
ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE NEW CENTURY PLAN



MAY 31 2016

I. Introduction

This document is an Addendum to the Environmental Impact Report prepared for the New Century Plan Project (State Clearinghouse No. 2006061096), which was certified by the City of Los Angeles in June 2009 (Certified EIR).¹ In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes proposed modifications (the Modified Project) to the New Century Plan Project approved in 2009 and updated in 2014 through a Project Permit Modification (the Approved Project) and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts already evaluated in the Certified EIR.

CITY PLANNING DEPT

Impact Report EIR prepared

II. CEQA Authority for Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

¹ This Addendum is the third Addendum to the Certified EIR. In 2012, the City of Los Angeles approved the First Addendum to the Certified EIR in connection with a Plan Approval modifying Condition No. 28 of Case No. CPC 2006-1913-SP-SPP-SPR-CUB-ZAD-DA related to parking rates charged at the Westfield Century City Shopping Center. In 2014, a Second Addendum was prepared in connection with a Project Permit Modification (CPC-2006-1913-SP-SPP-SPR-CUB-ZAD-DA-M1) that provided for the conversion of office uses to other commercial uses and a reduction in residential units and floor area. Both Addenda concluded that no new or substantially greater significant impacts would result from the modification in approved uses at the Shopping Center.

Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the Modified Project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Based on this determination, the Modified Project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

A. Overview of Approved Project

The Certified EIR evaluated the reconfiguration and renovation of the existing buildings and outdoor areas within the Westfield Century City Shopping Center to provide for new retail, restaurant, and office spaces, along with landscaping and open space amenities. As approved in 2009, the Project included 358,881 square feet of net new Shopping Center space and 106,523 square feet of new office uses. The Project also included replacement of the two existing office buildings at 1930 Century Park West and 1801 Avenue of the Stars with a parking structure at 1930 Century Park West and a 262-unit residential tower at 1801 Avenue of the Stars. When accounting for the existing commercial uses to be removed, the Project included a net increase of approximately 104,440 square feet of commercial uses and 770,000 square feet of residential uses.

In 2014, modifications to the Project were approved that provided for the conversion of 106,523 square feet of approved office uses to a slightly different mix of shopping center and office, and potential health club uses through implementation of an equivalency program. Modifications also included a 242-unit reduction (700,000 square feet) of the residential component with an associated reduction in the height of the tower.

The Conditional Use Permit approved in 2009 permitted an additional 8 restaurants and 1,400 seats for on-site sale and service of a full line of alcohol. A prior Conditional Use Permit approval granted in 1988 authorized 18 new establishments with 1,450 seats for the on-site sale and service of alcoholic beverages, pursuant to ZA-87-0535-CUB. In total, the two CUPs permit 26 establishments and 3,068 seats (an additional 218 seats were previously approved for the Rock Sugar restaurant) at Westfield Century City.

B. Proposed Modifications to Project

Westfield now proposes to include a new marketplace and dining concept, Eataly, within the Shopping Center, which will be located within three levels on the southwest corner of Santa Monica Boulevard and Avenue of the Stars. Eataly will provide an Italian dining experience comprised of a variety of restaurants, food and beverage counters, bakery, retail items, and a cooking school. Eataly includes an interactive setting where patrons can have a sit-down dining experience and walk around during the meal, visiting counters offering diverse food items to learn about the food prepared on the premises. Eataly will also offer meal preparation instruction from world-class chefs, scheduled cooking classes, instructional wine tastings, and other events. Eataly will have a total of 725 seats, of which 392 will be located indoors and 333 will be located outdoors. Eataly also proposes to include a rooftop brewery and package store offering off-site alcohol sales, however these alcohol uses are not a part of the current request, and will be applied for separately.

Eataly is within the total number of restaurants permitted to sell alcohol at Westfield Century City. Westfield seeks Plan Approvals to permit a 20 percent increase in seats pursuant to each Conditional Use Permit. Specifically, the Applicant seeks a Plan Approval pursuant to the 1988 Conditional Use Permit, to permit an additional 290 seats under that approval for the on-site sale and service of alcoholic beverages. The Applicant also seeks to increase the number of seats permitted pursuant to the 2009 approval by an additional 280 seats. This would result in a total of 3,638 seats across all 26 restaurants authorized for the on-site sale and service of a full line of alcoholic beverages. Eataly would utilize the 570 requested seats, as well as 135 seats from previously granted approvals.

C. Analysis of Proposed Modifications

Eataly's restaurant use and square footage have already been accounted for in the impact analyses included in Certified EIR and Second Addendum. Further, Eataly would be located within a building height and envelope already approved and analyzed as part of the Approved Project. Thus, the proposed uses would not change any of the impact conclusions related to operational air quality emissions, utilities, public services, traffic or parking. In addition, as the proposed use would not affect the overall development envelope, total square footage, or types of indoor and outdoor uses evaluated in the Certified EIR and Second Addendum, impacts relative to aesthetics, agricultural resources, biological resources, cultural resources, geology, hazards, hydrology, land use, mineral resources, and population/housing would not change as a result of development of Eataly.

Based on the above, the proposed modifications to increase the number of restaurant seats to account for the need by Eataly would not result in any new additional

significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Thus, a new or substantially greater significant impact would not result from the proposed modifications. In addition, all of the mitigation measures included as part of the Second Addendum would continue to be implemented. As all of the impacts would be within the envelope of impacts identified in the Certified EIR, no additional environmental analysis pursuant to Section 15162 of the CEQA Guidelines is necessary.