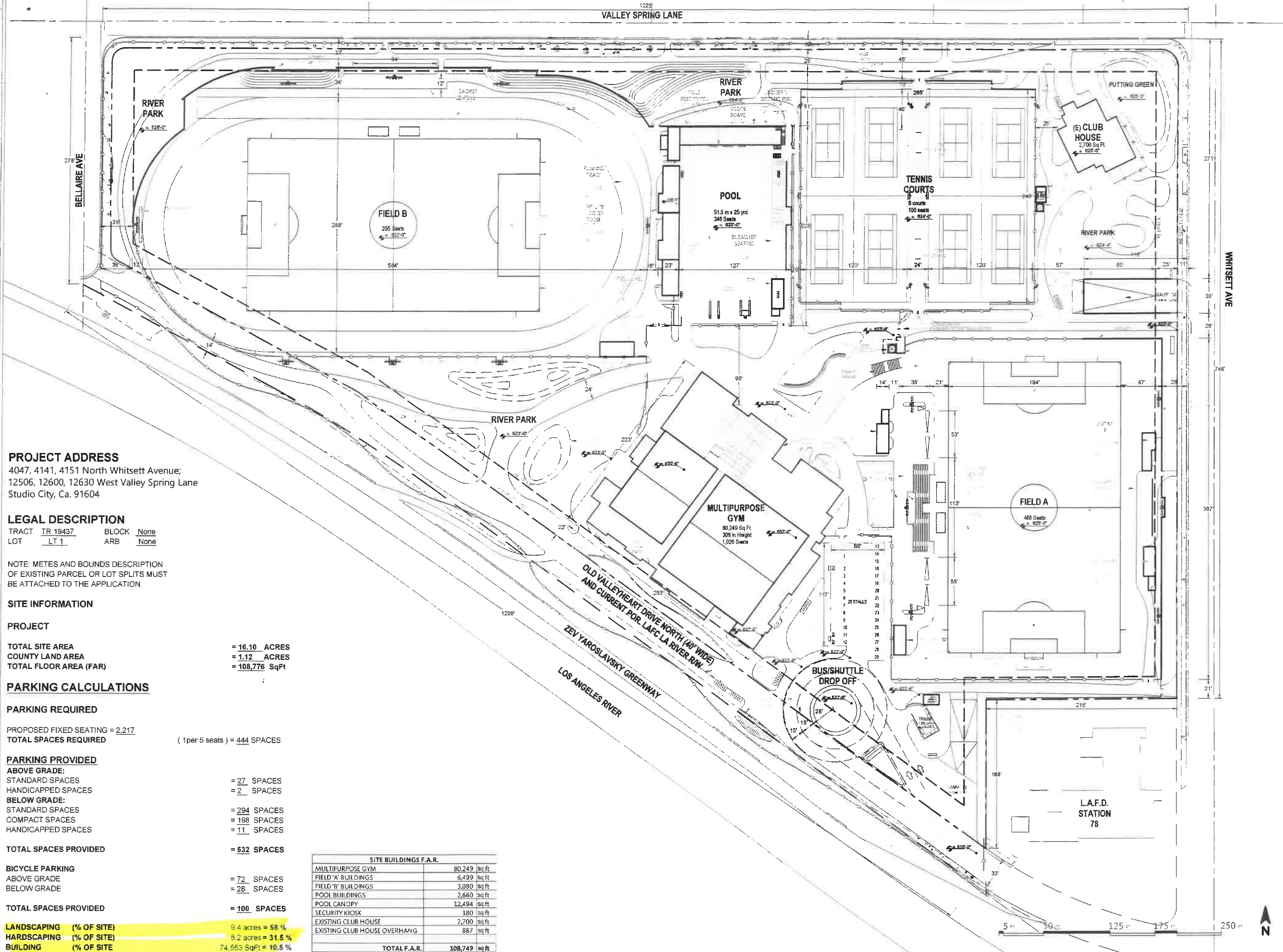


In addition, in order to provide easier public access into the Project Site, the Project would provide off-site improvements to the segment of Valleyheart Drive, south of LAFD Fire Station 78, and portions of the Zev Greenway adjacent to the Project Site would have direct access to the walking pathway 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



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

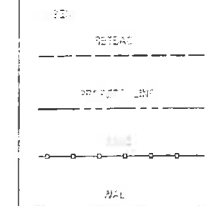
BICYCLE PARKING
ABOVE GRADE = 72 SPACES
BELOW GRADE = 28 SPACES

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 %

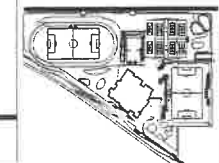
SITE BUILDINGS F.A.R.		
MULTIPURPOSE GYM	80,249	Sq ft
FIELD 'A' BUILDINGS	6,499	Sq ft
FIELD 'B' BUILDINGS	3,080	Sq ft
POOL BUILDINGS	2,660	Sq ft
POOL CANOPY	12,494	Sq ft
SECURITY KIOSK	180	Sq ft
EXISTING CLUB HOUSE	2,700	Sq ft
EXISTING CLUB HOUSE OVERHANG	887	Sq ft
TOTAL F.A.R.	108,749	Sq ft

SHEET NOTES



GENERAL NOTES

KEY PLAN



16
4141 Whitsett Ave
Studio City, CA 91604

HARVARD WESTLAKE SCHOOL
17700 Culver City Canyon Ave
Studio City, CA 91604

Gensler
505 S Figueroa St
Los Angeles, CA 90071

STUDIO-MLA
251 S. Western Ave
Los Angeles, CA 90007

koff
200 S. Main Street, Suite 2100
Los Angeles, CA 90012

Date Description

Seal / Signature

NOT FOR CONSTRUCTION

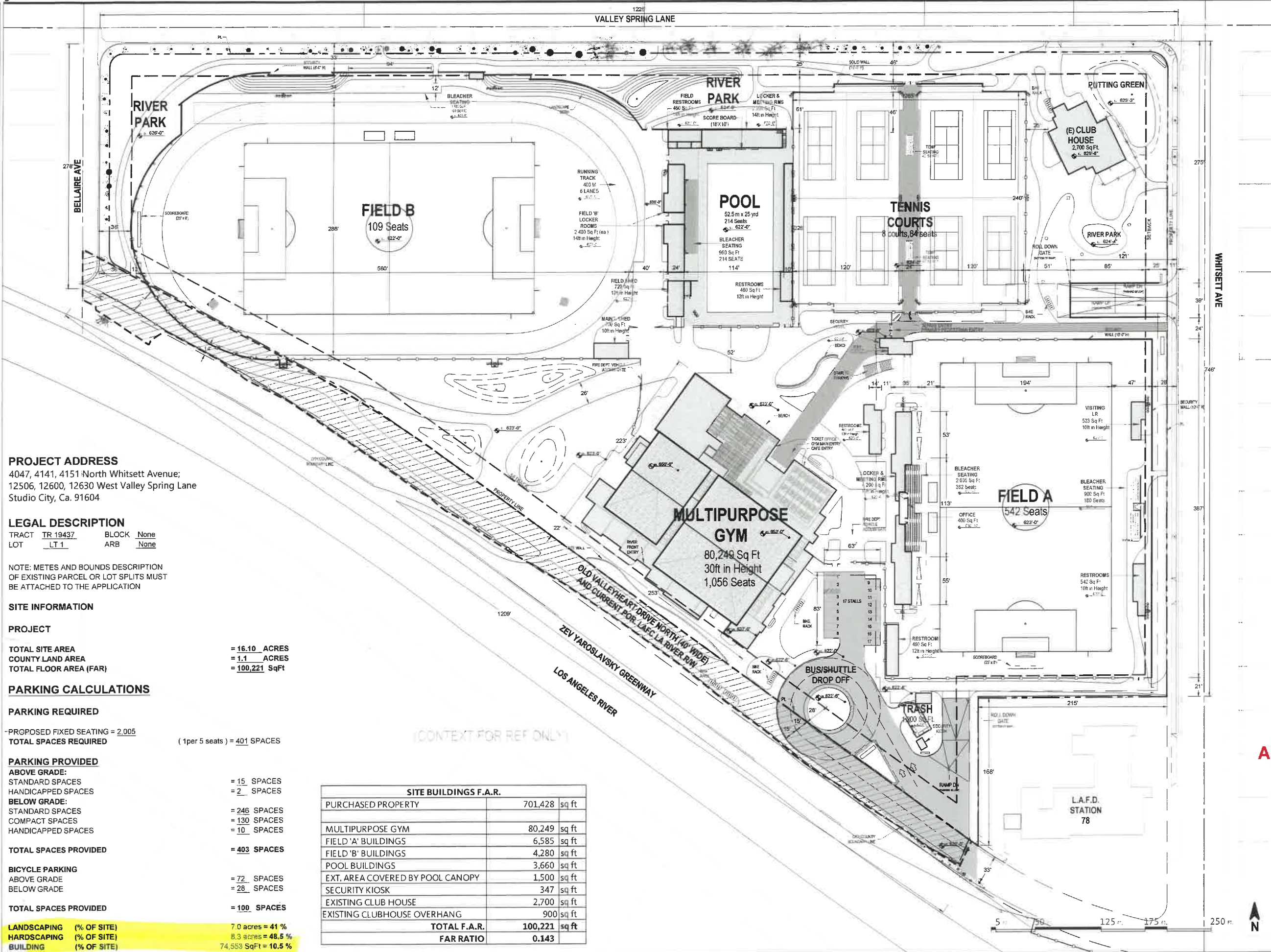
Project Name
Harvard - Westlake River Park

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: 15 SPACES
STANDARD SPACES 2 SPACES
HANDICAPPED SPACES
BELOW GRADE: 246 SPACES
STANDARD SPACES 130 SPACES
COMPACT SPACES 10 SPACES
HANDICAPPED 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
TOTAL F.A.R.	100,221	sq ft
FAR RATIO	0.143	

SHEET NOTES

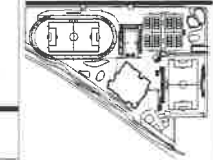
- LEGEND**
- SETBACK
 - PROPERTY LINE
 - FENCE
 - WALL

GENERAL NOTES

REVISED

AUGUST 24, 2023

KEY PLAN



4141 Whitsett Ave
Studio City, CA 91604

3700 Culver City Ave
Studio City, CA 91604

Gensler
505 S. Flower Street
Los Angeles, CA 90071
TEL: 213.227.3600

STUDIO-MLA
251 S. Main Street
Los Angeles, CA 90013
TEL: 213.364.5444

kpff
700 Flower Street, Suite 2100
Los Angeles, CA 90017
TEL: 213.419.0261

me engineers
600 Wilshire Blvd., Suite 1200
Los Angeles, CA 90017
TEL: 213.543.8700

AQUATIC
2225 Leland Avenue
Culver City, CA 90230
TEL: 800.838.6542

JONAS A. HARTIN ASSOCIATES & P.C.
950 S. Grand Avenue
Los Angeles, CA 90015
TEL: 213.483.6400

iD|BRI
1505 N. Hollywood Avenue
Burbank, CA 91502
TEL: 818.956.4800

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

BIOMIMETICS
444 Flower St., Suite 3000
Los Angeles, CA 90017
TEL: 323.536.2363

Studio K1
15231 Laguna Canyon Rd., Suite 100
Irvine, CA 92618
TEL: 949.751.5800

WSP
1803 West 4th Ave
Los Angeles, CA 90015
TEL: 323.730.1440

GRD
2425 Towneplace Rd., Suite 1000
Westland, MI 48105
TEL: 616.702.7779

STUDIO 08
15040 Saddle St., Suite 280
Overland Park, KS 66212
TEL: 816.931.5425

Date: 8/18/2023 - ISSUE DATE

Seal / Signature

NOT FOR CONSTRUCTION

Project Name: Harvard - Westlake River Park

Project Number

Description: Plot Plan / Site Plan

Date: AS NOTED

A.0.00

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