundred feet of the already congested and dangerous intersection at Ventura Boulevard and Whitsett Avenue. *Any* additional traffic in the area would cause a significant impact, let alone the numerous trips this Project would produce. CEQA requires that the EIR fully analyze this significant environmental effect of the Project and include mitigation or alternatives to reduce significant impacts.

The EIR should explain whether the earlier proposal of developing Valleyheart Drive as the main entrance and only vehicular access to Project is still under consideration, and if so, the impacts of the proposed access must be fully analyzed. Such a project configuration would create a dangerous situation, requiring the numerous daily trips arriving at and leaving the Project site to bottleneck into this singular vehicular access point. Moreover, entrance or exit from the Project site from the heavily congested Whitsett Avenue will add to traffic impacts. Several streets converge just south of the

property (Valleyheart Drive, Ventura Court, Ventura Blvd, Laurel Terrace and Sunswept). All these streets feed into Whitsett Avenue, which is used by commuters to the Westside.

This same access point is also used by Fire Station currently under construction and located at the edge of the Project site, adjacent to the access road.

D. Air Quality Impacts

The addition of numerous daily trips to and from the Project site would cause air quality impacts from vehicle exhaust, including greenhouse gases, which must be analyzed in the EIR, and feasible mitigation measures adopted. Further, the apparent loss of vegetation would reduce the air filtering capacity of the site, and the increased energy use at the Project would have air quality impacts elsewhere, including a contribution to global warming that must be discussed and impacts mitigated to the extent feasible.

E. Water Quality and Flooding Impacts

The Project is located on the banks of the Los Angeles River; therefore, potential water quality impacts from construction and operation of the project must be analyzed in the EIR. Urban runoff from the Project could significantly impact the already degraded waters of the Los Angeles River and negatively impact federally-mandated regional efforts to reduce polluted runoff into the Los Angeles River. Total Maximum Daily Loads ("TMDLs") are being established for water pollutants in the River by the Regional Water Quality Control Board, as required by the Federal Clean Water Act, and are being put into place based upon the schedule set out in a federal consent decree in a lawsuit successfully brought against the Environmental Protection Agency by Heal the Bay and National Resources Defense Council.

Development of the Project could increase runoff and pollutant loading, which the EIR should address. Pollutant loading from traffic on Valleyheart Road immediately adjacent to the River could also cause significant water quality impacts. Flooding is already a problem in the surrounding area. The Project could increase the impervious surface area at the site, which could in turn increase the flooding potential and severity.

As discussed in the alternative sections, alternatives to the proposed Project that allow for a multi-use project at this unique site adjacent to the Los Angeles River could reduce the significant the water quality and recreational impacts of the proposed Project.

F. Aesthetic Impacts

The Project would have significant aesthetic impacts on the Recreational Facilities at the Project site. Currently, there is a largely unobstructed and expansive view of the Santa Monica Mountains from the golf course and tennis courts. The aesthetic effect is highly desirable. The Project would block many of these views with 45-foot tall buildings. The resulting aesthetic effect would be cramped and imposing. In addition, the four-story buildings comprising the Project would cast shadows over a recreational area now enjoying year-round sunshine. Further, the Project will result in a net loss of publicly-available recreational space from the loss of the tennis courts. Although not addressed in the current NOP, the project could also lead to loss of mature trees. Replacement of what is currently functional open space (i.e. the tennis courts) with large structures, coupled with any loss of trees, could substantially degrade the existing visual quality of the site and its surroundings. The EIR must comprehensively address any significant aesthetic effects of the Project. (*See Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597.) Public views, such as those enjoyed currently at the Recreational Facilities on the Project site, are of extra importance.

G. Geological Impacts

As a central part of the Project, the applicant proposes to excavate a huge subterranean parking garage directly next to the Los Angeles River. SCRA questions whether this is feasible in light of the high water table at the Project site. These impacts must be addressed in the earliest part of the environmental review process with thorough geotechnical investigations to determine whether the proposed Project is feasible at this site. The Project site is also located in a liquefaction zone according to the ZIMAS report for the site. (See Exhibit A.) This serious impact must be fully analyzed.

H. Noise and Light Impacts

Noise and nighttime lighting impacts from the Project on surrounding areas must be analyzed and mitigated.

I. Construction Impacts

Construction of the Project -- and particularly the subterranean garage -- would require a massive movement of earth from the Project site; the March 2007 Notice of Preparation stated approximately 85,000 cubic yards of earth would need to be exported. The current NOP does not provide an estimate of earth movement volumes. The large

amount of proposed earth work would create obvious traffic and noise impacts and potential air quality impacts from earth moving activities and construction vehicle exhaust. The EIR must fully address the magnitude of these impacts and how and whether these significant effects truly could be mitigated.

J. Cumulative Impacts

When the possible effects of a project are “individually limited but cumulatively considerable” a finding that the project may have a significant effect on the environment must be made. (Public Resources Code § 21083.) “Cumulatively considerable” means that the increased effects of a project are considerable when viewed in connection with the effects of past, current, and probable future projects. (*Ibid.*) There have been numerous projects in the vicinity of the Project site that have been recently constructed as well as many more proposed for construction. Since 2002, 52 multi-family units have been constructed on Whitsett between Moorpark and Ventura Blvd. In Studio City, at least 1,000 new units have been constructed in the last four years, according to data collected by the Studio City Overlay Committee. CEQA requires the impacts of these projects be considered in conjunction with the impacts of this Project and the cumulative impacts be mitigated. Included in the list of projects with which this Project must be analyzed for cumulative impacts are the construction of Los Angeles Fire Station No. 78 adjacent to the Project site, as well as the new shopping center at the corner of Whitsett Avenue and Ventura Boulevard, and any other proposed project that is reasonably known to the City.

V. Conclusion

Many if not most of the SCRA comments on previous NOPs remain valid concerns under the current proposal. SCRA is more concerned than ever that the Project is incompatible with the revitalization of the L.A. River. Since the last NOP in 2007, the City has approved the Los Angeles River Revitalization Master Plan, which emphasizes the need to preserve and foster riverfront continuity by developing and improving lands immediately adjacent to the Los Angeles River for publicly-oriented and river-appropriate and compatible uses, and to promote public access to the River. Unfortunately, the current NOP describes a Project that runs directly counter to these important public goals.

The current Recreational Facilities provide a great asset for the public, though access to the River and a focus on detaining and filtering stormwater should occur with any future reuse of the site. The proposed Project is fraught with environmental problems. Though senior housing is important, its location is not a River dependent use. The project for upscale senior housing should not, through its placement on a unique and

ENV-2001-1196-EIR

June 3, 2008

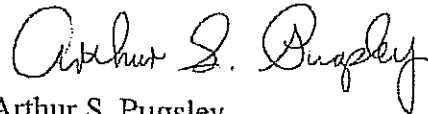
Page 16 of 16

important site, preclude a multi-use project that will provide a great public benefit without denying the property owner a feasible economic use of the property.

The impacts of the proposed Project, measures to mitigate impacts, and alternatives to the Project must be carefully reviewed by the City, with broad public participation. We look forward to working with the City to assure that this Project receives the careful review that it deserves.

Thank you for consideration of our views. We incorporate into the administrative record all of the documents that we cited. We request to be placed on the mailing list for any future notices and documents.

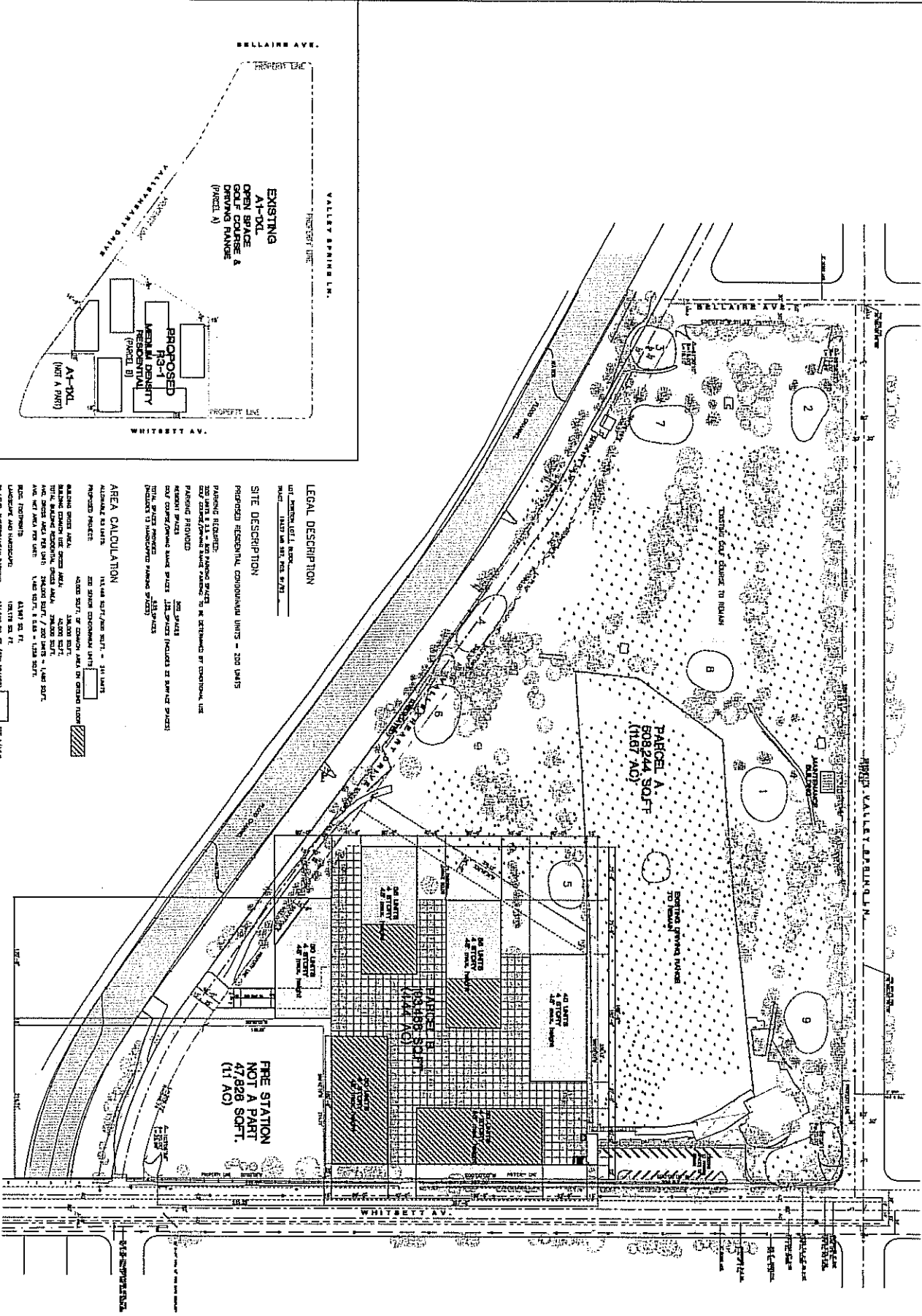
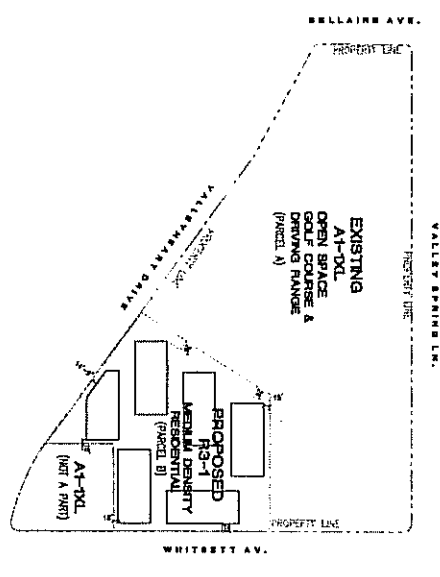
Sincerely,

A handwritten signature in cursive script that reads "Arthur S. Pugsley".

Arthur S. Pugsley

Chatten-Brown & Carstens

Cc: Councilmember Wendy Gruel



DATE	DESCRIPTION	BY

PREPARED BY: FRANCO & ASSOCIATES INC.
DESIGNED BY: FRANCO & ASSOCIATES INC.
CHECKED BY: FRANCO & ASSOCIATES INC.
DATE: 11/15/04

HOMEPLACE RETIREMENT COMMUNITIES OF AMERICA INC.
PROPOSED HOUSING PROJECT
 4141 WHITSETT AVE., STUDIO CITY, CA 91604

PROPOSED SITE PLAN

Franco & Associates Inc.
 12548 Ventura Blvd. H
 Studio City, CA 91604
 Tel 818 754-8030
 Fax 818 754-8032

12821 Moorpark St., #9
Studio City, CA 91604
May 8, 2008

Mr. David Somers
Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012

SENT VIA FAX TO: 213-978-1343

Dear Mr. Somers:

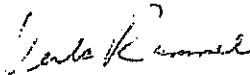
As a long time Studio City resident I am writing in opposition to the development at the Studio City Golf and Tennis property. I will keep this letter short, as I am fully aware how little time is spent thoroughly reading citizens' mail.

Studio City is already over-developed with all the large complexes being built along Moorpark, Whitsett & other streets. Traffic is already a nightmare, and this development would bring even more traffic and noise pollution to the area.

We are also trying to maintain a community feeling and a sense of contact with Mother Nature along the River Trail.

Please study the FULL Environmental Impact Report and the ramifications it will have on our area. If the project goes forward, could you downsize the complex to help alleviate a little of the congestion, noise, traffic and air pollution.

Sincerely,



Verla Rammel

From: "Rappel Family" <therappels@roadrunner.com>
To: <david.somers@lacity.org>
Date: 5/11/2008 1:10 PM
Subject: studio city golf and tennis site development

Dear Mr. Somers,

My husband and I oppose the plans to replace the tennis courts with 6 four story residential buildings. All along Coldwater Blvd and Whisett small low density buildings are being torn down and replaced with larger high density buildings. The negative impact of all this construction is immediate with more traffic (650 new parking spaces), more demand for water and power (at least 200 more toilets, showers and sinks) and creating the need for a special area code for our phones. There is not a shortage of Senior housing in the area but recreational space is endangered.

Sincerely,

Pam Rappel (818)906-8186
3535 Longridge Ave.
Sherman Oaks, Ca. 91423

From: <lesl4@aol.com>
To: <David.Somers@lacity.org>
Date: 4/22/2008 11:33 AM
Subject: Studio City Tennis

I am writing to express my outrage that you would let Studio City Tennis Courts be demolished. I understand the firestation taking tennis courts that is a place which supports and helps all of us in this community. Studio City Tennis is not just a place where many people enjoy playing tennis, it is also a park and recreation place which we are quickly losing in the Los Angeles area. There are more condos, apartments and low income housing going up right now then there ever has been and it's ruining the beautiful greenery that has always been known as Studio City. We live in the valley because we like the suburban community and more and more that is being taken away from us. Please stop this from happening in our community while we still have the land available for our families to enjoy.

Thank you,

Sincerely,
Leslie Rasmussen

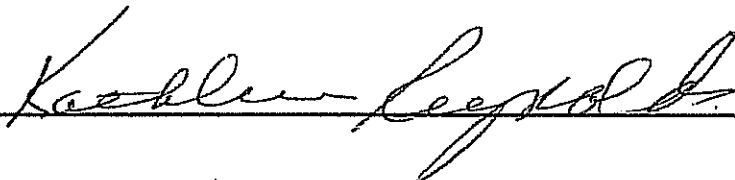
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

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From: Midge Reisman <m.reisman@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/7/2008 4:32 PM
Subject: David.Somers@lacity.org

Midge Reisman
14609 Deervale Pl.
Sherman Oaks, CA 91403

re: Studio City Golf & Tennis Site

Dear Mr. Somers,

Please urge the city to study the long-term impacts the Studio City Golf & Tennis site will have on the area around it before we lose it permanently. The loss of open space for recreation is so vital to the community as well as individuals and once it is gone it cannot be replaced.

Taking it away will greatly hurt the many school children and adults that take tennis classes there. Also, the tennis clubs and individuals that use it regularly will have no other place like it to go to. There is so much land there that it would be a total shame to just stick buildings on it and hurt so many people.

Consider the long term impact on the LA river, LA river trail and regional efforts to re-green the LA river. The traffic and parking will only get worse with all the additional people living there. This will greatly impact this area that is already a busy street with 4-5 other streets running into it.

It is the city's responsibility to check into it for the good of humanity and look into future geology and water problems that are likely to bring more problems.

Thank you,

Midge Reisman

From: "Darcie Renault" <memomlady@gmail.com>
To: <David.Somers@lacity.org>
Date: 5/12/2008 2:37 PM
Subject: Studio City Tennis

David,

Please do not remove the tennis courts to allow for senior housing. Our little neighborhood is so congested compared to when we first moved here 13 years ago, that we are now considering moving. We need open spaces and less people, we do not need to remove the tennis courts for active people only to replace them with inactive people to live in these proposed buildings. Also, we have already lost access to the LA River from Laurel Canyon to Whitsett, don't add Whitsett to Coldwater Canyon to that list.

Thank you,

Darcie Renault
12400 Landale St
Studio City, CA 91604

From: <joely101165@aol.com>
To: <david.somers@lacity.org>
Date: 5/9/2008 7:56 AM

Dear david,

It really would be a tragedy if the the studio city golf and tennis property were to be closed down. It would break so many peoples hearts on at least two levels. One , because so many get such pleasure from its facilities. Two, because its such an investment in the community.

In terms of the 'green issue' it is also vital.

To close it for development would deprive so many of so much, I beg you to stop this.

With thanks,

Joely richardson

Sent from my BlackBerry® wireless device

From: LAURIE L RITTENBERG <lrittenberg@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/6/2008 11:52 AM
Subject: Studio City Golf and Tennis

As a Studio City resident and frequent user of Studio City Golf and Tennis, I am asking for a 60 day extension on the comment period.

I urge the city to study the long-term impacts on:

- loss of unique regional recreational opportunities due to removal of tennis courts, including school and adult tennis opportunities
- traffic, air quality, and noise

Thank you.

From: <NIKKIR112@aol.com>
To: <David.Somers@lacity.org>
Date: 5/5/2008 12:43 PM
Subject: Weddington Tennis

Dear Mr Somers,

I feel like we are in a no win situation. The value of land is so high and the cost of recreation no where supports the value of the land. I learned how to play tennis at The Tennis Place on Third Street (now lovely condo's) early on I moved to the Racquet Centre and we all love shopping at that Ralph's. (As a footnote I also Ice Skated at Laurel Plaza) I teach at Weddington Tennis where I have a huge tennis program. I originally taught on the courts they took for the firestation. I believe if you can't afford a sport you should be allowed to play so I have a few children I teach at no cost to them. It gives them an opportunity to learn a skill that can give them a healthy lifestyle if not a future. My coach did the same for me as a child. I went to college on a full ride, got my degree and now I have a great career teaching tennis.

On a monetary sense I can get it why they want to redevelop the land but as a person who knows the benefits of the outdoors and a healthy life style it just breaks my heart to think they are once again going to mow down something that is good for the human spirit.

I really hope the planners think not only of the monetary gain but the benefits to the community as a whole. Do we really need more senior housing in this area.... Thank you for your time, Nicole Robbins

Nikki Robbins
Nikkistenniscrew.com

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Denise Roopenian
15488 Del Gado Drive
Sherman Oaks, CA 91403

From: "Donna Ross" <drosshome@adelphia.net>
To: <david.somers@lacity.org>
Date: 4/21/2008 4:31 PM
Subject: Save Whitsett, please!

David~

It's come to our attention that developers are submitting a report to get the zoning changed for developing the Studio City Golf and Tennis property.

Please DON'T LET THIS DEVELOPMENT TAKE PLACE.

There are far too few tennis courts available now as it is. Losing more would be tragic for our community. We have already suffered through the loss of courts at Vineland and Ventura several years ago (now filled by the huge resource draining Ralph's) Also to consider is the beauty and history of the facility of SCG&T. Most people who grew up in the Valley learned to play golf and tennis there---fond memories of times with their father and families. Some even remember the sheep roaming the fields. Why bulldoze those memories away? As the song goes, why "pave paradise and put up a parking lot" ?

Please listen to your constituents when they speak.

Please just say "NO" to this project and keep our beautiful park like setting green, quiet and clean as it is.

Regards

Donna Ross

Sherman Oaks CA 91423

818.981.4178

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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Barbara R. Roll (homeowner since 1981)

12350 Addison St, CPA/Attorney

North Hollywood, CA 91607

We need more recreational areas
instead of 3 story apartment Buildings

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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Mary Jane Rothe

13448 Valley View Dr

S.O.

From: "EUREKA TRAVEL/Analia Rupa-Przebieda" <analia@eurekatravel.net>
To: <David.Somers@lacity.org>
Date: 5/12/2008 1:53 PM
Subject: Whitsett tennis

Dear Mr.. David Somers,

The reason of this email is to support the NO REFORMING the ZONING for the 4141 Whitsett Ave.
EAF# ENV -2001-1196 EIR.
Project Studio City Senior Living center.
District 2

I consider that there are a lot of factors that will affect our community and life. Like Air Quality, soils and water quality, land use and planning for future generations, traffic, utilities/ energy, etc.

We don't want to loose this great green space and tennis courts. And we ask you to review the situation and not change the zoning, there are lot of undeveloped areas that could work for this project.

Thanks
Analia

Analia Rupa-Przebieda
EUREKA TRAVEL CST# 2084597-40
www.eurekatravel.net <<http://www.eurekatravel.net/>>
USA: (00-1) 818-841-8624 (PST)
Argentina: (00-54-11) 5169-9778 (despues 12am)
PO Box 7384. Burbank. CA 91510-7384
MSN: <<mailto:anarupar@hotmail.com>> anarupar@hotmail.com
Skype: anarupar

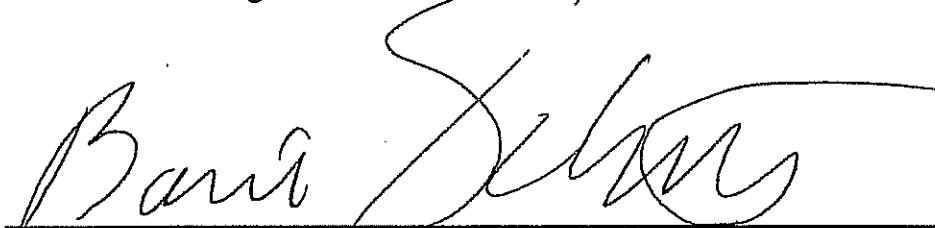
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11946 Salmon Dr.

Granada Hills, CA 91344

From: <Samekpaul@aol.com>
To: <David.Somers@lacity.org>
Date: 5/12/2008 3:25 PM
Subject: Stuido City Golf and Tennis

From: Paul and Arlene Samek, 4461 Van Noord Avenue, Studio City, 91604
samekpaul@aol.com (mailto:samekpaul@aol.com)

We are still opposed to the proposal for 200 full service senior residences on the SC Golf and Tennis site. In addition to the loss of the Riverfront Link and open space, there would be a great impact on the additional traffic, and a greater need for infrastructure, such as road repair (there are many pot holes around this area), water, etc. This proposed development does NOT take into account the character of Studio City. Please register our disapproval. Thank you, Arlene & Paul Samek

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

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*Please add my name to the list of people
supporting these comments*

*Karen Hanson
9749 Reseda Bl #16
Northridge CA 91324*

From: John Saveland <johnsaveland@yahoo.com>
To: <David.Somers@lacity.org>
Date: 4/21/2008 3:32 PM
Subject: Re: Do NOT Develop Studio City Golf and Tennis

David Somers-

Please do not allow developers to build where the beautiful Studio City golf course and tennis courts currently reside. It is a beautiful part of our city, and it would be a disaster to develop there. We have few such places left.

I'm sure you're hearing a lot about how devastating it would be to remove the scenic course and replace it with another building, but also consider that such a change would mean tennis players and golf players would be crowding into other sites that may already be reaching their own capacities. Tennis players like myself who don't have a lot of money to spend on a court use will be forced to join expensive clubs or wait out free courts that are already filled with other recreational players.

Whatever pressure exists to build a building on this site is present because of one reason: money. Not because this is the wisest location or the most fitting, community-wise. In fact, the zoning laws already exist to stop such a development!

There are hundreds of reasons why that land should not be developed. And the only reason for it is, ironically, a pretty cheap one. Please make the right decision.

-John Saveland

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
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Mike Schmidt (MIKE SCHMIDT)
14950 SUTTON SHERMAN OAKS 9140
(818) 981-5276

From: "Schneiderman, David" <DavidSchneiderman@SOUTHERNWINE.com>
To: <David.Somers@lacity.org>
Date: 6/16/2008 12:21 PM
Subject: Studio City (Weddington) Golf & Tennis

Mr. Somers,

I am writing to express my concern and distress at the continuing development that ignores community opposition at the Studio City (now Weddington?) Golf and Tennis Club. I urge you to insist that the Environmental Impact Report consider the permanent loss of recreational space along the LA River.

The efforts currently underway to create a green corridor along the river are vital to creating a more livable community. The additional development proposed pushes us further into a completely paved, overly congested urban space with more traffic, less air quality, more noise,

and worst of all more congestion. Will there be anything added in this development not available within one or two miles distance?

Once lost space is never reclaimed. We need to save what little green space our community still has.

Sincerely,

David Schneiderman

(M) +1(310) 200-5694

(O) +1(562) 624-2463

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Thank you.

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Eric Schon

Tarzana, 91356

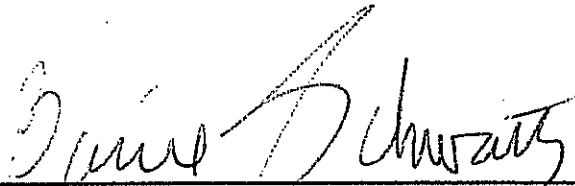
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

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11946 Salem Dr.

Granada Hills, CA 91344

David Somers - Proposed 200 Senior Residences on Whitsett & Ventura Blvd.

From: Joanne Scribner <softsongtoo@yahoo.com>
To: <David.Somers@lacity.org>
Date: 5/10/2008 3:39 PM
Subject: Proposed 200 Senior Residences on Whitsett & Ventura Blvd.

Dear Mr. Sommers,

The proposal for multiple story Senior Residences on the existing property of Studio City Golf and Tennis, is going to cause negative impact in the general and surrounding areas of Studio City.

The first of these will be the potential impact and disruption of the L.A. River Revitalization Master Plan. This is something that we as residents have looked forward to having completed.

The loss of the unique regional recreational opportunities due to removal of the tennis courts is very distressing to the Studio City area. We, as residents have used these recreational facilities as a part of our daily and/or weekly exercise programs. This is as unique as Studio City is as a family neighborhood city.

The increased traffic on the already congested street of Whitsett and the intersection of Whitsett and Ventura Blvd., will cause many more traffic situations and problems. With 200+ more residents in this area, which already has feed in from Laurel Terrace, and other residential areas will then force drivers to go to other feed in areas, such as Laurel Canyon, which also has complete congestion most of the time. This is not a good plan!!

The noise from this increased traffic will also destroy the quaint feel and satisfaction of living in Studio City. This area is too small to consider any kind of development of this nature. We will be like rats in a cage, with congestion and noise everywhere. The air quality will also be affected by this increased traffic and congestion.

I urgently request that you rethink your proposal for this area. This will destroy what we all have worked so hard to sustain as a quiet, family neighborhood city.

Thank you,

Joanne Scribner

3769 Mound View Avenue

Studio City, California 91604

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3760 Mound View Ave.

Studio City, CA 91604

(818) 508-8514

From: "bvei" <bvei@earthlink.net>
To: <David.Somers@lacity.org>
Date: 5/12/2008 4:44 PM
Subject: Studio City Golf & Tennis

I would like to join others in saying we are totally AGAINST the proposed development of the Studio City Golf and Tennis property for anything other than recreational.

Tennis is a great game for all ages and there are so very few places to play. This facility provides a place for school children to participate in a non-contact sport that teaches good sportsmanship and teamwork. There are a few tennis courts at some parks but none provide an adequate place for tournaments. With the removal of the Racket Club near Lankershim some years ago in order to add another drugstore and market, the Whitsett courts was the only local place left. The removal of these courts that serve so many to provide senior housing for so few, is wrong.

With so many apartments, condos, (and a senior residence on Coldwater Canyon), already in the neighborhood, the community would be better served by providing a place where young and old can go to exercise, a place to escape the "four walls" since many of the area apartments/townhouse/condos, new and old, do not have green space. There are many other older properties that are for sale that could be developed for housing - please send the developer and his 200 residents elsewhere. (And is the ultimate plan to change the golf facility to a private course for these senior citizens)? Certainly not in the best interest of the community.

Thank you,

Robert and Kathleen Shahine

LAW OFFICES
SHELDEN AND RIVERA
A PROFESSIONAL CORPORATION

TELEPHONE
(818) 783-1664

16130 VENTURA BOULEVARD, SUITE 650
ENCINO, CALIFORNIA 91436-2590
EMAIL: aes4law@aol.com

FAX NUMBER
(818) 783-0610

FACSIMILE COVER LETTER

DATE: June 9, 2008

TO: David Somers
Dept. of City Planning

FAX NO.: 213-978-1343

FROM: Aaron E. Shelden

RE: Studio City

Total number of **pages 3** (including cover page). If you do not receive all pages of this communication, or if any of the pages are unclear, please call us immediately.

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LAW OFFICES
SHELDEN AND RIVERA
A PROFESSIONAL CORPORATION

TELEPHONE
(818) 783-1664

16130 VENTURA BOULEVARD, SUITE 650
ENCINO, CALIFORNIA 91436-2590
EMAIL: aes4law@aol.com

FAX NUMBER
(818) 783-0610

June 9, 2008

VIA FACSIMILE – 213-978-1343

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: Destruction of Studio City

Dear Mr. Somers:

You may recall that I faxed you a letter last month regarding the proposed destruction of the way of life that my family and I and others have enjoyed since moving to Studio City back in August of 1964. When I see all the over-building being done throughout the Valley – my office, you will note, is in Encino, which has also been the subject of over-building – I am completely dismayed. I hate to be dramatic, but I would really appreciate the Environmental Review Section taking a close look at what they are doing to my neighborhood.

If you have ever driven on Ventura Boulevard in Studio City between the hours of 7:00 a.m. and 8:00 p.m., you will know what I mean.

Not only am I concerned with the over-building of the non-essential "200 full-service senior condominiums in six four-story buildings and 635 parking spaces," but I am also concerned with the removal of the tennis courts. Not only have I utilized the courts, but I know it has served the needs of several high school teams and other worthy groups who would be unable to enjoy the sport without the existence of the tennis courts. In the past 15 years, I have seen the destruction of numerous other tennis courts in the area. This includes the tennis center that was located where the Ralph's Market shopping center is now located, as well as several tennis courts that had previously occupied the site where the Bed, Bath & Beyond building now occupies.

David Somers
June 9, 2008
Page 2

There is no question but that the removal of the tennis courts and the construction of the "senior condominiums" will greatly increase the amount of traffic that is now almost gridlock.

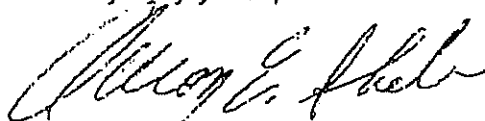
I am not sure whether you are aware of the fact that approximately two blocks north of what was known as Studio City Golf & Tennis, another huge apartment/condominium project is presently under construction. There is no question in my mind that the entire area from Whitsett and Ventura to Whitsett and Riverside will be completely gridlocked.

If I am incorrect in my assumptions – and I do not believe I am – would you please "educate me" as to not only the need for the 200 additional condominiums, while the building of same would result in the loss of unique recreational opportunities.

I greatly appreciate your responding to me and letting me know how the proposed project would aid not only the Studio City area but the City of Los Angeles as well.

I anxiously await a response to this correspondence.

Very truly yours,



Aaron E. Shelden

AES:lg

cc: Studio City Residents Association
Via Facsimile – 818-509-0260

Hon. Wendy Greuel
Los Angeles City Council

LAW OFFICES
SHELDEN AND RIVERA
A PROFESSIONAL CORPORATION

TELEPHONE
(818) 783-1884

16130 VENTURA BOULEVARD, SUITE 650
ENCINO, CALIFORNIA 91436-2580
EMAIL: aes4law@aol.com

FAX NUMBER
(818) 783-0810

April 21, 2008

via Facsimile: (213) 978-1343

David Somers
Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring St., Rm. 750
Los Angeles, CA 90012

**Re: Ruining the quality of life in Studio City
a.k.a. Studio City Senior Living Center**

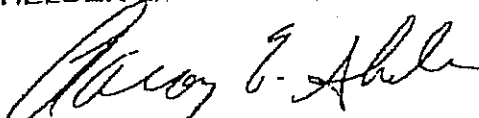
Gentlemen:

It is with complete disgust and dismay that I read the April 17, 2008 Notice of Preparation regarding the ruining of the quality of life in Studio City with the building of unnecessary unneeded senior citizen residences and the deletion of much needed open land and recreational area.

I have been to several meetings where this has been discussed, there is no question but that 95% of all the residents of Studio City are against this "giveaway."

Again, I want to know who has been paid off? Although I do not think you will appreciate your letting me know if I am wrong and that the construction of the Studio City senior living center (I am a senior citizen) will make life better for the residents of my community. I anxiously await your advice in this matter, but I will not hold my breath.

Very truly yours,
SHELDEN and RIVERA, APC


AARON E. SHELDEN
(Studio City resident August 1964)

AES:mbs

From: Elan Sherman <elansherman@earthlink.net>
To: David Somers <David.Somers@lacity.org>
Date: 5/20/2008 2:20 PM
Subject: Studio City Golf & Tennis

Are you kidding me?! At a time of CLEAR OVER DEVELOPMENT -- Los Angeles is still considering developing more?

NEGATIVE IMPACTS TO L.A. RIVER – LOSS of CRITICAL RIVERFRONT LINK on last remaining unprotected LA River open space for 22 miles

Although the golf course and driving range would remain, any potential broad public access to the L.A. River, restored river habitat or connections to the regional L.A. River Greenway Bicycle and Pedestrian Trail might be lost – permanently.

Ø Study the long-term impacts on:

- the LA River, LA River trail, and regional efforts to re-green the LA River
- The L.A. River Revitalization Master Plan
- loss of unique regional recreational opportunities due to removal of tennis courts, including school and adult tennis opportunities
- traffic, air quality, and noise
- geology
- water quality

Please direct your responses to:

David Somers, Project Coordinator

Environmental Review Section

Department of City Planning

200 N. Spring St., Room 750

Los Angeles, CA 90012

213-978-1343 (Fax)

David.Somers@lacity.org (Email)

TONI SHERMAN INTERIORS, LLC

122 So. Robertson Blvd., Suite 201
LOS ANGELES, CA 90048

DATE 6/10/08

(310) 858-0122

SUBJECT

RECEIVED
CITY OF LOS ANGELES

JUN 13 2008

ENVIRONMENTAL
UNIT

TO David Somers - Project Coordinator
Environmental Review Section
Dept. of City Planning
200 No. Spring St. - Rm. 750
Los Angeles, Ca. 90012

Dear Mr. Somers:

I am writing to comment on the development process for the Studio City Golf & Tennis site.

I adamantly object to the loss of this recreation area to the public access to the Los Angeles river & to the connection to the L.A. River Greenway Bicycle & Pedestrian Trail.

In your zeal to create new tax revenue, I feel you are slowly demolishing the personal, peaceful & recreational parts of our community. You are adding traffic, noise & deteriorating air quality.

Sincerely,

Toni Sherman
3245 Oakdell Lane
Studio City, Ca. 91604

SIGNED

From: Phil Shuman <pshuman@fox11.com>
To: <David.Somers@lacity.org>
Date: 5/19/2008 12:13 PM
Subject: golf and tennis

hi

from my personal perspective as a studio city resident and someone who's played at whitsett for years and now has a 12 year old son who's a regular there, it would be a shame to negatively impact this one of a kind jewel in the heart of the valley for yet another faceless development. it's really an oasis in the big city.. have you ever gone there and just watched or sat or had lunch or hit balls or played ? do you realize how many people are there every day 7 days a week ? i realize property owners have rights but at some point we also have to do the 'right' thing.

thanks

phil shuman
310 584 2017

--
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From: Steven Sicherman <sicherman@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 6/19/2008 1:41 AM
Subject: Studio City Golf and Tennis

Mr. Somers,

As a Studio City resident of 5+ years, I'd ask you to please study further and completely any potential negative impact to the local community with regard to traffic, air quality, and water quality in connection with the proposed development project on what is presently the Studio City Golf and Tennis facility.

I'm also concerned about the loss of recreational opportunities with the planned closing of the tennis facilities and frankly, I'd ask that careful consideration be given to anything that makes the beautiful neighborhoods of Studio City (and the already stark and unattractive LA river areas) less "green" and more "concrete".

Thank you for your time.

Best,
Steve Sicherman

From: "Siems, Travis" <TSiems@mednet.ucla.edu>
To: <David.Somers@lacity.org>
Date: 5/22/2008 8:55 PM
Subject: Weddington Golf & Tennis Facility - Dist. 2

Dear Mr. Somers:

It is my understanding that a developer is once again trying to get zoning changed for the Weddington Golf & Tennis facility on Whitsett in Studio City.

"They paved paradise and put up a parking lot" are the words that come to mind from a remake of a song that really says it all. The greater Los Angeles area is losing much of its green areas, recreation facilities and cultural resources and not replacing these crucial factors. Soon we will be paying \$1.50 to see the trees that use to be in the parks.

In the last few years Los Angeles has lost two other tennis facilities, one in Studio City. Where does the public go for outdoor recreation? Will the city plan to replace the facility?

I strongly urge you to vote against rezoning this area. Los Angeles needs green areas and recreation parks, not more housing, traffic, poor use of land and other factors that affect the environment negatively. Please leave paradise alone. There are other areas that are zoned appropriately for housing.

Sincerely,

Travis G. Siems, Operations Specialist
Donated Body Program
David Geffen School of Medicine at UCLA
310-794-0316

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From: Jordana Kanee Signer <jor@scribecity.com>
To: <David.Somers@lacity.org>
CC: <dan@scribecity.com>
Date: 6/3/2008 10:07 PM
Subject: Environmental Impact Concerns re. ENV-2001-1196-EIR

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012
213-978-1343 (Fax)

Dear Mr. Somers,

In January, 2007, I wrote you regarding the EAF #: ENV-2001-1196-EIR (then known under the project name "Valleyheart Senior Community Development"). As then, I am writing on behalf of my family, which consists of myself, my husband (Daniel Signer), and our one-year-old son (Benjamin Signer). We live half a block from the Weddington Golf and Tennis (WGT) facility, on Babcock Avenue. My husband plays golf at WGT and we've been looking forward to teaching our son to play golf on the course, so we do hope that facility is not lost to us and our community. We continue to be very concerned about the proposed senior living development, because we believe that even the revised scope of the development would have dramatic negative implications for our community.

In reviewing the revised Notice of Preparation for the new proposal (now called "Studio City Senior Living Center"), we were pleased to note its preservation of the golf course, as well as some attempt to reduce the scope of the project (by reducing the number of condominium units from 272 to 200). However, we were disappointed by the continuing threats that the revised proposal poses to the quality of life in our neighborhood. The new proposal still demands 600 parking spaces for 200 condominium units (potentially housing 400 individuals) and those who will provide services to them. Thus, as with the earlier version of the development, we foresee specific problems in several areas:

- * Greatly increased traffic along Whitsett Ave., Ventura Blvd., and surrounding streets.
- * Resulting traffic safety issues, especially at the Whitsett and Ventura intersection, but also at the current Valleyheart and Whitsett intersection.
- * Increased air pollution from hundreds of additional cars and service vehicles driving in the area.
- * Increased water pollution in the form of urban runoff into the Los Angeles River that would result from the construction, as well as the cars and service vehicles.
- * Increased noise and light pollution from hundreds of people, cars and service vehicles.
- * Stress to the utilities in the region, including waste management, sewage treatment, and electricity.
- * Stress to the nearby public parks, like the Studio City Recreation Center, due to loss of the tennis courts.

Once again, we urge you to please consider and address these issues when preparing the Environmental Impact Report (EIR) for the proposed Studio City Senior Living Center.

Sincerely,

Jordana Signer

From: <Jamiemcshane@aol.com>
To: <David.Somers@lacity.org>
Date: 5/5/2008 2:16 PM
Subject: Studio City Golf and Tennis

Mr. Somers,

I want to voice my opinion against the senior housing development which is intended to be built on the site of the Studio City Golf and Tennis Club.

First of all, we (residents of Studio City and North Hollywood) certainly do not need anymore developing done in our area. The fact that this development would destroy a public park facility is appalling! There is so little park space in LA in general SCG&T is a wonderful and unique public club.

It is one of the very few places left in our county where you can play tennis, as long as you like, on a fully fenced in court. You don't have to worry about getting bumped off by other players so long as you've paid for your time.

It is the last of the "Blue Collar Clubs" in that you don't have to be loaded to afford to play there, but you don't have to deal with the hassles of playing in a public park.

It is also a beautiful little spot. Housing on it would destroy it's unique charm, not to mention the increase it would cause in traffic and what damage it would do to the river walk right by it.

There are PLENTY of condos being built all over our area. Don't allow some developer to get rich because he can build senior housing on a golf course. Don't let the greed of the developers ruin our wonderful, one of a kind recreation home.

Sincerely,

Jamie McShane Simon

*****Wondering what's for Dinner Tonight? Get new twists on family favorites at AOL Food.
(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Chame Marie Suedari

3131 Fond Dr

Encino CA 91436

April 18, 2008

RECEIVED
CITY OF LOS ANGELES

MAY 12 2008

ENVIRONMENTAL
UNIT

David Somers
Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re -- ENV-2001-1196-EIR / Studio City Senior Living Center

Dear Mr. Somers,

Thank you for the materials sent to me regarding the above referenced project.

I have written previously to express my outrage at the disregard of the Los Angeles City Charter and existing zoning laws that will result in benefits only for an out-of-state for-profit corporation. The parcels of land in question have for decades provided an opportunity for adults and youths to participate in tennis and golf. The current plans eliminate entirely the opportunity for school children and recreational athletes to pursue their chosen sport of tennis.

Senior living facilities need to be provided, however there already exist many such facilities in the immediate area and surrounding communities. There are no facilities for tennis, apart from one or two high priced private clubs. It is clear also that this facility is intended only for the well-heeled, individuals who can afford to pay. While this socio-economic group should not be discriminated against, neither should they be catered to at the expense of the physical wellbeing of our youth and other members of our community. At a time when we bemoan the rising levels of obesity in our youth it is ironic that the elimination of a recreational resource such as this is even being considered.

Apart from the withdrawal of a recreational facility and all the negative fallout associated with that, the proposed development will, without any doubt, seriously disrupt and adversely affect the community in countless other ways. Traffic at Whitsett and Ventura is already beyond the capacity of the existing road system; in fact traffic throughout the Ventura corridor, due to unchecked development, is a serious hazard. Existing crosswalks are poorly signed (particularly between Whitsett and Laurel Cyn. Blvd.) resulting in near pedestrian fatalities every day. Policing levels are so low that speeders and traffic violations are the norm rather than the exception. The addition of a 200-unit development will only aggravate an already quickly deteriorating situation. It is a well known fact that seniors, although not necessarily accident prone themselves, cause dangerous traffic situations to occur due to their over cautious driving habits. As well as the increase in

population such a development will generate, the traffic patterns generated by the ancillary services required by such a development, as well as the residents and their family members, will further negatively impact the community. None of these facts should be ignored. They are compelling reasons a development of this nature should not be considered at this site.

Development has gone unchecked for too long. This is an opportunity for the city of Los Angeles to demonstrate they are serious about the wellbeing of our youth and the safety and quality of life of the community by disapproving this EIR application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Skone-Rees', written in a cursive style.

Ian Skone-Rees

c. Wendy Gruel, Council District 2

From: "Smith, Chris" <Chris_Smith@icmtalent.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 12:37 PM
Subject: SAVE WHITTSETT TENNIS COURTS

I am writing in support of saving the Whittset tennis courts, I have been a member for many years and would see it as a tragedy if these courts were removed. This is part of our community and I was hoping to share it with my children in the years to come.

Sincerely,

Chris Smith

2310 Sunset Heights Dr

Los Angeles, CA 90046

Chris Smith

ICM

10250 Constellation Blvd

Los Angeles, CA 90067

(310) 550-4245 phone

(310) 228-6017 fax

chris_smith@icmtalent.com


David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.



11943 BRIARDALE LN.

STUDIO CITY, CA 91604



North East Trees

Restoring Nature's Services

June 6, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

JUN 16 2008

ENVIRONMENTAL
UNIT

**RE: EAF No. ENV-2001-1196-EIR
Studio City Senior Living Center
4141 Whitsett Avenue
Studio City**

Dear Mr. Somers:

North East Trees is writing to express our strong concerns about the numerous impacts of the proposed Studio City Senior Living Center. We believe the project will have significant impacts on the over \$100 million in public investments for parks and trails already made along the 51-mile regional Los Angeles River Greenway, the connectivity of existing and planned bicycle and pedestrian trails along the river, on opportunities for public access, restoration of riparian vegetation and landscaping, and important regional efforts to use unpaved, open space areas such as this one to meet Federal Clean Water Act requirements by naturally filtering and cleaning polluted urban runoff.

North East Trees is dedicated to restoring nature's services in resource-challenged communities, through a collaborative resource development, implementation and stewardship process. We have developed numerous properties along the L.A. River, and understand the uniqueness of this site. This site presents a vital opportunity in the resource-challenged San Fernando Valley to develop a significant riverside park and regional public access and staging area for the L.A. River.

The 16-acre property proposed for development is unique and irreplaceable. The proposed development of 200 units in six forty-five foot high buildings threatens this last remaining open space on the Los Angeles River in the entire San Fernando Valley. Because this property is largely unpaved, it presents a rare chance to develop the kind of multi-use projects that improve the quality of life in our neighborhoods. Given the ownership by Los Angeles County of a wide right-of-way along the river, as well as adjacent lands, there is potential here for restoration of native vegetation and habitat along the river and on the property. Additionally, the site presents a unique opportunity to address serious water pollution that plagues the Los Angeles River, threatening public health and the health of our world-renowned beaches, coast and San Pedro Bay.

In response to the Notice of Preparation and Notice of Public Scoping, we request that the Environmental Impact Report (EIR) to be prepared for this project address the following impacts:

570 W. Ave. 26, Suite 200, Los Angeles, CA 90065 Phone: (323)441-8634 Fax: (323)441-8618

North East Trees is a 501c-3 non-profit: "Restoring Nature's Services in Resource Challenged Communities"

- ◆ Loss of unique potential public access to the L.A. River and river trail connection
- ◆ Loss of the only real potential for trailhead staging area to L.A. River trails
- ◆ Impact to 51-mile Los Angeles River Greenway and trail, including all existing and planned riverside parks, trails and open space
- ◆ Regional significance of the L.A. River and
- ◆ City of Los Angeles L.A. River Revitalization Master Plan
- ◆ Uniqueness of site related to the Los Angeles River Greenway, and bicycle and pedestrian trail
- ◆ Potential for native plant landscape and restoration
- ◆ Uniqueness of site for a multi-benefit project that provides open space and recreation while providing runoff catchment and filtration to capture and control pollutants

We appreciate your attention to these matters. If you have any questions, please do not hesitate to contact me at (323) 441-8634 x.31 or by e-mail: larry@northeasttrees.org

Sincerely,



Larry Smith
Executive Director

570 W. Ave. 26, Suite 200, Los Angeles, CA 90065 Phone: (323)441-8634 Fax: (323)441-8618

North East Trees is a 501c-3 non-profit: "Restoring Nature's Services in Resource Challenged Communities"

From: "Kathryn Smits" <Smits@beverlyhillsbehere.com>
To: <David.Somers@lacity.org>
Date: 5/7/2008 12:14 PM
Subject: SAVE STUDIO CITY GOLF AND TENNIS

May 7, 2008

RE: Studio City Golf & Tennis

I write in response to the most recent development plan released for the site of Studio City Golf and Tennis. The fact that tennis courts are omitted from the latest proposal is completely unacceptable. As a parent with two children who take lessons weekly and play regularly at the facility, and as a neighbor who lives one block from the courts, it is critical that SCGT be preserved.

Studio City Golf and Tennis provides recreation, open space and greenery, which is fundamental to the community. In addition, there is deep concern over air quality, noise pollution, neighborhood aesthetics, and the general impact to the environment that will result.

To develop on the site as proposed would negatively impact Studio City. I urge you to take this into consideration and preserve what remains of SCGT. Thank you.

Kathy Smits

12441 Woodbridge St.

Studio City, CA 91604

From: "Janine Smylie" <janine@smylie.net>
To: <David.Somers@lacity.org>
Date: 4/29/2008 1:09 PM
Subject: Studio City-Whitsett Golf and Tennis

Dear Mr. Somers:

Re: ENV 2001-1196-EIR - Studio City Senior living Center

I cannot believe this idea raises its ugly head once again. Studio City does not need a Senior Living Center plopped down where the community now has open spaces, recreational facilities and some of the few remaining tennis courts open to the public. There are many other sites that would be available for building senior housing without taking away one of the few remaining open spaces in the area. It is extremely short-sighted to continue this faulty building proposal in an area that desperately needs open space, trees, and recreation for the Valley residents. No, no, no on this proposal!

Janine Smylie

5339 Hazeltine Av.

Sherman Oaks, 91401

M.L. Snyder
4222 Shadyglade Ave.
Studio City, Ca. 91604
(818) 766-1743
tatrosny@sbcglobal.net

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MAY 15 2008

ENVIRONMENTAL
UNIT

May 12, 2008

Dear Mr. Somers:

I have lived in Studio City since 1956 and have seen the over-building and poor planning destroy the beauty of Studio City.

What we don't need is another developer and politician oriented project to further destroy what beauty is left of Studio City. The need for the existing golf and tennis facility is greater than the need for more traffic congestion and units that may not be sold.

As one of the past presidents of SCRA I urge you to scrap this worthless construction project.

Sincerely,

M. L. Snyder

From: <Budnlee@aol.com>
To: <David.Somers@lacity.org>
CC: <concernedstakeholders3@hotmail.com>
Date: 5/2/2008 9:38 AM
Subject: Studio City Senior Living Center

I have lived in Studio City since 1967, and have seen this charming small community grow and grow, by increments losing its air quality, easy traffic, quiet streets, all the good things we loved about it.

To add six four-story buildings, each housing 60 to 80 people, is an outrageous plan. Where would all the parking be? Our streets are already so full that at times my friends have turned around and gone home because they couldn't park within blocks of my home. What about air and noise quality with so many more people and cars? What about the lost tennis courts? I could go on and on.

In my opinion, this is categorically the wrong place for such a facility, and, as a member of the Studio City Residents' Association, I will work to stop its implementation.

Lee Soskin
11661 Picturesque Dr.
Studio City
budnlee@aol.com

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(<http://food.aol.com/dinner-tonight?NCID=aolfod00030000000001>)

From: Tracie Speca <tracie@sportart.net>
To: <David.Somers@lacity.org>
CC: Stacey Stacey tennis <Topspinbaby@aol.com>
Date: 5/5/2008 12:06 PM
Subject: Studio City Golf and Tennis

My name is Tracie Speca and I am currently a resident in Valley Village, California. I have been in VV for 3 years and prior to my current residence I lived in Studio City for 9 years.

The Green space needed and utilized in our community is being considered for development and with possibility of being destroyed. Studio City Golf and Tennis is an oasis in our busy city and neighboring cities. The space adds not only recreational resources but adds to our community with air quality (trees and green space) as well as adding an area of serenity not usually found within the busy confines of city life.

Building more housing in an over populated market will create unnecessary traffic, noise and pollution. There is no need for this in our already overpopulated community. To lose such a tranquil area in our Studio City Golf And Tennis- is to lose a part of our community, a part we should be passing down for enjoyment to future generations to come.

I am fully against losing our beautiful and needed treasure- Studio City Golf and Tennis.

Tracie Speca
12606 Burbank Boulevard
Suite 8
Valley Village, CA 91607
818-762-7133

From: Don Spiegel <donn_s@yahoo.com>
To: David Somers <david.somers@lacity.org>
Date: 4/23/2008 5:42 PM
Subject: Studio City Senior Living Center: EAF NO: ENV-2001-1196-EIR

Dear Mr. Somers,

These are my comments regarding the potential environmental impacts of this project.

Aesthetics. This project essentially replaces a high public-demand recreational facility (the tennis courts) with some 200 multi-family condos for senior citizens. The tennis courts are used by many groups and male and female individuals of all races. The project removes one of the few remaining facilities in the area for the public to enjoy this highly popular sport. Groups such as the Los Angeles Tennis Association are now hard-pressed to find another facility for their player groups which typically require six or more courts three times a week or more for their members. Instead, the space will be occupied by hundreds of people as a housing area with hundreds of automobiles.

Air Quality. The air quality is likely to become increasingly polluted by the multitude of automobiles that will be coming in and out of the facility.

Cultural Resources. There are provisions for cultural activities for the proposed occupants of the senior center, e.g., arts and crafts, onsite programs, community events for residents, a library, and a computer room. The residents will have to rely on their own resources for additional cultural activities.

Geology and Soils. Undoubtedly, there will be impacts as there will be massive excavation for underground parking. There are to be 2 levels of subterranean parking with 613 parking spaces. There will be impacts on sewer system locations and utilities. None of the details are present in the proposal

Hydrology/Water Quality. No comment.

Land Use and Planning. The proposed project as presented is basically only an outline. There are many details missing. The project eliminates the tennis courts and makes no provision for relocating them to another area on the property. The previous proposal was for 17 courts to be built in the NW corner of the property. That was a much more acceptable proposal to the local community and would have been much less disruptive to the interests of the many tennis players who are now left without a good alternative site.

Noise. Probably the most significant noise would be from automobiles and service vehicles coming in and out of the property.

Population and Housing. The project proposes to build 6 buildings with 200 units, 30 or 40 units per building, 4 floors, up to 45 feet high. There is no way to tell how many people will be housed there, and how many staff will work there. This is a huge high-density project. Assuming an average of 2 persons per household, this would be 400 people. There is no indication as to how many children may be involved and no way to project how many guests may visit. There is no indication of how many administrative and staff personnel may be involved. This large number of residents and staff can significantly impact the environment.

Public Services. Since one parcel of the project will retain the golf course and driving range, these facilities would presumably be available to the people living in the senior housing as well as to the public, much as they are at present. In addition to the 22 above ground parking spaces there will be 113 more spaces on underground parking level 2 for use by the public. There is room to park 613 cars below ground. Obviously there will be significant impact on the environment from all the projected automobiles coming in and out of this facility.

Recreation. The recreation facilities described in the proposal are very limited and apparently include arts and crafts, an exercise room, and a computer room, and outside programs and outings. Presumably, the residents would be able to use the golf driving range and the golf course.

Transportation/Traffic. The coming and going of automobiles by condo owners and their guests, and the coming and going of service personnel, housekeepers and administrative staff in the housing area coupled with all the public's use of parking facilities for the golf course and driving range will have a big impact on the environment. Traffic on Whitsett is likely to be very strongly impacted as well as traffic on Ventura Blvd and other streets in the area. A neighborhood van service is mentioned, but there are no details as to how that will work, but these would be additional vehicles coming in and out. Concierge service is mentioned, but there is no indication of how many personnel may be involved in parking cars. There is a wellness clinic, but no indication of how many people would be working there or how many vehicles might be involved by personnel staffing such a clinic.

Utilities/Energy Conservation. There is no description of what utilities will be involved, or whether there are any energy saving measures to be involved. This section of the project proposal, while very important, is totally missing.

Conclusion. This is a very poorly conceived project. It is the worst proposal yet for developing this property. It takes away the tennis courts which are used by a multitude of individuals and groups. The previous proposal offered to build 17 courts on the NW corner of the property. It would have sacrificed the golf course, but retained the driving range. That proposal was far better than this one. It permitted the retention of the highly popular driving range. There would have been something to satisfy the tennis players as well as those involved in golf. I think if a senior center is to be built, it should be built on a property in a different location. This property should be left as is. If a senior facility is approved for the Whitsett site, it should be scaled back to no more than 3 buildings with 100 units. There should be a provision for at least 8 tennis courts. Many seniors like to play tennis as well as golf. There would be much less of an impact on traffic with many less cars. The proposal needs to be rewritten with much more consideration given to the needs of the community. As it stands this proposal is totally unacceptable.

Sincerely yours,

Don Spiegel
13050 Blairwood Drive
Studio City, CA 91604-4032
818-990-0552

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April 25th, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, Ca. 90012

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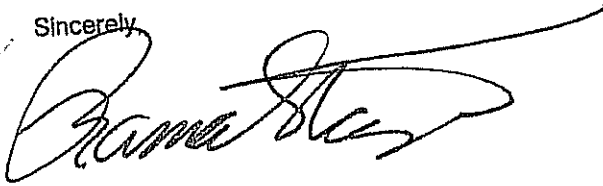
Dear Mr. Somers -

How many times are the developers and the city going to try and slip this in place? NO, NO and NO AGAIN to the development! It will ruin any aesthetic left, increase to poor air quality, cultural resources, and add to the already insane congestion. WE DO NOT NEED THIS EXTRA HOUSING!

It will cover one more area of our city with concrete, affecting everyone who lives in the area. Do you?

Stop this development. I, along with every neighbor I know, wants it stopped.

Sincerely,



Rama Stagner
4337 Shadyglade Avenue
Studio city, Ca. 91604
818 508 3063

Larry G. Stephenson

13320 Riverside Drive, Suite 226

Sherman Oaks, California 91423

818.728.4889

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20 April 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

Dear Mr. Somers,

The sweet aroma of fresh mowed grass is often taken for granted, despite her current status as an endangered commodity beneath our smoggy skyline. Bulldozers and cement trucks threaten the innocence of precious nature and all of the social, health, aesthetic, and cultural benefits that she encourages. With the destruction of these assets comes the promotion of poorer air quality, land value, and the increase of noise, traffic and overpopulation.


Meanwhile, just miles away nestled in the tangled web of freeways lies entire city blocks; run down, forgotten by time and eager for transformation. It is this land that would benefit most from the investment of development. And it is this tarnished fate that terrorizes the Studio City Golf and Tennis property. Why should the property not share the same destiny as these rundown communities that have been abandoned? If turned into a residential community, why shouldn't this land become victim to the housing slum currently devastating the entire nation?

"Laws Change; people die; the land remains." - Abraham Lincoln .

The land remains. As do the fond memories that the Studio City Golf and Tennis property gave birth to. Childhood memories, family memories, memories of accomplishment, of enlightenment; love and faith. It is these memories that are subject to the most gruesome fate, should the land be removed from the community. It is this land that has helped define generations in this community, and it is in the best interest of every individual involved to preserve this land for the future generations to come.

"Until man duplicates a blade of grass, nature can laugh at his so-called scientific knowledge."
- Thomas Edison.

Regards,



Larry Stephenson
LS:kw
file

From: <MorleyA@aol.com>
To: <David.Somers@lacity.org>
Date: 4/25/2008 2:52 PM
Subject: Whitsett

I am writing you to vigorously object to the removal of the tennis court and driving range from the site plan now under consideration for the the property currently tenented by Weddington Tennis and Golf. I was under the impression that the proposed adult community was to leave 12 courts and the driving range in place, but relocated - at least that was in the schematic posted in the tennis clubhouse for the past year or so.

PLEASE DON'T LET THIS PRECIOUS COMMUNITY TREASURE BE COMPLETELY RAZED!!!

Quality of life has to be considered as well as developer profits. It's bad enough that the local infrastructure will be taxed to the max by the apartment complex without making the area a complete disaster for people in the area.

Thank you.

Morley & Deborah Stern
4846 Ben Ave
Valley Village CA
818+623-0772

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(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)



SOUTHERN CALIFORNIA

Los Angeles Tennis Center
P.O. Box 240015
Los Angeles, CA 90024-9115
www.scta.usta.com

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May 19, 2008

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Somers:

The president of the Southern California Tennis Association and Edmund Edelman, SCTA Board Liaison to the Studio City Golf and Tennis Committee authorized me to send to you this letter.

Our Association asks your office to reconsider any use of the property at Whittsett and Ventura Boulevards, in Studio City, which does not include tennis courts. Of course, we admit to a bias, because the Association promotes tennis for its healthful and recreational benefits. The development proposal, which is reported to remove all the tennis courts, will further limit opportunities for citizens in the area, young and old, to enjoy healthful exercise.

Our Association appreciates the pressures on you and your office to balance competing public interests. Respectfully, we suggest the public interest can benefit from a complex which accommodates structures, open space and sports. The tennis courts at Studio City Golf and Tennis have a long and great history. Therefore, to see all of the courts disappear from the site would be a severe loss to the community.

Thank you for considering the request to retain a viable tennis presence in Studio City.

Sincerely,

Henry A. Talbert
Executive Director

Cc: E. Edelman

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MAY 12 2008

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4248 Babcock Ave
Studio City, CA 91604
Tel: 818 - 762 4366

May 8th 2008

Dear David,

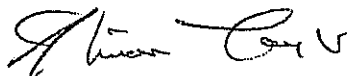
I am sorry this is a letter of complaint but I am appalled as to what is happening to The Studio City Golf Club. I live very close to it & I am now thinking of leaving the area due to the hideousness which it seems might well take place over there now.

My allergies here are bad enough here with the current but will be many times worse if the construction plans go through. There will no longer be tennis courts which was a big attraction for me moving here. The view will be forever ruined, the natural habitat & homes for the poor animals who live there destroyed along with the lives of many animals.

It is bad enough that work has begun on a large apartment complex behind my back wall & pool this week. This has brought on terrible noise pollution & a full on allergy attack. All it all I am horrified by what is being allowed to happen here. It is making me physically sick from the stress & my eyes are now in an unbearable state. I am sneezing non stop after having thought allergy season was over due to the sudden building behind me. I will sell my lovely home & not hang around for the destruction by greedy property developers if the Golf & Tennis Club Plans go ahead. The charm of Studio City will be no more. As if it wasn't bad enough that an apartment block will now be looking into my pool, garden & home. One of the main reasons I bought this house almost 7 years ago was because it was secluded. Now I will have trouble selling it & if & when I do because of all of this the price will no doubt be heavily reduce.

Thank-you for your time.

Yours sincerely,



Alison Taylor

From: Chuck Taylor <chucktaylor111@msn.com>
To: <david.somers@lacity.org>
Date: 6/17/2008 7:10 PM
Subject: Studio City Golf and Tennis

As a resident of Studio City, I do hope that the City of Los Angeles does not allow the Senior Condo development to proceed. Though the preservation of the golf course is a significant improvement from earlier plans submitted by the developer, nonetheless, the increased traffic and environmental impacts of a development so close to the Los Angeles River will have irreparable damage to the community. Thank you.

Chuck Taylor
12151 Laurel Terrace Dr.
Studio City, CA 91604
818-980-4115
chucktaylor111@msn.com

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From: Ron Taylor <Ron.Taylor@fox.com>
To: <David.Somers@lacity.org>
Date: 6/18/2008 3:21 PM
Subject: Studio City Golf & Tennis

Dear David,

I am a Studio City resident. I'm writing to emphatically request that you and your team complete a thorough EIR on the revised, 200-unit development proposal for the Weddington site. We are seeing enormous growth in condominium housing in our area, not to mention the massive developments underway in nearby Hollywood and North Hollywood. The aggregate effects of this increasing density should be considered when you evaluate the Whitsett Ave. project.

Please pay particular attention to issues related to water, both our local water table, water quality and sewage capacity, AND, the long range question of what kinds of water sources will we be able to count on 10, 20 30 years from now. Evidently, the Colorado River will not be one of them. My conversations with the Planning Deputy of our City Councilperson lead me to believe that the City Council does not consider questions of longterm water viability, or consider it their job to do so.

Please pay close attention, as well, to the impact of this proposal on the LA River and regional plans for river revitalization..

Finally, I don't play tennis, but many of my neighbors do. Few are wealthy, and they do not have courts in their backyard. They are running out of places to play.

While I'm happy to see the beginning of some moderation in the proposal, I urge you to consider how the loss of all of the tennis recreational space will affect our community.

Many thanks,
Ron Taylor

From: "Jessica Teich" <mermaids@jteich.com>
To: "Project Coordinator David Somers" <David.Somers@lacity.org>
Date: 4/29/2008 5:47 PM
Subject: re: EAF#ENV-2001-1196-EIR

Dear Mr. Somers,

I am writing in response to the possibility that 4141 Whitsett Avenue will be re-zoned. (Studio City Senior Living Center). My family and I spend many happy hours playing tennis at this location. We are delighted to see many families there, from all parts of the city, and it is one of the few places in Los Angeles where people of all backgrounds, ethnicities, and economic classes mingle freely and with exuberance. Every time I'm there (and I'm there at least twice a week), I see children and parents spending time together, or strangers communing over a shared interest in sports. Sometimes a group of older people will be playing, or a diverse group of women, or a class of young boys. All seem to be enjoying the sunshine and fresh air, and making the most of one of L.A.'s most beloved open spaces.

I sincerely hope that developers can be encouraged to look at other locations, which are not as useful and beloved, where a project like the above would increase the value and usability of the site. Certainly there are depressed areas that would benefit greatly from the attention and economic boost. 4141 Whitsett Avenue isn't one of them. It is doing all it should as a green space, a public space, a space for people of all ages and ethnic backgrounds to commune, have fun and appreciate the beauty of their city. Let's take another spot and beautify it. Let's not destroy the charm and usefulness of what we already have.

Sincerely,

Jessica Teich

Trees@jteich.com

710 Napoli Drive

Pacific Palisades, CA 90272

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Christa Walker

6704 Ethel Ave

No. Hollywood 91606 CA

From: <SAJournal@aol.com>
To: <David.Somers@lacity.org>
CC: <Topspinbaby@aol.com>
Date: 4/28/2008 11:16 AM
Subject: Whitsett Tennis Courts

There is no more positive influence in the sports world than tennis, it breeds good citizens and teaches manners and civility. In a city where these concerns are major problems, how can we even be considering tearing down an existing functioning facility that is GOOD for the community? There is a terrible trend in Los Angeles of tearing down existing structures, the waste, the arrogance, the ignorance involved in such acts is a symptom of our city's illness... if we are ever going to improve our communities, not to mention our image, a good start would be to stop tearing down buildings that are functioning and serving a purpose. Surely we have better ways to spend our tax payers' dollars. LET OUR CHILDREN PLAY TENNIS, please! Yours sincerely, Cynthia Walker, a Los Angeles resident who has been enjoying Studio City Tennis for thirty years and I had hoped my grandson would learn to play there just as my son did.

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(<http://autos.aol.com/used?NCID=aolcmp00300000002851>)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
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To Ms Gail Goldberg and Mr. David Sommers

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Cecilia Wabli
12857 Adelphi
Sylmar CA 91342

LARRY E. WASSERMAN

ATTORNEY AT LAW

12800 RIVERSIDE DRIVE, THIRD FLOOR

STUDIO CITY, CALIFORNIA 91607

TELEPHONE: (818) 760-8883

FAX: (818) 760-3107

FACSIMILE COVER SHEET

DATE SENT:

May 7 2008

PLEASE DELIVER THE FOLLOWING PAGE(S) IMMEDIATELY TO:

NAME: David Somers FAX #: (213) 978-1343
 FROM: LARRY E. WASSERMAN
 RE: EAF No: ENV-2001-1196-EIR

TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

COMMENTS:

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LARRY E. WASSERMAN

ATTORNEY AT LAW
12800 RIVERSIDE DRIVE, THIRD FLOOR
STUDIO CITY, CALIFORNIA 91607
TELEPHONE: (818) 760-8883
FAX (818) 760-3107

May 7, 2008

Via Facsimile: (213) 978-1343 and U.S. Mail

Mr. David Somers
Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012

Re: EAF No.: ENV-2001-1196-EIR
Project Name: Studio City Senior Living Center
Project Address: 4141 Whitsett Avenue
Community Plan Area: Sherman Oaks-Studio City-Toluca Lake -
Cahuenga Pass
Council District: 2
Comment Due Date: Monday, May 19, 2008

Dear Mr. Somers:

This letter is written in response to the Request for Comments concerning the Environmental Impact Report concerning the above-entitled project.

As I am sure you are well aware, this development has been the subject of considerable debate in the community as it would eliminate a significant portion of the largest recreational area in Studio City and drastically change the character of the neighborhood. In fact, I note that I previously wrote you in January, 2007.

The proposed plan indicates that the project would result in the elimination of sixteen (16) tennis courts and replace it with five (5) four-story buildings which would consist of three hundred sixty (360) residences for senior citizens.

The elimination of the tennis courts would be tragic. There were previously twenty (20) tennis courts at a public racquet club which had been at Vineland Avenue and Ventura Boulevard which have been eliminated. By eliminating the remaining sixteen (16) courts at Whitsett Avenue, there would be only the four (4) public tennis courts at Studio City playground to service a population of at least fifty thousand (50,000) (the census in 2000 reflected there were thirty-nine thousand (39,000) residents of Studio City). The Whitsett courts are typically well used (I play there on a weekly basis). As it is, with the increased population in Studio City, the four tennis courts at Studio City playground are becoming more and more crowded and not only is it difficult to get a tennis court, it is nearly impossible to get a parking on weekends near

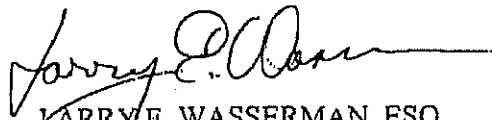
Mr. David Somers
May 7, 2008
Page 2

the playground for people likely to use the court. Furthermore the courts at the playground are not lit and are positioned in such a manner that it would be disturbing to neighbors to install lights. Elimination of the Whitsett courts would make it nearly impossible to enjoy this recreational activity in Studio City.

As far as traffic control is concerned, which from my empirical observations, the traffic on Whitsett Avenue has become horrendous, especially at rush hour. The northbound traffic at Whitsett frequently backs up from Moorpark for nearly two (2) blocks. The potential of five hundred (500) more cars parked at this facility by residents will undoubtedly lead to considerable traffic congestion on Whitsett Avenue between Ventura Blvd and Moorpark St. There is already at least two other large multi-story apartment buildings being constructed in the immediate area which will add to the congestion.

It is further my understanding from having attended various meetings concerning this project that there would be considerable impact upon other factors such as aesthetics, flood control, etc. Based upon my having attended at least two (2) meetings during this project, I would anticipate that there is a huge public outcry against this development.

Very truly yours,



LARRY E. WASSERMAN, ESQ.
Attorney at Law

LEW/djr

cc: Councilwoman Wendy J. Greuel (2nd Council District)

From: CAROL WELLS <peace5261@hotmail.com>
To: <david.somers@lacity.org>
Date: 5/19/2008 5:21 PM
Subject: Studio City Golf & Tennis

David Somers:

Please check the FULL ENVIRONMENTAL IMPACT on the Studio City Golf & Tennis. What will this large living complex do to the LA River trail, air, traffic, geology, water quality and noise? Where is our peace and quiet and the need for a park escape to a Natural environment? TOO MUCH OVER BUILDING makes life miserable.

Thank you, Carolyn Doswell, Studio City.

Change the world with e-mail. Join the i'm Initiative from Microsoft.
http://im.live.com/Messenger/IM/Join/Default.aspx?source=EML_WL_ChangeWorld

From: denise welvang <dwelvang@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/11/2008 7:01 PM
Subject: Studio City Golf & Tennis

David,

This proposal is a lot closer to saving this VALUABLE piece of open space than any previous proposal. The senior housing needs to be just that "senior housing" not low rent high volume apartments. The impact on traffic would be less with this proposal than the previous proposals. I'm sorry we have to give up the tennis courts but if we need to give up something better concrete than grass.

Thanks you,
Denise Welvang
Studio City Resident

From: Kevin West <kevywevy@verizon.net>
To: <David.Somers@lacity.org>
Date: 4/21/2008 8:04 PM
Subject: Studio City Golf & Tennis

Dear Mr. Somers,

I really just want to say that I am another vote AGAINST the development of Studio City Golf & Tennis. There are so many reasons, which I am sure you will read in the coming days, but I will stick with these few. Though my main opinion is... Do we REALLY need more housing, more parking spaces, more cement, more noise, more lights, more traffic, more congestion, etc? Do we? And if the answer is yes (I'll go with you), does it REALLY need to be 4141 Whitsett Avenue? Are there other spaces in Los Angeles, or Studio City for that matter, that are already zoned for this purpose? Because from the outside it seems completely about money and not necessity. And that's fine, and probably an argument for another report. So I'll just ask these questions of you...

1. Where are various local high schools (Notre Dame, Campbell, Harvard Westlake) going to play their tennis matches?
2. What about actually ADDING more green space as opposed to taking away (this project)?
3. What about the wildlife in one of the oldest/greenest spaces in the valley? Where does it go?
4. Where are we going to find 16 public tennis courts in this area? Or in one facility for that matter?
5. And then, where are the teaching professionals (tennis/golf) going to find this kind of facility?

And mostly, this project will negatively impact more lives in and around Studio City than it will enhance. I personally know more people (including seniors) who live close to this facility because it is there. Isn't that the way we want to live our lives? Moving close to the things that matter? Schools, parks, universities, museums, theaters to name a few? I know it is for me as I look for housing next to that facility. It's THAT important for me. Won't you help?

Thank you,

Kevin West
11039 Memory Park Avenue
Mission Hills, CA 91345
213.610.7877

From: "William H. West" <whwest44@sbcglobal.net>
To: <David.Somers@lacity.org>
Date: 5/11/2008 10:55 AM
Subject: Studio City Golf and Tennis

The latest plan still has way too many parking spaces for the so called senior condos. One and a half spaces per tenant plus vistors parking is stupid and few if any condos around the Valley have that much. The developer still needs to have more green space.

William H. West
10840 Wrightwood Lane
SC 91604
323-650-1913

We are SC residents going on 50 yrs

Steven and Angela White
4155 Mary Ellen Avenue
Studio City, CA 91604

RECEIVED
CITY OF LOS ANGELES

MAY 14 2008

ENVIRONMENTAL
UNIT

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 North Spring Street Room 750
Los Angeles, CA 90012

Re: Proposed Development of a Large Senior Condo Complex in Studio City

Dear Mr. Somers:

We are very concerned about the proposed development on Whitsett Avenue in Studio City.

We are long-time residents of this area. We have owned our home for 19 years, raising two (2) kids and sharing the neighborhood with many other families. We take advantage of Studio City Golf and Tennis. In fact, the tennis courts and the great bicycle and pedestrian trail have been major influences in our decision to remain in the area. We walk to dinner, outdoor markets, stores and the courts.

In traveling around the world to cities like Hong Kong, Rio de Janeiro, and even, New York, we are always upset to see how people live—in large concrete buildings. There are excessive fumes, the air quality is poor, the trees are gone, the birds are missing—and there is no clean, dry place to let laundry air out to dry in fresh air. Big chains in large buildings like Wal-Mart's, Best Buys, CVS, they will have to replace the cute local businesses with outdoor areas and gardens—places we walk to or visit after an early morning game of tennis. These are daily environmental benefits we have in our neighborhood. Benefits we chose to have when we decided to purchase our homes and live here.

This building has a much greater impact than you think, aside from the concerns that have already been raised such as the impact on re-greening, the river revitalization, the traffic, air quality and noise. Consider this:

1. A neighborhood with tennis courts, walking areas, minimal car and car exhaust provides a positive environment for families to live in. Physical exercise is a

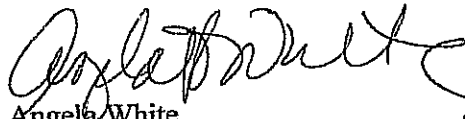

primary concern in this nation. Why would we even consider allowing six four story buildings with 200 units for elderly families only—to replace open space with athletic opportunities and an atmosphere that encourages walking.

2. When we pick this neighborhood because of the benefits surrounding us we also have the benefit of shopping with our local businesses. Having a neighborhood that meets our needs and encourages us to stay in the area—which encourages us to frequent the local businesses—which encourages economic growth and stability in the neighborhood. How could we even consider taking this away? Take away our “neighborhood” and you will be taking away income from the local businesses!
3. We need birds, trees, squirrels, bees, etc. How else does the world survive? Take the trees, the open spaces and replace it with concrete and we are left with a stagnant area which will soon lose its natural resources, its economic stability, and its ability to draw new, young families..
4. Why would we allow one “person” to be the recipient of the economic benefits from constructing these buildings—instead of considering the need to keep this community alive—naturally and economically, benefiting thousands of people, versus a few developers?

Please seriously consider the truly negative impact of this development.

Sincerely,

Steven and Angela White


5/12/08


From: Ree Whitford <reewhitford@gmail.com>
To: <David.Somers@lacity.org>
Date: 6/15/2008 11:32 AM
Subject: Studio City Golf and Tennis

Mr Somers,

I am writing to express my concern and distress at the continuing development that ignores community opposition at the Studio City Golf and Tennis Club. I urge you to insist that the Environmental Impact Report consider the permanent loss of recreational space along the LA River.

The efforts currently underway to create a green corridor along the river are vital to creating a more livable community. The additional development proposed pushes us further into a completely paved, overly congested urban space with more traffic, less air quality, more noise, and worst of all more congestion.

Once lost space is never reclaimed. We need to save what little green space our community still has.

Sincerely,

Ree Whitford
Producer
818-505-1060 home
818-424-9988 cell
ReeWhitford@gmail.com

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

LORA WITTY *Lorawitty*
11915 Kling St
N Hollywood CA 91607

From: Paul Wong <pauljwong@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/30/2008 2:38 PM
Subject: FW: Weddington Tennis

Dear Mr. Somers: As an 18 year resident of Studio City and a patron of Studio City Golf and Tennis (now Weddington Tennis) for the same period of time, I am e mailing you to register my strong dismay and disapproval regarding the proposed overdevelopment of the current Agriculturally zoned site at 4141 Whitsett Avenue:

EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center
ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

As the last remaining significant green space left in the San Fernando Valley, and in light of the recent over development of Studio City with the subsequent increase in living density, traffic and corresponding deterioration in quality of life, the Whitsett site zoning should not be changed and the project should not proceed as planned. The current plan calls for abolition of all tennis courts, which would leave Studio city largely devoid of a recreational space commensurate with the current population. There are plenty of other sites that are currently run down and which development would be an improvement. In the case of this site, development would be a great detriment to the community.

Sincerely,

Paul Wong
4311 Lemp Avenue
Studio City, CA 91604
818-509-0110

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Make i'm yours. Create a custom banner to support your cause.
http://im.live.com/Messenger/IM/Contribute/Default.aspx?source=TXT_TAGHM_MSN_Make_IM_Yours

From: "Wright family" <wrightdiver@roadrunner.com>
To: <David.Somers@lacity.org>
Date: 5/13/2008 10:25 PM
Subject: Environmental Impact Report on Studio City Golf and Tennis

EAF #: ENV-2001-1196-EIR PROJECT: Studio City Senior Living Center
<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

ADDRESS: 4141 Whitsett Ave. DISTRICT: 2

Dear Mr. Somers,

Our family has been living in Studio City for 10 years now. We live 3 blocks from the Studio City Golf and Tennis (Weddington Golf and Tennis). We enjoy using (and paying for the privilege) the golf and tennis facilities - it makes for a good family setting - enjoyable and fun. Changing the zoning is not fair to the community - who you are suppose to protect. We need this space for our children, our elderly, ourselves and our sanity.

These items are only the tip of the iceberg - Aesthetics, Air Quality, Cultural Resources, Geology, Soils and Water Quality, Land Use and Planning for future generations, Land Value, Noise, Population and Housing, Strain on Public Services, Recreation, Traffic and Utilities/Energy Conservation.

It's about our local community - the people.

Please don't let greed win.

Thanks,

Bill and Gail Wright (Avery and Monie too)

No virus found in this outgoing message.
Checked by AVG.
Version: 7.5.524 / Virus Database: 269.23.16/1430 - Release Date: 5/13/2008 7:31 AM

From: Shelley Zimmerman <szims@hotmail.com>
To: <david.somers@lacity.org>
Date: 4/21/2008 5:21 PM

Dear Mr. Somers,

I am writing with a passionate plea to ask that no development be approved for the Studio City Golf & Tennis property. This lovely space provides much needed greenery and recreation to our community.

Increased development will only mean worse air quality, noise and quality of life for this neighborhood.

I look around the San Fernando Valley and wonder when will it be enough development? When will our neighborhoods decide that there is something more precious to our way of life than more commerce or more crowding? For our children, for their children, the greatest gifts will be space, clean air and communal recreation areas. This property provides a valuable communal service. The reminder that Studio City Golf & Tennis property's trees and greenery serve that there is more to Studio City than strip malls and parking lots can not be dismissed.

Please. Please. Please do not approve further development.

Thank you for your time and consideration.

Rochelle Zimmerman
4915 Valjean Ave
Encino CA 91436
818-972-8136

More immediate than e-mail? Get instant access with Windows Live Messenger.
http://www.windowslive.com/messenger/overview.html?ocid=TXT_TAGLM_WL_Refresh_instantaccess_042008

From: "Susan Zwerman" <crystalrain@earthlink.net>
To: <David.Somers@lacity.org>, <David.Somers@lacity.org>
Date: 5/8/2008 9:11 AM
Subject: URGENT UPDATE on Studio City Golf and Tennis

Dear David,

I live in Studio Village and have loved the golf and tennis parks since I moved here in 1986. I would hate to see them taken down for more real estate to be built in our over already congested studio city area. Parking is very difficult now and it would only get worse. It would be a real shame to lose this wonderful complex. This was the only place I could go and get golf and tennis lessons, please don't take that away from us. It brings a great deal of peace to many of us in studio city.

I urge the city to study the long-term impacts on the LA River, including the traffic, air quality, and noise that this will generate in Studio City.

Please reconsider.

Best

Susan Zwerman

Studio Village Homeowners

11744 Moorpark St,

Unit L

Studio City, CA 91604

Phone: 818-760-4242

Please direct your responses to:

David Somers, Project Coordinator

Environmental Review Section

Department of City Planning

200 N. Spring St., Room 750

Los Angeles, CA 90012

213-978-1343 (Fax)

<mailto:David.Somers@lacity.org> David.Somers@lacity.org (Email)

David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

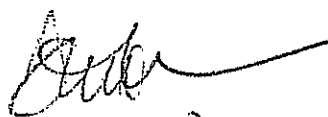
fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME; Studio City Senior Living
PROJECT ADDRESS: 4141 Whitsett Avenue
COMMUNITY PLAN AREA: Sherman Oaks-Studio City-Toluca Lake-Cahu.Pass
COUNCIL DISTRICT: 2
COMMENT DUE DATE: Monday, May 19, 2008

To Ms Gail Goldberg and Mr. David Sommers

When preparing the Environmental impacts of the proposed project, please address the issue of the loss of the unique recreational facility on the site. The 17 tennis courts are the only place in the Los Angeles area where the general public can reserve courts for a specific time to play tennis, whether those events are social, school team play, club or league tournaments. Groups of tennis players, whose ages range from 5 to 90, come from a wide area to use these courts because there is no other place to play. Where are these people going to go if this facility is lost? It is an important matter of loss of recreation and the good health benefits that follow.

Keep some of Valley Village as it was.


4912 Beeman Ave
Valley Village 91607

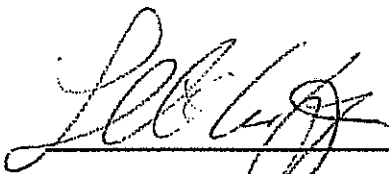
David Sommers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N Spring Street, Room 750
Los Angeles, CA 90012

fax(213)978-1343
David Somers@lacity.org(email)

Re: EAF NO: ENV-2001-1196-EIR
PROJECT NAME: Studio City Senior Living
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12100 Beau fait Ave
Northridge, CA 91320

EAF#: ENV-20001-1196-EIR
Project Name: Studio City Senior Living Center
Dear Mr. Somers,

5/12/08 ^U

Reference to 4/17/08 EIR preparation:

The latest proposal erroneously eliminates all 16 of the existing tennis courts. The community needs these courts. Tennis is an inexpensive sport that gives people of all ages the benefits of much needed enjoyable exercise of the entire body. Also, tennis courts take up much less space per user person than ~~the~~ golf courses. Therefore, a larger number of people can benefit from tennis court exercise in a much smaller space.

The Senior Living Center should be moved to the North West corner of parcel A. That would preserve the tennis courts & the golf driving range, while eliminating most of the golf course.

The Senior Living Center would benefit because it would be further away from busy Whitsett Ave., & a potentially noisy 24/7 fire station.

(OVER)