

In addition, in order to provide easier public access into the Project Site, the Project would provide off-site improvements to the segment of Valleyheart Drive, south of LAFD Fire Station 78, and portions of the Zev Greenway adjacent to the Project Site would have direct access to the walking pathway circumnavigating the Project Site. Furthermore, as described on page II-20 of the Draft EIR, the Project's gymnasium would include a ground-level community room available for public use by organizations through a reservation system. The community-accessible meeting space would be located along the southeastern corner of the building with the main entrance facing the Los Angeles River and be located adjacent to newly-landscaped areas, benches, other seating, and walking pathways. In addition to the community room, the Project's "River Room" would be located along the southwestern corner of the gymnasium building. While not directly reservable for general public use, the River Room would be used by Harvard-Westlake and preapproved environmental organizations to offer publicly-accessible classes, educational programming, nature walks, lectures, and cultural experiences relating to the role of the Los Angeles River in the City's evolution and those who have inhabited the area over time.

By providing a variety of accessible recreational opportunities, the Project would support the following: field, pool, and gym-based sports by pre-approved community groups or swim program members when not in use by the School; continued playing of tennis on eight courts; and regular access to approximately 5.4 acres (235,224 square feet) of passive open space, including the three-quarter mile long pedestrian pathway system described above. Several comments were received requesting clarity on what types of groups would be permitted to use the Project Site, and what the process for receiving pre-approval might entail. Based on information received from Harvard-Westlake, the pre-approval requirement for groups ensures that: a) the group is familiar with and abides by the conditions of Project Site usage (including, but not limited to, preferred driving routes, allowable hours of operation, and prohibition on parking in the neighborhood); b) the group or organization is able to provide appropriate supervision of its intended activities and participants; and c) the use of facilities can be managed in a way that best supports the aggregate, desired activity or program schedules of public groups across the Project Site. A group would consist of any organization or league that has a registration process for its own participants, provides trained staffing and/or coaching, provides supervision commensurate with its activities and number of participants, maintains liability insurance covering its participants, and has an executed/up-to-date agreement in place with the School. Group use of the tennis courts, such as for a tournament or tennis club, would be permissible as is individual use. With the exception of the walking pathway, putting green, café, and clubhouse, use of recreational facilities by entities other than the School would require a fee to help offset the cost of basic maintenance and security functions.

The Draft EIR lists among the Project Objectives that the Project would provide academic opportunities for science labs, outdoor classes, bird-watching, and other non-athletic school activities. Harvard-Westlake classes would be primarily held on the Upper School campus, and no classroom buildings are proposed as part of the Project. Since academic use of the Project Site is an important Project Objective, the Project Site would be used

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4141 Whitsett Ave  
Studio City, CA 91604

HARVARD  
WESTLAKE  
SCHOOL

3700 Calaveras Canyon Ave  
Studio City, CA 91604

Gensler

100 S Figueroa St  
Los Angeles, CA 90012

STUDIO-MLA

20 S. Main Street  
Los Angeles, CA 90033

koff

200 East Flower Street, Suite 1100  
Los Angeles, CA 90012

GENERAL NOTES

**PROJECT ADDRESS**  
4047, 4141, 4151 North Whitsett Avenue;  
12506, 12600, 12630 West Valley Spring Lane  
Studio City, Ca. 91604

**LEGAL DESCRIPTION**  
TRACT TR 19437 BLOCK None  
LOT LT 1 ARB None

NOTE: METES AND BOUNDS DESCRIPTION  
OF EXISTING PARCEL OR LOT SPLITS MUST  
BE ATTACHED TO THE APPLICATION

**SITE INFORMATION**

**PROJECT**  
TOTAL SITE AREA = 16.10 ACRES  
COUNTY LAND AREA = 1.12 ACRES  
TOTAL FLOOR AREA (FAR) = 108,776 SqFt

**PARKING CALCULATIONS**

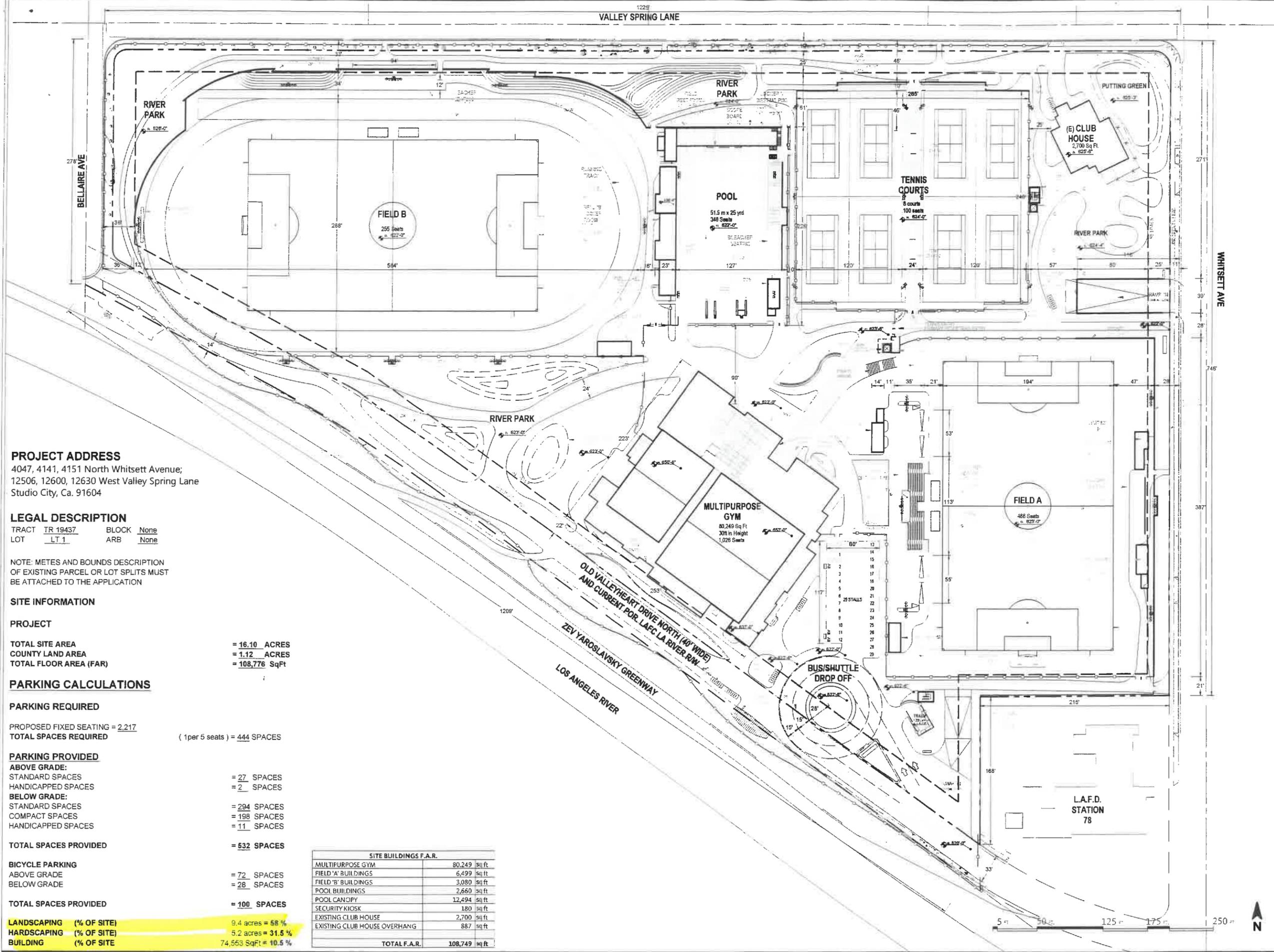
**PARKING REQUIRED**  
PROPOSED FIXED SEATING = 2,217  
TOTAL SPACES REQUIRED (1 per 5 seats) = 444 SPACES

**PARKING PROVIDED**  
**ABOVE GRADE:**  
STANDARD SPACES = 27 SPACES  
HANDICAPPED SPACES = 2 SPACES  
**BELOW GRADE:**  
STANDARD SPACES = 294 SPACES  
COMPACT SPACES = 198 SPACES  
HANDICAPPED SPACES = 11 SPACES  
**TOTAL SPACES PROVIDED = 532 SPACES**

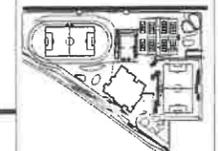
**BICYCLE PARKING**  
ABOVE GRADE = 72 SPACES  
BELOW GRADE = 28 SPACES  
**TOTAL SPACES PROVIDED = 100 SPACES**

**LANDSCAPING (% OF SITE)** 9.4 acres = 58 %  
**HARDSCAPING (% OF SITE)** 5.2 acres = 31.5 %  
**BUILDING (% OF SITE)** 74,553 SqFt = 10.5 %

| SITE BUILDINGS F.A.R.        |                      |
|------------------------------|----------------------|
| MULTIPURPOSE GYM             | 80,249 sq ft         |
| FIELD 'A' BUILDINGS          | 6,499 sq ft          |
| FIELD 'B' BUILDINGS          | 3,080 sq ft          |
| POOL BUILDINGS               | 2,660 sq ft          |
| POOL CANOPY                  | 12,494 sq ft         |
| SECURITY KIOSK               | 180 sq ft            |
| EXISTING CLUB HOUSE          | 2,700 sq ft          |
| EXISTING CLUB HOUSE OVERHANG | 887 sq ft            |
| <b>TOTAL F.A.R.</b>          | <b>108,749 sq ft</b> |



KEY PLAN



**NOT FOR CONSTRUCTION**

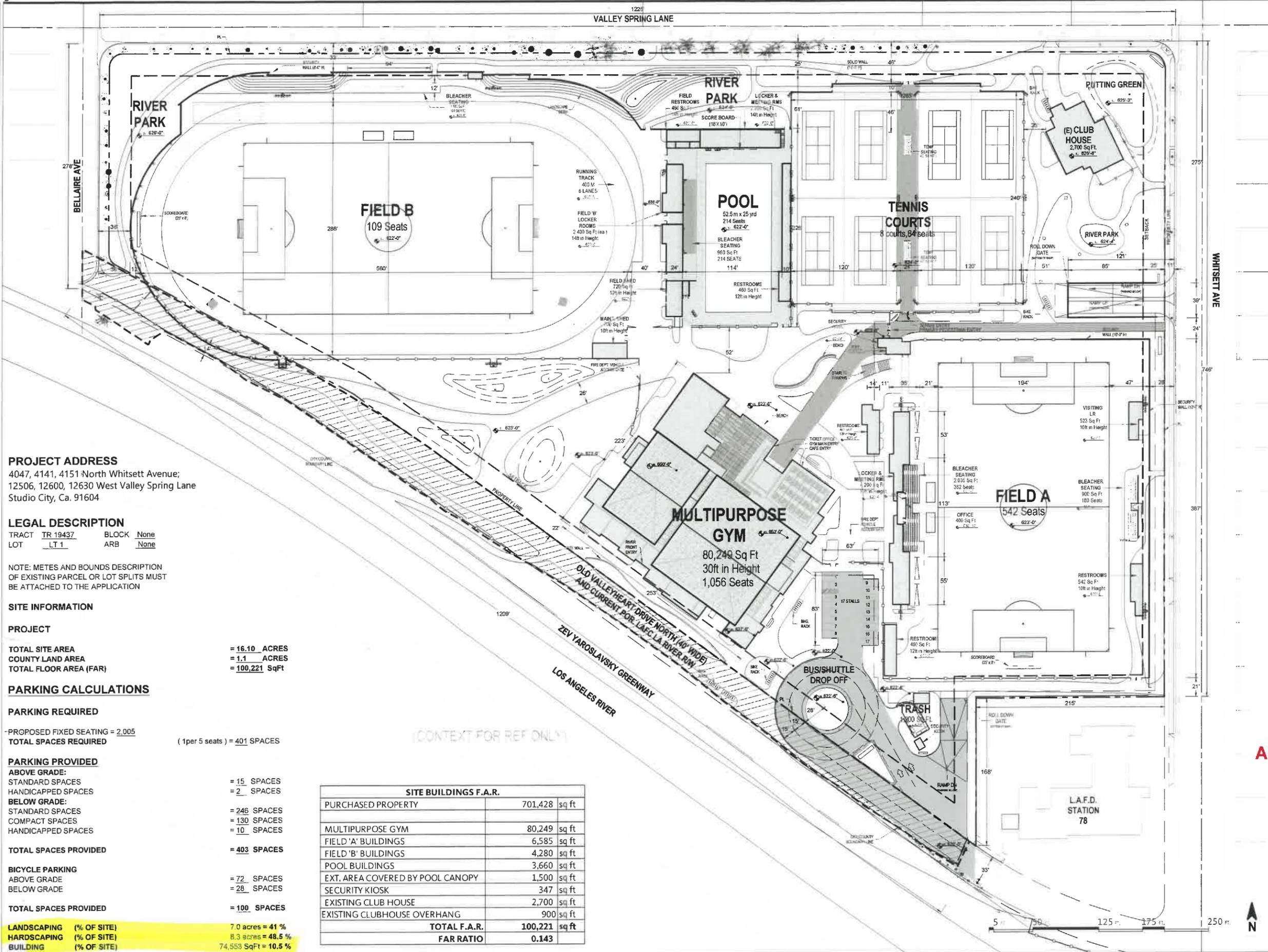
Project Name  
Harvard - Westlake River Park

Project Number

Description  
Plot Plan / Site Plan

Scale  
AS NOTED

**A.0.00**



**PROJECT ADDRESS**  
 4047, 4141, 4151 North Whitsett Avenue;  
 12506, 12600, 12630 West Valley Spring Lane  
 Studio City, Ca. 91604

**LEGAL DESCRIPTION**  
 TRACT TR 19437 BLOCK None  
 LOT LT 1 ARB None

NOTE: METES AND BOUNDS DESCRIPTION  
 OF EXISTING PARCEL OR LOT SPLITS MUST  
 BE ATTACHED TO THE APPLICATION

**SITE INFORMATION**

**PROJECT**

**TOTAL SITE AREA** = 16.10 ACRES  
**COUNTY LAND AREA** = 1.1 ACRES  
**TOTAL FLOOR AREA (FAR)** = 100,221 SqFt

**PARKING CALCULATIONS**

**PARKING REQUIRED**

PROPOSED FIXED SEATING = 2,005  
**TOTAL SPACES REQUIRED** (1 per 5 seats) = 401 SPACES

**PARKING PROVIDED**

**ABOVE GRADE:**  
 STANDARD SPACES = 15 SPACES  
 HANDICAPPED SPACES = 2 SPACES

**BELOW GRADE:**  
 STANDARD SPACES = 246 SPACES  
 COMPACT SPACES = 130 SPACES  
 HANDICAPPED SPACES = 10 SPACES

**TOTAL SPACES PROVIDED** = 403 SPACES

**BICYCLE PARKING**  
 ABOVE GRADE = 72 SPACES  
 BELOW GRADE = 28 SPACES

**TOTAL SPACES PROVIDED** = 100 SPACES

**LANDSCAPING (% OF SITE)** 7.0 acres = 41 %  
**HARDSCAPING (% OF SITE)** 8.3 acres = 48.5 %  
**BUILDING (% OF SITE)** 74,553 SqFt = 10.5 %

| SITE BUILDINGS F.A.R.            |                |              |
|----------------------------------|----------------|--------------|
| PURCHASED PROPERTY               | 701,428        | sq ft        |
| MULTIPURPOSE GYM                 | 80,249         | sq ft        |
| FIELD 'A' BUILDINGS              | 6,585          | sq ft        |
| FIELD 'B' BUILDINGS              | 4,280          | sq ft        |
| POOL BUILDINGS                   | 3,660          | sq ft        |
| EXT. AREA COVERED BY POOL CANOPY | 1,500          | sq ft        |
| SECURITY KIOSK                   | 347            | sq ft        |
| EXISTING CLUB HOUSE              | 2,700          | sq ft        |
| EXISTING CLUBHOUSE OVERHANG      | 900            | sq ft        |
| <b>TOTAL F.A.R.</b>              | <b>100,221</b> | <b>sq ft</b> |
| <b>FAR RATIO</b>                 | <b>0.143</b>   |              |

**SHEET NOTES**

**LEGEND**

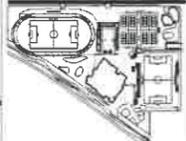
SETBACK  
 PROPERTY LINE  
 FENCE  
 WALL

**GENERAL NOTES**

**REVISED**

**AUGUST 24, 2023**

**KEY PLAN**



Plan - Plot Plan/Site Plan  
 SCALE 1" = 10'  
**01**

**HARVARD WESTLAKE RIVER PARK**

4141 Whitsett Ave  
 Studio City, CA 91604

**HARVARD WESTLAKE SCHOOL**  
 2700 Calaveras Canyon Ave  
 Studio City, CA 91604

**Gensler** 500 S. Figueroa Street  
 Los Angeles, CA 90071  
 TEL: 213.327.3600

**STUDIO-MLA** 251 S. Main Street  
 Los Angeles, CA 90012  
 TEL: 213.364.5644

**kpff** 700 Flower Street, Suite 2100  
 Los Angeles, CA 90017  
 TEL: 213.413.0261

**me engineers** 600 Wilshire Blvd., Suite 1200  
 Los Angeles, CA 90017  
 TEL: 310.542.8700

**AQUATIC** 2225 Fairway Avenue  
 Culver City, CA 90230  
 TEL: 800.858.6542

**JONAS A. MARTIN ASSOCIATES & ARCHITECTS** 950 S. Grand Avenue  
 Los Angeles, CA 90015  
 TEL: 213.483.6400

**iD|B|R|** 1505 N. Alhambra Avenue  
 El Cerrito, CA 94530  
 TEL: 619.556.4800

**SIMPSON GUMPERTZ & HEGGER** 1150 S. Olive St., Suite 1600  
 Los Angeles, CA 90015  
 TEL: 213.271.2000

**SCIENCE** 444 Flower St., Suite 3000  
 Los Angeles, CA 90017  
 TEL: 323.536.2263

**StudioKi** 15231 Laguna Canyon Rd., Suite 100  
 Irvine, CA 92618  
 TEL: 949.751.5800

**WSP** 180 West 42nd Ave  
 Littleton, CO 80120  
 TEL: 303.730.1440

**GRD** 1 Penn Plaza, 2nd Floor  
 200 W. 3rd Street  
 New York, NY 10119  
 TEL: 212.465.5000

**STUDIO OR** 2425 Tompkins Pl., Suite 1000  
 Piedmont Village, CA 92015  
 TEL: 415.702.7779

1940 Beverly St., Suite 200  
 Overland Park, KS 66212  
 TEL: 816.931.5425

Date: Description  
 8/18/2023 - ISSUE DATE

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Harvard - Westlake River Park

Project Number

Description  
 Plot Plan / Site Plan

Scale  
 AS NOTED

**A.0.00**

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