



# NOTICE OF PUBLIC HEARING

## AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

- To Owners:**
- Within a 100-Foot Radius
  - Within a 500-Foot Radius
  - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
  - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

### Public Hearing:

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The Deputy Advisory Agency and Zoning Administrator may consider all the testimony presented at the hearing, written communications received prior to, or at the hearing, and the merits of the Project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

### Notice of Availability:

The Final Supplemental EIR (Final SEIR) for the Project is to be released on April 5, 2019, and includes responses to comments received during the public review period and includes text revisions to the Draft Supplemental EIR (DSEIR) in response to input received. Unlike the DSEIR, comments on the Final SEIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The SEIR will be considered by the decision-maker for certification and action on the Project.

**Project Site:** 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

<b>Case Nos.:</b>	ZA-2016-3908-MCUP-DI-SPP VTT-74587; VTT-74588; VTT-74589	<b>Council No:</b>	3 – Blumenfield
<b>CEQA No.:</b>	ENV-2016-3909-EIR (SCH No. 2016111027)	<b>Related Case(s):</b>	None
<b>Hearing Held By:</b>	Zoning Administrator and Deputy Advisory Agency	<b>Plan Area:</b>	Canoga Park-Winnetka- Woodland Hills-West Hills
<b>Date:</b>	April 30, 2019	<b>Existing Zones:</b>	(WC) Downtown-SN
<b>Time:</b>	10:00 a.m.	<b>Plan Overlay:</b>	Warner Center 2035 Specific Plan (Downtown District)
<b>Place:</b>	Hilton Woodland Hills* Trillium Grand Ballroom 6360 Canoga Avenue Woodland Hills, CA 91367-2501	<b>Land Use:</b>	Regional Center Commercial
<b>Staff Contact:</b>	Elva Nuño-O'Donnell, City Planner 6262 Van Nuys Boulevard, Room 351 Van Nuys, CA 91401 elva.nuno-odonnell@lacity.org 818-374-5066	<b>Applicant:</b>	Promenade Buyer LP Westfield Promenade LLC Larry Green
		<b>Representative:</b>	Latham and Watkins, LLP Cindy Starrett/Heather Crossner

### PROPOSED PROJECT:

The Project proposes the redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center Specific Plan area on a 34-acre site (after dedication) consisting of the demolition of 641,164 square feet of existing floor area for the construction of a multiple-phase, mixed-use development comprised of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion, the Project would include a total of 3,271,050 square feet of floor area, resulting in a net

increase of 2,629,886 square feet of new floor area, including 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 hotels rooms within two hotels, 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 range in height from one-story retail and three- to four-story creative office, to a 28-story office tower. The Project proposes 5,610 parking spaces on-site in a combination of parking structures, subterranean parking, and limited surface parking. The Project proposes approximately 5.6 acres of ground-level, publicly accessible open space, including a central green space and plaza areas. The Project includes the removal and/or relocation of eight (8) on-site protected trees and 90 street trees.

The EIR for the Project evaluated the following alternatives to the Proposed Project, which could be considered:

Alternative 1: No Project/No Build Alternative-Assumes that the Project would not be implemented; Alternative 2: No Project/Base Maximum Development in Accordance with the Warner Center Plan – Considers development of the Project Site in accordance with the maximum development parameters set forth in the Warner Center Plan; Alternative 3: Reduced Density – Reduces Floor Area Ratio of Proposed Project to 1.75:1, by reducing the residential and office uses proposed; Alternative 4: Studio Mixed Use development – Reduces density of retail/restaurant and office uses, would introduce studio uses, and would not include hotel uses or the Entertainment and Sports Center; and Alternative 5: Reduces Entertainment and Sports Center Seating (Option 1 – 10,000 seats and Option 2 – 7,500 seats) within the 320,050 square-foot Entertainment and Sports Center.

#### **REQUESTED ACTION(S):**

**The Zoning Administrator shall consider:**

##### ENV-2016-3909-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, and CEQA Guidelines, Section 15168, the Certification and Adoption of the **Supplemental Environmental Impact Report to the Warner Center Specific Plan Program EIR**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3909-EIR (SCH No. 2016111027); and

##### ZA-2016-3909-MCUP-DI-SPP

2. Pursuant to LAMC Section 12.24.W.1, a **Master Alcohol Conditional Use Permit** for on-site alcohol sales of a full-line of alcoholic beverages within 12 restaurants, two hotels and the Entertainment and Sports Center, four residential buildings, and two (2) off-site sales of a full line of alcoholic beverages for one (1) full-service grocery store and one (1) pharmacy/drug store;
3. Pursuant to LAMC Section 11.5.7.H, a **Director's Interpretation** for a maximum seating of 15,000 seats for an Entertainment and Sports Center; and
4. Pursuant to LAMC Section 11.5.7, a **Project Permit Compliance** Review for the Warner Center 2035 Specific Plan, for the approval of, but not limited to, entertainment uses, shared parking, multiple-phase project, master planned project, incentivized uses, and signage.

**The Deputy Advisory Agency shall consider:**

##### ENV-2016-3909-EIR

1. Pursuant to Sections 21082.1(c) of the California Public Resources Code, the adequacy of the **Supplemental Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3909-EIR (SCH No. 2016111027); and

##### VTT-74587

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map No. 74587** to permit the merger and re-subdivision of 10.1 acres of the Project Site into two (2) ground lots and 11 airspace lots; approval of a haul route for the import of 97,000 cubic yards and export of 379,000 cubic yards; and the removal of 22 street trees.

3. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map No. 74588** to permit the merger and re-subdivision of 7.3 acres of the Project Site into four (4) ground lots and seven (7) airspace lots; approval of a haul route for the import of 94,000 cubic yards and export of 66,000 cubic yards; and the removal of 23 street trees.

4. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, **Vesting Tentative Tract Map No. 74589** to permit the merger and re-subdivision of 15.7 acres of the Project Site into nine (9) ground lots; approval of a haul route for the import of 153,000 cubic yards and export of 985,000 cubic yards; and the removal and/or relocation of eight protected trees and removal of 45 street trees.

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

### GENERAL INFORMATION

**FILE REVIEW** - The complete file, including the Final Supplemental Environmental Impact Report (FSEIR) or the documents referenced in the Draft Supplemental EIR, are available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.** The FSEIR can be accessed on the Planning Department website at: <http://planning.lacity.org> (at the bottom left of the page, click on "Environmental Review", then click on "Final EIR", then click on the Project title). The Warner Center Specific Plan EIR No. ENV-2008-3471-EIR (Programmatic EIR), can also be accessed in the same manner. Copies of the FSEIR are also available at the following Library Branches:

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

**DIVISION OF LAND** – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at: <http://planning.lacity.org> by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff reports are hyperlinked to the case numbers on the hearing agenda.

**SUPPLEMENTAL EIR CERTIFICATION** – The City certified a programmatic environmental impact report (EIR) to evaluate the potential environmental impacts of approving the Warner Center 2035 Plan in 2013. The EIR anticipated development in the Warner Center 2035 Specific Plan area, including the Project Site. As the Warner Center 2035 Plan EIR evaluated impacts on a programmatic level, a Supplemental Environmental Impact Report (SEIR) has been prepared for this Project, as described above, to assess potential environmental impacts related to this specific Project within the Plan area. The SEIR for the Proposed Project is further comprised of two parts, the Draft Supplemental EIR and the Final Supplemental EIR. A Draft SEIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an extended 92-day public review and comment period from April 26, 2018 to July 26, 2018. The Final SEIR responds to the comments and includes text revisions to the Draft SEIR in response to input received on the Draft SEIR. Unlike the Draft SEIR, comments on the Final SEIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-makers as part of the staff report for the Project. The SEIR will be submitted to the decision-makers for requested certification and action on the Project.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; **oral testimony can only be given at the public hearing and may be limited due to time constraints.** Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Decision-makers such as the Associate Zoning Administrators function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials not limited as to volume may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All over-sized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans,

floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge this agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing azenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working 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.

**\*Location Map/Parking:** See attached map for location and parking instructions. Valet parking will be provided.



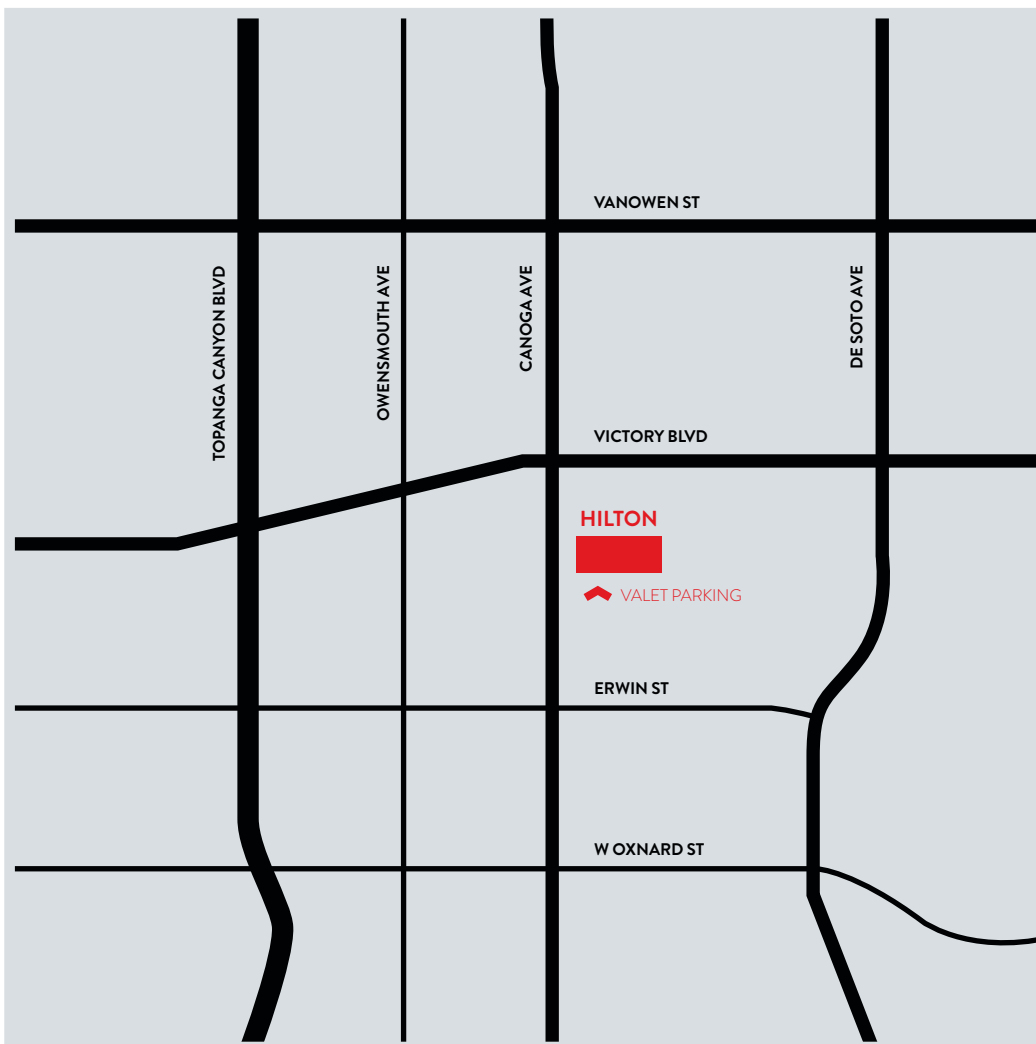
# Notice of Public Hearing

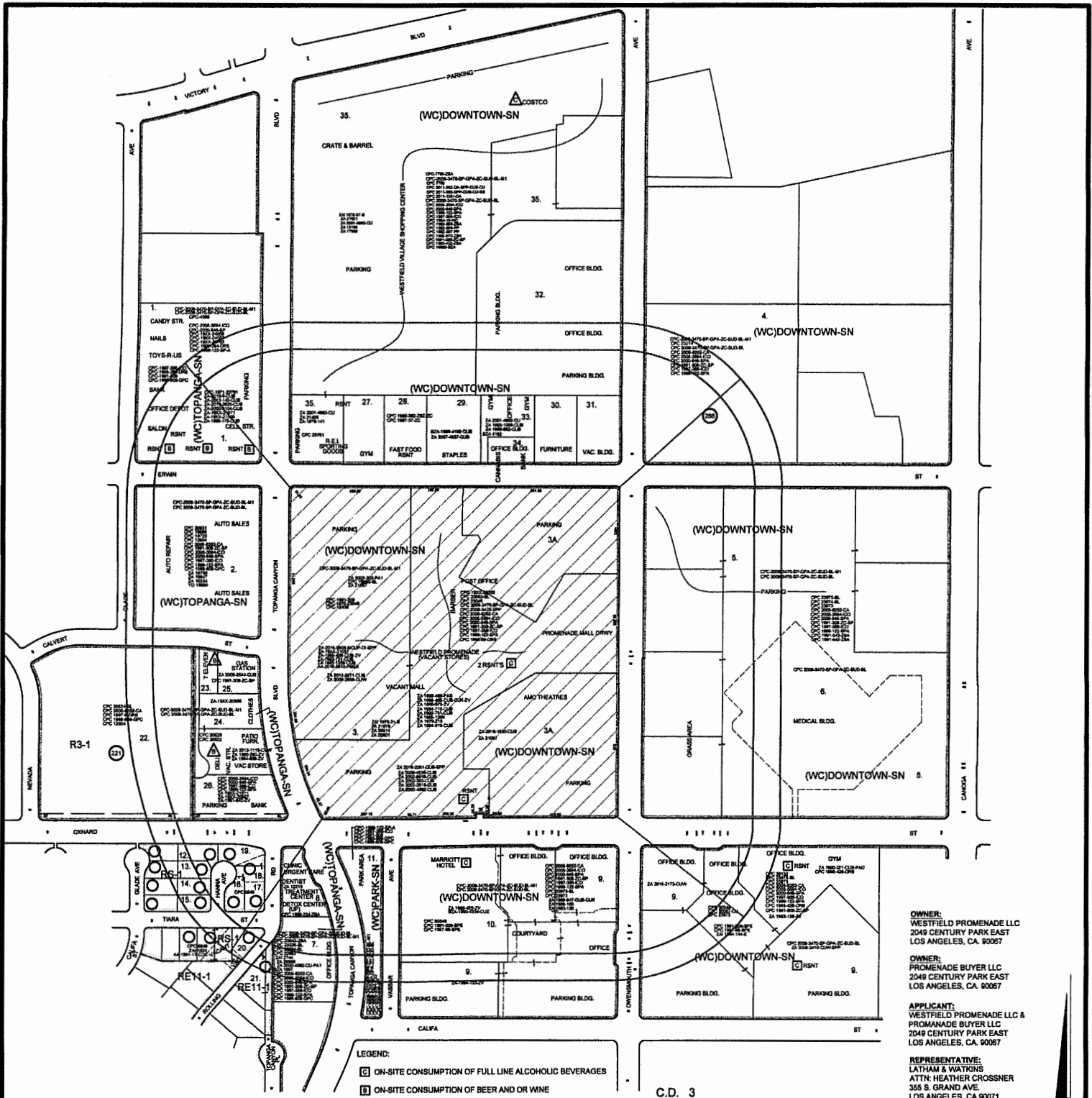
April 30, 2019

Directions and Parking to  
Hilton Woodland Hills  
6360 Canoga Avenue  
Woodland Hills, CA 91367

Note: The Hilton Woodland Hills is located one mile North of the 101-Freeway on Canoga Avenue between Erwin Street and Victory Boulevard.

Valet parking, located off of Canoga Avenue, will be validated for attendees of the public hearing. **Please use valet parking only, and not self-parking, for validation.**





OWNER:  
WESTFIELD PROMENADE LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90057

OWNER:  
PROMENADE BUYER LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90057

APPLICANT:  
WESTFIELD PROMENADE LLC &  
PROMENADE BUYER LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90057

REPRESENTATIVE:  
LATHAM & WATKINS  
ATTN: HEATHER CROSSNER  
355 S. GRAND AVE.  
LOS ANGELES, CA 90071  
(213)891-7742

- LEGEND:
- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - ON-SITE CONSUMPTION OF BEER AND OR WINE
  - OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
  - OFF-SITE CONSUMPTION OF BEER AND OR WINE

C.D. 3  
C.T. 1351.13  
P.A. CANOGA PARK-WINNETKA-  
WOODLAND HILLS-WEST HILLS

LEGAL: LOTS 2 & 4, TRACT NO. 23959,  
AND LOTS A & B, PARCEL MAP NO. 2519.

**GC MAPPING SERVICE, INC.**  
3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

VESTING TENTATIVE TRACT MAP NO. 74587  
VESTING TENTATIVE TRACT MAP NO. 74588  
VESTING TENTATIVE TRACT MAP NO. 74589  
CONDITIONAL USE - A.B.  
PROJECT PERMIT COMPLIANCE  
PROJECT PERMIT FOR SIGNAGE  
DIRECTOR'S INTERPRETATION  
FINAL E.I.R.

SITE: 6100 TOPANGA CANYON BLVD.

33.93 NET AC.

CASE NO.  
DATE: 03-26-2019  
SCALE: 1" = 200'  
USES FIELD  
D.M. 177 B 105,  
177 B 101  
T.B. PAGE: 530 GRID: A-7