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March 13, 2008

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2006-1914-EIR
STATE CLEARINGHOUSE NO. 2006061096**

To: Owners of Property and Occupants and Other Interested Parties

Project Name: The New Century Plan

**SITE LOCATION: 10250 Santa Monica Blvd, 1801 Avenue of the Stars,
1930 Century Park West, Los Angeles, California 90067**

PROJECT DESCRIPTION:

Westfield, LLC (the Applicant) proposes the New Century Plan (proposed project) within the Century City community of the City of Los Angeles. The proposed project would create an integrated center within the community by providing a broad array of shopping and dining choices, entertainment opportunities, outdoor spaces and amenities within an approximately 22-acre site. Specifically, the existing buildings, department stores, and outdoor areas within the shopping center would be reconfigured or renovated to provide for new retail and restaurant spaces, along with landscaping and open space amenities. In addition, the project would remove two existing office buildings that together comprise approximately 360,964 square feet adjacent to the shopping center, and replace them with new residential uses, shopping center uses, office uses and parking facilities, all of which would be physically integrated with the existing shopping center. Upon completion, the project would include approximately 358,881 square feet of net new shopping center space, a reduction in office uses from 360,964 square feet to 106,523 square feet, and approximately 262 multi-family residential apartment or condominium units. When accounting for existing commercial uses to be removed, the proposed project would result in a net increase of approximately 104,440 square feet of commercial uses. The new retail buildings in the shopping center would have heights of up to approximately 75 feet as measured from the plaza level of the shopping center. In addition, the residential uses would be located in a high-rise building with retail uses below within the northeastern portion of the site. This new combined shopping center/residential building would be 49 stories with a maximum height of 579 feet as measured from the plaza level of the shopping center (or approximately 587 feet above grade). The proposed improvements would promote the future vitality of the shopping center and enhance Century City as a walkable community by providing options to live, play, work and shop in an area that is already an established employment hub.



ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Significant and unavoidable impacts have been identified with regard to aesthetics (shading), air quality, construction noise, traffic and potential historic resources. In addition, the project would contribute to cumulative impacts related to shading, air quality, construction noise, and traffic. With implementation of proposed mitigation measures, no significant and unavoidable impacts in the other issue areas addressed in the EIR are expected with regard to construction or operation of the project. Other issues addressed in the EIR include hazards and hazardous materials, land use, public services (police, fire, libraries, parks and school services), and water supply.

DOCUMENT REVIEW AND COMMENT:

If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also at the following Library Branches:

- 1) Central Library - 630 West 5th Street, Los Angeles, California 90071
- 2) Westwood Branch Library - 1246 Glendon Avenue, Los Angeles, California 90067

The Draft EIR is also available online at the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Draft Environmental Impact Reports")]. The Draft EIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Srimal Hewawitharana** at 213-978-1202 or **Jimmy Liao** at (213) 978-1331 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by **April 28, 2008**.

Please direct your comments to:

Srimal Hewawitharana, Project Coordinator, or
Jimmy Liao, City Planner/EIR Unit Head
Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012
(213) 978-1343 (fax)
Srimal.Hewawitharana@lacity.org (e-mail), or
Jimmy.Liao@lacity.org (e-mail)

If a public hearing is required for the proposed Project, a separate hearing notice will be mailed at a later date for such purpose.

S. Gail Goldberg, AICP
Director of Planning



Jimmy C. Liao
City Planner/EIR Unit Head
Division of Land/Environmental Review