



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

April 26, 2018

ENVIRONMENTAL CASE NO.: ENV-2016-3909-EIR

STATE CLEARINGHOUSE NO.: 2016111027

PROJECT NAME: Promenade 2035

PROJECT APPLICANT: Westfield Promenade LLC and Promenade Buyer LLC

PROJECT ADDRESS: 6100 N. Topanga Canyon Boulevard; 21800 and 21900 W. Erwin Street; 21801, 21821, 21901 and 29131 W. Oxnard Street; and 6101 N. Owensmouth Avenue, Woodland Hills, CA 91367

COMMUNITY PLAN AREA: Canoga Park-Winnetka-Woodland Hills-West Hills

COUNCIL DISTRICT: 3 - Blumenfield

PUBLIC COMMENT PERIOD: April 26, 2018 - June 11, 2018

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Promenade 2035 Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft SEIR, information regarding the availability of the Draft SEIR for public review, and the timeframe for submitting comments on the Draft SEIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

Westfield Promenade LLC and Promenade Buyer LLC, both Westfield entities and together constituting the Applicant, propose the redevelopment of the 34-acre existing Westfield Promenade Shopping Center (Project Site) located within the Warner Center 2035 Specific Plan (Warner Center Plan) area of the City of Los Angeles (City) with a new multiple-phase, mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses (Project). The Project would specifically include up to 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, up to 572 hotel rooms, and an Entertainment and Sports Center approximately 320,050 square feet and 15,000 seats in size. The proposed uses would be provided in several buildings throughout the Project Site that would transition in height from one story and three to four stories at the corner of Topanga Canyon Boulevard and Erwin Street, to 28 stories at the opposite corner of Owensmouth Avenue and Oxnard Street. The proposed uses would be supported by 5,610 on-site parking spaces at buildout. The Project would also include approximately 5.6 acres of ground-level, publically accessible open space, including a central green area and a number of plaza areas connecting the various uses. Overall, at buildout, the Project would remove 641,164 square of existing floor area and construct 3,271,050 square feet of new floor area, resulting in a net increase of 2,629,886 square feet of new floor area within the Project Site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft SEIR, the Project would result in significant and unavoidable impacts related to: (1) Project and cumulative construction-related regional air quality emissions; (2) Project and cumulative operational regional air quality emissions; (3) historical resources; (4) on-site construction noise impacts at on-site receptors; (5) cumulative on- and off-site construction noise impacts to off-site receptors; (6) Project and cumulative noise impacts from off-site construction vibration related to the significance threshold for

human annoyance; (7) Project and cumulative off-site noise impacts during operation when there are sold-out events at the Entertainment and Sports Center; (8) Project and cumulative construction traffic; (9) Project and cumulative intersection impacts for operation of Phases 1-3 (interim) conditions in the event that the Warner Center Plan improvements are not implemented by operation of Phases 1-3; and (10) Project and cumulative traffic impacts to neighborhood street segments during operation. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft SEIR and the documents referenced in the Draft SEIR are available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Blvd, Room 351, Van Nuys, CA 91401, 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 Draft SEIR is also available online at the Department of City Planning's website at <http://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Draft EIR," and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Canoga Park Branch Library, 20939 Sherman Way, Los Angeles, CA 91303
- 3) Platt Branch Library, 23600 Victory Boulevard, Los Angeles, CA 91367
- 4) Woodland Hills Branch Library, 22200 Ventura Boulevard, Woodland Hills, CA 91364

The Draft SEIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Elva Nuño-O'Donnell at (818) 374-5066 to purchase copies.

If you wish to submit comments following review of the Draft SEIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, June 11, 2018, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Elva Nuño-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

E-mail: elva.nuno-odonnell@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Elva Nuño-O'Donnell, City Planner
Major Projects Section
Department of City Planning
(818) 374-5066

Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.