



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**November 20, 2020**

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2019-4565-EIR
<b>PROJECT NAME:</b>	Berggruen Institute Project
<b>PROJECT APPLICANT:</b>	Monteverdi, LLC
<b>PROJECT ADDRESS:</b>	1901 North Sepulveda Boulevard and 2100–2187 North Canyonback Road, Los Angeles, California 90049
<b>COMMUNITY PLAN AREA:</b>	Brentwood–Pacific Palisades
<b>COUNCIL DISTRICT:</b>	11—Bonin
<b>PUBLIC COMMENT PERIOD:</b>	November 20, 2020—December 21, 2020
<b>SCOPING MEETING:</b>	Tuesday, December 8, 2020 at 5:30 P.M.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Berggruen Institute Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting also will be held to receive input regarding the environmental topics to be addressed in the EIR. No decisions about the Project will be made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

## **PROJECT LOCATION AND EXISTING ON-SITE USES:**

The approximately 447-acre Project Site is located at 1901 North Sepulveda Boulevard and 2100, 2101, 2132, 2139, 2141 and 2187 North Canyonback Road, in the Brentwood–Pacific Palisades Community Plan (Community Plan) area of the City. More specifically, the Project Site is located just west of Interstate 405 (I-405) and south of the existing MountainGate Country Club and associated residential community. The Project Site is generally undeveloped, although portions of the Project Site have been previously graded and disturbed. The Project Site exhibits substantial topographic changes in grade and includes two primary ridges (Ridges I and II), which generally run north-south, plus a third smaller ridge to the northwest, with site elevations ranging from approximately 720 feet above mean sea level (AMSL) near Sepulveda Boulevard to 1,690 feet AMSL along Ridge II. The Project Site includes native and non-native vegetation and limited improvements, including Serpentine Road, several unpaved fire access roads, portions of two public multi-use trails, concrete terrace

drains, and monitoring wells and a gas recovery piping system associated with the closed Mission Canyon No. 8 Landfill site. **(See attached Project Location Map.)**

## **PROJECT DESCRIPTION:**

The Berggruen Institute Project (Project) involves a development program designed to accommodate the Berggruen Institute's educational and research programs, fellowships, scholars, and administration within a Research Institute campus, as well as to preserve open space. Development and operation of the Project would be implemented through the Berggruen Institute Specific Plan (Specific Plan). In accordance with the proposed Specific Plan, development would be concentrated on approximately 28 acres or approximately 6 percent of the 447-acre Project Site (also referred to as the Specific Plan Area), which would be divided into three Sub-Areas: (1) Ridge I, which would include a primary Institute Building comprising approximately 39,880 square feet of Research Institute uses, including meeting rooms, lounge/study areas, offices, an auditorium/lecture hall, a library, storage space and support areas, as well as dining and kitchen facilities; 30 Scholar Units serving as limited-term living quarters for resident scholars, visiting scholars, guests, and limited staff, with supporting uses and amenities such as a Gatehouse and recreational facilities, for a total of approximately 16,603 square feet of building area; as well as landscaped outdoor spaces including gardens and courtyards; (2) Ridge II, which would include three Scholar Pavilions of up to 10,000 square feet each with a combination of Research Institute uses and/or limited-term scholar living quarters; and (3) Open Space, which would allow for hillside preservation, restoration and protection of native habitat, fuel modification zones for fire risk management, and public trails and recreational opportunities in an area comprising 424.4 acres. The Research Institute could accommodate up to 26 resident scholars at a time plus up to 60 staff, four of whom would reside on-site in Scholar Units, in addition to visiting scholars and guests attending conferences, symposia, and other programs or events. Within the Open Space Sub-Area, portions of two existing trails that pass through the Project Site would be improved and available for public use, consistent with an existing, recorded, open space easement agreement and trail easement agreements (Instrument Nos. 06-2284769, 06-2284768, and 06-2284767, respectively). In addition, future growth of up to 63,000 square feet of Research Institute floor area could occur within Ridge I to accommodate future programs and uses, including potential facilities for 16 additional resident scholars and up to 70 additional staff. Earthwork associated with buildout of the Specific Plan would require an estimated 200,000 cubic yards of cut, with 90,000 cubic yards of fill and 110,000 cubic yards of export, plus a possible 30,000 cubic yards of soil import for landscaping purposes.

## **REQUESTED ACTIONS:**

1. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to establish the Berggruen Institute Specific Plan within the Brentwood–Pacific Palisades Community Plan and add a Plan Footnote expressly indicating that the Berggruen Institute Specific Plan Zone (BI) and the Berggruen Institute Open Space Zone (BI-OS) are consistent with the Minimum Residential, Very Low I Residential, Public Facilities, and Open Space land use designations.
2. Pursuant to Section 12.32 of the LAMC, a Zone Change from the [Q]RE20-1-H, [T][Q]A1-1, and [Q]A1-1 Zones to the Berggruen Institute Specific Plan Zone (BI) and the Berggruen Institute Open Space Zone (BI-OS).
3. Pursuant to Section 11.5.7 of the LAMC, establish the Berggruen Institute Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the Project Site.
4. Pursuant to Section 12.32 of the LAMC, an ordinance to amend LAMC Section 12.04 to add the following to the list of zones: BI—Berggruen Institute Specific Plan Zone and BI-OS—Berggruen Institute Open Space Zone.
5. Vesting Tentative Map pursuant to California Government Code Section 66410 *et seq.* (Subdivision Map Act) and LAMC Chapter 1, Article 7 for the merger and re-subdivision of the Project Site and the creation of new ground lots.
6. LAFD approval of Emergency Helicopter Landing Site (if required by LAFD).

7. Other discretionary and ministerial permits and approvals that may be deemed necessary, including but not limited to temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

## **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police), Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems (Water, Wastewater, and Solid Waste), and Wildfire.

## **PUBLIC SCOPING MEETING:**

A Public Scoping Meeting will be held in an online format using GoToWebinar to share information regarding the Project and the environmental review process. City staff, environmental consultants, and project representatives will be available during this meeting which will begin with a pre-recorded presentation. After the Public Scoping Meeting has ended, a copy of the pre-recorded presentation will be posted to the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the 'Questions' chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

**Date:** Tuesday, December 8, 2020  
**Time:** 5:30 P.M.  
**Virtual Location:** Visit [www.joinwebinar.com](http://www.joinwebinar.com) and enter webinar ID **772-772-955** and your email address.

## **FILE REVIEW AND COMMENTS:**

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above and submit them in writing by **Monday, December 21, 2020, no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

**Mail:** Alan Como, AICP  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-Mail:** [alan.como@lacity.org](mailto:alan.como@lacity.org)

**ACCOMMODATIONS:**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Services such as translation between English and other languages may be provided upon written request submitted a minimum of seven (7) business days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

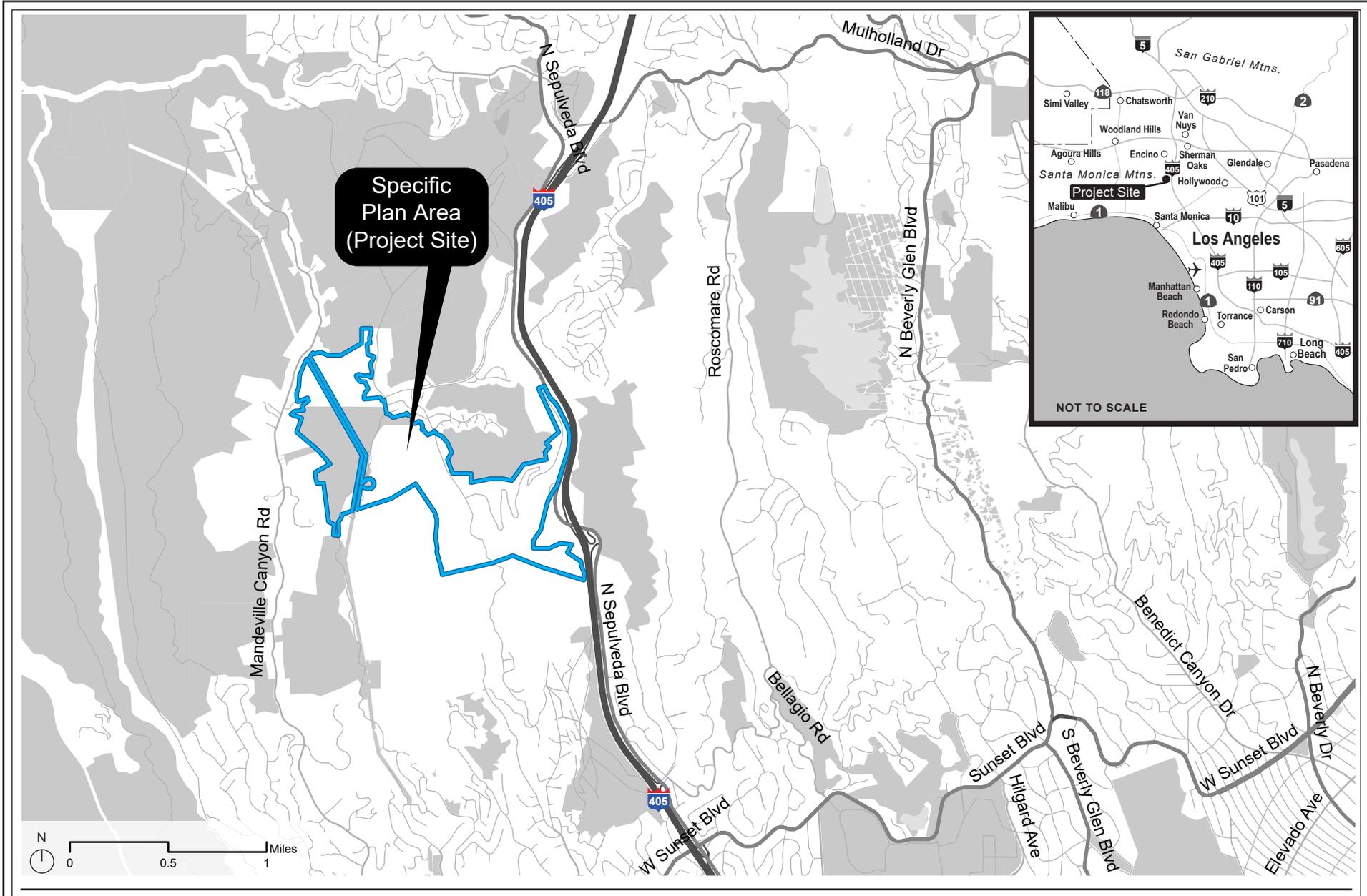
VINCENT P. BERTONI, AICP  
Director of Planning



Alan Como, AICP  
Major Projects  
Department of City Planning  
(213) 847-3633

**Attachments:**

Project Location Map  
Conceptual Site Plan—Specific Plan Area (Project Site)  
Conceptual Site Plan—Ridge I  
Conceptual Site Plan—Ridge II  
GoToWebinar Instructions

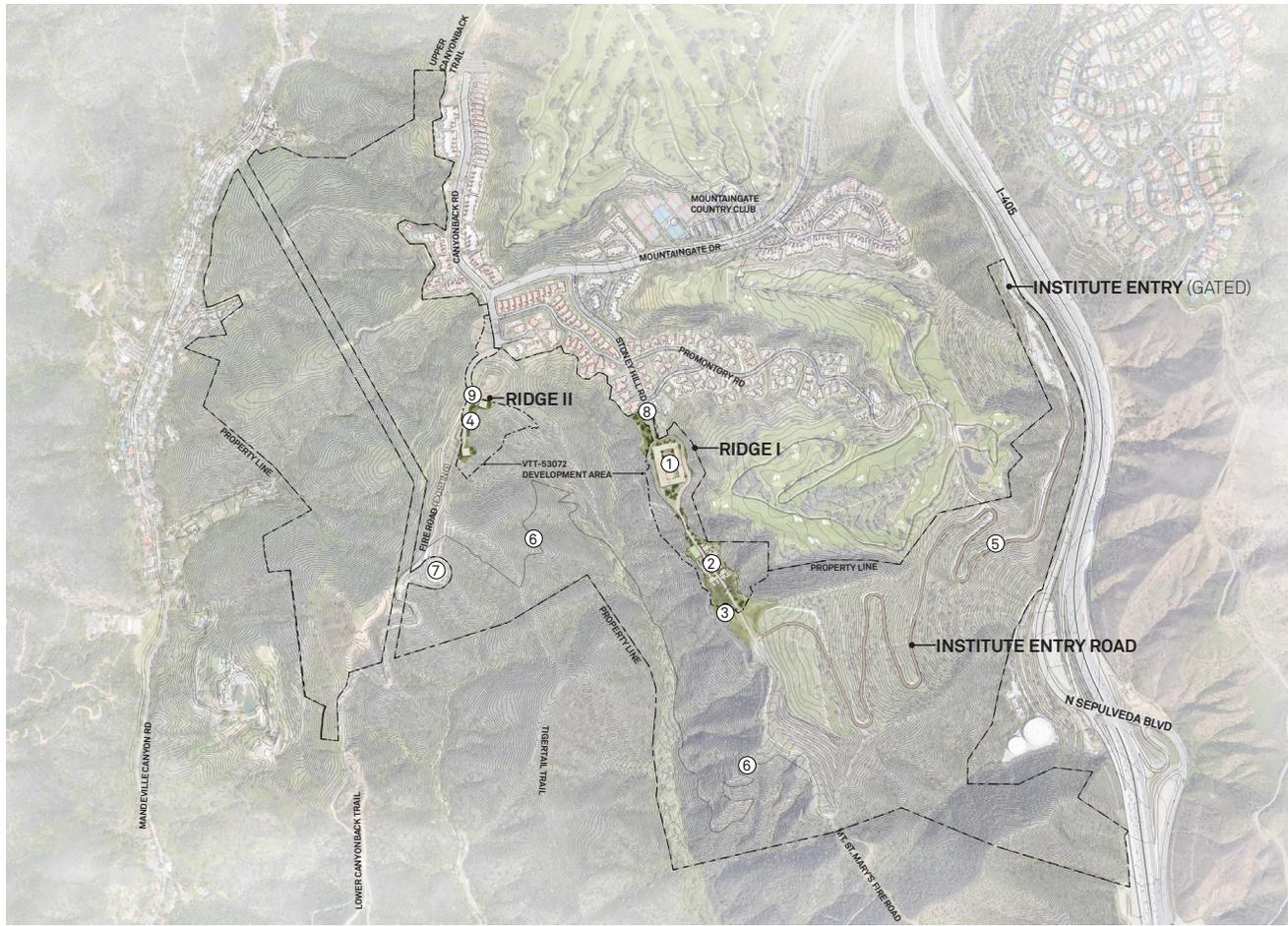


Specific  
Plan Area  
(Project Site)



Project Location Map

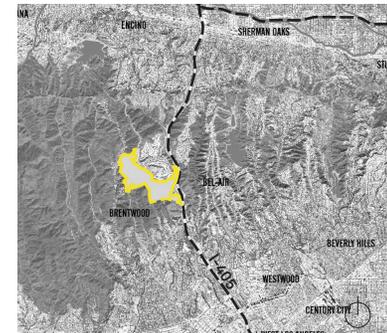
Source: Los Angeles County GIS, 2019; Eystone Environmental, 2020.



N.T.S.



- ① INSTITUTE BUILDING
- ② SCHOLAR UNITS
- ③ INSTITUTE GATEHOUSE
- ④ RIDGE II SCHOLAR PAVILIONS
- ⑤ SERPENTINE ROAD/  
PRIMARY FIRE ACCESS
- ⑥ TRAIL ALIGNMENT
- ⑦ LADWP TRANSMISSION LINE  
& WATER TANK (EXISTING)
- ⑧ EMERGENCY FIRE ACCESS (GATED)
- ⑨ RIDGE II ENTRY AND FIRE ACCESS (GATED)

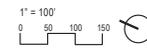


KEY PLAN

Conceptual Site Plan—Specific Plan Area (Project Site)



- ① INSTITUTE BUILDING
- ② INSTITUTE GATEHOUSE
- ③ INSTITUTE AUDITORIUM
- ④ INSTITUTE COURTYARD
- ⑤ INSTITUTE ROAD/  
PRIMARY FIRE ACCESS
- ⑥ SCHOLAR UNITS
- ⑦ PEDESTRIAN PATHWAYS
- ⑧ FITNESS AREA
- ⑨ EMERGENCY FIRE ACCESS (GATED)
- ⑩ FIRE ACCESS ROAD
- ⑪ FUTURE EXPANSION



KEY PLAN

## Conceptual Site Plan—Ridge I



- ① SCHOLAR PAVILION ONE
- ② SCHOLAR PAVILION TWO
- ③ SCHOLAR PAVILION THREE
- ④ CANYONBACK ROAD/ FIRE ACCESS (VEHICULAR GATE)
- ⑤ PARKING
- ⑥ LOWER CANYONBACK TRAIL/ FIRE ACCESS (EXISTING)
- ⑦ SIDEWALK



KEY PLAN



Conceptual Site Plan—Ridge II

**DEPARTMENT OF  
CITY PLANNING**

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**RE: GoToWebinar Instructions for The Berggruen Institute Project Scoping Meeting—1901 North Sepulveda Boulevard and 2100-2187 North Canyonback Road (Case No. ENV-2019-4565-EIR)**

**How to participate in the Virtual Public Scoping Meeting on December 8, 2020 at 5:30 P.M.:**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Berggruen Institute Project (ENV-2019-4565-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report for the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer/tablet or smartphone. Please follow the instructions below to participate. For more detailed instructions please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link [here](#) to enter your contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer or tablet. You may use the link in your confirmation email or go to [joinwebinar.com](http://joinwebinar.com) and enter webinar ID **772-772-955** and your email address.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar. Questions will be answered in the order received after the presentation has ended.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow the instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

- Please type in the 'Questions' chat box;
- Click the hand raise button (if using a computer); or
- Contact us at [planning.liaison@lacity.org](mailto:planning.liaison@lacity.org).