Appendices

Appendix FSEIR-1

Draft Supplemental EIR Comment Letters

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

July 27, 2018

Elva Nuno-O'Donnell
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Subject: Promenade 2035
SCH#: 2016111027

Dear Elva Nuno-O'Donnell:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on July 26, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
1-916-322-2318 FAX 1-916-558-3184 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2016111027
Project Title Promenade 2035
Lead Agency Los Angeles, City of

Type **SIR** Supplemental EIR

Description Notes: Extended Per Lead

The project, located within the Warner Center Plan area, would include approx. 1,432 multi-family residential units, approx. 244,000 sq. ft. of retail/restaurant uses, approx. 629,000 sq. ft. of office space, approx. 572 hotel rooms within two hotels, and an approx. 320,000 sq. ft., 15,000 seat Entertainment and Sports Center. The proposed uses would be supported by approx. 5,610 parking spaces at buildout. The proposed parking spaces would be distributed in both subterranean parking areas and above-grade parking. At buildout, the Project would remove approx. 641,000 sq. ft. of existing floor area and construct approx. 3,271,000 sq. ft. of new floor area, resulting in a net increase of approx. 2,630,000 sq. ft. of new floor area within the Project Site.

Lead Agency Contact

Name Elva Nuno-O'Donnell
Agency City of Los Angeles
Phone 818-374-5066 **Fax**
email
Address 6262 Van Nuys Blvd., Room 351
City Van Nuys **State** CA **Zip** 91401

Project Location

County Los Angeles
City Los Angeles, City of
Region
Lat / Long 34° 10' 51.78" N / 118° 36' 12.79" W
Cross Streets Topanga Canyon Blvd/Oxnard Street/Owensmouth Ave./Erwin Street
Parcel No. 2146005015; -5179; -5180; -5181
Township **Range** **Section** **Base**

Proximity to:

Highways SR 101, 27
Airports
Railways
Waterways
Schools Various
Land Use WC

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Office of Emergency Services, California; Department of Housing and Community Development; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; State Water Resources Control Board, Division of Drinking Water, District 7; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Date Received 04/26/2018 ***Start of Review*** 04/26/2018 ***End of Review*** 07/26/2018

Note: Blanks in data fields result from insufficient information provided by lead agency.

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

Memorandum

RECEIVED
CITY OF LOS ANGELES
JUN 14 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Date: June 5, 2018

To: All Reviewing Agencies

From: Scott Morgan, Director

Re: SCH # **2016111027**
Promenade 2035

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **July 26, 2018** to accommodate the review process. All other project information remains the same.

cc: Elva Nuno-O'Donnell
City of Los Angeles
6262 Van Nuys Blvd., Room 351,
Van Nuys, CA 91401

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2016111027

Project Title: Promenade 2035

Lead Agency: City of Los Angeles Department of City Planning | Contact Person: Elva Nuño-O'Donnell
Mailing Address: 6262 Van Nuys Blvd., Room 351 | Phone: (818) 374-5066
City: Van Nuys | Zip: 91401 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Los Angeles/Topanga
Cross Streets: Topanga Canyon Boulevard/Oxnard Street/Owensmouth Avenue/Erwin Street | Zip Code: 91367
Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ′ 51.78″ N / 118 ° 36 ′ 12.79″ W | Total Acres: 34
Assessor's Parcel No.: 2146005015; -5179; -5180; -5181 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: US-101; SR-27 | Waterways:
Airports: | Railways: | Schools: Hamlin Charter Academy; Woodland Hills Academy; Canoga Park HS; Hart Elem; Woodland Hills Elem

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ Joint Document
☐ Early Cons ☒ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Governor's Office of Planning & Research
JUN 05 2018
STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☒ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: Director's Interpretation; Project Permit Compliance

Development Type:

☒ Residential: Units 1,432 Acres
☒ Office: Sq.ft. 629k Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 244k Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☒ Recreational: 320k sf, 15k seat Entertainment & Sports Center ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other: Hotel: 572 rooms

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☐ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: GHG; Energy; Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

(WC)Downtown-SN

Project Description: *(please use a separate page if necessary)*

The Project, located within the Warner Center Plan area, would 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 within two hotels , and an approximately 320,050 square-foot, 15,000 seat Entertainment and Sports Center.

The proposed uses would be supported by approximate 5,610 on-site parking spaces at buildout. The proposed parking spaces would be distributed in both subterranean parking areas and above-grade parking. At buildout, the Project would remove 641,000 square feet of existing floor area and construct 3,271,000 square feet of new floor area, resulting in a net increase of 2,630,000 square feet of new floor area within the Project Site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
X	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District #7		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB #4
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 26, 2018 Ending Date July 26, 2018

Lead Agency (Complete if applicable):

Consulting Firm: Eyestone Environmental
Address: 2121 Rosecrans Avenue, Suite 3355
City/State/Zip: Los Angeles, CA 90245
Contact: Stephanie Eyestone-Jones
Phone: (424) 207-5333

Applicant: Westfield Promenade LLC, Promenade Buyer LLC
Address: 2049 Century Park East
City/State/Zip: Los Angeles, CA 90067
Phone: 310-689-5679

Signature of Lead Agency Representative: Elizabeth O'Donnell **Date:** 5.31.18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Print Form

Appendix C

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SCH #2016111027

Project Title: Promenade 2035

Lead Agency: City of Los Angeles Department of City Planning — Contact Person: Elva Nuño-O'Donnell
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City: Van Nuys — Zip: 91401 — County: Los Angeles

Project Location: County: Los Angeles — City/Nearest Community: Los Angeles/Topanga
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Assessor's Parcel No.: 2146005015; -5179; -5180; -5181 — Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: US-101; SR-27 — Waterways: ____
Airports: ____ — Railways: ____ — Schools: Hamlin Charter Academy; Woodland Hills Academy; Canoga Park HS; Hart Elem; Woodland Hills Elem

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☒ Supplement/Subsequent EIR (Prior SCH No.) 1990011055 ☐ Other: ____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Governor's Office of Planning & Research
APR 26 2018
STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☒ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☒ Coastal Permit ☐ Other: Director's Interpretation; Project Permit Compliance

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☒ Office: Sq.ft. 629k Acres ____ Employees ____
☒ Commercial: Sq.ft. 244k Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☒ Recreational: 320k sf, 15k seat Entertainment & Sports Center
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Hotel: 572 rooms

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs
☐ Fiscal
☒ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
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☒ Toxic/Hazardous
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☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: GHG; Energy; Tribal Cultural Resources

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(WC)Downtown-SN

Project Description: *(please use a separate page if necessary)*

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The proposed uses would be supported by approximate 5,610 on-site parking spaces at buildout. The proposed parking spaces would be distributed in both subterranean parking areas and above-grade parking. At buildout, the Project would remove 641,164 square feet 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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 26 - 2018

7-26-18

SCH COMPLIANCE 6 - 11 - 2018

NOTES: Extended per lead

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2016111027

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 4 / 28)

Project Sent to the following State Agencies

- X Resources
- ____ Boating & Waterways
- ____ Central Valley Flood Prot.
- ____ Coastal Comm
- ____ Colorado Rvr Bd
- X Conservation
- X CDFW # 5
- ____ Cal Fire
- ____ Historic Preservation
- X Parks & Rec
- ____ Bay Cons & Dev Comm.
- X DWR

CalSTA

- ____ Aeronautics
- X CHP
- X Caltrans# 7
- ____ Trans Planning

Other

- ____ Education
- X OES
- ____ Food & Agriculture
- X HCD

State/Consumer Svcs

- ____ General Services

Cal EPA

- ____ ARB: Airport & Freight
- ____ ARB: Transportation Projects
- ____ ARB: Major Industrial/Energy
- ____ Resources, Recycl.& Recovery
- ____ SWRCB: Div. of Drinking Water
- X **SWRCB: Div. Drinking Wtr #** 7
- ____ SWRCB: Div. Financial Assist.
- ____ SWRCB: Wtr Quality
- ____ SWRCB: Wtr Rights
- X Reg. WQCB # ____
- X Toxic Sub Ctrl-CTC ____

Yth/Adlt Corrections

- ____ Corrections

Independent Comm

- ____ Delta Protection Comm
- ____ Delta Stewardship Council
- ____ Energy Commission
- X NAHC
- X Public Utilities Comm
- ____ Santa Monica Bay Restoration
- X State Lands Comm
- ____ Tahoe Rgl Plan Agency
- ____ ____ Conservancy

- ____ Other: ____

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

SCAQMD Staff Comments on the Draft Supplemental Environmental Impact Report for Promenade 2035 (ENV-2016-3909-EIR)

Lijin Sun <LSun@aqmd.gov> Tue, May 15, 2018 at 6:39 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Mrs. Nuno-O'Donnel,

Attached are SCAQMD staff comments on the Draft Supplemental Environmental Impact Report for Promenade 2035 (ENV-2016-3909-EIR) (SCAQMD Control Number: LAC180426-05). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. SCAQMD staff comments are meant as guidance for the Lead Agency and should be reviewed for incorporation into the Final Supplemental EIR. Please contact me if you have any questions regarding these comments.

Thank you,

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765

Direct: (909) 396-3308

Fax: (909) 396-3324

LAC180426-05 DSEIR Promenade 2035 (ENV-2016-3909-EIR).pdf
263K

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:
elva.nuno-odonnell@lacity.org
Elva Nuño-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

May 15, 2018

Draft Supplemental Environmental Impact Report (SEIR) for the Proposed Promenade 2035 (ENV-2016-3909-EIR) (SCH No.: 2016111027)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final SEIR.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to demolish 641,164 square feet of existing buildings, and build 1,432 residential units, 244,000 square feet of retail and restaurant uses, 629,000 square feet of office uses, hotels with 572 rooms, and a 320,050-square-foot entertainment and sports center with 15,000 seats, resulting in a net new 2,629,866 square feet on 34 acres (Proposed Project). Construction is expected to take place in multiple phases over a period of 15 years[1].

SCAQMD Staff's Comments

Tier 4 Construction Equipment

In the Air Quality Analysis, the Lead Agency found that the Proposed Project's construction activities would result in significant and unavoidable air quality impacts after incorporating mitigation measures. The Lead Agency requires, among others, that "post-January 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. [...] Any emissions control device used by the contractor shall achieved emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations[2]."

Based on a review of the CalEEMod output files in Appendix D to the Draft SEIR, SCAQMD staff found that "Tier 4 Final" was used in the air quality modeling for the Proposed Project. While it does not materially change the Lead Agency's conclusion about the Proposed Project's construction impacts from NOx emissions, to be consistent with the modeling assumption, it is recommended that the Lead Agency is committed to requiring Tier 4 emission standards only, not based on availability. Otherwise, a more conservative modeling methodology will be to use Tier 3 in CalEEMod to quantify the Proposed Project's construction emissions after mitigation.

Additionally, SCAQMD staff recommends that the Lead Agency provide additional information on how the "availability" will be defined and determined in the Final SEIR. The recommended information establishes a clear set of standards and criteria for assessing the feasibility of Tier 4 construction

1 Draft SEIR. Page I-18.
2 Draft SEIR. Page I-50.

equipment, provides public transparency in the Lead Agency's decision-making regarding Tier 4 construction equipment, demonstrates a commitment by the Lead Agency to using Tier 4 construction equipment, ensures implementation of Tier 4 construction equipment during project implementation, strengthens the Proposed Project's mitigation monitoring and reporting program, and facilitates the purpose and goal of CEQA on public disclosure.

Technology is transforming the environmental sector and land use planning at a rapid pace. Since the Proposed Project will be implemented over a period of 15 years, and to ensure that the lowest emission technologies will be used throughout the Project implementation, SCAQMD staff recommends that the Lead Agency revise the mitigation measure as follows to allow engines that are better rated than Tier 4 can be used.

> "Post-January 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed the Tier 4 emission standards or better~~, where available~~. [...] Any emissions control device used by the contractor shall achieved emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations[3]."

Overlapping Construction and Operational Activities

In the Air Quality Section, the Lead Agency analyzed air quality impacts from overlapping construction and operational activities by combining construction and operational emissions from the Proposed Project. Based on a review of Table IV.B-9 in the Draft SEIR[4], SCAQMD staff found that the Lead Agency compared the combined emissions to SCAQMD's regional CEQA air quality significance thresholds for construction. However, according to the SCAQMD's recommended methodology for determining the significance level for air quality impacts from overlapping construction and operational activities, the combined emissions should be compared to SCAQMD's air quality CEQA *operational* thresholds of significance. While revisions to Table IV.B-9 based on this comment are not expected to materially change the significance determination for the combined construction and operational air quality impacts, SCAQMD staff recommends that the Lead Agency use "SCAQMD Operation Thresholds" instead of "SCAQMD Construction Thresholds" in Table IV.B-9 in the Final SEIR.

SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities

Since the Proposed Project would include demolition of 641,164 square feet of existing buildings, asbestos may be encountered during demolition. As such, SCAQMD staff recommends that the Lead Agency include a discussion to demonstrate compliance with SCAQMD Rule 1403[5] in the Air Quality Section of the Final SEIR.

Closing

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), SCAQMD staff requests that the Lead Agency provide SCAQMD staff with written responses to all comments contained herein prior to the certification of the Final SEIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory

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[3] Draft SEIR. Page I-50.

[4] Draft SEIR. Page IV.B-49.

[5] South Coast Air Quality Management District. Rule 1403. Accessed at: http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf.

statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact me at lsun@aqmd.gov if you have any questions regarding the enclosed comments.

Sincerely,

Lijin Sun

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

LS
LAC180426-05
Control Number

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 EIR - Extension Request

Andrew Pennington <andrew.pennington@lacity.org> Wed, May 30, 2018 at 4:35 PM
To: Vince Bertoni <vince.bertoni@lacity.org>, Lisa Webber <lisa.webber@lacity.org>
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Good Afternoon,

Please find attached a letter from Councilmember Blumenfield. It regards an extension of the comment period for the Promenade 2035 project.

Best,
Andrew

Andrew Pennington, Director of Land Use & Planning
Office of Councilmember Bob Blumenfield
Los Angeles City Council, Third District
19040 Vanowen Street, Reseda, CA 91335
818.774.4330 Office | 818.756.9179 Fax | blumenfield.lacity.org
Serving the San Fernando Valley Communities of Canoga Park, Reseda, Tarzana, Winnetka, and Woodland Hills.

Download the City of Los Angeles MyLA311 app for smartphones!

ANDROID APP ON Google play | Download on the App Store

MyLA311 links Angelinos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

DCP - Promenade 2035 - Extension Request 5.30.2018.pdf
70K

BOB BLUMENFIELD

Councilmember, Third District

May 30, 2018

Vince Bertoni
Director of City Planning
200 N Spring Street, Suite 525
Los Angeles, CA 90012

Re: Promenade 2035 - Draft Environmental Impact Report (ENV-2016-3909-EIR)

Dear Mr. Bertoni,

I am writing today to request that the Department of City Planning (Department) extend the comment period for the Promenade 2035 draft environmental impact report (DEIR), ENV-2016-3909-EIR. Over the last few weeks my office and your staff have received numerous requests from community members to extend the comment period. This includes stakeholders groups such as the Woodland Hills-Warner Center Neighborhood Council and the Woodland Hills Homeowners Organization who have asked for an additional 90 days.

A project of this scale, with multiple phases and a previously unstudied sports and entertainment center, demands ample time for the community to review and comment. I respect the voices asking for more time, and request an extension for 45 days bringing the total time for review to 90 days. I realize this is beyond what is typically given or required by state law, but the circumstances require us to hold firm in advocating for this to be granted.

This is still short of what some in the community are advocating for, however after speaking with your staff and having my own staff do research on the issue I realize this is the maximum we could reasonably ask for and far more time than would normally be granted. However, it is on par with all other large scale projects the City has reviewed including the master plan for NBCUniversal Studios expansion and the NoHo West project and by no less important or impactful.

Thank you for your time in reviewing this matter, and if you have any questions please do not hesitate to contact my Director of Planning and Land Use, Andrew Pennington, at andrew.pennington@lacity.org or 818-774-4330.

Sincerely,

BOB BLUMENFIELD
Councilmember
City of Los Angeles

BB: ANP

CITY HALL 200 N. Spring St. Room 415, Los Angeles, CA 90012 213.473.7003 fax 213.473.7567
DISTRICT OFFICE 19040 Vanowen Street, Reseda, CA 91335 818.774.4330 fax 818.756.9179
Councilmember.Blumenfield@lacity.org blumenfield.lacity.org facebook.com/BobBlumenfieldSFV twitter.com/BobBlumenfield

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comment Letter Regarding Draft EIR

Tom Bartlett <tbartlett@cityofcalabasas.com> Sun, Jun 10, 2018 at 9:28 PM
To: "Elva Nuno-O'Donnell (elva.nuno-odonnell@lacity.org)" <elva.nuno-odonnell@lacity.org>
Cc: Maureen Tamuri <mtamuri@cityofcalabasas.com>

Good evening, Ms. Nuno-O'Donnell.

Please accept the attached comment letter regarding the Draft EIR for the proposed Promenade 2035 project.

Thank you.

- Tom Bartlett

4562_001.pdf
168K

CITY of CALABASAS

June 10, 2018

Ms. Elva Nuno-O'Donnell, City Planner
City of Los Angeles, Dept. of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Re: Environmental Case No. ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

Thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the proposed Promenade 2015 project. As an adjoining jurisdiction, the City of Calabasas is keenly interested in this project, particularly because of its massive scale and the corresponding regional impacts. Of particular interest and concern are the significant impacts to traffic.

With regard to traffic impacts, the DEIR is deficient on a number of points (listed below), each of which is discussed in greater detail afterward.

1) The DEIR inappropriately applies SB 743 as a basis for determining that traffic and parking impacts are insignificant.
2) The DEIR fails to define an appropriately inclusive geographic area, such that all of the reasonably affected freeway on-ramps, off-ramps, and nearby street intersections are included and analyzed for potential traffic impacts.
3) The DEIR fails to adequately account for the truck traffic volumes (and the corresponding traffic and noise impacts) associated with the approximately 1,700,000 cubic yards of excavation for the proposed subterranean parking structures.
4) Off-street parking for the proposed 15,000-seat sports and entertainment venue is deficient, and the DEIR fails to adequately address the deficiency.

Inappropriate Application of SB 743

In several places the DEIR cites SB 743 as a basis for exemption from environmental impact review; thus, the DEIR presents to readers and reviewing agencies the impact analyses

100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600
Fax (818) 225-7324

regarding aesthetics, noise, traffic, and parking, as being "for informational purposes only". Understandably, SB 743 and the corresponding CEQA review exemption might reasonably apply to mixed-use projects composed of residential and commercial land uses and located within one-half mile of a major transit hub; however, the subject project is a mixed-use project composed in part of residential and commercial land uses, as well as a proposed 15,000-seat entertainment and sports venue (an arena or stadium) and two large hotel uses (totaling approximately 572 rooms). The proposed stadium use is an altogether different land use -- one which most assuredly draws its patrons (athletes, performers, and attendees) from the entire Southern California region. The proposed stadium does not merely support and complement the proposed residences and businesses in such a manner that vehicle trips to and from the project site would be reduced, and the mass transit facilities in the area do not efficiently transport event attendees and participants to the venue from surrounding counties. This is similarly the case with the proposed hotel uses. Thus, the SB 743 CEQA exemption has been erroneously applied to the proposed project, and the EIR should be revised accordingly.

Inadequate Geographic Scope of Affected Highway Ramps and Intersections

The list of intersections and freeway ramps for traffic impact review and analysis is too narrow and fails to include the Highway 101 on-ramps and off-ramps (and the associated adjacent street intersections) at Fallbrook Avenue and at Mulholland/Valley Circle. The DEIR states that nearly all of the affected freeway segments already operate at levels-of-service (LOS) E or F under existing conditions and that the addition of the project related traffic will result in LOS of E or F for nine of eleven mainline segments. Likewise, freeway off-ramp queuing is stated to be affected by the project with the ramps at Canoga Avenue, De Soto Avenue and at Topanga Canyon Boulevard all being incapable of accommodating the traffic volumes under one or more scenarios. However, the traffic analysis fails to examine the logical outcome to such conditions, which is that eastbound travelers on Highway 101 who endeavor to arrive at the project location (especially for a planned concert or athletic event) will attempt to by-pass the clogged freeway segments and off-ramps by exiting at Fallbrook or at Mulholland/Valley Circle. These off-ramps should have been analyzed in the traffic study and the traffic impacts reported in the EIR along with appropriate mitigation measures.

Truck Traffic Volumes Associated With 1,774,000 c. y. of Excavation

To accomplish the proposed 2-level and 5-level subterranean parking structures, a total of approximately 1,774,000 cubic yards of material will be exported or imported. Assuming full-size trucks for the hauling of this material (with 24 c.y. capacity), and recognizing that each haul truck will require two trips, then approximately 147,833 truck trips will be required just for the

parking garage excavation component of this project. The designated haul route is via Topanga Canyon Boulevard to Highway 101. The truck trips associated with the project construction will substantially affect area traffic and have not been fully factored into the traffic impact analysis. With this in mind, the review of project alternatives should be revised to better illustrate relative reductions in traffic impacts (including construction related traffic) for the project alternatives when compared to the traffic impacts associated with the proposed project. For example, as presently written and constructed, the DEIR concludes that the potential construction traffic impacts associated with project alternative number 4 (construct a smaller sports and entertainment venue) are the same as for the project itself because both the project and alternative number 4 would result in "significant and unavoidable" traffic impacts. The DEIR fails to present to decision makers and the public the basic fact that Alternative Number 4 will result in substantially fewer truck trips and less traffic than would occur with the proposed project.

Inadequate Off-Street Parking

Off-street parking for the proposed 15,000-seat sports and entertainment venue is identified in the DEIR as being deficient by 180 spaces, notwithstanding the application of a highly questionable off-street parking standard of one space per five seats. Statements are then made about reliance on the off-street parking facilities for nearby commercial, office and residential uses as being sufficient to off-set the deficiency (e.g., shared parking). Although deficient off-street parking will not affect the City of Calabasas, this does appear to be a substantial shortcoming of the project, and nearby property owners will likely be negatively affected. Also, in the same manner as discussed above for construction traffic impacts the review of project alternatives falls short in its portrayal of the relative differences in parking impacts, and should be amended accordingly.

Again, we appreciate the opportunity to comment on the DEIR. Please advise of the availability of a revised DEIR at the earliest opportunity, as well as of all public hearing dates relating to either the DEIR or the project.

Sincerely,

Tom Bartlett, AICP, City Planner

CC: Maureen Tamuri, AIA, AICP, Community Development Director

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 7, 2018

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Elva Nuño-O'Donnell, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

SUBJECT: **PROMENADE 2035 - NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

This is in response to your April 27, 2018 Notice of Completion and Availability of Draft Supplemental Environmental Impact Report for the proposed residential, retail, restaurant, office space, hotel and entertainment center located at 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. LA Sanitation, Wastewater Engineering Services Division (WESD), has received and logged the notification. A previous response was submitted by WESD to your offices on November 30, 2016. No changes have taken place regarding the wastewater generation, and as such the previous response is still valid. Please notify our office in the instance that additional environmental review is necessary for this project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org

CD/AP: ra

c: Kosta Kaporis, LASAN
Christopher DeMonbrun, LASAN

File Location: CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\Promenade 2035 - NOC and Availability of Draft Supplemental EIR.doc

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 11, 2018

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Elva Nuño-O'Donnell, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

SUBJECT: **PROMENADE 2035 - NOTICE OF EXTENSION OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

This is in response to your June 5, 2018 Notice of Extension of Draft Supplemental Environmental Impact Report for the proposed residential, retail, restaurant, office space, hotel and entertainment center located at 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. LA Sanitation, Wastewater Engineering Services Division has received and logged the notification. Upon review, there were no changes to the project and the previous response is valid. Please notify our office in the instance that additional environmental review is necessary for this project.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org

CD/AP: al

c: Kosta Kaporis, LASAN
Christopher DeMonbrun, LASAN

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

support for Westfield Promenade 2035/comment on SDEIR

Abundant Housing <abundanthousingla@gmail.com> Sat, May 12, 2018 at 2:31 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

To whom it may conern,

Attached, please find our letter of support for the Westfield Promenade 2035 project, including comment on the SDEIR.

Best regards,
Matt Dixon
for AHLA

--
Abundant Housing LA
Housing for all

Westfield Promenade 2035 SDEIR letter.pdf
177K

Abundant Housing LA

March 9, 2018

Ms. Elva Nuño-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Ms. Nuño-O'Donnell,

We are writing to you to in support of the proposed Westfield Promenade 2035 project, case number ENV-2016-3909-EIR. Thank you for the opportunity to comment on the Supplemental Draft Environmental Impact Report (SDEIR).

The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing. By creating new housing in a desirable neighborhood, it will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project will convert an auto-oriented mall into a walkable, transit-served, mixed-use neighborhood. By creating about 1,400 residential units, approximately 600,000 SF of office space, retail, and open space in a mixed-use setting, the project will help fulfill the goals of the Warner Center 2035 Specific Plan and create a vibrant downtown for the West Valley.

This project is in a great location for housing and mixed-use development. It is directly served by the Metro Orange Line, providing good transit access to Universal City, Hollywood, Koreatown, and downtown LA via the Red Line. The project is also served by many Metro Bus routes, including Routes 161, 164, 165, 169, 245/244, and 750, and will benefit from future transit improvements funded under Measure M, such as the Sepulveda Pass corridor, which will provide a connection to the Westside. In addition to employment opportunities developed as part of the project, it will be within walking and cycling distance of many jobs in Warner Center, and close to educational opportunities at Pierce College.

The project will also create walkable & bikeable retail, such as shops and restaurants, for both residents of the project, and current and future residents and workers of the Warner Center area. The success of dense, mixed-use projects across the country shows that there is enormous unmet demand for this type of neighborhood. As part of the Warner Center 2035 Specific Plan, this project will help create a mixed-use neighborhood that people in the West Valley can live in, visit, and enjoy without having to travel all the way to the Westside or downtown LA.

As a result of the features described above, specific to the SDEIR, we believe that the project will have many positive impacts on the environment. For example, by creating a dense mixed-use neighborhood with good transit access and many amenities such as employment and retail in walking distance, it will have a positive impact on air quality and greenhouse gas (GHG) emissions. The people who will live and work in the project do not disappear if the project is not built; instead, they may move to more distant suburbs such as Santa Clarita and the Antelope Valley, or to other states like Arizona and Texas. Thus,

compared to a realistic baseline where people live in suburban Texas instead, it is likely that this project will have a positive impact on GHG emissions.

The Westfield Promenade 2035 project is a good project for Los Angeles and for the region. We are pleased to support it, and urge the city to approve it.

Best Regards,

The Abundant Housing LA Steering Committee:

Matt Dixon
620 W Wilson Ave, Unit H
Glendale 91203

Mark Vallianatos
3591 Canada St
Los Angeles 90065

Brent Gaisford
3236 Hutchison Ave
Los Angeles 90034

Leonora Yetter
1013 16th St, Unit 102
Santa Monica 90403

Mark Edwards
1174 N Curson Ave, #8
West Hollywood 90046

Gabe Rose

Chelsea Byers

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 letter of support

david.allison@allisonassetmgt.com <david.allison@allisonassetmgt.com> Mon, Jul 23, 2018 at 11:55 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "Councilmember.Blumenfield@lacity.org" <Councilmember.Blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Dear Ms. Nuno-O'Donnell,

Please see the attached letter of support for the Westfield Promenade 2035 Plan.

Best,

David Allison, CFA

ALLISON ASSET MANAGEMENT COMPANY

2424 Southeast Bristol, Suite 300

Newport Beach, CA 92663

p.949.252.8635 | f.949.200.7628

www.allisonassetmgt.com

2018.07.23 Allison promendad ltr of support.pdf
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ALLISON ASSET
MANAGEMENT COMPANY

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Dear Ms. Nuno-O'Donnell:

As a member of the Warner Center Association, an organization comprised of property owners and businesses with the mission to create and enhance opportunities for the benefit of Warner Center, I am writing to express our support for Westfield's Promenade 2035 Plan. Allison has developed and owned commercial property in Warner Center since its inception and we take a long view on trends affecting the area.

Warner Center has long embraced the idea of "local living," envisioning a community where one can live, work and play. This is at the core of the Warner Center 2035 Plan, which takes a thoughtful approach to planned growth that balances the need for housing, jobs and services for the broader community.

The Westfield Promenade 2035 Plan complies with the Warner Center 2035 Plan and will revitalize the area by creating an exciting mixed-use development within the Downtown District. The Plan will include residences, offices, hotels, retail, public open green spaces, new streets and pedestrian paths, more dining and leisure options as well as an entertainment/sports venue.

The Draft Supplemental Environmental Impact Report analyzing the potential impacts of The Westfield Promenade 2035 Plan is based on well researched facts and its conclusions are sound and defensible. I support the Draft Supplemental Environmental Impact Report as drafted and believe the Westfield Promenade 2035 Plan will greatly enhance the area and further Warner Center's goal for "local living."

Regards,
Allison Asset Management Company, Inc.

David Allison
President

2424 S.E. Bristol Street, Suite 300, Newport Beach, CA 92660-0757 | p 949.252.8635 | f 949.200.7628

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Apartment Association of Greater Los Angeles
Arcadia Association of Realtors
Asian American Business Women Association
Asian Business Association
Association of Independent Commercial Producers
Azusa Chamber
Beverly Hills Chamber
Beverly Hills / Greater LA Association of Realtors
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Burbank Association of Realtors
Building Industry Association, LA / Ventura Counties
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California Independent Petroleum Association
California Life Sciences Association
California Metals Coalition
California Restaurant Association
California Small Business Alliance
California Sportfishing League
California Trucking Association
CALInnovates
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
CDC Small Business Finance
Central City Association
Cerritos Chamber
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Construction Industry Air and Water Quality Coalitions
Consumer Healthcare Products Association
Council on Trade and Investment for Filipino Americans
Culver City Chamber
Downtown Long Beach Alliance
Downey Association of Realtors
El Monte/South El Monte Chamber
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Engineering Contractor's Association
F.A.S.T.-Fixing Angelenos Stuck in Traffic
FilmLA
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FuturePorts
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Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Lakewood Chamber
Greater Los Angeles African American Chamber
Greater Los Angeles New Car Dealers Association
Harbor Association of Industry and Commerce
Harbor Trucking Association
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
Industry Manufacturers Council
International Warehouse Logistics Association
Inglewood Airport Area Chamber
Investing in Place
Irwindale Chamber
Japan Business Association of Southern California
La Canada Flintridge Chamber
LA Media Lab
LAX Coastal Area Chamber
Leadership for Urban Renewal Network
League of California Cities
Local Search Association
Long Beach Area Chamber
Los Angeles Area Chamber
Los Angeles Black MBA Association
Los Angeles Cleantech Incubator
Los Angeles County Bicycle Coalition
Los Angeles County Boards of Real Estate
Los Angeles County Waste Management Association
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles Parking Association
Los Angeles Urban League
Maple Business Council
Motion Picture Association of America
MoveLA
NAIFA - OC
NAIOP Southern California Chapter
National Association of Tobacco Outlets
National Association of Women Business Owners
National Association of Women Business Owners, LA
National Hispanic Medical Association
Pacific Merchant Shipping Association
Pacific Palisades Chamber
Panorama City Chamber
Pasadena Chamber
Pasadena-Foothills Association of Realtors
PhRMA
Planned Parenthood Southern California Affiliates
Pomona Chamber
Rancho Southeast Association of Realtors
Recording Industry Association of America
Regional Black - San Fernando Valley Chamber
Regional San Gabriel Valley Chamber
Rosemead Chamber
Rotary Club of Los Angeles
San Gabriel Chamber
San Gabriel Valley Civic Alliance
San Gabriel Valley Economic Partnership
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
San Pedro Peninsula Chamber
Santa Monica Chamber
Santa Monica Junior Chamber
SCALE LA
South Bay Association of Chambers
South Bay Association of Realtors
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
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Southern California Water Committee
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Vernon Chamber
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West Valley/Warner Center Chamber
Western Manufactured Housing Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Village Rotary Club
Wilmington Chamber
World Trade Center
Young Professionals in Energy - LA Chapter

May 29, 2018

Ms. Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

SUBJECT: Case No. ENV-2016-3909-EIR

To Ms. Nuno-O'Donnell,

On behalf of BizFed, a grassroots alliance of more than 170 business organizations that represent 390,000 employers with over 3.5 million employees in LA County we are celebrating our tenth anniversary with a mission to lift one million people out of poverty in the next decade. We believe that job creation and housing production are important to achieving that goal and we are writing to express our support for the Warner Center 2035 Plan.

We have long advocated for policies that strengthen our regional economy and the Promenade project certainly supports our mission. Westfield is making a significant, long-term investment in the San Fernando Valley that will generate thousands of jobs during and after construction, in addition to providing much needed residences to help the region's severe housing shortage.

The project's design bringing housing and jobs together is smart and forward-thinking and will have a positive long-term benefit in terms of mobility and air quality. We also are pleased that Westfield has committed to employing green building and sustainable practices.

Importantly, the Promenade will generate new annual revenues to the city and strengthen the local economy. We need more projects like this to ensure sustainable economic growth and job creation.

If you have any questions please contact Jerard Wright, our policy manager on this issue, at jerard.wright@bizfed.org.

Sincerely,

Hilary Norton
BizFed Chair
Fixing Angelenos
Stuck in Traffic (FAST)

David Fleming
BizFed Founding Chair

Tracy Hernandez
BizFed Founding CEO
Impower, Inc.

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Jerard Wright <jerard.wright@bizfed.org> Thu, Jul 26, 2018 at 11:20 AM
To: Elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org

See attached BizFed letter of support for DEIR of Westfield Promenade 2035 project

P.S. Do you have your tickets for our Freshman Policymakers on August 2nd in Hollywood? We already have 100 electeds confirmed to attend. You can get more info and buy tickets at bizfed.org/freshman

Jerard Wright, Policy Manager
323-919-9424 - jerard.wright@bizfed.org
BizFed.org
Los Angeles County Business Federation
A grassroots alliance of more than 175 diverse business groups mobilizing 390,000 employers

BizFed Westfield Promenade 2035 City Planning_FINAL.pdf
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BizFed 10 LOS ANGELES COUNTY

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California Hotel & Lodging Association
California Independent Oil Marketers
California Independent Petroleum Association
California Life Sciences Association
California Metals Coalition
California Restaurant Association
California Small Business Alliance
California Sportfishing League
California Trucking Association
CALInnovates
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
CDC Small Business Finance
Central City Association
Cerritos Chamber
Citrus Valley Association of Realtors
Construction Industry Air and Water Quality Coalitions
Consumer Healthcare Products Association
Council on Trade and Investment for Filipino Americans
Culver City Chamber
Downtown Long Beach Alliance
Downey Association of Realtors
El Monte/South El Monte Chamber
Employers Group
Engineering Contractor's Association
F.A.S.T.-Fixing Angelenos Stuck in Traffic
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Glendora Chamber
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Greater Los Angeles African American Chamber
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Harbor Trucking Association
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
Industry Manufacturers Council
International Warehouse Logistics Association
Inglewood Airport Area Chamber
Investing in Place
Irwindale Chamber
Japan Business Association of Southern California
La Canada Flintridge Chamber
LA Media Lab
LAX Coastal Area Chamber
Leadership for Urban Renewal Network
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Local Search Association
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Los Angeles Black MBA Association
Los Angeles Cleantech Incubator
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Los Angeles Latino Chamber
Los Angeles Parking Association
Los Angeles Urban League
Maple Business Council
Motion Picture Association of America
MoveLA
NAIFA - OC
NAIOP Southern California Chapter
National Association of Tobacco Outlets
National Association of Women Business Owners
National Association of Women Business Owners, LA
National Hispanic Medical Association
Pacific Merchant Shipping Association
Pacific Palisades Chamber
Panorama City Chamber
Pasadena Chamber
Pasadena-Foothills Association of Realtors
PhRMA
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San Gabriel Valley Civic Alliance
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Western Manufactured Housing Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Village Rotary Club
Wilmington Chamber
World Trade Center
Young Professionals in Energy - LA Chapter

July 26, 2018

Ms. Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

SUBJECT: Westfield Promenade Case No. ENV-2016-3909-EIR (SUPPORT)

To Ms. Nuno-O'Donnell,

On behalf of BizFed, a grassroots alliance of more than 170 business organizations that represent 390,000 employers with over 3.5 million employees in LA County we are celebrating our tenth anniversary with a mission to lift one million people out of poverty in the next decade. We believe that job creation and housing production are important to achieving that goal and are writing to express our support for the Westfield's Promenade 2035 project.

We have long advocated for policies that strengthen our regional economy and the Promenade project certainly supports our mission. Westfield is making a significant, long-term investment in the San Fernando Valley that will generate thousands of jobs during and after construction, in addition to providing much needed residences to help the region's severe housing shortage. Importantly, the Promenade will generate new annual revenues to the city and strengthen the local economy.

The project's design bringing housing and jobs together is smart and forward-thinking and will have a positive long-term benefit in terms of mobility and air quality. We also are pleased that Westfield has committed to employing green building and sustainable practices. We need more projects like this to ensure sustainable economic growth and job creation.

If you have any questions please contact Jerard Wright, our policy manager on this issue, at jerard.wright@bizfed.org.

Sincerely,

Hilary Norton
BizFed Chair
Fixing Angelenos Stuck in Traffic (FAST)

David Fleming
BizFed Founding Chair

Tracy Hernandez
BizFed Founding CEO
Impower, Inc.

Cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 ENV-2016-39-9-EIR Comment Letters

Rebecca Liu Morales <rlm@m-consultants.net> Thu, Jul 26, 2018 at 3:40 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Hi Elva,

I mistakenly attached the Pipe Trades letter twice. Thank you for calling my attention to it. Attached is the correct CREED LA letter.

Best,

Rebecca

From: Rebecca Liu Morales <rlm@m-consultants.net>
Date: Thursday, July 26, 2018 at 1:29 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>
Subject: Promenade 2035 ENV-2016-39-9-EIR Comment Letters

[Quoted text hidden]

Westfield Support Letter.pdf
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CREED LA

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

On behalf of CREED LA in support of the Westfields Promenade 2035 project. CREED LA is an unincorporated association of individuals and labor organizations established to advocate for development projects that provide economic and employment benefits to the local communities where they are located, and that further the kind of environmentally responsible and sustainable construction practices that will protect the health and well-being of local residents and ensure continued opportunities for growth and development in the City of Los Angeles.

In this case, the Applicant has made commitments that will ensure the hiring of local contractors and the employment of local workers, will maintain area wage and benefit standards, and will support local workforce training and development. In order to promote and maximize the employment of City of Los Angeles residents on the Project, the Applicant has specifically agreed to percentage goals for local resident hiring on the Project. The Applicant has also agreed to work with the City of Los Angeles Economic and Workforce Development Department when requesting referrals for employees to perform work on the Project.

Westfields Promenade 2035 project will help to revitalize the Warner Center by transforming the 34-arce promenade site into a new lifestyle center with 150,000 square feet of creative office space, 470,000 square feet of Class A office, and 60,000 square feet of work/live space. The project will create more than 12,500 good-paying full time and part time jobs during construction and generate nearly $2 billion in economic output. After completion, the project will create more than 7,900 total good-paying full-and part-time jobs and generate nearly $12 million in net new annual revenues to the City's General Fund.

The commitments made by this Applicant will ensure that Project construction will provide maximum economic and employment benefits to local communities and workers. We also believe that the overall Project design is consistent with the kind of safe and sustainable development supported by CREED LA. For these reasons, we respectfully request your approval of the Project.

Sincerely,

Jeff Modrzejewski

501 SHATTO PLACE, SUITE 200
LOS ANGELES, CA 90020 | WWW.CREEDLA.COM

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills

Administration Gabrieleno Indians <admin@gabrielenoindians.org> Mon, Jun 11, 2018 at 3:06 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Please see attachment

Sincerely,

Brandy Salas

Original People of Los Angeles County

Map of territories of Orignal Peoples with county boundaries in Southern California.

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills .pdf
107K

GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Los Angeles
Department of City Planning
6262 Van Nuys
Van Nuys, CA 91401

June 11, 2018

Re: AB52 Consultation request for 6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills

Dear Elva Nuno-O'Donnell,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email gabrielenoindians@yahoo.com to schedule an appointment.

** Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: http://calepa.ca.gov/Tribal/Training/ or http://nahc.ca.gov/2015/12/ab-52-tribal-training/

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the Council of Elders
PO Box 393, Covina, CA 91723 | www.gabrielenoindians.org | gabrielenoindians@yahoo.com

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jun 11, 2018 at 4:27 PM
To: Administration Gabrieleno Indians <admin@gabrielenoindians.org>

Dear Mr. Salas,

The Department of City Planning has received your email and letter dated June 11, 2018, requesting consultation for the Promenade 2035 Project (6100 N. Topanga Canyon Blvd., 21800 and 21900 W. Erwin Street, 21801, 21821, 21901 and 29131 W. Oxnard, and 6101 N. Owensmouth Ave.). Given you must receive numerous notifications, perhaps you did not recall that the Gabrieleno Band of Mission Indians-Kizh Nation, originally requested consultation on this Project on November 28, 2016. After over a year of consultation, a formal notification from the Department of City Planning was issued on March 28, 2018 (attached) indicating consultation had concluded with the inclusion of a mitigation measure in the DSEIR. As requested, a copy of the mitigation measure (attached) was also provided to you. As such, consultation on the Promenade 2035 Project has concluded.

Please feel free to contact me if you have any questions.

Sincerely,

Elva

[Quoted text hidden]

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

2 attachments

Promenade-AB52-Gabrieleno-KizhNation-ConsultationConcluded-3-28-18.pdf
225K

TCR-MitigationMeasure-pdf.pdf
139K

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

http://planning.lacity.org

March 28, 2018

Gabrieleño Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

RE: AB 52 Completion of Consultation
Promenade 2035 ("Proposed Project")
6100 N. Topanga Canyon Boulevard
(Case No. ENV-2016-3909-EIR)

Dear Mr. Salas:

Pursuant to AB52, the City of Los Angeles issued a letter dated November 10, 2016, wherein tribes were notified of the City's review of the above-referenced Proposed Project. On November 28, 2016, the City received a letter from the Gabrieleño Band of Mission Indians – Kizh Nation seeking consultation. Consultation began on January 24, 2017 (by phone) with follow-up consultations on January 18, 2018 and March 9, 2018.

Based on the evidence provided by the Gabrieleño Band of Mission Indians-Kizh Nation, and findings in the Tribal Cultural Resources technical report prepared for the Project, the City of Los Angeles and Gabrieleño Band of Mission Indians – Kizh Nation are in mutual agreement that any potential impacts to Tribal Cultural Resources would be less-than-significant with the inclusion of the attached mitigation measure. As requested, a copy of the mitigation measure was provided to the Gabrieleño Band of Mission Indians-Kizh Nation via email on March 9, 2018.

On March 19, 2018, the City subsequently emailed the Gabrieleño Band of Mission Indians-Kizh Nation requesting any additional comments regarding the proposed mitigation measure be provided to the City by end of day on March 23, 2018. No additional comments were received.

Therefore, given that the respective parties have come to a mutual agreement that the Proposed Project will not result in a potential significant impact to Tribal Cultural Resources with the inclusion of the proposed mitigation measure, consultation is hereby concluded.

The City is expecting to release its Draft Supplemental EIR for public review in the next month. Please do not hesitate to contact me if you wish to share any additional information, comments, or concerns.

Respectfully,

Elva Nuño-O'Donnell

Elva Nuño-O'Donnell
City Planner
Department of City Planning – Major Projects

Attachment: Mitigation Measure

Mitigation Measure Re: Tribal Cultural Resources

Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring.

Prior to the commencement of any ground disturbance activities at the project site, the Applicant, or its successor, shall notify any California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archeologist, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.

2. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.

4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its

successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate.

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

9. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City's AB 52 Confidentiality Protocols.

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills

Administration Gabrieleno Indians <admin@gabrielenoindians.org> Tue, Jun 12, 2018 at 11:56 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>, Johntommy Rosas <tattnlaw@gmail.com>, Matthew Teutimez <Matthew.Teutimez@gabrielenoindians.org>

Dear Elva
Archeologist no longer have authority over our cultural resources . According i to the law archeological resources and cultural (TCR) are now considered separate entities Archeologist should not be handeling or making any recommendation of our cultural resources which includes human remains . This is in violation of our birth rights . Also our monitoring services are to protect our resources and the developer therefore we also get paid just like everyone else . This mitigation is unlawful !!

§10.14 Lineal descent and cultural affiliation.

(a) *General.* This section identifies procedures for determining lineal descent and cultural affiliation between present-day individuals and Indian tribes or Native Hawaiian organizations and human remains, funerary objects, sacred objects, or objects of cultural patrimony in museum or Federal agency collections or excavated intentionally or discovered inadvertently from Federal lands. They may also be used by Indian tribes and Native Hawaiian organizations with respect to tribal lands.

(b) *Criteria for determining lineal descent.* A lineal descendant is an individual tracing his or her ancestry directly and without interruption by means of the traditional kinship system of the appropriate Indian tribe or Native Hawaiian organization or by the common law system of descendence to a known Native American individual whose remains, funerary objects, or sacred objects are being requested under these regulations. This standard requires that the earlier person be identified as an individual whose descendants can be traced.

(c) *Criteria for determining cultural affiliation.* Cultural affiliation means a relationship of shared group identity that may be reasonably traced historically or prehistorically between a present-day Indian tribe or Native Hawaiian organization and an identifiable earlier group. All of the following requirements must be met to determine cultural affiliation between a present-day Indian tribe or Native Hawaiian organization and the human remains, funerary objects, sacred objects, or objects of cultural patrimony of an earlier group:

(1) Existence of an identifiable present-day Indian tribe or Native Hawaiian organization with standing under these regulations and the Act; and

(2) Evidence of the existence of an identifiable earlier group. Support for this requirement may include, but is not necessarily limited to evidence sufficient to:

(i) Establish the identity and cultural characteristics of the earlier group,

(ii) Document distinct patterns of material culture manufacture and distribution methods for the earlier group, or

(iii) Establish the existence of the earlier group as a biologically distinct population; and

(3) Evidence of the existence of a shared group identity that can be reasonably traced between the present-day Indian tribe or Native Hawaiian organization and the earlier group. Evidence to support this requirement must establish that a present-day Indian tribe or Native Hawaiian organization has been identified from prehistoric or historic times to the present as descending from the earlier group.

(d) A finding of cultural affiliation should be based upon an overall evaluation of the totality of the circumstances and evidence pertaining to the connection between the claimant and the material being claimed and should not be precluded solely because of some gaps in the record.

(e) *Evidence.* Evidence of a kin or cultural affiliation between a present-day individual, Indian tribe, or Native Hawaiian organization and human remains, funerary objects, sacred objects, or objects of cultural patrimony must be established by using the following types of evidence: Geographical, kinship, biological, archeological, anthropological, linguistic, folklore, oral tradition, historical, or other relevant information or expert opinion.

(f) *Standard of proof.* Lineal descent of a present-day individual from an earlier individual and cultural affiliation of a present-day Indian tribe or Native Hawaiian organization to human remains, funerary objects, sacred objects, or objects of cultural patrimony must be established by a preponderance of the evidence. Claimants do not have to establish cultural affiliation with scientific certainty.

Native American monitoring guide lines

(Monitors to be hired)

https://files.acrobat.com/a/preview/1294fc43-b98a-4deb-afd9-50b763bc075d

[Quoted text hidden]

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Sincerely,
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

6100 N. Topanga Canyon Blvd 21800 and 21900 W. Erwin St. 21801 , 21821, 21901 and W. Oxnard St. and 6101 N. Owensmouth Ave Woodland Hills

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jun 25, 2018 at 8:32 AM
To: Administration Gabrieleno Indians <admin@gabrielenoindians.org>

Dear Administration Gabrieleno Indians,

Your comments regarding the Promenade 2035 DSEIR have been received and will be responded to in the Final EIR. Since your mailing address is in the Project's "Interested Parties List," you will receive future notifications as this Project moves through the entitlement process.

Sincerely,

Elva

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 EIR - GSEJA Comments

Golden State Environmental Justice Alliance <goldenstateeja@gmail.com> Wed, Jun 6, 2018 at 6:31 AM
To: elva.nuno-odonnell@lacity.org

Ms. Nuno-O'Donnell,

Please find attached comments for the record on behalf of Golden State Environmental Justice Alliance regarding the proposed Promenade 2035 EIR.

Thank you,

Board of Directors
Golden State Environmental Justice Alliance

Promenade 2035 EIR - GSEJA Comments.pdf
726K

P.O. Box 79222
Corona, CA 92877

June 6, 2018

VIA EMAIL

Elva Nuño-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org

SUBJECT: COMMENTS ON ENV-2016-3909-EIR (PROMENADE 2035) EIR

To whom it may concern:

Thank you for the opportunity to comment on the Supplemental Environmental Impact Report (EIR) for the proposed Promenade 2035 project. Please accept and consider these comments on behalf of Golden State Environmental Justice Alliance. Also, Golden State Environmental Justice Alliance formally requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877.

1.0 Summary

As we understand it, the project proposes the redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center 2035 Specific Plan (Warner Center Plan) area with a new mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion the Project, the Project Site would include a total of 3,271,050 square feet of floor area. The Project would specifically include up to 1,432 multi-family residential units (which include work-live 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 range 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. Parking would be distributed in both subterranean parking areas and above-grade parking. The EIR states "a limited number of surface parking spaces would be provided along Topanga Canyon Boulevard specifically for valet use", but does not detail the exact number of surface parking spaces proposed, the square footage of the surface lot, or a method describing how the stalls will be restricted to valet use only.

2.0 Project Description

The Project Description states that the project is located on a 34 acre site. The Land Use analysis indicates that the project will dedicate 0.97 acres of land, resulting in a 33.03 acre net site. The Project Description and EIR do not discuss this dedication except when it is buried in the compatibility charts of the Land Use analysis. The Project Description and EIR do not accurately describe the project site and must be revised to include this information.

The EIR utilizes the Warner Center Plan EIR as a reference throughout the EIR. CEQA § 15150 (f) states that incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand. The Warner Center Plan EIR utilized for analysis throughout the EIR contributes directly to the analysis of the problem at hand. Not including the Warner Center Plan EIR as an attachment for public review is in violation of CEQA § 15150 (f).

4.B Air Quality

Appendix D of the Air Quality Analysis (AQA) indicates that the CalEEEMod analysis did not include the surface parking lot along Topanga Canyon Blvd. Surface parking is defined as a separate land use in the CalEEEMod User Guide[1] and must be entered into the analysis separately. Further, the EIR does not explain the CalEEEMod output sheets utilization of movie theater land use when modeling the entertainment and sports center. The movie theater land use is extremely specific as defined by the CalEEEMod User Guide, stating that movie theaters "consist of audience seating, single or multiple screens and auditoriums, a lobby and a refreshment stand." CalEEEMod includes an arena land use for modeling, defined as "large indoor structures in which spectator events are held. These events vary from professional ice hockey and basketball to non- sporting events such as concerts, shows, or religious services," which is an appropriate classification of the proposed entertainment and sports center. Further, the output sheets indicate that all residential units were modeled as mid-rise apartments, which are defined as "rental buildings that have between 3 and 10 levels" even though the EIR describes that the residential buildings will be up to 28 stories tall. The project description also states that a grocery store with at least 7,500 square feet of floor area will be part of the project, and the AQA does not reflect this by utilizing the supermarket land use. The EIR and Appendix D must be revised to property categorize each use within the proposed project to adequately and accurately estimate the potentially significant air quality impacts.

Section 41.40 of the LAMC prohibits construction activity (including demolition) between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday. All such activities are also prohibited on Sundays. Thus, the legal hours of construction in the City of Los Angeles are 7:00 A.M. - 9:00 P.M., Monday - Friday and 8:00 A.M. - 6:00 P.M. on Saturday. The EIR does not provide a "worst-case scenario" analysis of construction equipment emitting pollutants for the legal 14 hours per weekday plus 8 hours on Saturday. It is legal for construction to occur for much longer hours and an additional day (6 days per week including Saturday for every type of construction) than modeled in the Air Quality Analysis. The Air Quality modeling must be revised to account for these legally possible longer construction days and increased number of construction days. Further, Appendix D states "construction hours could extend beyond these hours if required and specifically permitted by the City," indicating that construction hours are planned to be longer than the legal 14 hours per day. Additional information must be included that analyzes the proposed overnight/early

[1] http://www.aqmd.gov/docs/default-source/caleemod/upgrades/2016.3/01_user-39-s-guide2016-3-1.pdf?sfvrsn=2

morning construction schedule and this portion of the schedule must be included in the EIR instead of buried in Appendix D.

Cumulative Impacts

The EIR analyzes the proposed project's local and regional cumulative impacts in the context of the Warner Center Plan. The EIR does not consider the amount of pollutants emitted by all projects listed in the cumulative projects list for cumulative analysis and then compare the cumulative effect of those total emissions on the air quality standards. The EIR also does not confirm whether each of the cumulative projects will emit air pollutants below SCAQMD thresholds. Given the City's authority to approve any project notwithstanding its significant air quality impacts, the public and decision makers cannot determine from the proposed project EIR whether any of the listed cumulative projects are expected to emit air pollutants at or below levels that will have significant impacts. The EIR's cumulative impact analysis is insufficient and must be substantially revised to analyze all listed projects in a cumulative setting in a recirculated EIR.

4.G Land Use

In the Land Use section, the proposed project is described as "a total of 3,271,050 square feet, over a net site area of 1,439,222 square feet after dedications." A net site area of 1,439,222 square feet is a 33.03 acre site. The project description details the project area as a "34 acre site." The dedications described in the Land Use section are not described, detailed, or discussed anywhere else throughout the EIR. No details are given to support nearly 1 full acre in dedications that is not consistent with the project site area described in the project description.

Further, the FAR calculation for the project's 34 acre site provides different residential and non-residential square footage requirements per the Warner Center Plan Appendix B. 34 acres is a site area of 1,481,040 square feet. 3,271,050 square feet of proposed floor area divided by a 1,481,040 square feet project site equals a FAR of 2.20. The 2.20 FAR range in the Downtown District of the Warner Center Plan permits a maximum 40% of the floor area to be residential development and a minimum 60% of the floor area to be non-residential development. The project proposes 1,545,000 square feet of residential floor area out of a total 3,271,050 square feet of proposed floor area, resulting in 47.2% residential floor area, exceeding the Warner Center Plan's 40% maximum. The EIR is misleading to the public and decision makers and must be revised to include meaningful support for the claims regarding the proposed FAR.

4.H Noise

The EIR does not analyze noise during peak AM or PM hours, only during "peak overlapping construction" phases. Further, Appendix I does not present any information indicating that ambient noise levels were studied during peak AM or PM hours, only during daytime (10 AM - 2 PM) and nighttime (10 PM - 1 AM), which are not during peak morning (7 AM - 9 AM) or evening (5 PM - 7 PM) hours. The EIR is misleading to the public and decision makers by not presenting a worst-case scenario noise analysis during peak hours of peak construction overlap and must be revised to include this analysis.

Operational Impacts - Entertainment and Sports Center

The EIR states that the noise analysis is based on "a concert event with an *open-roof* to represent the most conservative analysis." However, Appendix I indicates that an event with a *partial roof* was modeled for analysis. The EIR misrepresents the noise analysis provided in Appendix I. The EIR and Appendix I must be revised to accurately represent a worst-case scenario event with an open roof.

Parking Facilities

The EIR analyzes noise impacts related to all parking garages within the project. However, the surface parking lot near Topanga Canyon Boulevard is not represented for analysis. The EIR must be revised to include analysis of the surface parking lot's potential noise impacts.

4.I Population and Housing

Direct Population Impacts

The EIR utilizes a "household size factor of 2.73 persons per household for multi-family housing units and a 95 percent occupancy rate", resulting in a population of "3,714 persons at full buildout". The EIR is misleading because a 95 percent occupancy rate does not present the "worst-case scenario" required to be presented and analyzed by CEQA. At full buildout, the 1,432 units will generate 3,910 new residents. The EIR must be revised to include the accurate number of residents resulting from project operation. Further, the EIR does not provide information to support the claim that the project is "consistent with contemplated growth under the Warner Center Plan as described in the Warner Center Plan EIR." The Warner Center Plan EIR accounts for 20,000 new dwelling units in the plan area, but the EIR does not demonstrate that all of the units within the proposed project are within the 20,000 unit limit. The EIR must be revised to include a list of all previously approved dwelling units within the Warner Center Plan

area to support the claim that all units within the proposed project are consistent with the Plan EIR.

Direct Employment Impacts

The EIR's employment analysis does not include employees resulting from the proposed the live-work units. The EIR must be revised to include these employees in order to present a "worst-case scenario" analysis of employment impacts. Additionally, the EIR estimates 125 employees will be generated by the entertainment and sports center. Appendix K details this estimate was generated by averaging the number of employees at three unnamed event centers in San Jose, Portland, and Sacramento. This estimate of employees at the proposed 15,000 seat event and sports center is unduly low. The greater Southern California area is home to dozens of stadium arenas that host sporting events and none of these were included in the survey.

For example, the Honda Center Enhancement Project IS (Anaheim, 2012[2]) estimates approximately 950 staff during basketball and hockey games, up to 1,000 staff during concerts and other events, and 200+ team members/production employees during events. This results in 1 employee for every 20 seats during sporting events, while the project EIR concludes that 1 employee will be generated for five times that number of seats.

City of Anaheim

TABLE 1
HONDA CENTER EVENTS AND EVENT POPULATION

Event Type	Seating Capacity	Staff/ Employees	Team Members/ Production[1]
Basketball Games[2]	18,336	950	200+[3]
Hockey Games[4]	17,174	950	200
Concerts and Other Events	18,325 – End Stage 18,900 – Center Stage	1,000 (max)	200
Maximum Number of Events (last 5 years)	162		
Nonevent Days	203		

Source: Starkey 2011.

[1] Team members and production staff include players, coaches, trainers, media, road crew, and others not included as spectators.

[2] Basketball games include Lakers Preseason, the John Wooden Classic, the Big West Tournament, the National Collegiate Athletic Association (NCAA) Tournament, and University of California, Los Angeles (UCLA), games.

[3] For the purpose of this air quality and GHG technical report, up to 250 team members are assumed for a basketball game for a conservative modeling scenario.

[4] The National Hockey League (NHL) has 41 home games during the regular season. During the Stanley Cup Playoffs and Stanley Cup, up to 20 additional games could occur.

[2] Honda Center Enhancement Project Initial Study p. 10 (2012) https://www.anaheim.net/DocumentCenter/View/3048/Notice-of-Preparation-and-Initial-Study-

The EIR and Appendix K must be revised to include more detailed information regarding the applicability of the stadiums surveyed to the proposed event and sports center. The EIR must be revised to include stadiums surveyed in the Southern California area to reflect market conditions, demand, security measures, and other factors impacting the region that result in a need for increased number of employees.

Cumulative Impacts

The EIR incorrectly states that there are "eight related projects" within the Warner Center Plan area. Section III, Environmental Setting, identifies 16 related projects that are within the Warner Center Plan; 14 of the projects include dwelling units. The total number of units listed in these 14 projects plus the proposed project totals 9,675 units (includes 330 assisted living units). The EIR is inadequate as an informational document and must be revised to be internally consistent and accurately disclose the number of cumulative units presented.

Further, the EIR concludes the proposed project plus the cumulative projects are "well within the contemplated dwelling unit and floor area growth proposed in the Warner Center Plan." However, the EIR does not include information regarding the dates of approval of the related projects. The Warner Center Plan was approved in 2013. Based on the information given regarding the cumulative projects, it is not possible to ensure that this list is exhaustive of all projects approved within the Plan area. The EIR must be revised to present the dates of approval of each cumulative project to ensure the list of cumulative projects includes every project approved since approval of the Warner Center Plan.

4.K Traffic, Access, and Parking

Mitigation Measures

Mitigation Measure K-1 requires "advance notification to be sent to adjacent property owners and occupants, as well as, nearby schools, of upcoming construction activities, including durations and daily hours of construction." This is unenforceable as there is no enforcement entity, field verification, or lead agency oversight component. Further, it does not specify how far in advance the notice must be sent. The mitigation measure must also be revised to include a contact name and phone number for a lead agency enforcement entity to report violations or work conducted outside of the legal hours of construction in order to comply with CEQA § 15126.4 (a)(2).

Conclusion

For the foregoing reasons, GSEJA believes the EIR is flawed and an amended EIR must be prepared for the proposed project and recirculated for public review. Golden State Environmental Justice Alliance requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877.

Sincerely,

Board of Directors
Golden State Environmental Justice Alliance

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

PROMENADE 2035 PROJECT July 26, 2018

homeowners-encino@sbcglobal.net <homeowners-encino@sbcglobal.net> Thu, Jul 26, 2018 at 1:11 PM
To: elva.nuno-odonnell@lacity.org

HOMEOWNERS OF ENCINO
GERALD A. SILVER, PRESIDENT
P. O. BOX 260064
ENCINO, CA 91426-0205
(818) 990-2757

LOS ANGELES DEPARTMENT OF CITY PLANNING

RESPONSE TO

PROMENADE 2035 PROJECT

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR)

CASE NO. ENV-2016-3909-EIR

July 26, 2018

COMMENTS ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR)

(CEQA, SEC. 21000 et. seq. and GUIDELINES SEC. 15087)

RESPONSE to the Draft Supplemental Environmental Impact Report (DSEIR) for a project known as: Westfield Promenade

The project will be located at: 6100 N TOPANGA CANYON BLVD

The project applicant is: Westfield Promenade LLC and Promenade Buyer LLC

The proposed project affects transportation, earth, air, water, plant life, population, energy, utilities, land use, and other environmental elements in Encino, (and San Fernando Valley) This document contains our response to the scope and content of the draft environmental information which is germane to your environmental evaluation of this project.

I. HOMEOWNERS OF ENCINO, INC.

This Response is filed by the Homeowners of Encino, a Californian non-profit corporation duly organized and existing under the laws of the State of California. Homeowners of Encino is a public benefit association organized for the purpose of promoting social welfare. This corporation seeks to protect the residential character of its neighborhoods and to enhance the quality of life for its members and the community. Many of its members will be heavily impacted by it.

II. DESCRIPTION OF PROJECT

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 feet 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.

III. IMPACTS THAT HAVE NOT BEEN FULLY ASSESSED

We believe that the proposed project will have significant impacts on the environment that have not been fully addressed in the draft DSEIR. It will have a significant impact on air quality, water, natural resources, population, noise, geology, energy, and population growth.

The Lead Agency must take into consideration the effects of this and other projects which, will have individually limited, but cumulatively considerable impact on the environment. With the effects of past, current and probably future projects mandatory findings of significance should be found. (Guidelines Sec. 15065) Throughout your draft DSEIR you have relied upon "mitigations" that are required by law or official regulations and these are unacceptable. Such measures cannot serve as mitigations to satisfy the requirements of the California Environmental Quality Act (CEQA). Nor can mitigations be acceptable that are considered to be standard operating practices by developers who could be found negligent, if such operating procedures were not met.

In preparing your final EIR, you must recognize that any mitigations that you propose must go beyond those mandated by law or existing policy and practice. Compliance with the law and standard operating procedures establishes the baseline. CEQA mitigations are discretionary actions taken beyond the baseline. You must include verifiable mitigations in the final EIR, not merely a recital of legal requirements or standard operating practices. We ask that you revise your findings and address the following environmental concerns which we believe have been overlooked or inadequately dealt with in your draft DSEIR:

IV. IMPACTS ON EARTH

This project will result in disruptions, displacements, compaction and overcovering of soil. The final EIR should specify what grading will be done, and provide a time line indicating the starting and ending dates of all grading and construction activities. Haul routes should be described and mitigation proposed for dealing with the traffic congestion created by the hauling of large amounts of soil on city streets to dumpsites. The information presented in the final EIR should be sufficient to allow for a clear understanding of the geologic hazards and their impacts. The final EIR should present a comprehensive summary of known geologic and seismic hazards near the site. These should be clearly identified to ensure that the proposed buildings plans willfully evaluate and mitigate the problems.

The final EIR should include maps that show areas of unsuitable fill soils, potentially unstable slopes, areas of differential settlement, areas of expansive soils, and the potential zone of inundation from flooding, due to a 100 year flood. The final EIR should present a summary of seismic information on ground acceleration and the duration of strong shaking that could be expected from large earthquakes on nearby faults. Impacts of seismic shaking on existing buildings in the area, and on stability of slopes and fills, should be addressed. Please see that the final EIR conforms fully to the recommendations in the "Guidelines for Geologic/Seismic Considerations in Environmental Impacts Reports", and the Department of Mines and Geology's Note 43, "Recommended Guidelines for Determining the Maximum Credible and the Maximum Probably Earthquakes."

V. AIR IMPACTS

The draft DSEIR did not fully consider the air impacts. A project of this size will have a deteriorating effect on air quality in the region, which is located in a locality which does not meet Federal and State air quality standards. The construction of the project will generate Carbon Monoxide, Nitrous Oxide, Ozone and particulate matter, making it more difficult to attain the required air standards in the basin. Please identify in the final EIR the specific increases of air pollutants generated by this project, and the cumulative impacts on the air quality in the region.

Your assessment should show how this project, when taken together with all other proposed projects in the area will impact air quality. It should show threshold levels of

significance for each type of air emission. The City of Los Angeles and the EPA have entered into an Consent Decree regarding growth within the Hyperion Service Area. They have agreed that growth within the area will not result in air emission increases, nor impede the region's progress toward National Ambient Air Quality Standards (NAAQS) attainment. Your final EIR should show that all impacts have been reduced to insignificance, in order to comply with the City of Los Angeles and EPA agreement. Anything short of this is a breach of the terms of the Federal consent decree, and actionable, with the possibility of substantial fines being imposed against the City.

Also address the air impacts at both the local level, and within the region. Explain how these impacts will be fully mitigated. Specifically, quantify all related vehicular air emissions, and include the factors, formulas and computations used to arrive at these impacts, and their mitigations. Provide an appendix with all necessary and supporting documentation, including the paper trail that will allow concerned citizens, or decision makers to trace your steps, and your conclusions with regard to air impacts.

Please explain in the final EIR what effects diesel fumes, gasoline powered equipment fumes and construction odors will have upon those with respiratory problems, or the aged living nearby. Also discuss the impact on local flora and fauna, giving specific effects upon plant and animal life, as a result of the additional air degradation that may be caused by the project. The EPA has stressed the importance of secondary air impact analysis. The final EIR should assess the secondary air impacts that will result from this project and please provide adequate mitigations for these air impacts. Please contact the EPA in San Francisco, Div. IX, for consultation on this key aspect of your final EIR.

Please see that the final EIR conforms to the Air Quality Handbook for Preparing Environmental Impact Reports, revised, available from the South Coast Air Quality Management District. Also please fully comply with the Guidance for Implementation of Conformity Procedures, available from the Southern California Association of Governments. Your final EIR must also conform to the State of California Air Resources Board guidelines. Please see that short-term, long-term, local scale analysis, corridor analysis, hazardous pollutant analysis and cumulative impact analysis aspect of this project are addressed more fully. Specifically see that it conforms to the Guidelines for Air Quality Impact Assessments: General Development and Transportation Projects, Report No. RP-83-002, available from the State Air Resources Board.

VI. WATER IMPACTS

The Los Angeles basin is located in a permanent drought area. The direct water impacts from this project have not been fully addressed. Identify source of water, how it will be used in the project, and how the removal of water from the aquifer will be replaced. Fully explain the quantitative impacts on the local and regional water supply, as a result of this project. Estimate water consumption both during and after construction. Provide a detailed list of mitigations to reduce the consumption of water to insignificance.

The City of Los Angeles has enacted ordinances which mandate many water saving and conservation measures. These items must be considered baseline, and do not qualify as mitigation measures, since they are already the law. Your final EIR should impose more extensive measures to deal with the water consumption issue. Please also provide mitigations for dealing with secondary water impacts. The growth sustained by a project of this size will consume large amounts of fresh water, which are in short supply in the region. Also please detail the amount of water necessary for control of dust as well as the cumulative amount of water needed by this project during the construction phase.

If reclaimed sewage water is to be used for dust control, the effects of misting and air borne transfer of viruses should be analyzed and reported. Include the factors, formulas and computations used to arrive at these impacts, and their mitigations. Provide an appendix with all necessary and supporting documentation, including the paper trail that will allow concerned citizens, or decision makers to trace your steps, and your conclusions with regard to water impacts.

VII. IMPACT UPON ANIMAL AND PLANT LIFE

A project of this size will have a detrimental effect upon the flora and fauna in the project area. The area is a natural habitat for birds and other animals. It will not be possible to construct the project, without a serious impact on the local biota. Provide a detailed assessment of impacts on both plant and animal life as a result of the project. Also provide detailed mitigations to reduce these potential impacts to insignificance.

VIII. NOISE IMPACTS

A substantial amount of noise will be generated by the proposed project during construction. The movement of heavy vehicles, trucks, compressors and construction equipment will create severe noise problems. Show how it will be possible to construct this project, including removal of many cubic yards of soil without creating severe noise impacts. Noise must be reduced to insignificance.

The final EIR should explain the effects of noise levels on local residents and construction workers, during construction, and the impact on the emotional and physiological well being of people living nearby. Please explain in detail the effects of specific pieces of construction equipment, the noise levels, dBA, frequency and duration of sound that people will be exposed to. Also explain the impact of sustained noise upon the aged or those who are ill and may reside near the construction site. The final EIR should provide mitigation measures that will reduce the noise created by this project to insignificance.

IX. LIGHT AND GLARE IMPACTS

Light and glare was not adequately assessed in the draft DSEIR. Residents living near the construction site will be subjected to light and glare. The applicant must be required to illuminate the premises without casting light and glare on nearby buildings. Any

buildings located adjacent to the project will be directly impacted. The light and glare that will spill onto nearby buildings must be mitigated in the final EIR. The construction project will result in altered shade and shadow conditions which should also be mitigated to insignificance in the final EIR.

X. CHANGES IN POPULATION

Changes in population will occur if this project is approved. It will alter the distribution, density and growth rate in the region. Providing more buildings, jobs and employment in this region will make it more difficult to achieve a balance between the environment and the population. It may cause greater population density in a regional ready without adequate infrastructure. In your final EIR, please show how the project adheres to the job/housing balance. Provide a detailed assessment of the growth and job impacts. What kinds and types of jobs will be created, as a result of this project. Analyze the effects on unemployment on individuals with various jobs skills. Also explore what housing is available to accommodate any increase in direct and indirect employment. How does this project conforms to the Regional Housing Needs Assessment. Provide a detailed list of mitigation measures to deal with any job/housing imbalance created by the project.

XI. HOUSING IMPACTS

The project will raise land prices, and drive out affordable housing or small business in the area. The final EIR should mitigate the number of low- to moderate housing units that will be lost due to the project. The final EIR should explain how the loss of affordable housing stock will be replenished. It should also show the impact on nearby small retail and consumer serving shops and businesses.

XII. TRAFFIC AND CIRCULATION

Transportation and traffic circulation will be negatively impacted by the proposed project. There are a number of E and F level intersections in the vicinity of the project. The construction of this project and removal of large amount of soil over city streets will impede traffic and circulation and make gridlock worse. The final EIR should explain how the E and F level, gridlocked intersections in the area will be mitigated to insignificance.

Because of the project's magnitude and the substantial construction required, the proposed project will generate significant traffic congestion problems. Traffic congestion resulting from the expansion of freeways and access roads, lane closures, detours, slow moving construction vehicles and equipment, project personnel commutes, etc. significantly increase traffic and mobile-source air emissions. Please provide detailed maps in the final EIR which will show how the project will mitigate traffic in the area, including the number of lanes of traffic that will be lost due to the movement of heavy equipment to and from the site during construction.

Please consult with the South Coast Air Quality Management District and obtain a table of Potential Mitigation Measures. This table includes numerous incentives, controls and procedures which should be considered for inclusion in the final EIR. Since the project has corridor level transportation impacts, what are the long term impacts? Estimate the number of trips generated, and provide documentation on the assumptions. How will the project affect public transportation in the region, and locally? What will the impact be on nearby freeways and will it encourage the need to double deck freeways. This project will have a mutual impact on other projects in the area. Explain in the final EIR the interactive impacts on the existing circulation system, on ATSAC, and the secondary highways. Explain thoroughly how you arrive at trip generation rates, trip distributions, time of day analysis, effects on A.M. and P.M. traffic conditions, etc.

The final EIR should deal with the phasing issue comprehensively. What will be the incremental impacts on traffic, and if phased, how will the infrastructure be phased in so that all mitigations are in place to prevent increases in traffic or a degradation of circulation? Include the factors, formulas and computations used to arrive at these impacts, and their mitigations. Provide an appendix with all necessary and supporting documentation, including the paper trail that will allow concerned citizens, or decision makers to trace your steps, and your conclusions with regard to traffic impacts.

XIII. PUBLIC SERVICE IMPACTS

The final EIR should fully address impact on public services. Police and fire services are inadequate to meet the present community needs. This project will generate additional demands that the City systems cannot handle. The final EIR should show how the applicant intends to mitigate the drain on local public services. It should present a detailed explanation of the degraded response times to police, fire and paramedic services. It should present specific mitigations and funding mechanism that show how the applicant will offset the deteriorated public service response capability.

Your final EIR should thoroughly cover the adequacy of fire-flow requirements for the necessary level of protection, response distance from existing fire stations, etc. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. Show what improvements will be needed to provide the adequate G.P.M. for fire-flow. The final EIR should contain a thorough analysis of this topic, in consultation with the Water Services Section of the Department of Water and Power. It should also show how the G.P.M. requirements for the first-due Engine Company will be met, and the distance of the first-due Truck company. You will also need to show at least two different ingress/egress roads that will accommodate major fire apparatus, and provide for major evacuation during emergency situations. Include off-site and on-site location of fire hydrants, fire lane widths, and how the project will affect staffing for existing facilities, or there location of present fire protection facilities.

Your final EIR should conform to the guidelines in the Fire Protection and Fire Prevention Plans, as well as the Safety Plan, which are elements of the Los Angeles

General Plan C.P.C. 19708). The final EIR should also analyze police services and crime rates in the area, and the impact of this project on these rates. Include average response times, and show the number of officers deployed in the area, and the impact on current levels of staffing. Show how parking areas will be controlled, use of closed circuit television, and how elevators, lobbies and parking areas will be illuminated to prevent an increase in crime which could result from this project. In particular include data on burglary from autos, auto theft and assaults.

XIV. IMPACT ON ENERGY AND UTILITIES

Utilities will be impacted by the proposed project. The lead agency is, or should be, aware of the limits on solid waste disposal. Large amount of soil will have to be trucked to a dumpsite as the project proceeds, making landfill disposal problems worse. The final EIR should quantify the impact that this project will have on the capacity and exhaustion of local landfills, both during and after construction. Specifically how many cubic yards of soil will be trucked to landfills, and how much solid waste will be exported, and to which sites? Show haul routes and the time of day when city streets will be used for this purpose. How much electrical energy will be needed to operate the project, once it is in operation. Will backup energy sources be used?

What will be the impact on the sewage system. Show the volume of sewage produced by the project, and how it will impact the Hyperion, Los Angeles-Glendale and Tillman plants. Show which sewage lines will need to be upsized, which streets will be affected, and for how long a period. The final EIR should analyze the availability of hydraulic capacity for the anticipated flow in the local and interceptor sewers serving the proposed project area. The quantity and quality of wastewater to be discharged to the sewer system should be more thoroughly analyzed.

The City of Los Angeles has enacted ordinances which are designed to reduce the volume of water introduced into the sewage system. These measures must be considered baseline, and do not qualify as mitigation measures, since they are already the law. Your final EIR should impose more extensive measures to deal with the sewage flow issue. Include the factors, formulas and computations used to arrive at these impacts, and their mitigations. Provide an appendix with all necessary and supporting documentation, including the paper trail that will allow concerned citizens, or decision makers to trace your steps, and your conclusions with regard to energy, sewage and utility impacts.

XV. AESTHETIC IMPACTS

This project will result in aesthetically offensive sites to public view. Some residents living near the site presently, have an open view of the skyline. Their view will be blocked by the structure that will be built. Mitigation should be proposed for this problem. The project will be out of scale in relation to the other buildings nearby. Explain how this project will impact the ambiance and habitability of the community. What impact will this project have on the other business establishments, access to

businesses and the present viewscape? What impact will it have on the marketability of homes nearby?

XVI. GROWTH INDUCING IMPACTS

The final EIR should discuss properly the growth inducing impacts of the project and the environmental effects, and must be adequate under CEQA, Pub. Res. Code, Sec. 21000 et seq. Please include a detailed forecast of growth for each phase of the project, if phased. What will be the cumulative impacts of growth in the region? How is this related to the Growth Management Plan forecast, at the expected date of project or phase completion? In Laurel Heights Improvement Assoc. of San Francisco, Inc. v. Regents of the University of California (88 Daily Journal D.A.R.15037), the California Supreme Courts laid down clear guidelines and requirements for the preparation of an environmental document.

Specifically the Supreme Court stated that "a final EIR must include an analysis of the environmental effects of future expansion or other actions if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects." Please be sure the final EIR properly addresses and mitigates growth inducing impacts which will have individually limited, but cumulatively considerable impact. A final EIR must be prepared which gives thoughtful discussion to dealing with short-term versus long term effects.

XVII. NO PROJECT ALTERNATIVE

The importance of alternatives in the EIR process is clearly established in law. CEQA Sec. 21081 requires a finding of infeasibility for each environmentally superior project alternative in the EIR prior to approval of any project which will result insignificant adverse environmental effects. It will be essential that the final EIR make a full assessment of the impacts of alternatives, including a thorough discussion of a No Project alternative. (Citizens of Goleta Valley, 89 Daily Journal D.A.R. 11920) The No Project alternative is especially important since the project is located in the center of a polluted ecosystem with degraded air, water and earth. This alternative should consider not constructing the project, or shifting it elsewhere and thus reducing the demands on the infrastructure.

The lead agency is required to make a finding, supported by substantial evidence that the "no project" alternative is infeasible. You should be aware of this requirement in the preparation of the final EIR. Pub. Res. Code Seqs. 21002 and 21002.1(b) affirmatively mandate that public agencies take concrete actions to protect the environment" whenever it is feasible to do so." This substantive duty is enforced through the findings requirements of Seq. 21081 and Guidelines Sec.15091. These sections require a public agency to make detailed findings regarding the feasibility of all environmentally superior alternatives or additional mitigation measures available prior to approving any project which may cause significant impacts on the environment. See Village Laguna of Laguna

Beach, Inc. v. Board of Supervisors (1982) 134 Cal.App.3d 1022, 1034-1035, 185 Cal.Rptr. 41.

Where the project, as approved, will result in significant environmental impacts, the agency must make the finding, pursuant to Seq. 21081(c) [Guidelines Sec. 15091(a)(3)] that each environmentally superior alternative to the project proposed in the EIR but rejected by the agency is "infeasible" for specific economic, social, technical or other reasons. Village Laguna, 134 Cal.App.3d 1022, 1034.The findings must also expressly identify the "specific economic, social or other considerations" relied upon by the agency in determining that the alternative is infeasible. Id. at 1034-1036. 16Each finding must also be supported by substantial evidence in the record. Sec. 21081.5; Guidelines Sec. 15091(b). An agency's failure to make the required findings for any major project alternative invalidates any subsequent project approval. Village Laguna, 134Cal.App.3d at 1034-1035; San Bernardino Valley Audubon Soc. v. County of San Bernardino, 155 Cal.App.3d. 738, 752-753; Resource Defense Fund v. LAFCO (1987) 87 Daily Journal D.A.R. 2105, 2108.

XVIII. ALCOHOLIC BEVERAGE LICENSE REQUIREMENTS

The need for a Conditional Use Permit (CUP) related to the operation of the restaurants must be addressed in the final EIR. In Friends of Mammoth v. Board of Supervisors of Mono County (1972) 8Cal.3d 247, 262, the Supreme Court held the term "project" included not only government-initiated actions, but also "permits, leases, and other entitlements." This was codified under CEQA in Section 21065.The final EIR should explore the permits, liquor licenses and other entitlements related to restaurant operations. Since 1939 the number of retail liquor licenses has been limited. At present, the ratio is one on-sale general license for each 2,000persons in the county, and one off-sale general license for each2,500 persons. (See Business and Professions Code, Sec. 23000, et. Seq.) The final EIR should analyze this issue and report on the number of Conditional Use Permits in the area, and whether ABC limits have been reached or exceeded. Failure to address this matter in the final EIR may mean that a CUP may not be granted later.

XIX. PUBLIC CONTROVERSY SURROUNDING PROJECT

There has been much public controversy surrounding this project. Community organizations have held meetings objecting to the scope of the project. Numerous articles have appeared in print in which community members have voiced opposition to the project. The draft DSEIR is silent on this controversy. The public outcry against the project and the local concern expressed about its environmental impacts were not reported in the draft DSEIR. In fact, the draft DSEIR only includes the written comments in response to the Notice of Preparation. The final EIR should include copies of all letters, written comments, and objections raised by elected officials to the size and scope of the project, which led up to the EIR. It should also include all letters, and a summary of public comment regarding the issuance of the Mitigated Negative Declaration.

XX.

NO STATEMENT OF OVERRIDING CONSIDERATION SHOULD BE ISSUED BY THE LEAD AGENCY

We ask that the lead agency prepare a final EIR that interprets CEQA to afford the fullest possible protection for the environment within the reasonable scope of the statutory language. (Friends of Mammoth v. Board of Supervisors (1972) 8 Cal.3d. 247) We request the lead agency require additional changes and alterations in the project to avoid and substantially lessen the significant impacts that have been reported in the DEIR, satisfying the requirements of CEQA Section 21001. After certifying the EIR, we ask the lead agency select the no discretionary action alternative because it has a right to approve or disapprove the project. The size of the proposed project places it in the "discretionary" category. This is because the project "requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations." (Guidelines 15002 and Friends of Westwood, Inc. v. City of Los Angeles (2d Dist. 1987) 191Cal.App.3d 259, 271-273). The Friends of Westwood Court stated that if there is a "doubt whether a project is ministerial or discretionary it should be resolved in favor of the latter characterization." This project is one in which the lead agency can impose reasonable conditions, based upon judgment.

We appreciate your allowing us the opportunity to comment on the draft DSEIR. We look forward to receiving a detailed and comprehensive final EIR, fully in compliance with CEQA, State and local Guidelines.

Executed at Encino, California on July 26, 2018

Gerald A. Silver

by Gerald A. Silver,
President, Homeowners of Encino.

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Los Angeles | SPORTS & ENTERTAINMENT COMMISSION

Bob Graziano
Chairman

Kathryn Schloessman
President

June 8, 2017

Ms. Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Elva.nuno-odonnell@lacity.org

RECEIVED
CITY OF LOS ANGELES
JUN 20 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Subject: Case No. ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

The Los Angeles Sports & Entertainment Commission (LASEC) is excited about the proposed Westfield Promenade 2035 project and their plans to create an entertainment and sports venue in the heart of the San Fernando Valley.

The West Valley has been lacking a proper sports and entertainment center for far too long. The proposed venue would be a tremendous addition and meet pent-up demand by area residents but more importantly to us, offer us another attractive venue for the major sports and entertainment events we are trying to attract.

Westfield's plan is to have an attractive, multi-use design with flexible seating to accommodate smaller and larger audiences and, therefore, would increase its appeal to these major events, who also host smaller events as part of their programs. The venue's location will also help ensure a hub of activity and a downtown feel with residences, restaurants and shops all within walking distance and more importantly, allows us to increase awareness of these events throughout the City. Further reach is very desirable to these events.

Our goal is to bring major sports and entertainment events to Los Angeles that have a significant impact on the local economy and continue to spotlight Los Angeles as the sports and entertainment capital of the world. This venue helps support our efforts.

Westfield shares LASEC's commitment to seek, host, promote and retain major sporting and entertainment events that positively impact the local economy by attracting visitors to the city. We urge decision-makers to approve this most important project.

Sincerely,

Kathryn S. Schloessman
President

Cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Support Letter

Rosenberg, Aliza <AROSENBERG@latourism.org> Thu, Apr 26, 2018 at 4:25 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Hello Ms. Nuno O'Donnell,

Please see the attached letter of support for Westfield's Promenade 2035 project from Los Angeles Tourism.

Best,
Aliza

ALIZA ROSENBERG

Manager, Board and Office Administration

LOS ANGELES TOURISM & CONVENTION BOARD

633 West 5th Street, Suite 1800, Los Angeles, CA 90071

discoverlosangeles.com

T 213 236 2334 | M 213 595 2725

WestfieldPromenadeSupportCity.pdf
392K

DISCOVER Los Angeles

Ms. Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Elva.nuno-odonnell@lacity.org

April 24, 2018

RE: Case No. ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

The Los Angeles Tourism & Convention Board enthusiastically supports Westfield's Promenade 2035 project.

Replacing the Promenade mall with a new mixed-use development that includes hotels, shops, restaurants and an entertainment and sports venue is a clever idea that will further enhance the city's reputation as a premier destination for leisure travel, meetings and conventions.

As you are aware, tourism is one of the largest industries in L.A. County, generating important tax revenues for vital public services. A key economic development tool, tourism sparks investment in hospitality infrastructure and attractions, supports hundreds of thousands of area jobs and enhances the overall quality of life for residents and their local community.

The San Fernando Valley is sorely lacking in hotels and entertainment, and the Promenade project will certainly help put the Warner Center on the map among tourists and residents. A suitable entertainment and sports center is long overdue and will be a focal point for concerts, sporting events and live performances.

The venue will encourage hotel stays, shopping and dining in the area, and Promenade's attractively designed "activity nodes" and public open space will further allow visitors to linger and invest more time in the area.

The city will benefit in numerous ways from this project. We urge your support. Doing so will advance the prosperity of L.A.'s tourism economy and the livelihoods that depend on it.

Sincerely,

Ernest Wooden Jr.
President and CEO
Los Angeles Tourism and Convention Board

cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 ENV-2016-39-9-EIR Comment Letters

Rebecca Liu Morales <rlm@m-consultants.net> Thu, Jul 26, 2018 at 1:29 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Hello Elva,

Please see the attached comment letters on the Promenade 2035 ENV-2016-39-9-EIR from the following organizations:

- Southern California Pipe Trades District Council 16
- CREED LA
- Los Angeles and Orange County Building Trades Council

Thank you,

Rebecca Liu Morales

3 attachments

Promenade Support Letter-Southern California Pipe Trades.pdf
67K

Promenade Support Letter-Southern California Pipe Trades.pdf
67K

PROM_EIR_Letter.pdf
696K

Los Angeles / Orange Counties Building and Construction Trades Council

Affiliated with the Building & Construction Trades Dept., AFL-CIO

1626 Beverly Boulevard
Los Angeles, CA 90026-5784
Phone (213) 483-4222
(714) 827-6791
Fax (213) 483-4419

RON MILLER
Executive Secretary

July 17, 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,
On behalf of the Los Angeles and Orange County Building and Construction Trades Council I am writing to express our strong support for the Promenade 2035 project.

In my role as Executive Secretary, I work closely with developers that build projects throughout the region to ensure that they have an appropriately trained, local, workforce to build their projects. Our organization represents more than 140,000 skilled and trained women and men that have a long history of working throughout Los Angeles and specifically in the Warner Center community.

Westfields Promenade 2035 project will help to revitalize the Warner Center by transforming the 34-arce promenade site into a new lifestyle center with 150,000 square feet of creative office space, 470,000 square feet of Class A office, and 60,000 square feet of work/live space. The project will create more than 12,500 good-paying full time and part time jobs during construction and generate nearly $2 billion in economic output. After completion, the project will create more than 7,900 total good-paying full-and part-time jobs and generate nearly $12 million in net new annual revenues to the City's General Fund.

The Los Angeles and Orange County Building and Construction Trades Council enthusiastically supports this project and ask for the City Council's approval to keep our union brothers and sisters working.

Sincerely,

Ron Miller
Executive Secretary
Los Angeles and Orange County Building Trades Council

RM:ag.opeiu#537/afl-cio

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Carolyn Uhri <cuhri@ix.netcom.com> Fri, May 18, 2018 at 5:31 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org, maria@greerdailey.com
Cc: Vicki Estrada <vicki@greerdailey.com>

Attached is a letter of support from the San Fernando Valley Arts & Cultural Center for the Westfield Promenade project.

Thank you.

-Carolyn

SAN FERNANDO VALLEY ARTS & CULTURAL CENTER

Carolyn Uhri

Graphic Design & Marketing

President, San Fernando Valley Arts & Cultural Center

www.sfvacc.org

info@sfvacc.org

818 / 784-8796

Westfield's Support Letter_5-15-18.docx
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SAN FERNANDO VALLEY
ARTS & CULTURAL CENTER

SAN FERNANDO VALLEY ARTS & CULTURAL CENTER
18312 Oxnard Street, Tarzana, CA 91356 P.O. Box 17192, Encino, CA 91416
818/697-5525 www.sfvacc.org info@sfvacc.org

Ms. Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Elva.nuno-odonnell@lacity.org

Subject: Case No. ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

The San Fernando Valley Arts & Cultural Center supports Westfield's plans to redevelop the Promenade property in Warner Center. We believe the Promenade 2035 project will significantly benefit the area, and we are particularly excited about the company's proposal to create an entertainment and sports venue.

The SFVAA advocates art and culture through exhibitions, education, music and theater. Westfield's proposed venue would support our commitment of promoting visual and performing arts by Valley-based artists, providing a cultural hub for our community and enriching the lives of artists and others.

The entertainment and sports venue would go a long way in creating a rich, artistic legacy in the San Fernando Valley. This would most definitely enhance the lives of people who work, live and enjoy leisure activities in the area.

We're pleased that the Draft Environmental Impact Report thoroughly analyzed the center in such areas as noise, traffic, lighting and parking and addressed its impacts through sound and design features and an event management plan.

We look forward to this project, staying involved, working with Westfield as the project progresses, and seeing our community further enhanced.

Sincerely,

Carolyn Uhri
President, San Fernando Valley Arts & Cultural Center
18312 Oxnard Street
Tarzana, CA 91356

Cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 ENV-2016-39-9-EIR Comment Letters

Rebecca Liu Morales <rlm@m-consultants.net> Thu, Jul 26, 2018 at 1:29 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

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- Southern California Pipe Trades District Council 16
- CREED LA
- Los Angeles and Orange County Building Trades Council

Thank you,

Rebecca Liu Morales

3 attachments

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PROM_EIR_Letter.pdf
696K

Southern California Pipe Trades District Council 16

MIKE LAYTON
Business Manager
Financial Secretary/Treasurer

July 26, 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,
On behalf of the Southern California Pipe Trades District Council 16, I am writing to express our strong support for the Promenade 2035 project.

The District Council 16 represents 13 local unions in Southern California. We are members of the United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry of the United States and Canada. Our members deliver the highest level of craftsmanship in the industry and have a long history of working throughout Los Angeles.

It is important to our Council to support projects throughout the region, like Westfield's Promenade 2035, where the developer has made commitments to ensure local hiring and support local workforce training and development.

Westfields Promenade 2035 project will help to revitalize the Warner Center by creating jobs and generating additional tax revenue to fund critical city services. The project will create more than 12,500 good-paying full time and part time jobs during construction and generate nearly $2 billion in economic output. After completion, the project will create more than 7,900 total good-paying full- and part-time jobs and generate nearly millions in net new annual revenues to the City's General Fund.

Southern California Pipe Trades District Council 16 enthusiastically supports this project and ask and respectfully requests your approval to keep our union brothers and sisters working.

Sincerely,

M. Layton

Mike Layton
Business Manager
Southern California Pipe Trades District Council 16

Southern California Pipe Trades District Council 16

MIKE LAYTON
Business Manager
Financial Secretary/Treasurer

July 26, 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: Promenade 2035 ENV-2016-3909-EIR

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Southern California Pipe Trades District Council 16 enthusiastically supports this project and ask and respectfully requests your approval to keep our union brothers and sisters working.

Sincerely,

M. Layton

Mike Layton
Business Manager
Southern California Pipe Trades District Council 16

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

TVEA Approval Letter - Promenade 2035

Angela Taslakian <ataslakian@economicalliance.org> Wed, Jun 6, 2018 at 12:49 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Dear Ms. Nuno-O'Donnell,

Attached please find a letter on behalf of Kenn Phillips and The Valley Economic Alliance regarding The Promenade 2035 project.

Best,

Angela Taslakian

The Valley Economic Alliance

5121 Van Nuys Blvd. Suite 200 – Sherman Oaks, CA 91403

818-379-7000 ext. 101 Ataslakian@economicalliance.org **W:** www.thevalley.net

TVEA Promenade 2035 Letter.pdf
32K

The Valley Economic Alliance

Better businesses. Better jobs. Better communities.

Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Elva.nuno-odonnell@lacity.org

Re: Case No. ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

The Valley Economic Alliance (TVEA) wholeheartedly supports the Westfield Promenade 2035 project as it will help elevate the economic vitality and stability of the San Fernando Valley and its residents.

Repurposing the old Promenade mall into an innovative, new green urban center is a smart idea that will generate thousands of new jobs for years to come and offer much needed amenities in the Warner Center. With new options for living, working, shopping and entertainment in the area, people won't have to trek great distances to find them, which greatly affects quality of life.

Furthermore, the project will provide a significant boost to the local economy and to city tax revenues that support pubic services. Importantly, it will also offer approximately 1,400 residential units; this is a positive step that will help to address the city's current housing crisis.

We're pleased to hear that after carefully analyzing a wide range of issues, including traffic and noise, the Draft Environmental Impact Report found no significant reason why this project shouldn't move forward.

By all accounts, Westfield Promenade is a win-win. We applaud the company for its investment in the area and in the community and look forward to the Promenade's economic benefits and job growth. TVEA urges you to allow this important project to move forward.

Regards,

Kenn Phillips

Kenn Phillips
President & CEO
5121 Van Nuys Blvd Suite 200
Sherman Oaks, CA 91403

Cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

TATTN RESPONSE RE: Promenade 2035 Project (6100 N. Topanga Canyon Blvd., 21800 and 21900 W. Erwin Street, 21801, 21821, 21901 and 29131 W. Oxnard, and 6101 N. Owensmouth Ave.).

1 message

Johntommy Rosas <tattnlaw@gmail.com> Wed, Jun 13, 2018 at 9:37 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>, admin@gabrielenoindians.org, JOHNTOMMY ROSAS <jtr@tongvanation.org>

Hi Elva-
TATTN is responding to the defective mitigation and the process on the above cited proposed project - We are concerned with the City of L A 's insufficient /defective tribal consultation - as Chairman Salas /Admin Brandy Salas commented and cited TATTN for the admin record supports their expressed concerns and TATTN is requesting a reconsideration of CLA Planning dept's determinations- to resolve the defective issues as expressed-
TATTN also objects to the defective tribal Consultation process including the premature " conclusion" unilaterally decided by you or your office - TATTN is requesting the TC continue until the remaining issues are resolved and because TATTN was not notified of this project - CLA is very inconsistent on the notice we do get and dont, so please make sure we get all the notices for all your projects-
Please send us the DSEIR. by link or file -
Please feel free to contact us directly -
TATTN requests that you respond promptly in a timely manner -
Thank you for your attention to this matter -
/S/ JOHNTOMMY ROSAS

--
JOHN TOMMY ROSAS
TRIBAL ADMINISTRATOR
TRIBAL LITIGATOR -TATTN JUDICIAL # 0001
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION
A TRIBAL SOVEREIGN NATION UNDER THE UNDRIP AND AS A TREATY [s] SIGNATORIES RECOGNIZED TRIBE, WITH HISTORICAL & DNA AUTHENTICATION ON CHANNEL ISLANDS AND COASTAL VILLAGES - AND AS A CALIFORNIA NATIVE AMERICAN TRIBE / SB18-AB 52-AJR 42-ACHP/NHPA - CALIFORNIA INDIANS JURISDICTIONAL ACT U S CONGRESS APPROVED MAY 18, 1928 45 STAT. L 602

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WWW.TONGVANATION.ORG

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Extension of the review period

Roger Pugliese <emimoon@gmail.com> Thu, May 10, 2018 at 1:59 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Elva,
Please see the letter we sent to Councilman Blumenfields office care of Michael Owens.
We are requesting an extention to review the SEIR of Promenade 2030.
Roger Pugliese
Topanga Association for a Scenic Community

Roger Pugliese <emimoon@gmail.com> 8:09 AM (5 hours ago)

to Michael, Nicole, Timothy, Susan, Dan, Herb, Ken, law, Robin, Toby, Julie, Bill, Andrea, Joshua, Guy.strahl, Jeremy, Stacy, liaison, Dorothy, Gina, Kim, Carrie, Flavia

elva

===TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY-Westfield Project.pdf
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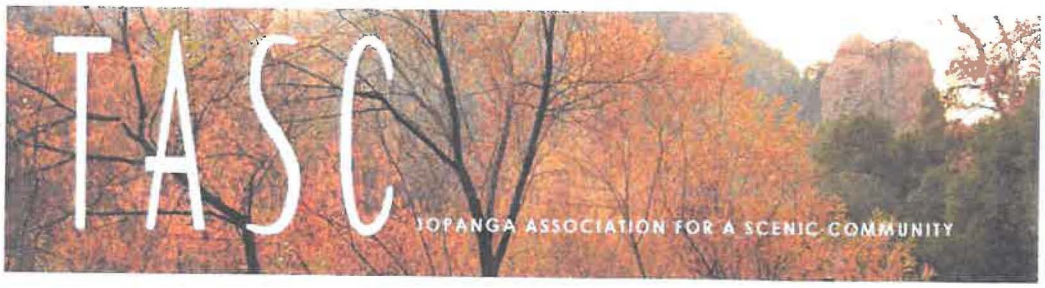

TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY
PO BOX 352 TOPANGA CA. 90290
www.tasc4topanga.org

Project: Promenade 2035
Case # ENV-2016-3909

Councilman Blumenfield,

The Topanga Association for a Scenic Community, Topanga Town Council, Topanga Chamber of Commerce and the Topanga Creek Watershed Committee are requesting an extension of the review period of the SEIR for the massive Westfield Development project.

Our community, as well as others in the Santa Monica Mountains, have not been given enough time to adequately address all of the significant impacts this major project will bring.

There needs to be a thorough vetting of these issues and, due to their workload, our experts need more time.

Please get back to us as soon as possible with your response.

Sincerely yours,

Roger Pugliese
Topanga Association for a Scenic Community

Stacy Sledge
Topanga Town Council

Ron Fomalont
Topanga Chamber of Commerce

Carrie Carrier
Topanga Creek Watershed Committee

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Topanga Association for a Scenic Community Comments/Westfield

Roger Pugliese <emimoon@gmail.com> Tue, Jul 24, 2018 at 12:03 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: Flavia Potenza <editor@messengermountainnews.com>, "John M. Walker" <johnmwalker@earthlink.net>, Stacy Sledge <SSLEDGE@verizon.net>, Joseph Rosendo <joseph.rosendo@gmail.com>, Kelly Rockwell <kelly.rockwell@mac.com>, Carrie Carrier <carrielcarrier@gmail.com>, Nicole Englund <NEnglund@bos.lacounty.gov>, "Lippman, Timothy" <TLippman@bos.lacounty.gov>, "Pershing, Tim" <Tim.pershing@asm.ca.gov>, "Wolf, Jeremy" <Jeremy.Wolf@sen.ca.gov>, Mary Crescenzo <marylala.mc@gmail.com>, James Grasso <James@tcep.org>, John Waller <john.waller3@verizon.net>, "Ng, Susan" <Sng@bos.lacounty.gov>

Elva,
Attached you will find our comments in regards to the Draft SEIR
To be put into the record.
Environmental Case No: ENV-2016-3909-EIR
Pomenade 2035

Roger Pugliese
Topanga Association for a Scenic Community

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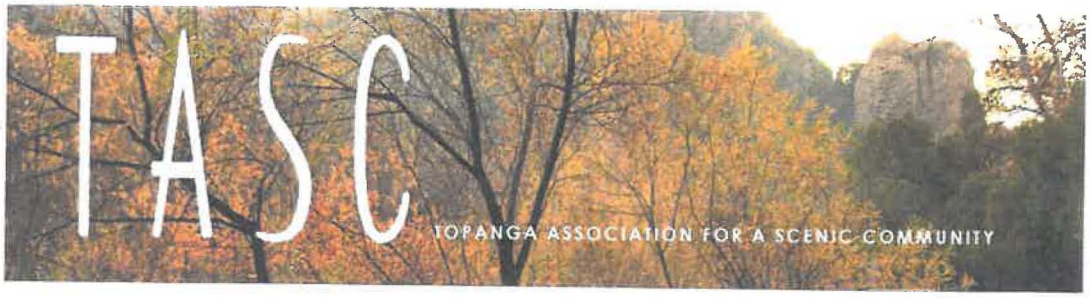

TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY
PO BOX 352 TOPANGA CA. 90290
www.tasc4topanga.org

Los Angeles Department of City Planning
6262 Van Nuys Blvd
Van Nuys, Ca 91401

Environmental Case NO	ENV-2016-3909-EIR
Project Name	Promenade 2035
Project Applicant	Westfield Promenade LLC

Our organization the TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY represents over 200 residents living in Topanga Canyon in the Santa Monica Mountains. Our organization has been involved in every land use battle in Topanga since 1963.
We have had the opportunity to review the above mentioned draft SEIR with an emphasis on the traffic studies. We are concerned that the traffic impacts to our community have not been considered nor addressed. We believe the SEIR traffic study is inadequate for the following reasons:

A. Proposed Project Traffic Impacts to Topanga Canyon

The entire town of Topanga has only one primary artery — Topanga Canyon Blvd. There are no alternative routes, so every commuter, every concert/sporting event attendee, and every shopper further clogs an already over-burdened highway, making the road more congested and hazardous for residents and our children. In 2008, a traffic study showed that over 18,000 cars per day traverse our canyon road, which has only increased in recent years.

Furthermore, Topanga Canyon Blvd is the first State highway west of the 405 freeway to connect Woodland Hills with the Pacific Coast Highway. As such, the proposed project will increase traffic substantially on Topanga

Canyon Blvd. We have not seen nor has any traffic Study been done by Caltrans or the LA County Dept of Public Works.
We are requesting that a full study be done before any approvals be given.

Some primary concerns are:

- Westfield's proposed expanded center will increase daily traffic by the multiples of thousands on Topanga Canyon Blvd, which is already overloaded.
- The 15,000 seat arena, in particular, will draw people from the west side, not only increasing the number of cars on the road, but likely having drivers under the influence and/or smoking who will be navigating an unfamiliar, winding road as they return home.
- Traffic violations increase in direct correlation to the number of cars on the road. Most violations in Topanga are due to driving at unsafe speeds and DUI's. Many times, wildfires and death are the result.

Increased traffic will lead to the following impacts to Topanga:
1. Increased fire risks. The threat of wildfire is so great in Topanga, and escape time so narrow, that Topanga Canyon conducts periodic fire safety meetings with LA County Fire personnel to remind residents to be vigilant in fire safety. Commuters traveling through Topanga Canyon to a stadium are most likely unaware of the extreme fire dangers that are caused by a simple cigarette butt.
2. More congestion, longer travel times.
3. Trash along Topanga Canyon Blvd, which is also hazardous to the creek and animals.
4. Increased sound. This is especially problematic at night after an event – include in the proposed Traffic study a sound test must be included.
5. Reduced air quality, as exhaust pollution gets trapped between the mountains.
6. Ingress and egress problems with County neighborhood streets flowing onto Topanga Canyon Blvd.
7. Increased risk to wildlife crossing along Topanga Canyon Blvd.

B. The SEIR is incomplete and inadequate with examples below

The SEIR completely fails to take into account the impact that the proposed project will have on Topanga. In fact, Topanga Canyon was not even mentioned as an area of study in the SEIR. This is extremely concerning for the following reasons:

1. On p. IV. K-17, the SEIR states that 47 intersections were analyzed for the proposed project. Yet none of those 47 intersections were located in Topanga Canyon, which is a glaring omission.

2. Of the 47 intersections analyzed, 4 were determined to operate at LOS E or worse, which is defined as POOR and indicates long lines of waiting traffic. One of these 4 LOS E intersections is the intersection of Topanga Canyon Blvd and Ventura Blvd. As a point of reference, virtually every vehicle that travels north on Topanga Canyon Blvd, including residents of Topanga, already must encounter that intersection at TCB and Ventura Blvds. The fact that this intersection has already been determined to have the very POOREST conditions indicates that there is an existing major problem. The proposed project will increase traffic immensely at this already problematic intersection. This is unacceptable to residents of Topanga, and must be addressed.
3. Even worse, on p. IV. K-78, the SEIR studied the 47 intersections under the category "Existing with Full Promenade (Including ESC) Plus EMP". This study determined that 2 of the 47 intersections received the absolute worst rating, which is LOS F. The definition of LOS F = FAILURE. Incredibly, both of these 2 FAILURE intersections are 2 intersections in which Topangans are directly impacted, including the intersection of TCB and Ventura Blvd.
4. Mitigation: Throughout the SEIR, there are mentions of mitigation. Yet nowhere in the SEIR does it state any specific mitigations when it comes to the problematic intersection of TCB and Ventura Blvds. There is also no mention of any impact to Topanga traffic, much less any possible mitigation.

We believe that the traffic portion of the SEIR is inadequate. We ask that you incorporate the impacts that the proposed project will have on the 8000 residents of Topanga Canyon.

Sincerely,

Roger Pugliese
Chair person
Topanga Association for a Scenic Community

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Extension of the review period

Roger Pugliese <emimoon@gmail.com> Thu, May 10, 2018 at 1:59 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Elva,
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elva

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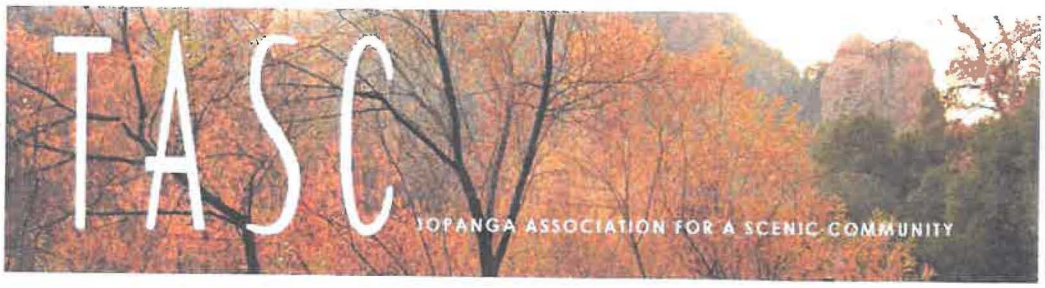

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Project: Promenade 2035
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Roger Pugliese
Topanga Association for a Scenic Community

Stacy Sledge
Topanga Town Council

Ron Fomalont
Topanga Chamber of Commerce

Carrie Carrier
Topanga Creek Watershed Committee

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Marian Jocz <marian@unitedchambers.org> Mon, Jul 16, 2018 at 4:38 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "andrew.pennington@lacity.org" <andrew.pennington@lacity.org>

Please find attached a letter of support for the Westfield Promenade Project.

If you have any questions or concerns please give me a call.

Thank you for your time.

Marian E. Jocz
Executive Director
(818) 981-4491
(818) 981-4256
www.unitedchambers.org

Westfield 2035 7-2018.pdf
289K

United Chambers of Commerce
Of the San Fernando Valley

Dale Surowitz, Chairman of the Board
Marian Jocz, Executive Director

5121 Van Nuys Blvd. # 203 • Sherman Oaks, CA 91403 • Tel 818-981-4491 • Fax 818-981-4256
marian@unitedchambers.org

July 16, 2018

Ms. Elva Nuno-O'Donnell
Los Angeles City Planning Department
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Regarding: Promenade 2035, Case #ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

The United Chambers of Commerce has long been committed to promoting the San Fernando Valley's overall welfare, progress and economic prosperity. We are dedicated to encouraging community investments that will improve the quality of life for area residents and provide a boost to our local economy. That's why we fully support the Westfield Promenade 2035 project.

The project will go a long way towards transforming the valley into an attractive downtown live/work/play community, generating new residences, creative work spaces, public gathering areas and more leisure and entertainment opportunities. We're particularly pleased that the project will create thousands of jobs -- more than 12,500 full- and part-time jobs during construction and another 8,000 jobs at full completion.

Developments that can generate more than $3.5 billion in economic output -- with an expected gain of $12 million annually in net new revenues to the city – don't come along very often, and it's gratifying that Westfield has chosen the valley to make this unprecedented investment.

We endorsed this project before the release of the Draft Environmental Impact Report (DEIR) and the report's findings solidify our support.

The company has already brought new excitement to the area with its remodeled Westfield Topanga and the Village. We look forward to partnering with Westfield on the Promenade project and offering our support to ensure it becomes a reality.

Sincerely,

Marian E. Jocz
Executive Director

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 EIR Comments, ENV-2016-3909-EIR

Casey Maddren <cmaddren@gmail.com> Mon, Jul 23, 2018 at 9:57 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org, johnmwalker@earthlink.net

UN4LA

United Neighborhoods for Los Angeles

www.un4la.com

UN4LA Board

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Grace Yoo, Treasurer

Kim Lamorie, Secretary

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Richard Platkin

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July 23, 2018

Elva Nuño-O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

Re: Promenade 2035 EIR Comments, ENV-2016-3909-EIR

Dear Ms. Nuño-O'Donnell,

United Neighborhoods for Los Angeles (UN4LA) has reviewed the EIR for the proposed Promenade 2035 project. Upon examining the EIR, we must say we were surprised that crucial questions have not been addressed, and important information has been omitted. When considering a project of this size, which will have significant impacts not just on the surrounding community but on the entire West Valley, it is crucial that the Department of City Planning demand a thorough environmental assessment. The EIR that has been prepared by the developers' consultant falls short in many ways, and should not be approved in its current form.

Our comments follow.

1. Noise

The EIR contains an extensive technical discussion of noise impacts to the community, but ignores common sense. If the roof of the Entertainment and Sports Center is left open, sound from concerts and other events will inevitably be heard by the surrounding community. The author's claims regarding decibel levels and sound system design are familiar, sounding very much like language included in environmental assessments for projects in the Hollywood area. Yet in spite of repeated promises that mitigation measures will render impacts less than significant, noise from live events is still an ongoing problem in the Hollywood area. Rather than addressing the problem in the planning stage, the DCP continues to leave it to an understaffed and overworked LAPD to try to rein in operators who are more concerned about making money than the well-being of the community.

If the Entertainment and Sports Center is to be built, it needs to be constructed with a fixed roof to suppress noise from events. Period.

2. Public Services

The EIR's analysis of impacts to public services is incomplete and seriously flawed. Under Analysis of Project Impacts it states, "The Warner Center Plan EIR included mitigation measures to reduce these potential impacts to a less-than-significant level." The EIR then lists these measures as though they would completely address any issues. **However, the Warner Center Plan did not include any provision for an entertainment/sports center, and this is a special use that will have significant adverse impacts. The mitigation measures from the Warner Center Plan do not begin to address these impacts.**

Police

While the Promenade EIR states that the Entertainment and Sports Center will have additional security on-site, there is no doubt that events at the site will also bring thousands of people into the surrounding area. This will certainly bring about an increased need for law enforcement beyond the additional on-site security. Though the EIR points out that crime in the project area is currently low, the addition of substantial amounts of new housing, retail and office space will doubtless increase the need for services provided by the LAPD.

Though developers routinely claim that increased revenues to the City from their project will make it possible to hire more officers, this no longer seems to be the case. For years the LAPD has been having difficulty finding qualified recruits. Possibly because unemployment is low, and possibly because of negative media coverage, law enforcement agencies nationwide are unable to hire qualified officers.

"California asks: where have all the cops gone?" from USA Today, Sept. 2015

https://www.usatoday.com/story/news/nation/2015/09/17/california-police-shortage/72364360/

The LAPD currently has funds to hire more officers, and has been trying to increase its staffing for years with little success. At this point, there is no reason to believe that increased revenues to the City will enable the LAPD to grow its ranks. **Ordinarily a project of this size would bring about a significant increase in demand for law enforcement services, but the addition of the Entertainment and Sports Center makes the situation acute.** The EIR fails to adequately analyze the increased need for police services this project will create. The design-out-crime features outlined in the EIR will probably have the same impact as similar features incorporated into projects in Downtown and Hollywood. In other words, none. Numerous projects in these areas have touted design-out-crime features, but crime in both Downtown and Hollywood remains significantly higher than the citywide average.

Emergency Services

Again, the Promenade EIR relies on mitigation measures from the Warner Center Plan EIR to address the need for emergency services, but the Warner Center Plan EIR did not anticipate an entertainment/sports center and the increased need for emergency medical services associated with this type of venue. An entertainment/sports center is a specialized use, and brings with

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3. Hydrology, Surface Water Quality, and Groundwater

Wastewater

For its analysis of impacts regarding wastewater, the Promenade EIR again relies on the Warner Center Plan EIR, which makes no mention of an entertainment/sports center. The Warner Center Plan EIR only considers Residential and Non-Residential (Office, Industrial, Retail) uses when calculating wastewater impacts. An entertainment/sports center is a specialized, water-intensive use.

Entertainment/sports centers can consume millions of gallons of water due to uses which include food preparation, cleaning, and sanitary facilities. While significant progress has been made in recent years in reducing water consumption and wastewater produced by these types of venues, they still make heavy demands on local infrastructure. By relying on the Warner Center Plan EIR for its discussion of wastewater impacts and mitigation measures, the Promenade EIR completely fails to assess actual impacts. The proposed Entertainment and Sports Center requires an additional, separate study to adequately assess the impacts it will have on local wastewater infrastructure.

Water Consumption

The Promenade EIR does not directly assess water consumption, and generally speaking this issue is not addressed in environmental assessments under CEQA. However, in the Initial Study, under the section entitled Hydrology, the question is asked whether the project will....

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In the section entitled Existing Conditions on page 456, the Warner Center Plan EIR states, "In response to water supply uncertainties, including those impacting the MWD, the Mayor and LADWP released a Water Supply Action Plan (Action Plan) on May 15, 2008. The plan, entitled "Securing L.A.'s Water Supply," serves as a blueprint for creating sustainable sources of water for the future of Los Angeles to reduce dependence on imported supplies." The EIR then goes on to list measures included in the Mayor's plan.

As stated above, the plan referenced was issued in 2008. Since then the City has experienced many more years with low precipitation. Even more concerning, the snowpacks that ordinarily produce the water which the region relies on have shrunk considerably. In fact, every source of water that LA has historically relied on for water is declining, and available evidence seems to indicate that these sources will continue to decline. We can no longer be sure of receiving water from the Owens Valley. From April through October 2015 the LA Aqueduct was closed in order to comply with an agreement to restore the ecosystem in the Owens Valley. As a result of declining snowpacks, deliveries from the State Water Project and the Colorado River have both decreased, and may well decrease further. And the wells in the San Fernando Valley that the City has relied on for groundwater have been plagued by contamination. Since the 2008 plan was released, more wells have been closed. While the DWP is pursuing new approaches to water recycling and groundwater recharge, and LA residents have shown a willingness to reduce consumption, the future of LA's water supply is far from certain.

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4. Master CUP for On-Site and Off-Site Alcohol Sales

It is troubling that the developer is requesting a Master CUP for on-site and off-site alcohol sales without specifying the number of venues to be covered by this permit. There is no way to gauge the impacts to police and emergency services without knowing how many alcohol-related uses the project will include. Because no information is provided regarding the number of venues included under the Master CUP, the project description is incomplete.

This is especially disturbing in light of the City's recent practice of approving Master CUPs covering from 10 to 20 venues within a single project. How is the community to adequately assess project impacts without this important piece of information?

For the reasons given above, the EIR is inadequate and cannot be approved in its current form.

Thank you for your time.

Sincerely,

Casey Maddren, President

United Neighborhoods for Los Angeles.

[These comments are also attached in PDF format.]

UN4LA Promenade 2035 EIR Ltr 180723.pdf
27K

United Neighborhoods for Los Angeles

www.un4la.com

UN4LA Board
Casey Maddren, President
Grace Yoo, Treasurer
Kim Lamorie, Secretary
Don Andres
Melissa Arechiga
Annie Gagen
Jack Humphreville
Richard Platkin
Cherilyn Smith

July 23, 2018

Elva Nuño-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
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Thank you for your time.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles.

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 EIR Comments, ENV-2016-3909-EIR

Casey Maddren <cmaddren@gmail.com> Mon, Jul 23, 2018 at 11:09 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Elva,

Thanks for the info. Here's the mailing address.

Casey Maddren

2141 Cahuenga Blvd., Apt. 17

Los Angeles, CA 90068

Best,

Casey

From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Monday, July 23, 2018 10:20 AM
To: Casey Maddren
Subject: Re: Promenade 2035 EIR Comments, ENV-2016-3909-EIR

[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Support Letter RE ENV-2016-3909-EIR

Nora Ross <nora.ross@valleycultural.org> Thu, May 10, 2018 at 9:38 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Dear Ms. Nuno-O'Donnell,

Attached is a letter of support for the above referenced subject.

Please call if you have questions 818-704-1358

Nora Ross
Executive Director

Join us at the upcoming events, "click on the logo" for more information and to purchase tickets.

21550 Oxnard Street, Suite 470
Woodland Hills, CA 91367
Tel: 818 704 1358 | Fax: 818 704 1604

www.valleycultural.org

----Original Message----
From: vcc@valleycultural.org [mailto:vcc@valleycultural.org]
Sent: Thursday, May 10, 2018 6:32 AM
To: nora.ross@valleycultural.org
Subject: Valley Cultural Center - Scanned Item

Image data has been attached.

image.pdf
189K

Valley Cultural Center

May 10, 2018

Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org

Case No. ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

For more than 40 years, the Valley Cultural Center has provided diverse programs and events in the arts that bring together talent, community and business throughout the San Fernando Valley. Our many concerts, movies in the park, awards and scholarships and special events provide rich opportunities for Valley residents to participate in and enjoy the artistic diversity that defines our unique neighborhood.

The Westfield Promenade 2035 project would further enhance the lives of area residents with its "work/play/live" lifestyle opportunities. We are particularly excited about Westfield's plans for a Promenade Square to host such gatherings as movies, farmers markets and evening concerts; mews that provide easy access to artist galleries, shops and pocket parks; and an entertainment and sports center that can be used in a variety of ways.

It's reassuring to know that the Supplemental Draft Environmental Impact Report evaluated such impacts as noise, traffic, lighting and parking, and all can be addressed through mitigation measures and an Event Management Plan. I agree with Westfield's project design to maximize excitement in the venue while minimizing impacts outside.

New entertainment options would be a wonderful complement to the Valley Cultural Center's activities while bringing exciting new amenities for residents and businesses. We look forward to continuing our partnership with Westfield in promoting the performing and visual arts.

We are in full support of Westfield's Promenade 2035 project, and hope you will quickly give it your approval so it can move forward.

Sincerely,

Nora Ross
Executive Director

cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

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Pinnacle Estate Properties

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Gwyn W. Petrick
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Jim Brammer
State of the Art Images
– Photography by Jim Brammer

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Karyn Houde
Westfield Topanga/The Village and Promenade

Hamed Khorsand
BWS Financials

Abrey Myers
Community Leader

Glenda Patton
Community Leader

STAFF

Executive Director
Nora Ross

CEO Emeritus
James W. Kinsey III

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

VICA Support Letter - Westfield Promenade 2035

Armando Flores <Armando@vica.com> Tue, Jul 3, 2018 at 12:50 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: Andrew Pennington <andrew.pennington@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>

July 3, 2018

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, 351

Van Nuys, CA 91401

Subject: ENV-2016-3909-EIR – Westfield Promenade 2035 – SUPPORT

Dear Ms. Nuno-O'Donnell,

The Valley Industry and Commerce Association (VICA) strongly supports the construction of Westfield's Promenade 2035 project, which will bring numerous benefits to the West San Fernando Valley, including much needed housing, thousands of jobs, open space and more retail, dining and entertainment options, in addition to generating new revenues for the city.

During construction, Promenade 2035 is estimated to create over 12,500 full and part-time jobs and generate nearly $2 billion in total economic output. Once Promenade 2035 is fully developed, the new space will create nearly 8,000 full and part-time jobs while generating an estimated $1.6 billion in economic output. Upon completion, Promenade 2035 will generate nearly $12 million in new net annual revenues for the city's General Fund.

Consistent with the Warner Center 2035 Plan, Promenade 2035 guides the Warner Center toward a mixed-used, transit-oriented regional center, in line with state and city efforts to reduce traffic congestion and improve air quality.

The recently released Draft Environmental Impact Report on Westfield Promenade provides strong evidence to support its approval.

Redeveloping the former Promenade Mall property represents a major investment in the San Fernando Valley and will help enhance the economic vitality of the greater San Fernando Valley region.

We respectfully ask for your support and approval of Westfield's Promenade 2035 project.

Sincerely,

Lisa Gritzner — VICA Chair

Stuart Waldman — VICA President

VICA Letter - Westfield Promenade 2035 SUPPORT.pdf
116K

July 3, 2018

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, 351
Van Nuys, CA 91401

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Sincerely,

Lisa Gritzner
VICA Chair

Stuart Waldman
VICA President

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Diana Williams <diana@woodlandhillscc.net> Tue, May 15, 2018 at 4:08 PM
To: elva.nuno-odonnell@lacity.org
Cc: bob.blumenfield@lacity.org, andrew.pennington@lacity.org

Good Afternoon,

I have attached the letter for your consideration. Thank you for your time.

Diana

donate now | join renew upgrade | upcoming events

Stay Connected,

Diana Williams

West Valley~Warner Center Chamber of Commerce CEO

Your Connection to the Greater West Valley & Warner Center

818-347-4737 diana@woodlandhillscc.net www.woodlandhillscc.net

Community Benefit Foundation Director

Building Better Tomorrows in Service of Others

818-347-4737 diana@woodlandhillscc.net www.communitybenefitfoundation.com

WEST VALLEY-WARNER CENTER

SINCE 1930

Woodland Hills Tarzana Reseda Warner Center

CHAMBER OF COMMERCE

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WEST VALLEY-WARNER CENTER
SINCE 1930
Woodland Hills Tarzana Reseda Warner Center
CHAMBER OF COMMERCE

Elva Nuno-O'Donnell
City Planner, Department of City Planning-City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org
Subject: Case No. ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

Westfield's ongoing investment in the Warner Center has made it a desirable place to live and work, and we are looking forward to the company's plans to replace the outdated Promenade mall with exciting new amenities for local residents and businesses with its Promenade 2035 project. This letter is in support of the Promenade 2035 plan as presented. If there are any changes we reserve the right to change our position.

The project fully supports West Valley-Warner Center Chamber of Commerce's mission to "improve the quality of life for those who live and work here...now and in the future." It will bring much-needed energy to the area, as well as more housing, jobs, retail, dining and entertainment options while generating important new revenues to the city.

Furthermore, we're pleased Westfield Promenade is consistent with the Warner Center Specific Plan and will meet its sustainability goals, such as LEED silver buildings, rain water capture/reuse for irrigation and landscaping and energy-saving measures, and promote a transit-oriented, pedestrian friendly downtown district.

We're also glad that the recently released Draft Environmental Impact Report demonstrates the project furthers the Warner Center Plan's goal to be one of the cleanest and greenest growth plans in all of Los Angeles.

We've seen how The Village has become a hub of activity as a central gathering spot in the Valley, but frankly, we're not surprised by its success. There is a real demand for more leisure and lifestyle activities among residents, and the thoughtfully designed project will be a wonderful addition. It will certainly make the area more inviting and solidify Warner Center's standing as an attractive place for individuals and families to live, work and enjoy leisurely activities.

Our board respectfully asks you and your department to give strong consideration to the Westfield Promenade 2035 project.

Kind Regards,

Diana Williams

Diana Williams CEO West Valley-Warner Center Chamber of Commerce
cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WHHO - Requests a 90 day Extension on the Promenande DEIR comment periord

John M. Walker <johnmwalker@earthlink.net> Fri, May 11, 2018 at 2:27 PM
To: elva.nuno-odonnell@lacity.org, Councilman Bob Blumenfield <councilmember.blumenfield@lacity.org>
Cc: Andrew Pennington <andrew.pennington@lacity.org>, Jeff Jacobberger <jeff.jacobberger@lacity.org>

Dear Ms. NUÑO-O'DONNELL;

Please find attached the Woodland Hills Homeowners (WHHO) Request for a 90 Extension to the Public Comment Period for the
Draft Supplemental Environmental Impact Report, Promenade 2035 Project, Environmental Case No.ENV-2016-3909-EIR.

Please provide us with Notice of your action regarding the Requested Extension.

Thank you for your anticipated cooperation and understanding.

John M. Walker
President, WHHO
www.whho.com

JOHN M. WALKER, Esq.
5850 Canoga Ave.
4th Floor
Woodland Hills, CA 91367
818-719-9181

_____ Information from ESET NOD32 Antivirus, version of detection engine 17370 (20180511) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

WHHO Request for 90 day Extension to DEIR Comments.pdf
491K

"Protecting the Integrity of our Community"

W.H.H.O.

Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365

www.whho.com

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Stephen Naczinski

Pat Patton

Richard Sheinberg

Gina K. Thornburg

Robert Veeck

* Founder - In Memoriam

May 11, 2018

SENT VIA EMAIL AND REGULAR MAIL

MS. ELVA NUÑO-O'DONNELL
City of Los Angeles
Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
Email: elva.nuno-odonnell@lacity.org

RE: **Request 90 Day Extension of the Public Comment Period**
Draft Supplemental Environmental Impact Report
Promenade 2035 Project
Environmental Case No.ENV-2016-3909-EIR
State Clearinghouse No. 2016111027
6100 N. Topanga Canyon Blvd., 21800 and 21900 W. Erwin St., 21801,21901, and 29131 W. Oxnard Street, and 6101 N. Owensmouth Ave., Woodland Hills, CA 91367

Dear Ms. Nuño-O'Donnell,

This letter shall serve as the Woodland Hills Homeowners Organization's formal **request for an extension of the public comment period** related to the Draft Supplemental Environmental Impact Report for the Promenade 2035 Project. We are requesting the extension to be an additional 90 days to accomplish the following:

1. Given the complexity and length of the environmental document, allow the applicant/ developer Westfield Promenade LLC, Promenade Buyer LLC and their consultants to adequately present, in person, the information contained in the document to the stakeholders, including the multitude of parties and organizations that may be interested in providing responses and input to the lead agency.

2. Provide an adequate time period that is appropriate considering the amount of significant and unavoidable impacts and the analysis that may be desired by stakeholders to adequately respond to their initial concerns.

3. Recognizing the EIR for the WC 2035 Plan and its already vetted public process, the addition of the arena to the proposed project and its potential widespread effect on a wider area of stakeholders that more than justifies an increase in the public comment period. Time needs to be allocated to allow not only the applicant, but the multiple Neighborhood Councils, Homeowners Organizations, Business Groups, Chambers of Commerce, and individual activists to provide outreach and avenues for input to their memberships. 4. Before any conclusions of overriding considerations are deemed appropriate for even one of the significant and unavoidable items in the document, a proper allowance for communication and establishment of administrative record should be provided.

You will recall that *California Public Resources Code,* §21091 (a) provides in part that:

> **"The public review period for a draft environmental impact report** shall not be less than 30 days. If the draft environmental impact report is submitted to the State Clearinghouse for review, the review period **shall be at least 45 days,** ..." (Emphasis added).

You have provided for only the basic minimum Public Review Period for the largest project in the Woodland Hills Community. This Project, which includes a 15,000 Seat Sports Stadium the size of which was never anticipated by the Warner Center Specific Plan 2035 will also 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,
- an Entertainment and Sports Center approximately 320,050 square feet and 15,000 seats in size,
- 5,610 on-site parking spaces at buildout,
- 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,
- the Project would remove 641,164 square feet 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.

It is noted that several buildings would transition in height from one (1) story and three (3) to four (4) stories at the corner of Topanga Canyon Boulevard and Erwin Street, to 28 stories at the opposite corner of Owensmouth Avenue and Oxnard Street. 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 or more than 5 times the existing floor area presently on site.

Even the *Notice of Completion and Availability of Draft Supplemental Environmental Impact Report,* at pages 1-2, noted that "Based on the analysis included in the Draft SEIR, the Project would result in **significant and unavoidable impacts** related to..." some 10 recognized and agreed areas that will affect the quality of enjoyment of life in our community.

Our community has a **"Right to Due Process"** as guaranteed under both the *Fifth and Fourteenth Amendments* to the Federal Constitution and under *Article 1, Section 3*, of the California State Constitution. Attempting to rely on a bare minimum is not the standard but rather to scope, size and **"significant unavoidable impacts"** of this Project requires a fair and reasonable opportunity to review the materials and an adequate opportunity to be heard. An extension of 90 days will provide a true opportunity to review the document and an adequate time to respond as needed.

We cannot stress enough our concern for an adequate public comment period and **respectfully request consideration of the extension of an additional 90 days.**

Thank you for your attention to this matter.

Respectfully Submitted,

John M. Walker, Esq
President
Woodland Hills Homeowners Organization

CC: Councilman, Bob Blumenfield
Email: councilmember.blumenfield@lacity.org

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR WHHO Comments to the Promenade DSEIR

John M. Walker <johnmwalker@earthlink.net> Wed, Jul 25, 2018 at 2:26 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>, Councilman Bob Blumenfield <councilmember.blumenfield@lacity.org>
Cc: Andrew Pennington <andrew.pennington@lacity.org>, Blake Lamb <blake.lamd@lacity.org>, Joyce Fletcher <joycefletcher@yahoo.com>

Dear Ms. Nuno-O'Donnell:

Attached please find the WHHO Comments to the Draft Supplemental Environmental Impact Report (SDEIR).

Please make these part of the Public Administrative Record.

Also, please confirm your receipt of the Comments.

Thank you for your assistance and we hope you have a Blessed day.

Respectfully,

John
President, WHHO
www.whho.com

JOHN M. WALKER, Esq.
5850 Canoga Ave.
4th Floor
Woodland Hills, CA 91367
818-719-9181

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WHHO SDEIR Public Comment 7-25-18 - FINAL.pdf
617K

"Protecting the Integrity of our Community"

W.H.H.O.

Woodland Hills Homeowners Organization

P.O. Box 6368, Woodland Hills, CA 91365

www.whho.com

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Richard Sheinberg

Gina K. Thornburg

Robert Veeck

* Founder -
In Memoriam

July 25, 2018

SENT VIA EMAIL AND REGULAR MAIL
Email: elva.nuno-odonnell@lacity.org

MS. ELVA NUÑO-O'DONNELL
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

THE HONORABLE COUNCILMAN BOB BLUMENFIELD
19040 Vanowen Street
Reseda, California 91335

Re: Promenade 2035 EIR Comments,
Environmental Case No: ENV-2016-3909-EIR
Public Comment from the WHHO

Dear Ms. Nuño-O'Donnell, and the Honorable Council Blumenfield:

The Board of the Woodland Hills Homeowners Organization (WHHO) hereby submits the following Comments to the Draft Supplemental Environmental Impact Report, **ENV-2016-3909-EIR**.

I. DENIAL OF DUE PROCESS - the DSEIR denies the Public their Constitutional right to Due Process:

From the outset it should be noted that the Woodland Hills Homeowners Organization (WHHO) objects to this DSEIR due to its substantial lack of specific project facts. Instead the focus is on pure speculation, especially when looking at the Stadium. Further, the "project" will drag on for such an extended period and will not be fully completed in a "reasonable" time. Throughout the many "public" presentations by the Developer, they have consistently refused to provide sufficient detailed facts to permit an informed discussion.

The *Public Resource Code* (hereinafter PUC), Section 21061 provides in relevant part:

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

PUC Section 21003 (b) goes on to clarify that:

> "21003. (b) Documents prepared pursuant to this division [must] be organized and written in a manner that will be **meaningful and useful to decisionmakers and to the public." (Emphasis added).**

There are too many moving parts over too long a period for this DSEIR to be "meaningful and useful" to decisionmakers and to the public. With the details lacking, no one can know what this project will look like on completion and thereby the public does not have any informed insight concerning its effect on the community. The lack of details thereby denies the public an opportunity to make an informed discussion on what comments should be considered.

The purpose of filing an EIR - and here the DSEIR, is to alert the public about environmental decisions. "Public notification serves the public's right 'to be informed in such a way that it can intelligently weigh the environmental consequences of any contemplated action and have an appropriate voice in the formulation of any decision.' (*Karlson v. City of Camarillo* (1980) 100 Cal.App.3d 789, 804.) This public participation assists the agency in weighing mitigation measures and alternatives to a proposed project. ([PUC]§§ 21100, 21151.)" *(Concerned Citizens of Costa Mesa, Inc. v. 32nd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 938.)

This inherent prejudicial failure to provide sufficient details for this project prevents the Lead Agency and, most importantly, the public in general from knowing, understanding and reflecting on the actual facts and to understand the real effect on the community. Such a failure by the DSEIR denies the public their constitutional due process right to understand what really is being proposed and to give full and informed comments about the project and the contents of the DSEIR.

It should appear clear that the people of California, in enacting the CEQA legislation, find that in a democracy, due process, fairness, and the responsible exercise of authority are all essential elements of good government.

There is no fairness here, and the public's constitutional substantive and procedural due process rights are violated by this DSEIR. The Lead Agency must reject this DSEIR and require the Developer to return with specifics facts so both the Lead Agency and the public in general may give the project proper consideration.

II. FAILURE OF DSEIR TO FULLY ANALYZE CUMULATIVE EFFECT(S) OF ALL RECENT AND SUBMITTED WC PROJECTS.

The fast evolving nature of the Environmental Setting within the Warner Center Area due to hyper-development activity, a reconsideration of the related projects section of the DSEIR is deemed appropriate for a prudent and fair analysis of the cumulative effects intended by the California

Environmental Quality Act. Section III.B Related Projects, considers 29 past, present and probable future projects producing related or cumulative impacts. However, more projects, many more, are being proposed since the DSEIR was submitted, and all must be included in the related projects. A complete analysis must use an adjusted datum, not from the time of the original filing of the Project, but data that includes all projects submitted up to September 2018-- or an even later date. The duration of the entitlement period and the duration required for the environmental analysis due to the project's sheer size, makes freezing the datum to the original filing date a flawed process that provides inaccurate conclusions and thus prevents real due process.

Furthermore, the only way to properly evaluate the ESC (Entertainment and Sports Center - aka the Stadium) with an eye to due process is to assume a full build-out of the entire WC 2035 Specific Plan as was assumed in the original WC 2035 Specific Plan.

Such a detailed evaluation of the ESC is consistent with CEQA and the WC 2035 Specific Plan.

III. POPULATION GROWTH AND THE PROMENADE 2035 PROJECT IS IMPROPERLY EVALUATED

The DSEIR fails to properly analyze the Population Impacts. On page IV.1-17 of Chapter IV, Environmental Impact Analysis, Section I, Population, Housing, and Employment, subsection 3.d(2)(a) titled Direct Population Impacts, the impacts of the projected additional 3,714 residents generated by the project, using a household size of 2.73 persons per household in multi-family dwelling units and a 95% occupancy rate, has been deemed by the DSEIR as "less than significant." However, these additional residents must be considered as part of the greater whole of the forced and planned population increase in Warner Center and Woodland Hills caused by the addition of many thousands of residential units in a short period of time.

The DSEIR relates this projected population growth on a 34-acre parcel within the 1.7-square-mile Warner Center to the 503-square-mile City of Los Angeles and the entire six-county region encompassed by the purview of the Southern California Association of Governments. Placing the projected population increase caused by the Promenade 2035 project within this much larger, regional context is nonsensical and misleading.

Instead, the DSEIR should have considered this projected population growth in its local context, that of Woodland Hills, where thousands of residential units built in the last 10 years have already had deleterious effects on traffic, water and electric infrastructure, air quality, noise and light pollution, and community-serving businesses, such as grocery stores, clinics, and pharmacies. Many thousands more are currently being built or planned.

The DSEIR is wholly deficient in considering the cumulative effects to the local community of not only the additional residents at Promenade 2035 but also the many thousands of guests and employees who would be expected to frequent the site on a daily basis. The local community must be defined as Woodland Hills and the western half of the San Fernando Valley. Therefore, the final SEIR must estimate the impacts of the projected population growth as they relate to Warner Center, Woodland Hills, and the adjacent communities of Canoga Park, Winnetka, West Hills, Calabasas, and Hidden Hills, not to the City of Los Angeles or region as a whole. This new calculation must be made, since if all units

envisioned in the Warner Center 2035 Specific Plan are built and occupied at a rate of 2.73 persons per household, at full build-out, the population of Woodland Hills will grow by more than approximately 82% in a short period of time over its 2008 level of 63,414. Again, the DSEIR is defective.

IV. DENIAL OF DUE PROCESS-REQUIRES CLEAR NOTICE AND A RIGHT TO RESPOND.

With the Promenade 2035 DSEIR, there is a consistent lack of specificity which reflects a lack of commitment as to what is actually being proposed concerning major issues and proposals. This lack of specificity denies the public the ability to properly and accurately gauge the critical issue and then fully respond within the allowed legal time framework. Many factual details for critical elements of this proposal have been omitted or ignored thereby denying the public the right to know what is entailed and circumventing the ability to properly respond. That is a denial of due process.

Examples of the lack of specificity include, but are not limited, to the following:

- Page I-10: "The southerly residential building within the Northeast Area (Northeast-B) would include **approximately** 326 residential units...." (Emphasis added).

- Page I-12: "The Entertainment and Sports Center **could** be as large as 15,000 seats but would be designed to include flexible seating to accommodate smaller gatherings". (Emphasis added).

- Page I-20: "The project includes **the option** to either construct one **or** two levels of subterranean parking in the Southwest Area which would be constructed with the development of the Southwest Area **or alternatively** construct five levels of subterranean parking in the Southeast area, which would be constructed when that area is developed." (Emphasis added).

As indicated earlier "**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information...**" (PUC §21061, *Ibid*).(Emphasis added). This is a requirement that *must* be followed and obeyed.

The underlined words and similarly intended words occur throughout this DSEIR and reflect the applicant's intent to leave options open once the public input process either during the Environmental or the Entitlement process is complete. It is prudent and required that commitments be made that are more appropriate and specific in order to assess the scope of the project and its impacts on the environment, and the community's quality of life.

Required "details" that are sadly missing: The size of the ESC (Stadium), whether it is roofed or not, the maximum size, height, floor area and unit counts within all buildings, the programmed uses and amenities of publicly accessible open space, the parking solutions, the actual traffic solutions whether in the City's or CalTrans' jurisdiction, the exact infrastructure improvements required, actual police and fire solutions that will be carried out, LAUSD commitments as to a plan of action regarding provisions for appropriate public education and when all of these required actions will occur need to be presented.

A commitment of exact actions, all encompassing, is mandatory at this point with the requirement that any change to what is specifically stated must be reassessed by additional due process at the time the change is proposed. The ability for real due process can only be obtained with full disclosure.

V. THE WC 2035 SPECIFIC PLAN WAS NEVER INTENDED TO RELY ON A DIRECTOR'S INTERPRETATION TO ADDRESS A PROJECT AS LARGE AS THIS.

Administerial decisions on a project as large as the ESC (Stadium) in the Promenade project are outside of the original considerations of the WC2035 Specific Plan. Having filed a project of this magnitude (which includes a super-sized sports arena), it is no longer appropriate to be controlled by administerial decisions, and the applicant must not be allowed to stick them in under a process that it was never intended to be used in. Relying on a Director's Interpretation for the ESC circumvents due process for the public and allows the developer and the Lead Agency to arrive at decisions outside of the public purview and must not be permitted.

VI. DECEPTIVE RELIANCE ON OTHER CITY DEPARTMENTS TO MAKE THE DSEIR WORK.

The developer provides few if any realistic answers in the DSEIR as to how the City can mitigate many of the problems created for the community by their project. There is a tremendous reliance that those problems will be addressed and rectified in the future by already over-burdened City and State Departments, which is a fallacy. The DSEIR does not fully evaluate or offer solutions, but instead gives deference to others to provide answers. Any plans for solving the major problems created by construction of this project are left unanswered or are shifted instead to other entities, which is deceptive.

- **Cal Trans** - Examples of traffic impacts are numerous within the DSEIR and the following are only examples as selected from page I-155 and I-156 of the DSEIR;

    1. "The addition of Full Project traffic is projected to result in the operation at LOS [Level of Service] E or F of nine of 11 mainline segments along the 101….."

    2. "The westbound off-ramp to North Topanga Canyon Boulevard…; (and) the US 1010 Westbound off-ramp at Canoga Avenue is also projected to exceed the available queue storage capacity…"

    3. "Future with Project Year 2033 Projects……Intersections….. 21 of the 26…operate D or better….the remaining 5 LOS E or F….."

    4. "….the average proportionate share of mainline freeway growth at project build-out is 2.51 percent without an ESC event; the corresponding proportionate share with a sold out ESC event is 5.20 percent in 2033."

Exact mitigation measures that have real timelines, legal nexus, commitments in writing, beyond paying fees to the authorities having jurisdiction, must be carefully spelled out for these and all the impacts enumerated in the DSEIR. It must be noted that this is a response to actions beyond the City's direct

purview including those listed in the DSEIR on pages I-161 through I-167. The solutions that are committed to by all agencies *must* address succinctly the freeway and surface street intersections that are assessed at a LOS [Level of Service] below D either currently or upon implementation of the project, the ramps with current or full project traffic exceeding the available queuing storage, and/ or the affects to the freeway mainline need to be spelled out in detail. Not only the problems and related solutions, but the descriptions of the physical improvements and when they would occur (in relation to specific project improvements) needs to be presented and committed to for public assessment. The conclusion that "if the improvements aren't made then the impacts will remain significant" cannot be considered as the fair and prudent result of this DSEIR or the decision-maker's findings of overriding considerations.

- **Police** - The effect on the Police Department due to population and employment increases and especially with consideration of a sold out ESC event cannot be understated. Numerous mitigation measures are presented in the DSEIR regarding the effects that are anticipated. Issues to consider have been presented as follow:

    1. Page I-115: The project would increase the police service population **"from 196,840 persons to 218,634 persons."**

    2. Page I-115: The project could potentially increase the annual number of reported crimes in the Topanga area **"from 110 to 123 reported crimes per year, an increase of 12%."** It also states this is a very conservative, likely overestimation of crime based on daily sold out event of the ESC.

Recognizing the commitment to implement the Proposed Design Features, the provision of private security for the ESC, the Emergency Response Plan proposed, and the implementation of the WC Plan Mitigation Measures, the Police Department and the Lead Agency must still include a serious plan from the Police Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities. This is in direct response to fees collected, increased tax revenue and the nexus for this project, and including the cumulative impacts of the recent development activity in Warner Center as a whole. (See the comments related to cumulative impacts above.)

- **Fire** - Similar to the Police Department, the effect on the Fire Department due to population and employment increases and especially with consideration of a sold out ESC event must not be understated. Consider these issues:

    1. Page I-125: **"The development……would result in an increase of approximately 3,714 residents."**

    2. Page 126: **"Project related traffic would have the potential to increase emergency vehicle response times to the project site and surrounding properties…"**

Similar to the issues discussed related to the Police Department, the Fire Department and the Lead Agency must include a serious plan by the Fire Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities in direct response to fees collected, increased tax revenue and the nexus for this project and the cumulative impacts of the recent development activity in Warner Center as a whole. See the comments related to cumulative impacts above.

The Warner Center **"Mitigations Measures"** covered on pages I-129 and I-130 [PS-1 through and including PS-10] are recognized as critical issues, but also are noted simply as reiterations of building and fire code that would be required in any project. As a result, this does not provide a proper response to the increases in population and traffic that will burden the Fire Department when the Promenade 2035 project is fully built-out.

- **Public Schools (LAUSD)** - By adding the thousands of new residences at this project, the existing school structure will be challenged. The DSEIR fails to provide adequate consideration on this issue and relegates it to paying a mitigation fee to LAUSD without stipulating exactly where those fees are to be used. **There must be detailed solutions** to the influx of new students who will have to be accommodated. These solutions must be presented specifically in this DSEIR and committed to by LAUSD and the Lead Agency. The following comment in the DSEIR is insufficient to truly provide the adequate actions and mitigations required:

    1. Page I-133: "Project-level and cumulative impacts with regard to schools would be less than significant with the **payment of development fees** to LAUSD prior to the issuance of building permits." (Emphasis added).

Our specific comment to the information of I-133 is that **developers have been paying these fees for years while little or no expansion or investment have occurred to schools in the West Valley**. Population migration to other areas, an aging population, a lack of families moving to the area and the movement to private schools has been the product of mismanagement of the school system. The influx of high density housing will bring a younger populous and the increased opportunity for young families. LAUSD must publically and consistently be surveying the West Valley for current needs. An LAUSD plan and commitment regarding implementation of planned improvements and public outreach must be included in this DSEIR to adequately assess the impacts that are project specific and also the impacts that are cumulative. Failure to do so denies families coming into the community the opportunity and right for a good and affordable education.

- **Homeless and Transient Services** - the Entertainment and Sports Center (ESC) and open central park space will both be an attractive nuisance for the homeless and transient individuals. The DSEIR does not address the problem - and must provide a detailed type of plan that enumerates details about practical solutions if the problem arises. Again, the lack of details and procedures prohibits a proper response from the community on this critical matter.

- **DWP** - Section M [Pages I-174-I-193] (Utilities and Service Systems) concludes that all systems (Water supply, Wastewater, Solid Waste, Natural Gas, and Electricity) will be available for the project at full build-out and with consideration of cumulative effects. However, mitigation measures and design features must be required to reduce the burden on the infrastructure. Given the recent power outages and the increasing problems of the aged infrastructure, major DWP improvements are needed to satisfy the proposed development - especially with the soaring increase in demand for water and power. A detailed explanation by the City and a full assessment of the costs of the needed improvements must be presented in the DSEIR. Failure to do so prohibits the public's ability to properly respond to this critical issue. There is a difference between the needs being met by available capacity and the certain increased demands for both more water and additional power to be taxing our aging systems.

VII. DSEIR ANALYSIS OF REASONABLE RANGE OF ALTERNATIVES

Page I-22- I-24- 11. Summary of Alternatives- The conclusions ascertained in the overall DSEIR for all of the Alternatives 1-5, are required to be added to the Executive Summary as only the descriptions of the Alternatives are included currently. The executive summary includes conclusions of impacts for all other categories and this is the only section where this information is missing. Only in the case of the Alternatives is the public forced to delve into the overly complex and lengthy main body of the DSEIR. This reduces the ability of the public to properly review and provide input, thus reducing fair due process.

A critical alternative is Alternative No. 5, which includes 2 options for Reduced Entertainment and Sports Center Seating capacity. The Alternative includes an option for a reduction from 15,000 seats to 10,000 seats and an option reflecting a reduction to 7,500 seats. However, the Alternative 5 does not propose a reduction in square footage overall for the ESC but only the options of smaller venues within the complex. The statement on Page I-24 illustrates this as follows,

> "While this alternative analyzes a reduction in seating provided in the Entertainment and Sports Center, the building area of the Entertainment and Sports Center under Alternative 5 is assumed to be the same as that proposed under the project for the Entertainment and Sports Center. This will provide for a variety of smaller seating areas within the same building"

Clarity is lacking with the statement above and requires further scrutiny. The naming of Alternative 5 insinuates that a real reduction in overall seating capacity for the building is being studied. The statement above reflects the possibility that, in fact, the capacity could stay the same and that the venue is just being broken up into smaller rooms. Under that scenario, there would be little difference in environmental effects between Alternative 5 and the Proposed Project when comparing sold out events in all rooms, the worst case scenario.

The deception caused by the Description of Alternative 5 prevents fair and prudent public input and due process. An alternative that clearly studies reduced seating capacities for the overall building should be included in place of the current Alternative 5. If the intent of Alternative 5 was to analyze reduced overall seating capacity, then this will require clarification and will require an opportunity for further public input.

VIII. TRAFFIC MITIGATION

There is no adequate traffic analysis of the impacts on our major streets and intersections in this DSEIR, since the proposed Promenade 2035 project includes the major ECS (Entertainment and Sports Center) that was not even anticipated or evaluated in the original WC 2035 Plan EIR. Nor does this traffic analysis fully include all of the major residential projects that are either under construction or are going through the Planning process. Additionally, the 2035 WC EIR assessments also failed to take into consideration the ongoing densification of the Reseda, Winnetka and Northridge areas, which substantially add to traffic on major thoroughfares traveling through Warner Center as those area drivers connect to the 101 Freeway.

The failure to consider all of the cumulative effects of traffic coming from the addition of the ECS, and from surrounding areas not considered in the original WC 2035 EIR, mean that a new and more comprehensive survey must be conducted-and a list of necessary mitigations completed - before this project begins construction:

1. The DSEIR lists (8) intersections that will have stated significant traffic impacts: Canoga & Vanowen, DeSoto and Vanowen, Owensmouth and Victory, Canoga and Victory, Shoup and Oxnard, Topanga and Oxnard, Topanga and Ventura. However, the ESC adds (4) intersections with stated significant impacts: Canoga and Oxnard, Topanga and Burbank, Topanga and the 101 West-bound off-ramp and Topanga and Clarendon. Seven (7) of those intersections are already rated "F" by DOT. A complete updated analysis of those intersections and the spill-over impacts onto the other 8 intersections cannot be accurately studied or assessed since there is no determination of the capacity and operating hours (during a game or performance) of the facility that can dramatically impact traffic at those locations.

2. Traffic estimates for Topanga Canyon, Owensmouth, DeSoto, Winnetka, and Victory: Estimates for traffic on the main thoroughfares to, through and from Warner Center fail to use fully-updated traffic counts and revised 2018 numbers. Estimates for the original WC 2035 Plan did not take into account all the densification currently occurring in adjacent areas and in connected areas like Chatsworth, Northridge and Reseda which greatly impact traffic trying to reach the 101 Freeway and the Valley travel core .

3. The DSEIR clearly designates the only mitigations for these intersections are the planned physical improvements implemented as part of the original 2035 Warner Center Plan Mitigation Program The DSEIR fails to incorporate the latest traffic counts and forecasts and factor in the traffic counts for the built-out ESC. This means all DSEIR traffic projections must be reevaluated using updated, accurate data that includes these factors.

4. The critical on/off ramps to access and exit the 101 Freeway from Topanga Canyon Blvd. have not been adequately researched using updated traffic figures that include the full build-out of the WC 2035 plan, or the ESC. The specifics on how CalTrans will accommodate and mitigate the influx and out-pouring of additional automobiles to and from the ESC have not been established, and mitigation fees from the developer cannot physically reduce the congestion or confusion that will be generated by the complex. The DSEIR must be revised to accurately incorporate all of that data in order for the public to render cogent and accurate commentary.

5. In the DSEIR, the traffic impact analysis assumes a full implementation of all measures in the mitigation plans. However, many of those measures--especially the ones requiring Caltrans involvement--have not been implemented, and the DSEIR assumptions are overly optimistic in terms of mitigation capabilities, as well as the reliance on mitigations from the yet-to-be-formed Neighborhood Protection Committee-the body expected to implement the Neighborhood Protection Plan for residential streets, as called for in the 2035 Warner Center Specific Plan. The DSEIR must be reconsidered and revised to provide the public with accurate analysis so that the community can respond with commentary that is succinct and targeted.

6. The DSEIR relies on 2008 Data, which used a growth rate factor of .56%. This does not

accurately reflect the true area growth due to recent housing and apartment construction and a surrounding area increase of approximately 17,000 residents since 2008 which is not accounted for in the original 2035 Warner Center EIR. More up-to-date data must be used to rewrite the DSEIR so that it more accurately presents the traffic problems we will face, and provide specific mitigations for it.

IX. COMMERCIAL AND RETAIL PHASE PLAN CONSTRUCTION AND LACK OF BALANCE

Commercial Phase Balance: There is no guarantee when-or even if-the commercial phases of many WC projects will be built since their unresolved construction dates exploits a flaw in the 2035 WC Specific Plan by hedging the requirement with the notation, "subject to market conditions." The DSEIR fails to recognize this situation and provides flawed estimates to the impacts this project will have by failing to balance Residential with Commercial as development proceeds.

1. **Intention of 2035 WC Specific Plan was to balance live, work, and play**. By indefinitely postponing the "work" element of proposed developments --including the Promenade 2035 project-- and leaving commercial construction for a final phase that may never get built due to unspecified "market conditions," the anticipated balance is dramatically tipped to residential use without any conditioning or guarantee(s) necessitating the construction of the commercial work elements within a specified time limit. The DSEIR fails to discuss or determine any penalty or guarantee that would mandate the required commercial balance for the Promenade 2035 project. The DSEIR must compel the developer to maintain a balance of residential to commercial as the Promenade project is being constructed.

2. **"Market Conditions" and "Market Rate" terminology cannot be adequately or fully evaluated by the DSEIR.** Those two terms are used throughout the DSEIR to give the developer unrestrained leeway as to fulfilling the requirements of the 2035 WC Plan. Those terms provide no established boundaries, timelines or specifics, thus depriving the public of the ability to make an accurate evaluation of the feasibility or timing of critical elements of the Promenade 2035 project. The DSEIR must enumerate the specifics and parameters for each of these terms so that the public has due process in order to provide accurate comments.

3. **Future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public**. Future changes in "market conditions" can change the build-out proposals of the Promenade 2035 project, the size and look of specific project elements, transportation and mobility mitigations, and other important factors. The DSEIR does not factor any of those specific changes into its DSEIR. To guess what will "come down the road" is to speculate or guess what the developer may do, and that is a denial of process for the public which must be reconsidered in the DSEIR.

4. **Imbalance of residential to commercial:** Leaving the major commercial components of the project to "Phase IV" of the construction plan and building an Entertainment and Sports Complex (ESC) in Phase III sublimates the intended live/work balance of the 2035WC Plan. This important aspect of the 2035 WC Plan was not adequately evaluated in the DSEIR and must be reconsidered. This is vital because the DSEIR's environmental and traffic assumptions rely on

sustaining the live/work balance and mitigating negative impacts. Without an accurate reassessment, the public is unable to render accurate commentary, which is a failure to provide due process. **The Lead Agency must consider and require that "Phase III" (the Stadium) be moved to "Phase IV" and re-evaluated when the Developer has sufficient details to make a review meaningful.**

X. ENTERTAINMENT AND SPORTS COMPLEX STADIUM/ARENA

One of the most contentious and critical elements of the Promenade 2035 application is the proposed Entertainment/Sports Complex (ESC). It by any other name is a huge Stadium. The DSEIR fails to adequately address, detail or mitigate crucial factors concerning this major structure including its exact size and capacity, its exact format, and its impacts on traffic, neighboring residences, or nearby buildings. The proposal for this structure is not specific. Therefore, conclusions in the DSEIR can only be arbitrary and without accurate data to evaluate the project, therefore denying the public due process.

1. **The wrong standard:** The real flaw in the DSEIR is attempting to analyze the Entertainment/Sports Complex (ESC) is the reliance on a false standard. The Complex has always used the "seats" as the standard when it is the "Occupant Load" that is the proper standard. To permit a Stadium to be restricted by the number of seats and not the Occupant Load encourages deceptions of putting in "standing room viewing" that can be substantial. Analysis with the wrong standard results in the wrong conclusions.

2. **Director's Determination:** The DSEIR section(s) dealing with this proposed structure delegate key decisions as to size, capacity and roof determination (roof/no roof) to a Director's determination. The developer has had adequate time and resources to make their own determinations as to maximum occupancy capacity and a specific roof-style but didn't include those final decisions in the DSEIR. Instead, the DSEIR offers a smorgasbord of choices that is proposed to be left to a Director's determination. The submission of all of these "Alternatives," denies the public access to a single set of specifics and accurate projections for some of the most critical elements of this structure. That prevents the public from being able to accurately and specifically raise issues and respond in the legal time limit. The DSEIR must be resubmitted with specific, final choices from the developer so that the public is presented with a definite and accurate picture of what is being planned.

3. **No Specific 2035 WC Permission:** Additionally, there is NO specific language in the WC 2035 Specific Plan that determines if a complex of the size and scope of the proposed ESC in the Promenade 2035 project is even allowed by WC 2035 guidelines. The Applicant states that a structure of this size and use is "not specifically prohibited." However, many community groups and individuals believe that after 8 years of debates and negotiations with the City, the WC 2035 Plan is a finalized law that would have addressed this issue if the Specific Plan was intended to allow a stadium/arena of this size in Warner Center. Omission in the 2035 Plan must not be considered an endorsement for any complex of this nature and size. The ESC complex cannot legally be considered an "Entertainment" use that is permitted, contemplated, discussed or encouraged by the WC 2035 Specific Plan, and therefore it must not be permitted in the Promenade 2035 project.

4. **Undetermined Aspects:** In the DSEIR, the developer fails to make a firm decision on the issue of maximum occupancy capacity and if there will be a roof or no roof. The public must have a definite proposal as to the capacity and roof issues, or else it leaves the options open for the Applicant, but leaves the community with no information as to specific mitigations needed and offered as far as traffic, noise, lighting and other factors impacting the surrounding neighborhoods. When evaluating the DSEIR, the public has a right to have complete and final information in order to render a fair evaluation and generate an accurate response. Again, this is a failure to provide due process and the DSEIR must be rewritten to include a final determination by the Applicant.

5. **"Phase III" should be moved to "Phase IV":** It is strongly our position that future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public. This is especially true with the Stadium (ESC). The lack of detail - and commitment on behalf of the Developer - require that the Lead Agency require the Developer to move the ESC to the last Phase. This will permit the commercial/residential ratios to be in balance before the ESC in undertaken. Further, the size of the ECS is so large that it is a "project" within itself and the "details" of the "project" as it will then relate to the community must be brought back to the for both community and Lead Agency review and comment. To do otherwise is again a denial of the community's substantive and procedural due process rights.

6. **Director's Interpretation:** The DSEIR's designation of a "Director's Interpretation" to be made by the Lead Agency as to size, capacity and roof choice of the ESC denies the public due process. By inserting this procedure in the DSEIR, the applicant has avoided presenting accurate information and analysis to the public - instead assigning these crucial determinations to a Lead Agency that will not be under public scrutiny when these critical decisions are made. This precludes a complete lack of transparency and a failure to provide due process in the EIR process. The community would not have any real oversight of this project, or the Director's interpretations. That is wrong, unfair to the community, and does not fulfil the purpose and public interest of CEQA.

7. **Inaccurate Traffic Counts:** Traffic estimations that are not accurate for the ESC are provided in the DSEIR. Neither the Applicant nor the City can make accurate estimates, because the maximum occupancy capacity and use factors for the Entertainment and Sports Center are undecided at the time the DSEIR is being evaluated. Accurate traffic projections and mitigations concerning the project cannot be made until final decisions on the maximum occupancy capacity and specific usages of the complex are submitted and evaluated. Not having accurate traffic projections burdens key routes on Ventura Boulevard, Topanga, Oxnard and the 101 Freeway for which no realistic mitigation plans have been provided. On page I-154 of the Executive Summary, the Caltrans Analysis does not include impacts to On-Ramp queuing or on proposed mitigation efforts for existing LOS E and F segments.

8. **Roof Options:** Undecided roof option makes evaluation of the entertainment and sports complex unreliable. The developer has failed to make a decision in the DSEIR as to whether their proposed entertainment/sports arena would have a fully enclosed roof, or if it is to be an open-air stadium. The failure to make a final roof decision makes it impossible to evaluate a number of critical impacts that can affect the community. Accurate estimates as to noise, lighting impacts, traffic counts and other vital factors cannot be accurately judged in the DSEIR, and any determinations

in that document cannot be considered as factual until a final roof decision is made and submitted, and another study is conducted to measure all of the potential impacts of the ESC project. Moving forward with any decisions on the entertainment/sports complex denies the public due process.

9. **Lighting Impacts:** The impacts of sports or entertainment lighting on neighboring residences and on nearby businesses from an open-air entertainment/sports complex have not been studied or included in the DSEIR. Proposed lighting configurations and specifications have not been provided by the developer in the studies, and therefore cannot be accurately analyzed or evaluated by the public. Any consideration of the proposed ESC must be rejected since the potential impact(s) of the bulb size, lumens, direction and physical placement of the lighting banks cannot be studied and evaluated. Total lumens, light glare, light seepage and impacts to neighboring areas must all be thoroughly analyzed by the DSEIR and they have not been. Sporting events require substantially more candlepower than many other open-air events which can have substantial impacts on neighboring residential homes and complexes. Also, potential lighting techniques like strobes, sky searchlights and other lighting effects frequently used in outdoor concerts have not been studied in the DSEIR and must be included for an accurate analysis.

10. **Sound and Noise Impacts:** Noise and sound issues emanating from the ECS have not been accurately addressed or thoroughly analyzed in the DSEIR due to the failure of the developer to specify whether the structure will be open-air, or have a roof. Consideration of the ESC must be removed from the Promenade 2035 project's EIR process until a final decision on the roof configuration, the maximum occupancy capacity figures and the types of events/performers it intends to feature in the complex is included in the studies. The DSEIR states that the level of noise from the complex will be "less than significant." However, no studies can be conducted or evaluated because the size, configuration, and roofing for the facility have not yet been decided. Therefore all resolutions made for this project in the DSEIR actually deprive the public of an accurate evaluation made in the context of a fully developed plan with their accompanying factual data. Additionally, many sports and entertainment acts require significant amplification which is unmeasured and not evaluated in the DSEIR. Sporting events also generate "excitement moments" that are many dBs higher than the underlying crowd noise. Moreover, it is common practice in the hours preceding concert events for event crows to perform loud sound checks. Those factors have not been analyzed in the DSEIR. In addition, the DSEIR does not suggest any type of monitoring systems for the noise factor, nor has a threshold noise level been set for the venue so that violations and penalties can be established. All of those factors create a denial of due process, and deny the community the ability to offer input that can protect their residences and the enjoyment of their neighborhood(s).

11. **Shared Parking Agreements:** Shared parking for events with neighboring properties not owned or controlled by the developer has not been accurately analyzed. A considerable amount of the required parking for a 15,000-seat ECS is projected to be provided through parking covenants and agreements with neighboring commercial buildings near the complex site. However, there is no guarantee that the "shared parking" will be available in the future, as availability will be determined by the buildings' occupancy rates and usage, as well as the days and times of the sports/entertainment complex event(s). The DSEIR fails to ensure that there will be verified long-term parking contracts with neighboring buildings before an ESC gets built. It also fails to specify that if the parking agreements should terminate, that the use of the stadium will also

terminate unless other parking structures of equal or greater size are provided. **The Lead Agency MUST require that the adequate parking agreements are in place before any certificates of occupancy are issued for the ESC and if any should lapse or terminate, then any certificates of occupancy must terminate until the parking is corrected.**

12. **Private Security:** The DSEIR fails to adequately address the issue of additional stadium/arena security that will be necessitated by a very large entertainment and sports venue. Because the Topanga Division of the LAPD operates with tremendous manpower constraints, it cannot be reasonably expected that the LAPD will have the resources to monitor and control on-going crowds at a potential 15,000-seat venue. However, specific details for security and additional LAPD support have not been provided in the DSEIR or by the Applicant. This is crucial information that is necessary for the public to have when making a realistic assessment of this issue in the DSEIR. A new DSEIR must be submitted containing this information and the public must be granted additional time to assess this information and submit their comments.

XI. NEIGHBORHOOD PROTECTION PLAN AND PROCEDURES

Neighborhood Protection Plans are an important component of the WC 2035 Specific Plan. However, this DSEIR provides little or no insights on what protection procedures are intended by the developer, or what specific procedures it will be compelled to follow:

- By failing to articulate the plans and procedures to protect surrounding neighborhoods from impacts caused by the Promenade 2035 development, the public has no facts on which to file comments or objections. The community is essentially left "voiceless" on some of the most important mitigation measures that the developer is expected to provide. That includes cut-through traffic from the Promenade development, overflow parking, and other important issues. Each measure must be spelled-out, and the mitigation plans articulated in the DSEIR so that the community knows what they can expect, and can accurately comment on them.

XII. OPEN SPACE / PAOS ISSUES

While the Promenade 2035 meets the WC 2035 Specific Plan's requirement for Open Space and Publically Accessible Open Space (PAOS), there are many critical factors that are either overlooked, omitted or unresolved in the DSEIR:

1. The security plans (and security measures) for patrolling and controlling the large open areas within the project (The central park, small residential green areas) are not adequately adduced. The DSEIR does not fully explain the role or scope of the private security force it proposes. Will the private security force have the training and capabilities to handle issues so that the LAPD is not burdened? If not, how much time and how many LAPD personnel will be required to augment the private security force? These specific issues must be raised and addressed in the DSEIR.

2. Will all PAOS be under the scrutiny and control of the private security? Will that scrutiny extend to monitoring public bathrooms? Will the private security force have authority to close off PAOS spaces within the Promenade? What are the prevention plans to discourage the homeless and

transients from residing or setting up camps in the main park? Again, the public is denied due process because these issues and mitigations are not clearly enumerated in the DSEIR.

3. This DSEIR does not specifically address security in the form of security lights and cameras or present an accurate picture of how and where they will be used. Nor does the DSEIR verify that Westfield (Unibail-Rodamco-Westfield) will be responsible for hiring, training and deputizing security staff so the LAPD will not be required to respond to all security calls related to the site. These are all critical safety issues that the community needs specific answers for, and which the DSEIR fails to provide. These issues must be addressed in a new DSEIR and the public must be given adequate time to analyze them and respond.

4. What are the limitations on usages for the open spaces and PAOS-and who will set the standards? The City? The developer? The community must be able to have input on what those standards are. Because they are not presented in the DSEIR, the public cannot accurately comment on those standards. This is critical because the usage will affect the community-and impact on their quality and enjoyment of life. The DSEIR must be rewritten to incorporate this information and the public must be granted adequate time to analyze the data and provide comments.

5. Macy's Bells: While the Macy's building itself may not have any community historical significance the bells are at least a symbol of the past that must be retained. We understand that these bells are in the possession of the developer and should be part of the open space development on the Project to maintain some historical reference to the Woodland Hills past.

XIII. CONCLUSION:

This Draft Supplemental Environmental Impact Report (DSEIR) is defective, misleading and fails to meet the basic needs and requirements of CEQA. It must be rejected by the Lead Agency and a new DETAILED project with sufficient facts and proposals to be properly evaluated must be proposed. Not what has now been presented to the public.

Even the Public Resource Code, Section 21061, makes it clear that "details" are required.

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

A fundamental governmental concept that makes democracy so admired is the right of the public to due process - the right to know and to be heard. With insufficient facts, we all - including the Lead Agency - are deprived of our rights.

Respectfully Submitted,

John M. Walker, Esq
President
Woodland Hills Homeowners Organization

CC: Blake Lamb - Valley Project Planning

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WHWCNC REQUEST 90 DAY EXTENSION Promenade 2035 SEIR

Joyce Fletcher <joycefletcher@yahoo.com> Mon, May 28, 2018 at 10:14 AM
Reply-To: Joyce Fletcher <joycefletcher@yahoo.com>
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>, Bob Blumenfield <bob.blumenfield@lacity.org>, Andrew Pennington <andrew.pennington@lacity.org>

May 25, 2018

Los Angeles City Planning Department – Valley Office

6262 Van Nuys Boulevard

Van Nuys, CA 9140

Email: elva.nuno-odonnell@lacity.org

RE: **Request for 90 Day Extension of the Public Comment Period**

Draft Supplemental Environmental Impact Report

Promenade 2035 Project

Environmental Case No. ENV-2016-3909-EIR

State Clearinghouse No. 2016111027

6100 N. Topanga Canyon Blvd., 21800 and 21900 W. Erwin St.,

21801, 21901, 29131 W. Oxnard Street – 6101 N. Owensmouth Ave.

Woodland Hills, CA 91367

Dear Ms. Nuno-O'Donnell,

On May 9, 2018 the Board of the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) met at a publicly held Board meeting and voted to approve a motion to Request a 90 Day Extension of the Public Comment Period to review the SEIR for the Promenade 2035 Project.

Vote: Ayes 17 - Nay 1 – Abstain 0

Motion for the Board to approve President, Joyce Fletcher to request the City Planner/City Planning to extend the June 11, 2018 comment period at a minimum of 90 days to September 7, 2018, so the WHWCNC Promenade 2035 Ad hoc Committee can have enough time to adequately review the Promenade 2035 SEIR (Supplemental Environmental Impact Report) published by City Planning and made available to the public on April 26, 2018.

As the City requires the WHWCNC to conduct committee review and a Board vote, this cannot be accomplished in the time permitted by the City, as the SEIR is several thousand pages long and the Executive Summary is 204 pages. The length of the document and the 45 day comment period presents an untenable burden on the Council and the stakeholders we represent, as it does not allow time for the WHWCNC Board to review and vote on a recommendation.

The City has already determined based on the analysis included in the Draft SEIR, the Project would result in significant and unavoidable impacts on the citizens of Woodland Hills; therefore the June 11, 2018 deadline also greatly prohibits the ability of the WHWCNC to schedule outreach forums to provide information and obtain stakeholder input; which is the role of the WHWCNC as directed by the City of Los Angeles.

See attached letter.

Thank you in advance for you time and consideration of this matter.

Sincerely,

Woodland Hills-Warner Center Neighborhood Council

Joyce Fletcher, President

CC: Councilmember Bob Blumenfield
councilmember.blumenfield@lacity.org

Andrew Pennington, Director of Land Use and Planning Andrew.pennington@lacity.org

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WHWCNC Request Promenade 2035 90 Day Extension SEIR.pdf
154K

Woodland Hills Warner Center Neighborhood Council

May 25, 2018

Los Angeles City Planning Department – Valley Office
6262 Van Nuys Boulevard
Van Nuys, CA 9140
Email: elva.nuno-odonnell@lacity.org

RE: **Request for 90 Day Extension of the Public Comment Period**
Draft Supplemental Environmental Impact Report
Promenade 2035 Project
Environmental Case No. ENV-2016-3909-EIR
State Clearinghouse No. 2016111027
6100 N. Topanga Canyon Blvd., 21800 and 21900 W. Erwin St.,
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Vote: Ayes 17 - Nay 1 – Abstain 0

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Thank you in advance for you time and consideration of this matter.

Sincerely,

Joyce Fletcher

Woodland Hills-Warner Center Neighborhood Council

Joyce Fletcher, President

CC: Councilmember Bob Blumenfield
councilmember.blumenfield@lacity.org

Andrew Pennington, Director of Land Use and Planning
Andrew.pennington@lacity.org

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Attached Response to Westfield Promenade 2035 Project DSEIR

Joyce Fletcher <joycefletcher@yahoo.com> Wed, Jul 25, 2018 at 12:32 PM
Reply-To: Joyce Fletcher <joycefletcher@yahoo.com>
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>, Andrew Pennington <andrew.pennington@lacity.org>, Sheppard Kaufman <s.kaufman@whcouncil.org>

July 25, 2018

Los Angeles City Planning – Valley Office

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

Attention: Elva Nuno-O'Donnell Email: elva.nuno-odonnell@lacity.org

Westfield Promenade 2035 Project – Draft Environmental Impact Report

Environmental Case No: ENV-2016-3909-EIR State Clearinghouse No: 2016111027

As pertaining to the Westfield Promenade 2035 Project – Draft Supplemental Environmental Impact Report (SEIR):

The Woodland Hills Warner Center Neighborhood Council having held several public meetings to review the application filed by Westfield Corporation, for the Westfield Promenade 2035 Project, and having held two public meetings to review the Westfield Promenade 2035 Project DSEIR; the Woodland Hills-Warner Center Neighborhood Council voted on July 11, 2018 at a publicly held Neighborhood Council Board meeting to approve the following recommendations related to the DSEIR.

Please see the attached document.

Thank you for your time and consideration.

Sincerely,

Joyce Fletcher
President, Woodland Hills-Warner Center Neighborhood Council

WHWCNC Westfield Promenade 2035 DSEIR Rec Letter July 24, 2018 JF.pdf
213K

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Attached Response to Westfield Promenade 2035 Project DSEIR

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Wed, Jul 25, 2018 at 1:11 PM
To: Joyce Fletcher <joycefletcher@yahoo.com>

Dear Ms. Fletcher,

Your comments regarding the Promenade 2035 DSEIR have been received. I have the following USPS mailing address on file for future notifications. Kindly confirm this address is correct:

Joyce Fletcher
Woodland Hills Warner Center NC
20929 Ventura Blvd., Suite 47-535
Woodland Hills, CA 91364

Sincerely,

Elva

[Quoted text hidden]

–
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Attached Response to Westfield Promenade 2035 Project DSEIR

Joyce Fletcher <joycefletcher@yahoo.com> Wed, Jul 25, 2018 at 2:45 PM
Reply-To: Joyce Fletcher <joycefletcher@yahoo.com>
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

Yes the address is correct. Thank you for checking.

Best,

Joyce

[Quoted text hidden]

Woodland Hills Warner Center Neighborhood Council

July 24, 2018

Los Angeles City Planning – Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Attention: Elva Nuno-O'Donnell Email: elva.nuno-odonnell@lacity.org

Westfield Promenade 2035 Project – Draft Environmental Impact Report
Environmental Case No: ENV-2016-3909-EIR State Clearinghouse No: 2016111027

Project Address: 6100 Topanga Canyon Blvd, 21800 and 21900 W. Erwin Street, 21801, 21821, 21901 and 29131 W. Owensmouth and 6101 N. Owensmouth – Woodland Hills, CA 91367

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WHWCNC Board Vote: Aye 13 Nay 2 Abstain 0

WHEREAS: Westfield's Promenade 2035 master plan offers great potential for the West Valley, and the DSEIR outlines the risks and benefits that a project of this scale and breadth entails and evaluates how this project could impact the West Valley and the offers suggested mitigations, and

WHEREAS: significant impacts on traffic, parking, noise and air pollution, population, public services and schools were identified, the Woodland Hills-Warner Center Neighborhood Council (WHWCNC) will continue to hold monthly WHWCNC Promenade 2035 Ad Hoc Committee public meetings to discuss with Westfield viable and creative solutions to these impacts to make this project better for the community, and

WHEREAS: the WHWCNC searches for opportunities to better understand Westfield's intentions with their proposed Sports and Entertainment Center so that the WHWCNC and community can make an informed decision on the project.

In the coming months, the WHWCNC requests that Westfield provide information as what the Sports and Entertainment Center will entail, as no specific details have been provided at this time, and as it is unreasonable to request the WCWCNC and the stakeholders to comment on something that is undefined yet creates the most significant impacts, and

WHEREAS: This project, in total, could have a substantial impact on our community, ***as noted in the DSEIR,*** the WHWCNC offers the following comments:

Stadium/Entertainment Complex

1.WHEREAS, of particular concern is the proposed 15,000 seat "open roof" Entertainment & Sports Complex (ECS) and the noise, traffic, and public safety concerns potentially generated by, in particular, large scale music events. Of further concern is, that as of this date, we do not have any design details of the proposed ECS building nor the intended programming.

THEREFORE, without those details, it would seem difficult to create both an accurate SEIR and opinion of this element of the project, and

2.WHEREAS, the Warner Center Specific Plan (WCSP) does not specifically address a stadium nor any large-scale auditorium style building/entertainment complex to be built in Warner Center. The WCSP simply says there can be "entertainment" and this has always been understood to mean small venue entertainment as part of a hotel, restaurant, club or other small venue, and

WHEREAS, as the proposed stadium/entertainment & sports complex has been presented to the WHWCNC as being possibly built without a roof, and the WHWCNC believes the WCSP also does not specifically address/allow that any large-scale building in Warner Center can be designed without a roof as part of the design, and

WHEREAS, a large part of the mitigations addressed in the DEIR directly relates to the stadium/entertainment complex: noise, parking, traffic congestion at major intersections, 101 Freeway on ramps and off ramps, and on neighborhood streets

THEREFORE, the WHWCNC requests the City further review the WCSP to verify allowed/not allowed uses and address the environmental impact issues in much more detail with realistic and detailed resolutions and fixes prior to approving the project, and

3.WHEREAS, there are many issues that required mitigation based on the EIR for the Westfield Village Project and, to date, there are numerous cases in which the mitigation has not yet occurred and where we have not been given details on the planned and proposed mitigations – including those by public agencies where Westfield may have opted to make a mitigation payment in lieu of performing the work. These issues are especially true in relation to traffic mitigation.

THEREFORE, the WHWCNC requests that all mitigations be agreed to and an implementation plan be created and approved by the City, Westfield, The Council Office and the WHWCNC prior to PHASE 1 of the Project.

ADDITIONALLY: Strong Consideration should be given to Alternative 4 - the Studio/Mixed Use Alternative: Per the SEIR - this is the Most Environmentally Superior proposal. It seems more likely to provide a better jobs mix, compared to retail, in terms of jobs that pay well enough to support employees with a desire to live near their work – a key goal of the Warner Center 2035 Plan. Further, per the SEIR - this option creates less impact on City services, traffic, the environment, and surrounding neighborhoods.

Traffic, Streets, Parking

1.WHEREAS, Under Phase 1 of the Project widening of Owensmouth Street should contain the *entire block* and the SEIR also does not discuss the need to also widen the Warner Center hub arches located on Owensmouth when Owensmouth is widen.

THEREFORE, the WHWCNC requests a study be included in the EIR that addresses these two issues.

2.WHEREAS, Traffic/ Public Transportation Flow and Blockage at Owensmouth/Erwin is a concern and the possible lack of adequate bus loading/unloading area offset from Owensmouth main traffic lanes and with completion of the Promenade Project with added cars and people using the Erwin/Owensmouth nexus during busy days, busses will have to temporarily park in one of 2 north-bound lanes to pick up and discharge passengers—dramatically impacting traffic evaluations and flows at the critical Owensmouth/Erwin juncture.

THEREFORE, we request that an additional indented bus area along the project on Owensmouth be added to the study as this was not addressed in the SEIR.

3.WHEREAS, the Project SEIR lists (8) intersections that will have stated significant impacts, Canoga &Vanowen, DeSoto and Vanowen, Owensmouth and Victory, Canoga and Victory, Shoup and Oxnard, Topanga and Oxnard, Topanga and Ventura.
The sport/entertainment complex adds (4) intersections with stated significant impacts: Canoga and Oxnard, Topanga and Burbank, Topanga and the 101 West bound off-ramp and Topanga and Clarendon, and

Traffic estimates for Topanga Canyon, Owensmouth, DeSoto, Winnetka, and Victory:
Estimates for traffic on the main thoroughfares to, through and from Warner Center failed to use fully updated traffic counts and revised 2018 numbers. Estimates for the original WC 2035 Plan did not take into account all of the densification currently going on in adjacent areas and connected areas like Chatsworth, Northridge and Reseda which greatly impact traffic trying to reach the 101 Freeway and travel core.

THEREFORE, as the Project SEIR clearly defines the only mitigations for these intersections are planned physical improvements implemented as part of the Warner Center Plan Mitigation Program, the WCWHNC requests the Warner Center Plan Mitigation Program be immediately implemented prior to PHASE 1 of the Project.

4.WHEREAS, the parking for the stadium/entertainment/sports complex relies on shared parking at other buildings in Warner Center and the DSEIR does not address the feasibility of reduced available shared parking should these shared buildings be sold, and the land and parking be built out to accommodate uncooperative new owners and residents.

THEREFORE, we request the City and Westfield provide a parking study for the entertainment complex that does not rely on shared parking that may not be available in the future, and

5. WHEREAS, for Residential Parking: 1 space per Unit is allowed within WCSP plan, however the reality of the number of cars per unit is subject to various factors including more than one occupant per unit, the nature of the live-work environment envisioned, future transit options and the overflow parking accommodations available when the ESC (Entertainment Sports Complex) is in use.

THEREFORE, we find that the SEIR residential parking ratio to be unrealistic in view of the current and proposed residential development in all areas of Warner Center with almost no office commercial development; and in view of that fact, there is no guarantee that the envisioned live work environment will be built as originally outlined in the WCSP, and

6.WHEREAS, the WHWCNC agrees on the nature of a pedestrian friendly Project site; however, the SEIR analysis may not accurately represent daily commuting traffic if the live-work balance is not achieved and also does not address the current commuting congestion within Woodland Hills and on the 101 Freeway.

THEREFORE, the WHWCNC requests further impact studies take into account possible significant Promenade 2035 Project resident and other commuting traffic that could occur should live/work not reach favorable commercial real estate market conditions.

7. WHEREAS, the following Intersections not studied for the SEIR.

Topanga Canyon Blvd /101 - EB on-ramps not studied. Would be impacted by additional SB Topanga Canyon Blvd construction and SB and NB Topanga operational traffic.
Topanga at WB 101 On-Ramp not discussed
Canoga at 101 Off Ramp WB - not discussed.
Canoga at 101 On Ramps/Ventura Blvd not discussed.
Canoga at Burbank Blvd not discussed
Topanga Canyon further south & north of project not discussed in summary; however, noted in detailed pages. Impact of ECS on Topanga Canyon Blvd north and south of the Project Site needs additional study.

THEREFORE, Impact of ECS on Topanga Canyon Blvd north and south of the Project Site needs additional study.
Note: page I-154 - Caltrans Analysis does not include impacts to On-Ramps queuing OR proposed mitigation efforts for existing LOS E/F segments, and

8.WHEREAS, all traffic impact analysis assumes a full implementation of all measures in the Mitigation plans:

THEREFORE, when based on the existing EIRs for the Westfield Village, and many of those measures, especially Caltrans related, have not been implemented, the assumptions are probably overly optimistic in terms of mitigation and as The Neighborhood Protection Committee to implement Neighborhood Protection Plan for residential streets, as called for in Warner Center Specific Plan, has not yet been created and the status of funds is unknown to the WHWCNC.

The SEIR uses 2008 Data used with a growth rate factor of .56%. This may not accurately reflect the true growth in the area due to recent housing and apartment construction and an increase of approximately 17,000 residents since 2008.
We have serious concerns that major intersection/freeway improvements will not be completed in time to mitigate even current existing impacts.

Historical Resources

1.WHEREAS, in the development of Warner Center everything is being wiped clean leaving no memory of the history of Warner Center or familiar sights, and the Macy's building would be eligible for a listing in the California Register as a Los Angeles Historic-Cultural Monument as an example of the New Formalism style with regional variations.

THEREFORE, the WHWCNC requests the City conduct an extensive review, and creative efforts be made by the City and Westfield, to find ways to integrate architectural significant elements of the Macy's Building into the site plan as Macy's has been designated a historical resource and visual resource and a loss of a recognized view.

Open Space

1.WHEREAS, the Valley is underserved by community parks and in Warner Center the new development including the Promenade 2035 Project places all significant open space internally and hidden from the public and therefore provides no visual open space to rest the eye or invite the public to rest and play.

THEREFORE, we request the site plan be opened up to reach to the perimeter of the site to be more accessible to the community thereby providing significant visual and easily accessible open space for public use and enjoyment. And for Westfield to give back to the community by providing free surface parking for the proposed public park to accommodate access to the public park for the benefit of serving the public. At this time the proposed public park is only accessible to the public by paid underground parking.

2.WHEREAS, related to public park safety - the Promenade 2035 SEIR does not specifically address security in the form of security lights and cameras. Nor does the SEIR verify that Westfield will be responsible for hiring, training and providing a significant security staff so the police will not be required to, in fact, respond to all security calls related to the site.

THEREFORE, we request that the City either add more police officers to the local Police Departments or Westfield be held responsible for hiring and maintaining its own significant private onsite security force and submit a detailed security plan prior to City approval.

The Live / Work Component of the Warner Center Specific Plan (WCSP)

The City and Westfield needs to look at Warner Center as a whole. The overall plan for the WCSP was to create a live/work/play environment. While numerous apartments are being built there are few plans in the near future to build office buildings or attract viable employers with high paying jobs.

1.WHEREAS, the SEIR Environmental and traffic assumptions rely on a live-work balance:

THEREFORE, when considering that Promenade 2035 project elements such as the office towers scheduled for the project's **final phase** and "subject to market conditions" this may mean that the intended balance and, therefore, mitigating effects are never achieved creating a negative impact on the surrounding neighborhood., and

THEREFORE, the WHWCNC concludes that without the creation of nearby jobs which provide a level of income commensurate with the ability to afford the proposed market value housing, the environmental and services impact will be far greater than anticipated within the SEIR.

THEREFORE, we suggest a mitigation requirement, monetary or other, in the event the project is not built as proposed and does not achieve the live-work balance.

Schools and Libraries

1.WHEREAS, Library demand in Woodland Hills is already over extended and provides a variety of services.
The SEIR requests $200 per capita in population for mitigations (however request for funds is not noted in Summary).

THEREFORE, as the summary does not state how the developer proposes to mitigate off-site demand and all new demand is being proposed to be mitigated by the project's on-site library facilities: the WHWCNC requests the onsite Project library be commensurate with normal Los Angeles Public Library services including technical/computer support for residents.

2. WHEREAS, Schools - in the SEIR Westfield is required to pay development fees for schools to LAUSD to off-set a 34% increase in student population.
The SEIR does not state how LAUSD should use those fees.

THEREFORE: the WCWHNC requests the City works with LAUSD to place the development fees in a separate account ear marked for additional classrooms, teacher salaries and student resources to be spent only in Woodland Hills public and charter schools. LAUSD should be requested to provide and sign an agreement stating it's intent and purpose for Woodland Hills development fees.

Police and Fire Department

1.WHEREAS, the SEIR states this Project will generate a police service population increase of about 21,792 persons within the Topanga area and with other proposed projects will reduce officer-to-resident from 1.2 officers per 1000 residents to 0.8 officers per residents. LAPD Topanga Division is currently experiencing service impacts due to increased calls for service related to a significant expansion of residents - US Census data estimated 17,000 additional residents in the area from 2009-1015, additional businesses, homelessness, on street drug abuse, and a general increase in crime above the 2014 levels.

THEREFORE, Police service expansion should be strongly considered prior Phase1of the Project.

2.WHEREAS, only private security solutions are discussed in the SEIR relative to event security management.

THEREFORE, we can only assume public police resources will be used and will impact availability of limited resources for the surrounding areas serviced by the Topanga Division.

3.WHEREAS, WC Plan Mitigation Measure PS-15 is struck - *the City shall ensure Police Protection levels are maintained:*

THEREFORE, while a strikethrough may be appropriate since it is a City responsibility - the question has not been answered in the SEIR as to whether the City can support this requirement - especially in relation to the other projects that will add a police service population estimated to total 75,336 persons and the WHWCNC must request that Westfield and the City are held responsible for providing police protection to its residents and paying public.

4.WHEREAS, the SEIR does not include any analysis of the LAPD Traffic Division impacts and resources.

THEREFORE, as currently, the Woodland Hills area is already allocated only minimal regular traffic enforcement and recently had multiple streets near the proposed development added to the Vision Zero High Injury Network (May 2018) and those streets included segments of: Ventura Blvd, DeSoto, Canoga, Fallbrook, and Owensmouth – we request further analysis of traffic accidents and availability of traffic enforcement related to the Project.

5.WHEREAS, the SEIR defines Fire & Emergency Medical Services - while future service delays may be considered "less than significant" the **current** EMS response times are already close to 5 min or more for each servicing station - which, per the American Heart Association, would result in likely serious injury or death in the event of a cardiac incident.

THEREFORE, as even minor further delays in medical resources could significantly impact life-saving services we request the SEIR should address increased current and future medical calls for residents and the growing homeless and transient population in Woodland Hills, and

THEREFORE, as "Level of Significance" for impacts on Emergency Services assumes that the City provides upgraded services, we ask for a detailed analysis of how the City will upgrade services prior to PHASE 1 of the Project. The WHWCNC finds mitigations such as emergency vehicles using sirens to mitigate impacted streets and intersections to be an unacceptable mitigation.

Construction Noise and Traffic Impacts

1.WHEREAS, Page I-29: Construction trucking appears to understate the impact of the construction trucking - especially given the impact on adjacent major arteries - i.e. US 101. In particular, the intersecting traffic pattern of the 101 Eastbound On-Ramp from southbound Topanga Canyon Blvd. and the 101 West Bound Off-Ramp for Topanga Blvd. South, and

The Promenade 2035 SEIR does not address the additional impact to Woodland Hills by truck traffic during the proposed *clean-up of the Santa Susana Field Laboratory.*

THEREFORE, inbound traffic from the Ventura Blvd/Topanga Canyon East Bound 101 Off Ramp would be greatly impacted at the Topanga/Ventura and adjacent intersections as this is already an impacted intersection in the flow pattern that would lead toward the project site, and

THEREFORE, we request that serious consideration be given to the impact of all scheduled construction traffic in the area as well as the interaction between trucks and cars in relation to the ramp and roadway flow patterns in the impacted areas.

2.WHEREAS, Traffic concerns regarding the following intersections as we did not see studies related to these intersections in the SEIR.

Topanga Canyon Blvd /101 - EB on-ramps not studied. Would be impacted by additional SB Topanga Canyon Blvd construction and SB and NB Topanga operational traffic.
Topanga at WB 101 On-Ramp not discussed
Canoga at 101 Off Ramp WB - not discussed.
Canoga at 101 On Ramps/Ventura Blvd not discussed.
Canoga at Burbank Blvd not discussed
Topanga Canyon further south & north of project not discussed in summary; however, noted in detailed pages. Impact of ECS on Topanga Canyon Blvd north and south of the Project Site needs additional study.

THEREFORE, we request a study of these intersection be included in the Final EIR.

3. WHEREAS, the SEIR allows construction activities within the Project to be restricted to hours 7:00 A.M. to 9:00 P.M., Monday through Friday and on Saturday 8:00 A.M. to 6:00 P.M.

THEREFORE, the WHWCNC requests that construction activities be consistent and construction for all days be restricted to 8:00am to 6:00pm Monday through Saturday.

Sports/Entertainment Complex Noise and Light Concerns

1.WHEREAS, the proposed Entertainment/Sports complex noise issues are not adequately addressed because key impacting decisions like roof/no roof and capacity have not been resolved by the developer before the DSEIR was launched, and

WHEREAS, the DSEIR states that the level of noise emanating from an open-roof Sports/Entertainment Complex (E/S-Complex) will be "Less Than Significant." However, we believe since all studies were based on assumptions. *(Page 99 of Exec. Sum),* and

WHEREAS, it is difficult to accurately estimate the impact of amplified music acts, the crowd noise generated during "excitement moments" of a sporting/music event, and the true noise channeling characteristics of a roof design including its sound capturing features without knowing the final design and programming proposed for the facility, and

ADDITIONALLY, specific hours of potential noise problems are not considered in the DSEIR—such as sporting/music events that go beyond expected time limits because of ties, etc., or music performances that are geared to later time slots, and

As a finding of "Less than Significant" depends entirely on various levels of amplification in addition to the time and environmental factors present during amplification.

THEREFORE, the WHWCNC requests that further studies be conducted after a determination has been made by Westfield as to the actual size and use of the proposed Complex. Since tonal, dynamic and constantly changing noise (ie: music) has more perceived impact than pink noise, we strongly suggest a test at 115 dBa playing music as the source be performed. Additional testing should be performed in the hills surrounding the site as sound waves would tend to rise.

2.WHERE AS, lighting glare and impacts of the proposed Entertainment/Sports complex cannot be addressed until the decision of open air/roof have been made by the developer, and

WHEREAS, an open-air venue will require substantial lighting for sporting events, and may feature lighting techniques (strobes, spotlights, etc.) for some music events., and

The DSEIR does little research of these critical lighting problems that can/will impact nearby residences as well as the hotel directly across Oxnard. *(Page 34 of Exec. Summary)* with no discussion of total lumens or locations of lighting banks is provided, and

No suggestions to controlling light seepage from stadium is offered, and

The entry for parking lots could require substantially more lighting than has been considered in the DSEIR.

THEREFORE, we request that the City require further studies be conducted to verify noise and lighting issues that will greatly affect the entire Warner Center area and surrounding neighborhoods, and

ADDITIONALLY, adequate lighting within and around the Project and proposed ESC is also vital as Woodland Hills has a large homeless population centered near Warner Center.

Billboard Lighting

1.WHEREAS, no studies are submitted for lighting from "billboards" (possibly animated) that lists the event/show and performers, performances, and

We also have various Digital Signage concerns: the number of signs allowed, the proposed sizes allowed, allowed locations, allowed content and lumens.

THERFORE, we request the Final EIR address these specific lighting concerns.

Hotel Entrance

1.WHERE AS, the hotel's only entry/exit opens onto a mid-block area of Topanga Canyon Blvd., and this was not adequately studied in the DSEIR to weigh issues with waiting cars inside the cul-de-sac of the hotel entry and possible back up into the of traffic flow on Topanga Canyon Blvd.

THEREFORE, we request further traffic studies on the impacts of hotel entrance queuing traffic and various valet parking proposals on Topanga Canyon Blvd.

Proposed Entertainment and Sports Complex: "Director's Interpretation" for requested size: (Page 21 of Executive Summary):

1.WHEREAS, the SEIR proposes to leave it to the Planning Director's discretion to make the most critical decisions concerning the proposed Entertainment and Sports Complex, this does not provide adequate input or oversight by the public for one of the most crucial pieces of the proposed Project.

THEREFORE, as the inclusion of a large scale entertainment facility such as the ESC is not addressed in the Warner Center 2035 Specific Plan , the inclusion of such facility should require a more equitable decision making process. We ask that Westfield be required to submit a final decision as to use, size and roof determination of the ECS before any further steps are made in the Planning decision related to the Complex.

Westfield's failure to provide the exact size/seating and configuration of the facility greatly impacts the ability to create an accurate DSEIR that fully considers potential community impacts, is a major failure of the DSEIR, thus the developer should be required to specify the exact size, configuration, usage and whether the facility will have a roof or be left open air.

The DSEIR should leave all considerations of the Sports/Entertainment Complex to the final phase of the project—after adequate office/commercial space has been built, all traffic issues have been mitigated and all community concerns have been addressed.

The CD-3 and Planning should only address possible approval of the construction of Sports-Entertainment Complex after Westfield has built viable commercial/office space, a hotel, and added additional residential units.

The Past and the Present

WHEREAS, Westfield reneged on plans to include a commercial building, small integrated entertainment venues and a hotel in the **Village project, after the plans had been submitted and approved by the City and the community, and**

WHEREAS, in 2013/2014 renderings and a final project plan for the Village at Westfield was repeatedly presented to the Neighborhood Council. However, after community approval, the plan was vastly changed to exclude community amenities promised to the community as a means to obtain approval, and

WHEREAS, excluded amenities included: a hotel at the corner of Topanga and Erwin which was to contain public meeting space, banquet and ballroom space. Also, an integrated community center with onsite meeting space, space for daily activities for seniors and adults and easily available public open space dedicated to winding bike/walking paths as opposed to current open space within parking lots and heavy foot/car traffic routes, and

The "community center" would eventually be an empty room to be rented to the community by Westfield and not on-site at the Village.

THEREFORE, the WHWCNC requests that the City and Westfield, is committed to open, transparent and public notification of all changes made to the Promenade 2035 Project and all related decisions/changes are open to further Public Comment and Public Hearings prior to a final approval.

The Board of the Woodland Hills-Warner Center Neighborhood Council advises the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and supporting recommendations.

Woodland Hills-Warner Center Neighborhood Council

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills, CA

Damian Acevedo <reeldamian@me.com> Thu, Jul 26, 2018 at 1:20 PM
To: elva.nuno-odonnell@lacity.org

Environmental Case No: ENV-20 16-3909-EIR

Dear Ms. Nuño-O'Donnell,

I am a homeowner in Woodland Hills, CA. My growing family has enjoyed this area for many years and are very concerned about the proposed increases in housing projects and the addition of a STADIUM(?) As a resident of the West Valley for the past 18 years, I've seen the increases in Traffic, Crime and the impact on schools first hand. I haven't seen anything within the plan that adequetly demonstrates how these resources won't be further impacted. I can see many ways that these problems will get worse. Every neighbor I've spoken to is baffled by the idea of a stadium in the area. Nobody I know was in need of one. We know a lot of people, as I'm sure you do. If you know someone that needs one, I can recommend quite a few that already exist.

My water bill is increasing consistently. The reason given for the increase is that there is a limited supply of the water and we need to CONSERVE the water being used in our area. Assuming the reason given is true, how will adding thousands of new residents to Woodland Hills relieve the stress on our limited water supply?
... if we increase the number of people in the area, we will be needing MORE WATER. Making more water without a significant increase in cost doesn't appear possible, since the answer has been to simply keep increasing the cost for those of us who live here.

I attend the neighborhood watch meetings for our area and to say the police are understaffed is an understatement. With increases in population the crime will also increase and further tax our under represented police force. I have little reason to believe that this building plan will ultimately deliver on the increases in police presence. Furthermore, I'm not sure I want tons of police all over the city like some sort of military occupation. I'd much rather not increase crime by adding thousands of people to an area already at the comfortable capacity.

The bottom line is that I don't see how these plans help those of us who already live here. We invested large amounts of money and time into this neighborhood for the qualities that it had. Now these ambitious and short-sided plans threaten the makeup of our community with overcrowding schools, added crime, added traffic, added power consumption, added drain on the water supply, increased costs, etc.

Thank you,

Damian Acevedo
22900 Califa St.
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

eliza ahn <ahnesmd@yahoo.com> Mon, Jun 18, 2018 at 6:19 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

Subject: ENV-2016-3909-EIR

Dear Ma'am,

This letter is to convey my support for the Westfield Promenade project. I like everything about it – the mix of residences, office space, retail, dining, entertainment, Promenade Square, etc.

My support has been strengthened with the draft environmental impact report's release. I'm pleased the report evaluated the proposed entertainment and sports center (noise, traffic, parking, lighting, etc.) and addressed its impacts.

I see no reason why this project shouldn't be approved.

Thank you.

Eliza Ahn, MD

5737 Laityan Dr.

Woodland Hills, CA 91367

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Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Subject: ENV-2016-3909-EIR

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Thank you.
Eliza Ahu
5737 Laityan Dr.
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield's Promenade Project

Nancy Allison <nkallison07@gmail.com> Tue, Jul 24, 2018 at 3:30 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Elva Nuno-O'Donnell,

I learned about Westfield's Promenade project and signed up as a supporter because I like the creative and smart approach the company is taking with overhauling the Promenade Mall property.

I love their plan to break up long blocks and create new streets and pedestrian paths to promote walking. I also like the large public open green spaces and Westfield's commitment to employ sustainable practices.

The new "downtown district" will be a great addition to the neighborhood and I can see it being attractive to young and old alike.

The Draft Environmental Impact Report provided a thorough analysis and found no major reasons why the project shouldn't move forward, so why wait? Let's get this approved now.

Sincerely,
Nancy Allison
5727 Topanga Canyon Blvd., #5
Woodland Hills, CA 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case #:ENV-2016-3909-EIR - Promenade 2035

Franck Amiack <franck.a.cellphone@gmail.com> Fri, Jun 8, 2018 at 6:31 AM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org, Susan Steams <susans4re@aol.com>, Carol Smotherman <fountainparkcoop@gmail.com>, Normarina Roldan <normarinaroldan@gmail.com>

Dear Ms. O'Donnell,

My name is Franck Amiach. I am a Shareholder of Fountain Park Cooperative, the 220 community of homeowners situated right across Topanga Blvd, next to the Promenade Mall.

Like many people in Woodland Hills, I am aware of the Promenade 2035 project that Westfield has in our area. As I am sure you know, Woodland Hills is a beautiful community with a lot of shops, restaurants, schools, businesses, homes located in one of the most pleasant areas of Los Angeles with beautiful mountains and close to Malibu. Westfield has recently built a huge Mall plus the Village: I DO THINK THIS IS FAR ENOUGH.

I understand Westfield owns this mall that they decided to pretty much abandon, living the neighborhood with a huge empty lot for a long time now but I do not believe they need to build the humongous Promenade2035 project right here. As I am sure you know, there are large areas existing in several other places of the Valley that would be a good opportunity for such development in these neighborhoods. After Fallbrook, Westfield and the Village, our area definitely doesn't need another huge project. The name of the place we love here is Wood Land Hills: that says it all...

I hope you will thoroughly consider the beauty of our area, the number of houses and peaceful communities that exist here because of the landscape against the terrible impact that this project would have during and after construction: pollution, noise, traffic...

I really believe Los Angeles is an amazing city because of all those various neighborhoods. Woodland Hills and the Valley stand for nature and peace and I do believe they have to remain as such. I arrived in Los Angeles several years ago and if I had wanted to be surrounded by huge buildings I would have picked Downtown, Hollywood, Westwood and so many other locations in town that are way behind Woodland Hills when it comes to nature, beauty and peace.

Among the phases of the project, I do believe the stadium more specifically has no place in our residential area. Not only this would be a disruption of the Woodland Hills community, but also the increased traffic, the air pollution and the noise would be unbearable. If the city really believes for some reason that we do need a sport center right here please at least consider the option to build it covered of course and on the corner of Oxnard and Owensmouth, next to the businesses.

I am one of 220 homeowner within Fountain Park alone. Our 8.5 acres community has been here for decades and our lot represents the surface of each phase of the current project. I hope Westfield and the City will have the courtesy to hear our voice and act based on what we feel as residents as much as how much money can be made. Even though all of us might not speak up, I do believe we could all be badly impacted by this project as it is.

I therefore would appreciate to have further information on Westfield intention regarding the use of this area and see which development they could offer that would indeed benefit the people who live in Woodland Hills more than Westfield's business alone.

Thank you so much for your time and consideration.
Best Regards,

Franck Amiach, Homeowner
Fountain Park
22050 Calvert St, Unit 7,
91367 Woodland Hills, CA

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR.

Carol Anthony <livingair2005@aol.com> Wed, Jul 25, 2018 at 7:03 AM
To: elva.nuno-odonnell@lacity.org

Please either scrap altogether the Warner Center Promenade 2035 Plan or find a way to scale this down. The West Valley has been sold out in my opinion. The proposed project will have a major negative impact on he entire area, we do not have the infrastructure in place to handle the increase in an already horrific traffic problem. Crime will undoubtedly increase, we do not have enough Police to handle that as well as Fire and EMS will be overwhelmed . You are putting the citizens of Woodland Hills/ West Valley at great negative risk! I implore you to reconsider this project ,

Respectfully

Carol Anthony

818-346-5753

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental case #: ENV-2016-3909-EIR - Promenade 2035

Marc Arjang <marjangdesign@gmail.com> Fri, Jul 20, 2018 at 5:50 PM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org

07/20/2018

Re: Environmental case #: ENV-2016-3909-EIR - Promenade 2035

Hi Ms. O' Donnell

I am sending my opposition to the Promenade 2035 proposed plan.

Fountain park RESIDENTIAL community with 220 Homeowners in 8.5 acres will be the First most close community to this environmental impact proposed plan.
Building 15.000 seats stadium at cross street of our bed rooms as well as many others is unbelievable !
Also many single family homeowners located at south west of the Fountain park will be exposed as well.

Most concern:

1- Noise
we are experiencing all kind of noise during the day and nights, such as:
more traffic noise, including car and motorcycle racing
Noise from Marriott hotel in the summer time music pool party.
What is the capacity of extra noise will we get from 15000 seats stadium with digital surround sound system technology at cross street?

2-Pollution
Daily transient operations and cone zones face our community with the greater exposure to extra noise and daily pollutions.

Please build your 15000 seat stadium elsewhere in your business zone not in residential community.

Marc Arjang & Mina Kasra Homeowner

818-300-3539
22049 Oxnard street
Woodland Hills, CA. 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

EIR Promenade 2035 Westfield Warner Center.

LA <lla2003@aol.com> Wed, Jul 18, 2018 at 8:46 PM
To: elva.nuno-odonnell@lacity.org

Dear Elva,

I object to the huge plans and development at Westfield. I don't believe there was a thorough study on the heat that these developments will cause. Woodland Hills hit 118 degrees last week. A Woodland Hills mail carrier was found dead in her mail truck. Woodland Hills is at the southwest end of the valley where it's air circulation is at a minimum. It's hotter here than anywhere else in Los Angeles. I believe that hundreds of senior citizens will die here if the high rises continue. Cars create an extreme amount of heat also so adding a stadium will cause this area to heat up to unbearable levels. There are limited resources, as the rise in our utility bills indicate. Our bills will all rise if these buildings steal away what little resources we have. Black outs will also occur (76,000 customers lost service last week)as DWP has no plans to add any new stations.
I used to visit an 82 year old neighbor with my dog, just to give her company as her family lives in Texas. This past year, with utilities rising, she can't pay her bills and refuses to put on her a/c. Not only is she suffering in the heat, but she is also missing out on social interaction because nobody wants to visit her in her hot home. Please Please do not build anymore in Woodland Hills. The heat island effect needs to be investigated before more people die.

Thank you,
A concerned Woodland Hills resident.

Sent from my iPad

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

EIR Promenade 2035 Westfield Warner Center.

LA <lla2003@aol.com> Fri, Jul 20, 2018 at 8:56 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

Coincidently, I came across this article yesterday as well as another informative piece. Please add this information to my previous comments.

Thank you.

I'll keep in contact with others that are on your list so that you can save money on postage.

According to the Centers for Disease Control and Prevention, each year **extreme heat causes more deaths in the United States than all other weather-related causes combined.** In LA, the average five-day heat wave results in 4.1% more deaths than cooler weather on the first day, and 11.9% more on the fifth day.

Realistically, the coming heat event will result in some Angelenos going to the emergency room...and others dying at home.

Extreme heat does not just cause heat exhaustion or heat stroke. Many chronic medical conditions are exacerbated, and the situation worsens the longer a heat wave lasts – especially when there is little relief at night,

The human body has to work hard to keep you cool under these conditions, and the task becomes very difficult when the body is unable to take a break at night. Our elderly and under-resourced communities are at the highest risk – due to a combination of living in neighborhoods with less tree canopy cover, limited access to air conditioning, and housing with poor insulation.

How Do Urban Heat Islands Form?

As vegetation in rural areas is gradually replaced by asphalt and concrete for roads, buildings and other structures closer to cities, urban heat islands develop. Asphalt and concrete absorb the sun's heat rather than reflect it, causing surface temperatures to rise.

Additionally, tall buildings and narrow streets trap the heat from the afternoon and reduce air flow, preventing the heat from escaping and keeping temperatures warmer overnight.

The urban heat island effect can also be enhanced by heat emitted by vehicles, factories and air conditioners.

Sent from my iPad
[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

EIR Promenade 2035 Westfield Warner Center.

LA <lla2003@aol.com> Sat, Jul 21, 2018 at 1:02 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Jack Aroyan
20410 Clark St
Woodland Hills,Ca
91367

Sent from my iPad

On Jul 19, 2018, at 7:59 AM, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

[Quoted text hidden]

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

C68AC2FD-3473-49A4-9486-53FAF0A6E13D

Serge Arslanian <sergearslanian@icloud.com> Mon, Jun 25, 2018 at 7:21 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Nicole Arslanian
18980 Ventura Boulevard
Suite 300
Tarzana, California 91356
Tel 818-776-9600
Fax 818-776-9633

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DEIR_comment_N.Arslanian.docx
15K

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell and the Planning Department,

I wanted to begin by commending City Planning's commitment to reviewing projects responsibly and ensuring that only quality projects move forward. You serve an important role and as a resident, I appreciate it.

I felt it was important to write today and share with you how impressed my family has been by the Westfield team when it comes to the Promenade 2035 development plan. From day one the team has reached out to the community to share its plans in great detail. Outreach has been consistent and has included mailers, email communications, and in person meetings.

It's nice to see that the environmental studies bear out everything that they have shared. They assured the community that the project would be sensitive to the water supply and water use and I was pleased to see just what steps the project is taking to be sensitive to water.

Including:

- Only using recycled water for landscaping and focusing on drought tolerant planting throughout the property.
- Utilizing high efficiency toilets, kitchen faucets and showerheads.
- Using solar water heating for pools and spas.
- Employing rainwater-harvesting systems to reuse where possible.

Those are just a few of the steps that Westfield is taking, and I hope that they will continue to find new ways to conserve throughout the life of the project.

I hope that you will move this project forward.

Nicole Arslanian
18980 Ventura Blvd., Ste 300
Tarzana, CA 91356

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

7BE6004F-9DB7-4999-92B3-900CA923C273 promenade project

Serge Arslanian <sergearslanian@icloud.com> Mon, Jun 25, 2018 at 7:22 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Sabine Arslanian
18980 Ventura Boulevard
Suite 300
Tarzana, California 91356
Tel 818-776-9600
Fax 818-776-9633

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DEIR_comment_Sabine.Arslanian.docx
14K

City of Los Angeles
Department of City Planning
Attn: Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Promenade 2035
ENV-2016-3909-EIR

To Whom It May Concern:

It is important to me that any development in Los Angeles commits to strong sustainability measures. It is for that reason that I support the Promenade 2035 Plan. As I discovered in the Draft Environmental Impact Report released by the City, the project is taking major steps to build a community where residents, employees and visitors can live and work in sustainable ways.

Committing to LED and energy-efficient lighting technologies such as occupancy sensors, daylight harvesting and dimming controls make the work place work for the environment.

Equally important is their commitment to provide a minimum of 500 kilowatts of photovoltaic panels on the project site. I hope that they will even consider increasing that even more over the course of the project.

With measures like these, as well as those required for the Warner Center Plan, Promenade 2035 is sure to be a boon to the area, and in a way that makes sustainability a new way of life.

Very kindly,

Sabine Arslanian

18980 Ventura Blvd., Ste 300

Tarzana, CA 91356

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Project

Serge Arslanian <sergearslanian@icloud.com> Mon, Jun 25, 2018 at 7:20 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Serge Arslanian
18980 Ventura Boulevard
Suite 300
Tarzana, California 91356
Tel 818-776-9600
Fax 818-776-9633

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DEIR_comment_S.Arslanian.docx
13K

Ms. Elva Nuno-O'Donnell
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

The Westfield Promenade is one of the smartest development projects to come to the West Valley in years, so I'm not sure why the public comment period for the Draft Environmental Impact Report was extended to 90 days.

I understand these types of delays are becoming increasingly common, making it difficult for any development projects to get off the ground. I know it is already hard to do business in California, so let's not discourage Westfield from moving forward with this project by slowing the process down even more. As a nearby resident, I'm rooting for them to succeed.

I'm hopeful the company will persevere with its plans to remake the old Promenade Mall and turn it into an active, vibrant, urban downtown with apartments, restaurants, shops and entertainment for all to enjoy. And, I'm hopeful there will not be further, needless delays.

Serge Arslanian

18980 Ventura Blvd., Ste 300

Tarzana, CA 91356

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

D55CE98D-4F7E-43AC-948D-E06442C40203

Serge Arslanian <sergearslanian@icloud.com> Mon, Jun 25, 2018 at 7:21 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Taline Arslanian
18980 Ventura Boulevard
Suite 300
Tarzana, California 91356
Tel 818-776-9600
Fax 818-776-9633

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DEIR_comment_T.Arslanian.docx
13K

Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Attn: Ms. Elva Nuno-O'Donnell

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

Now that the long-awaited Draft Supplemental Environmental Impact Report has been released and found no significant issues with Westfield Promenade, it's time to allow this project to move forward.

I've been impressed with this project from the start. I like how Westfield has reimagined the Promenade property and is turning it into a smart, attractive development that is sensitive to the community and environment through various design features and architectural elements.

The large public open space is terrific, and I can see the area becoming a popular gathering space like The Village.

Let's get this project approved soon.

Best,
Taline Arslanian
18980 Ventura Blvd., Ste 300
Tarzana, CA 91356

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield DEIR Letter for City Clerk ENV-20 16-3909-EIR

Penny Bahn <penny.bahn@gmail.com> Thu, Jul 26, 2018 at 12:59 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: ": John M. Walker" <johnmwalker@earthlink.net>, preservewalnutacres@gmail.com, ileana wachtel <wachtelileana@gmail.com>

Hello Elva – please document the attached letter regarding the DEIR for the Westfield development which is due prior to 4pm today. I assume it will be included in the ENV- documentation and filed with the City Clerk.

Thank you,

Penny Bahn

Westfield Letter ENV-20 16-3909-EIR.pdf
62K

July 26, 2018

To: City of Los Angeles Planning

Re: ENV-20 16-3909-EIR

As a Woodland Hills stakeholder I am again not surprised that this inappropriate development continues to move forward without adequate controls by either the Area 3 City Councilman or the City. We in the West Valley are experiencing record heat with blackouts, exorbitant water rates and threats of restrictions, unmaintained local streets with potholes that are fixed eventually with mounds of extra asphalt (Woodlake and Ostronic) that are a danger both before, and after, long awaited "repairs". Traffic that continues to load onto all our streets and the 101, and development that is out of control; allowing residential growth that far exceeds the current infrastructure and the demands for office space and housing in Warner Center and the surrounding areas. All pushed forward to beat the next downturn in the economy and the coming rising interest rates. It's time to think a little more broadly and curtail this development.

The DEIR points out the construction issues including air, noise, vibration, congestion etc. but doesn't note that this will go on for years, actually *decades*, before this planned oversized behemoth is completed. Decades. The stadium is on the corner of Oxnard which is a 2-lane residential road going west, and Topanga; an already grossly congested boulevard used as an option for Santa Clarita residents to get from the 118 to the 101 every AM and PM. What this will do is push more speeding workers down Fallbrook and Shoup – the only 2 remaining N/S streets west of Topanga that the Santa Clarita crowd already use to fly down to the 101 avoiding the 405. Fallbrook and Shoup are both residential roads, not commercial highways. This will push thousands of cars into the residential neighborhoods for many, many years to avoid this construction which will increase air pollution and risk the safety of our residents. Clocking drivers on either of these residential roads shows they are speeding at 50-60 much of the commuting hours down those streets. It is ludicrous.

Again, the City is putting property tax dollars and whatever other revenue they are getting for this development, before the needs of the residents in Area 3. This is a gross misuse of political power and the City should insist the development be pared down, stadium eliminated (is there anyone that thinks that is a good idea except for Westfield?), and the infrastructure put in place BEFORE subjecting the area to such a massive development.

This facility will not be "off the grid" rather it will demand massive water, electricity, police and fire resources that we have not been allocated now. The construction will make living and traveling around the area untenable. Then after development, when no additional infrastructure is in place, the area is made even hotter by the amount of buildings and concrete, we will be forever negatively impacted by the short-sighted approval of the Westfield project.

Lastly, the West Valley has historically been a refuge from the busy westside and one we suffer the heat and distances to enjoy. That includes dark night sky, quiet neighborhoods and less congestion getting from A to B. That will all be gone forever the minute this starts and I object whole-heartedly to it.

Please note all the above issues in the ENV-20 16-3909-EIR file.

Regards,

Penny Bahn – Woodland Hills Homeowner

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield DEIR Letter for City Clerk ENV-20 16-3909-EIR

Penny Bahn <penny.bahn@gmail.com> Thu, Jul 26, 2018 at 3:46 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thanks Elva – please add my address for notification purposes:

23045 Collins St

Woodland Hills, CA

91367

Thanks,

Penny

From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Thursday, July 26, 2018 3:17 PM
To: Penny Bahn <penny.bahn@gmail.com>
Subject: Re: Westfield DEIR Letter for City Clerk ENV-20 16-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR (Westfield Promenade)

dennis and yuko <d_yb@hotmail.com> Tue, Jun 19, 2018 at 7:53 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell

City Planner, Department of City Planning

City of Los Angeles

6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

We live about three miles from Westfield Promenade, and have an interest in any development on the Promenade property.

The "Village," a similar near-by development has been a huge success and has attracted us to its establishments. Thus, we are similarly interested in and support Westfield's plans for their Promenade project.

We understand that the Environmental Impact Report has identified mitigation measures to minimize any impact of traffic conditions, which would be of most concern to us. That other issues such as air quality and noise have also been considered is important.

We are looking forward to a prompt fruition of the Westfield project.

Regards,

Dennis & Yuko Barron

6021 N Pointe Place

Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

NO:ENV-20 16-3909-EIR

Barbara Baum <barbara0648@att.net> Wed, Jul 25, 2018 at 1:27 PM
Reply-To: Barbara Baum <barbara0648@att.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thank you for taking the time to read this :

This proposal strikes me an over blown concept with no fail safe. Many of the ideas are valid and may offer benefit to existing residents,
as well as, encourgement for new residents to live, work and enjoy the benefits of a centralized community center. The problem lies in
access to this new center whether it be by individual vehicle, mass transportion or bicycle and walking access. As a long time resident I have
seen movement within the community triple in terms of time commitment. This plan does not adequately address the existing movement issues
and seeks to expand building for employment, residence and recreation.

There is no question that this area will grow and attract more people to enjoy the benefits that are all ready here. Adding more residential units,offices, and
general businesses is a great idea if the existing infa structure is supported. It is my belief that none of the existing businesses should be asked to leave
or relocate. We recently added an area called the Village to the Topanga Owensmouth area it was inadequately planned for and has suffered from
poor parking, few incentives,to help businesses survive and no attention to affordable housing for job holders in the area.

The ideas in this new plan are not without merit but must be scaled down by more than 50 percent of its intent. We do not possess the ability to support such
expansion all at once. Police services and city maintenance personnel are just a few af the areas all ready over whelmed. To even consider an Entertainment
center of the magnitude proposed seems too early in what should be an orderly roll out of meeting the needs of the existing area. Having a proposal of the magintude
to aspire to is valid. Destroying what currently exists and is functioning is counter productive and ruins countless ambitions along the way. Profitability, employment and
better lives go hand and hand and are built by supportive structures over time. I ask thatwe move forward carefully and not forget to support what pre exists.

Thank You ,

Barbara Baum

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

NO:ENV-20 16-3909-EIR

Barbara Baum <barbara0648@att.net> Wed, Jul 25, 2018 at 2:56 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you so much for your kind reply it is Barbara Baum 23015 Dolorosa Street

Woodland Hills CA 91367 Thanks Again

Sent from my iPad
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Arena - Westfield Promenade Mall

Kelly Beder <kbeder@att.net> Mon, Jul 2, 2018 at 9:11 PM
To: elva.nuno-odonnell@lacity.org

Hi Ms. Nuno-O'Donnell,

We are writing to express that we do not support the addition of a 15,000 person arena in Woodland Hills where the Westfield Promenade Mall is located. Traffic is already a major concern in the area, and with the addition of the new residential communities already under construction, traffic will only get worse. From our home, we can hear the Concerts in the Park each Sunday. Although we are supportive of the Concerts in the Park as it is a very family friendly activity we do not support a large commercial venture which would bring additional traffic and noise the area. Please keep Woodland Hills the way it is, which is a lovely place to live.

Thanks!

Kelly and Ted Beder

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Arena - Westfield Promenade Mall

Kelly Beder <kbeder@att.net> Tue, Jul 3, 2018 at 2:43 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,
Thanks for the quick response. Our address is 20611 Aetna St, Woodland Hills, 91367

Thank you!
Kelly

Sent from my iPhone
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade: Case No. ENV-2016-3909-EIR

Jed Behar <jedbeharmd@hotmail.com> Mon, Jul 2, 2018 at 3:02 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Dear Ms. Nuno-O'Donnell,

I can appreciate the time that went into preparing the Supplemental Draft Environmental Impact Report for the Westfield Promenade project. Thank you for your thorough review – it's great to hear that any project impacts can be mitigated through improvements, good planning and smart design.

I especially like the fact that the DEIR fully analyzed noise, lighting, traffic, parking and construction related to the Entertainment and Sports Center and addressed the impacts through lighting and sound design features as well as an event management plan.

It's also good to hear that Westfield has designed a sustainable lifestyle community that minimizes environmental impacts by having housing, offices, retail and entertainment options in one location, promoting a more walkable neighborhood and reducing our reliance on cars.

In addition, Westfield is to be commended for achieving LEED Silver in all buildings and utilizing energy and water-saving practices.

I hope you will approve this project.

Sincerely,

Jed Behar
7031 Keokuk Ave., Winnetka 91306

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

FW: WESTFIELD TOPANGA

Fran Bernstein <franb@jpms.com> Wed, May 2, 2018 at 11:26 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

FRAN BERNSTEIN

RECEPTIONIST

JOHN PAUL MITCHELL SYSTEMS

20705 CENTRE POINTE PARKWAY

SANTA CLARITA, CA 91350

FRANB@JPMS.COM

661-298-0400

PAULMITCHELL.COM

JOHN PAUL MITCHELL SYSTEMS.

From: MailRoomLexmark@jpms.com [mailto:MailRoomLexmark@jpms.com]
Sent: Wednesday, May 2, 2018 11:17 AM
To: Fran Bernstein <franb@jpms.com>
Subject:

__Scanned for viruses__

image2018-05-02-111639.pdf
264K

Elva Nuno-O'Donnell
City of Los Angeles - Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Subject - ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I appreciate the work that the City of Los Angeles has put forth into evaluating the environmental impacts and viability of Westfield Promenade 2035. With the newly released draft environmental impact report, it appears that there are few major issues. Therefore, it is time to approve this project.

I'm pleased the draft EIR has confirmed that the project complies with the Warner Center 2035 Plan by taking a thoughtful approach to planned growth that balances the need for housing, jobs and services for the broader community. I also like that it encourages walkability and promotes green building standards that foster smart and sustainable growth.

Importantly, Promenade offers open space that will encourage public gatherings and create a hub of activity, as will the new entertainment and sports center. It's obvious that Westfield really studied the Warner Center Plan because the design and scale of their project really adheres to the goals of that community-created plan. The draft EIR shows the project is environmentally sound and can move forward.

Best,

Fran Bernstein

Fran Bernstein
22119 OXNARD ST.
WOODLAND HILLS, CA 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: ENV-2016-3909-EIR

Francie <franciebernstein@gmail.com> Wed, Jul 18, 2018 at 1:41 PM
To: elva.nuno-odonnell@lacity.org

Sent from my iPhone

Begin forwarded message:

From: Francie <franciebernstein@gmail.com>
Date: July 18, 2018 at 1:36:16 PM PDT
To: elva.nuno-odonell@lacity.org
Subject: ENV-2016-3909-EIR

Hi!
I am absolutely opposed to the proposed stadium urban village planned for Warner Center. The traffic will be a nightmare in the area and backed up on the freeway. It already backs up at Christmas to go to the mall. The stadium is unnecessary. A scaled down mixed use center could be acceptable.

Thanks,
Francie Bernstein

Sent from my iPhone

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: ENV-2016-3909-EIR

Francie <franciebernstein@gmail.com> Wed, Jul 18, 2018 at 3:36 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Francie Bernstein
24120 Park Riviera
Calabasas, CA 91302

Thanks

Sent from my iPhone
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Proposal

Bob Bernstein <rabernstein@outlook.com> Wed, May 9, 2018 at 8:32 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>

Robert Bernstein
7551 Atherton Ln
West Hills, CA 91304
818.606.5089

May 8, 2018

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Project ENV-2016-3909-EIR

To the members of City Planning:

Just a quick note to voice my support for the replacement project of the Promenade in Woodland Hills.
Since we all recognize that many 'old school' shopping malls are either dying or are dead, I think it is the time for this land to be re purposed.
I think that the proposed project would be a major aesthetic and financial (tax base) improvement to the West Valley.
Much like the addition of big box stores, such as Costco, and their related shopping areas, I think that the Westfield proposal is a step in the right direction.
So much for my two cents.
Sincerely,

Bob Bernstein

Virus-free. www.avast.com

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Development

Tony Blake <tonyblake125@gmail.com> Thu, Jul 19, 2018 at 9:46 AM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell

I'm writing to express my objection to one of the aspects of the proposed re-development of the Promenade Mall. That would be the 15,000 SEAT ARENA that is planned. Having lived here for 20 years I can tell you it doesn't take a rocket scientist to know that having approximately 6 or 7 THOUSAND CARS coming into that area in a compressed time frame for an event to know it would create massive traffic and environmental issues. Clearly the EIR is deficient about this issue.

With the continuing development of high density apartment buildings going up in Warner Center that are already causing serious traffic issues, the idea of a 15,000 seat arena is insane. It's clear this is motivated by the greed of both the developers and the City Councilman and not by concern for the quality of life for those of us who live in this neighborhood.

Thank you for listening.

--
Tony Blake

"Success is not final. Failure is not fatal.
It is the courage to continue that counts."
W. Churchill

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Development

Tony Blake <tonyblake125@gmail.com> Thu, Jul 19, 2018 at 10:32 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you for your prompt response.

My mailing address is: 4819 Poe Ave. Woodland Hills, 91364.

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035

Judith Bluestone <lwthjoy@socal.rr.com> Fri, Jul 20, 2018 at 3:29 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuño-O'Donnell,
I live on Erwin Street 2 short blocks west of the Promenade.

I am opposed to the proposed stadium.
I'm in favor of a neighbor friendly complex with minimal traffic and environmental impact.

Thank you,
Judith Bluestone

Sent from my iPhone

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035

Judith Bluestone <lwthjoy@socal.rr.com> Mon, Jul 23, 2018 at 12:56 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you.
Judy Bluestone
22241 1/2 Erwin St
Woodland Hills, CA 91367

Sent from my iPhone
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Env Case No: ENV-2016-3909-EIR / Promenade Comment / Confirm receipt

Jeff Bornstein <powcp@aol.com> Wed, Jul 25, 2018 at 9:13 PM
To: elva.nuno-odonnell@lacity.org, Councilmember.Blumenfield@lacity.org

Please confirm receipt of all 10 paragraphs.

SENT VIA EMAIL / Email: elva.nuno-odonnell@lacity.org

MS. ELVA NUÑO-O'DONNELL City of Los Angeles, Department of City Planning 6262 Van Nuys Boulevard, Room 351 Van Nuys, CA 91401

THE HONORABLE COUNCILMAN BOB BLUMENFIELD 19040 Vanowen Street Reseda, California 91335

Re: Promenade 2035 EIR Comments, Environmental Case No: ENV-2016-3909-EIR Public Comment from Jeff Bornstein

Dear Ms. Nuño-O'Donnell, and the Honorable Councilperson Blumenfield:

The plan as a whole lacks specific information. The worst case in lacking specifics is the area known as The Stadium/Arena.
This should make studies and actions thereafter invalid. Specifics are needed for legitimacy of the process for the community in the case of this Promenade project Environmental Case No: ENV-2016-3909-EIR. Without specific information on the whole project there is no way to accurately comment on flow and interacting with the existing traffic patterns and other aspects of the existing community.

We need to plan One Phase at a time.
The plan itself is further flawed in the fact it is asking for approval for all phases of the project when the proposal provides for building it in different stages. If it is going to be built in phases it makes sense to plan it and get approval individually. In Phases. Projects and plans should be submitted only by phase. Treating each individual phase as a separate entity. If the Stadium/Arena is to be built in 10 years. Planning should start in an appropriate time prior to project. Not, projects that are proposed for the future with so many variables . This does not seem to make sense.
Planning should be done as close to the project being built as possible. To give all participants, Developers and Community to have the most updated opportunity to comment on projects that will change their communities.
The Developer should only get approval for projects it is legally bound to start construction in a normal time. And built in a normal and timely timely manner not to evade the intent of " One Phase at a Time".

Further the lack of information only cements the need for Planning One Phase at a time.
Doing anything contrary seems to stifle comment on buildings and Stadium/Arena to be built sometime in the future. We need more specifics. We need more information.
And updated information

With information lacking there is still the fact this plan adds thousands of residents and others to an already dense area. Yet this plan lacks basic public safety needs for the area. The plan allows for developers to make enticing profits, yet allows for no funds to help plan and provide for a LA City full scale Police Station. With the addition of thousands upon thousands of apartment residents this Developer and other Large Developers need to participate in planning and providing for a Police Station in a timely fashion. Warner Center needs a full scale LAPD Police Station in Warner Center to offset the planned 20,000 new residences and 40,000 to 80,000 new jobs stated in the

–

Warner Center 2035 Specific Plan. Chapter 3 CommunityVision Statement WC2035SP Warner Center 2035 Specific Plan

"Increase jobs in Warner Center from the existing approximately 40,000 to 80,000 by 2035, including Research/Development, Professional/Technical and other "creative class" jobs.
• Create an environment to attract jobs, provide quality residential neighborhoods with amenities, including open space, a community shopping center, neighborhood-serving retail, entertainment and walkable streets, add 20,000 new residential units of various types and sizes by the year 2035."
–

A Police Station is needed. The best place probably would be next to LA City Fire Station 84 on Burbank Blvd. Burbank Blvd. just west of De Soto Ave. (South side). being practically adjacent to the only Hospital in the area and next to Fire Station 84 is the least intrusive. Another property maybe easier to acquire, but in any case a Police Station is needed and anyone who cares about the community should recognize that. Neglecting the need for health and safety should not be the job of Large Scale and large profit developers such as Westfield
has presented with the Promenade project.

Beyond that this project avoids the two core arteries of transportation in the west San Fernando Valley. Avoiding the Ventura Fwy (101 Fwy) and the Orange Line guarantees a ride on City streets more than 3/4 of a mile and more. Only exceptions are pedestrians and bicyclists. Large 17 story apartments would be better suited closer to the Orange Line or Ventura Fwy. This plan avoids that. This plan is a guarantee of clogging local City streets even for those taking the Orange Line and the 101 Freeway.

A project of this magnitude would better serve the community closer to the Orange Line.
The Orange Line, now running only on the dedicated former Southern Pacific rail track has been successful and for the West Valley to be served appropriately the Orange Line should be light rail. Light rail is faster, more efficient and healthier for the neighbors as well as riders and the physically limited. Building this building near the Orange Line would be ideal in stating to the MTA the West San Fernando Valley wants its fare share and deserves a light rail akin to the Blue Line, Gold Line and Expo Line.
West Valley residents participate in paying extra sales tax for Propositions providing for public transportation. Proposition M funds, as well as other proposition driven funds are not being spent in the West San Fernando Valley because Developers are building large skyscrapers away from the Orange Line. This needs to be remedied

The MTA parking lot on Canoga Ave just South of Vanowen Ave. is a perfect location for a 17 story apartment building. Adjacent to the Orange Line, that parking lot owned by the MTA, would be need to be part of a land swap. The parking lot has no toxic history as does the Rocketdyne Facility across Canoga Ave.

The Promenade plan lacks an Emergency Plan. With this many new residence an internal Emergency Plan will not only help residents, but will help Police, Fire and the Local community as well. An extensive plan for Earthquakes and Power outages with stored water and generators for the physically challenged would seem like a proper investment for a large apartment building.
Planning before building for areas and protected water and devices will pay big dividends in the future, As well as a selling point for future tenants.
This subject of Emergencies, earthquakes, disasters and power outages are part of our reality and they should be addressed. This subject is hard to cover because of the lack of specifics in terms of the proposed " Stadium/Arena". How can you have an Emergency plan without a specific facility?
Lastly on the subject of emergencies. The fact we will have Emergencies in the future only magnifies the need for another Police Station in Warner Center to take care of those 20,000 new apartments or apartment-style condominiums.

Sincerely,

Jeff Bornstein
7507 Winnetka Ave.
Canoga park,Ca 91306

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

support for Warner Center 2035 Plan

Ann Bose <ann@annbose.com> Mon, Jul 16, 2018 at 12:13 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell:

I've lived in the West Valley for 42 years and raised my family here, so I have a strong interest in what's going on in the community. I wanted to let you know that I support Westfield's Promenade project.

I am very happy with the time and effort Westfield has invested in our community. Every time they propose a new development, they meet with the neighbors and work to address our issues and most importantly, keep their promises when they build and operate their projects.

I think we can all agree that the Promenade needs to change. The plan Westfield has proposed is consistent with the Warner Center Plan and will bring much needed housing to the Valley.

I also like the balance of uses in the project and that the Valley will finally have a premier place to go to concerts, speaking forums or sports games.

The Warner Center 2035 Plan encourages entertainment and nightlife uses in the Downtown District, where Promenade is located. The Valley needs a venue for special events; because residents now have to travel down to LA or up to Santa Barbara to go to a concert or show. The Promenade is a great location for an Entertainment and Sports Center because it is conveniently located near transit and will be accessible to all Valley residents.

Please allow this project to move forward.

Ann Carlton Bose

22115 Avenue Morelos

Woodland Hills CA 91364-5004

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Angela Bravo <ocskinspa@gmail.com> Thu, Jun 28, 2018 at 10:04 AM
To: elva.nuno-odonnell@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

With any development project, I'm sure you hear from both supporters as well as opponents. Let me add my voice to those who support Westfield Promenade.
I've looked at the arguments for and against the project, and I don't understand why anyone would be opposed to revamping the old Promenade Mall and turning it into something useful for the community.
More new housing at various price points, shops and restaurants, parks, offices, hotels – these are all desperately needed in the West Valley. We also need more entertainment options, so we don't have to drive to LA or other faraway places to enjoy a concert.
I understand the argument about traffic, parking and noise, but the Draft Environmental Impact Report laid these concerns to rest.
Please give Westfield Promenade the green light so we can enjoy everything it has to offer.

Respectfully yours,
Angela Bravoderueda
22723 Bassett St.
West Hills, CA 91307

Sent from my iPhone

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project - ENV-2016-3909-EIR

Bruno, Boni <Boni.Bruno@dell.com> Tue, May 15, 2018 at 1:47 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you for the quick response Mrs. Nuno-O'Donnell, my mailing address is:

22314 Haynes Street, Woodland Hills, CA. 91303-2424

Best Regards,

Boni Bruno, CISSP, CISM, CGEIT, IAM

Chief Solutions Architect – Analytics

Dell EMC | Emerging Technologies Team

Unified Contact + 1 818 297 4571

Boni.Bruno@Dell.com

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From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Tuesday, May 15, 2018 1:45 PM
To: Bruno, Boni
Subject: Re: Westfield Promenade Project - ENV-2016-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project - ENV-2016-3909-EIR

Bruno, Boni <Boni.Bruno@dell.com> Tue, May 15, 2018 at 1:37 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "andrew.pennington@lacity.org" <andrew.pennington@lacity.org>

Greetings,

Please find attached my signed DEIR Comment on the Westfield Promenade Project.

I've been living in Woodland Hills, CA since 2002 and I am grateful for the work Westfield has done thus far for our community. I whole heartedly support the new Westfield Promenade Project and would ask the City of Los Angeles and elected council members to support and help push the project forward! I've read through the Draft Supplemental Environment Report located here: https://planning.lacity.org/eir/Promenade_2035/deir/index.html

I strongly feel the environmental effects cited in the report are minor while the benefits are significant to the community. This project will help bring needed housing and jobs while also beautifying the area further. Westfield has shown they know how to build successful projects. I'm sure there will be impact to traffic during construction and this is probably the number one concern for those that may oppose the project, but that is a shortsighted concern.

The City of Los Angeles was built on the back of visionary and innovative ideas and strong leadership, in similar fashion the Westfield Promenade Project is fueled with great vision, innovation, and leadership. I for one would like to see the project come to fruition and humbly ask for your unwavering support.

Sincerely,

Boni Bruno, CISSP, CISM, CGEIT, IAM

Chief Solutions Architect – Analytics

Dell EMC | Emerging Technologies Team

Unified Contact + 1 818 297 4571

Boni.Bruno@Dell.com

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DEIR_comment_D.Bruno-2035.pdf
167K

City of Los Angeles
Department of City Planning
Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Promenade 2035
ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

Thank you to the City Planning Department for the work you all have done to get Westfield's Promenade Plan to this stage of the review process.

After reviewing the environmental report released by the city, I can tell you I wholeheartedly support the Promenade project and appreciate its adherence to the ideas set forth in the Warner Center Plan.

I look forward to the next stages of this process and the release of the Final Environmental Impact Report.

Sincerely,

Boni Bruno

Woodland Hills, CA

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re "ENV-2016-3909-EIR -Public Comment"

Gene Burke <burkegene@msn.com> Thu, Jul 26, 2018 at 3:46 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell and Honorable Councilman Bob Blumenfield ,et al:

This public comment from me personally pertains entirely to the Draft Supplemental Environmental Impact Report (DSEIR)
and ENV-2016-3909-EIR -Public Comment.

As a ret'd environ. health consultant-investigator, a board certified Naturopath (ANMD, July '90), and a WH homeowner-resident since
1970, I'm extremely concerned about basically ALL aspects of this smoggy/murky DSEIR matter.

The **HEALTH** narrative(s) about present and DSEIR activities seem mostly absent and/or virtually ignored or unknown (or taboo politically?).
Seems to me & some others that L.A. politics--esp. around the SF Valley– wants to keep it subdued?.
Major concerns to the following, I now request, must clearly begin to be built in deeply to this DSEIR project.
Examples: seasonal Air quality influences (via traffic, etc); summer-time natural "Inversion layer" impacts; the decades-long highly toxic chemical/radioactive soil which, liquefied as it reportedly has become, continues NOT to be cleaned up (from Rocketdyne reckless days & beyond)! Are the present Developers and the LA City Council zero-ing in on that!?

To my immense alarm, I find that by their present actions, they are NOT.
Where are the medical & bio-chemical folks and disciplines on all of this?
Why is not this city of L A picking up strongly these obviously critical matters?

HEALTH--not Profits, nor building "beautifications" -- must come first please. In action; not just in talk.
Shouldn't THAT essential be a matter of common sense ?

Btw, as a member of WHHO, I happen to heartily agree with WHHO's written submission to this ENV-2016-3909-EIR when it comes to
the other complexities they've sent to you recently.

Thanks for your attention to these matters.

Sincerely

Eugene Burke
818 713 9975
c/o P O Box 95
Woodland Hills, CA 91365
(local home address withheld for security reasons.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield West Hills development

Garrison Burrell <garrisonburrell7@gmail.com> Fri, Jul 20, 2018 at 8:08 PM
To: elva.nuno-odonnell@lacity.org

Ms. Nuno-Odonnell,
This email is to address my concerns for the proposed scope of work at the Westfield Mall in West Hills.
I am very much against the Hotels and Sports Stadium as well the density of people this whole development adds.
I understand Alternative 4 plan is somewhat less impactful. So I am pushing for that.
Thank you for your consideration. Garrison Burrell

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR.

James Caldwell <jascaldwell7@gmail.com> Tue, Jul 24, 2018 at 4:23 PM
To: elva.nuno-odonnell@lacity.org

It is obvious that Promenade 2035 has recognized that the 15,000-seat entertainment/sports arena will be difficult to sell; will draw considerable negative comments from the public and have offered Alternative 5 with reduced seating of 10,000 and 7,500 as an option. Assuming an average of 3 persons in every vehicle, the proposed parking would be marginally sufficient if the 7,500-seating option was adopted. With the Staples Center in LA, and the new football stadiums under construction I see little support for this project. Currently, weekend parking is limited even using the parking lot at the Promenade.

Topanga has the only east-west on ramp for the 101 freeway, near the project. Topanga and its feeder cross streets are currently heavily congested; and a sports facility will only further impact traffic in the area. Traffic, noise and light pollution will reduce the quality of life for those living near Topanga and the feeder cross streets.

We are totally against ANY size sports facility for Promenade 2035 and demand that the City of Los Angeles reject any and all attempts by the developer to obtain approval.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2106-3909-EIR-Public Comment

Gail Cane <gailcanehomes@gmail.com> Thu, Jul 26, 2018 at 2:06 PM
To: elva.nuno-odonnell@lacity.org

Dear Madam,

As a 48 yr resident of Woodland Hills, I urge you to carefully review the current Planned urban development.

Everyday homes with every day people. The current mantra of live, work and play here may capture some new residents. On the other hand, we who will leave our homes to our grown children who will be moving on to other areas of non-congestion, peace and quality of living. A Sports arena,? more multi-level housing? why? it appears that we already have more than necessary. Plus, Lucy (the Earthquake lady) stated that with a decent earthquake, "there's not a person who'll escape alive". Please I urge you to consider the future of once beautiful Woodland Hills to be ultimately ruined by zealous, greedy developers.

Thank you for your attention to this matter,
Sincerly,
Gail C. Cane, Realtor
#01340491
Rodeo Realty Woodland Hill Branch

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Mitch Carter <drcarter007@yahoo.com> Thu, Jul 19, 2018 at 7:34 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Good morning,

Please put into the public record my strong opposition to the Promenade 2035 Plan as it exists.

I am appalled that, due to corrupt, behind-the-scenes deal making, the enormous negative environmental and quality of life implications of this project will be considered as "not significant".

Traffic congestion is already a significant problem in the Warner Center area, receiving an "F" rating from Caltrans. It should not be intentionally worsened.

Noise will go up, air quality will go down, current neighborhoods will be degraded with coming parking problems, trash left by concert goers will litter the streets...have you ever been stuck in the nightmare of traffic trying to get in or out of the parking lots at Honda Center? Car horns honking, motors idling, packs of people tromping through on foot, liquor bottles discarded on streets and sidewalks, vehicles crawling forward at the rate of one block in a half hour...awful. I experienced that once, never went back and, at that time, pitied the poor folks who lived around the venue.

Anyone suggesting that this development is a "live/work" creation is a liar. Who can work at the Starbucks on the ground floor and live in one of the high-cost apartments above? It's an appealing fairy tale but a fairy tale nonetheless. We will just create more commuters.

If we in the West Valley wanted to live downtown, we would. We've already seen far too much development, far too much increase in traffic and crime and addict transient encampments. Enough! BEFORE further development occurs, we need a convenient, TIME-SAVING [not time-wasting], clean, safe, efficient system of mass transit. That does NOT currently exist in the West Valley. BEFORE further development, we need our electrical grid updated and upgraded. BEFORE further development, we need our water infrastructure upgrade and updated and we need to know how, in a state that just added coming penalties for going over rationed water allocations, we're going to have enough water for all of these additional people and units. BEFORE further development, we need to KNOW that the West Valley will be allocated the additional law enforcement and fire resources that will be required to keep residents safe with the proposed influx of new buyers/renters, traffic and event-goers. BEFORE further development, we need to create an effective means of dealing with the explosion of encampments of transient addicts, criminals and the mentally ill that we have seen in the West Valley.

This is a greedy, ill-conceived project, obviously made to benefit the developers and politicians involved and the residents of the West Valley be damned.

Mitch Carter, DC
West Hills, CA

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Mitch Carter <drcarter007@yahoo.com> Thu, Jul 19, 2018 at 10:20 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva.

24650 Gilmore Street
West Hills, CA 91307

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield project

hchemel@aol.com <hchemel@aol.com> Mon, Jul 23, 2018 at 2:59 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, ANdrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell

City of Los Angeles - Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR (PROMENADE)

Ms. Nuno-O'Donnell:238

I'm a longtime resident (40 years) of Woodland Hills and I urge you to quickly approve Westfield Promenade 2035.

Westfield has done some beautiful things with their properties and has demonstrated they are forward-thinking with great integrity. I am in favor of the company's plans to add new housing, retail and dining options, publicly accessible open space and an entertainment/sports center (roof or no roof).

People are going to complain about traffic, but this will be almost a moot point as the younger generation drives less. The whole world is changing and in a few years, there may even be a kiosk for jet packs at Westfield malls! Also, the recent July 4th extravaganza had 40,000 people and traffic cleared in less than 20 minutes. So, I believe the traffic argument is not a valid one.

Let's allow Westfield to move forward with their plans so they can provide another world-class property that offers shopping, dining and other experiences for the community to enjoy.

Thank you.

Helene Chemel

23840 Calvert street

Woodland Hills, CA, 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Joseph Choe <joechoe87@gmail.com> Thu, May 10, 2018 at 4:37 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell
Los Angeles City Planning Department
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 90401
Elva.nuno-odonnell@lacity.org

RE: Case #ENV-2016-3909-EIR – Westfield Promenade Project

Dear Ms. Nuno-O'Donnell:

I'd like to submit my comments on the Draft Environmental Impact Report (DEIR) for the Promenade 2035 project. I live nearby, and this project has been the subject of numerous community meetings and a lot of discussion. I think the majority of my neighbors believe that it's a long-overdue reinvestment in a property that has outlived its time. The new proposal reflects current thinking about public accessibility, sustainable building and operating, and creating a mix of uses that encourage walking rather than driving. As the DEIR substantiates, the project adheres to the Warner Center 2035 Plan and has many more benefits than impacts.

Westfield has spent a lot of time answering questions and responding to community concerns. They have proven to be reliable partners, making good on promises and delivering projects that are welcomed by the community. With the addition of the Promenade 2035 project, they will have reclaimed and revitalized a large portion of Warner Center, staying with us to assure that quality is maintained. The proposed Promenade 2035 project will not only create a real neighborhood, but with the entertainment venue and the open public space, it will become a true center for our area.

I hope the project is approved and moves forward quickly.

Sincerely,
Joseph Choe
6300 Variel Ave. Apt. 240
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Nadia Siswanto Choe <njsiswanto@gmail.com> Mon, May 14, 2018 at 7:34 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell
Los Angeles City Planning Department
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 90401
Elva.nuno-odonnell@lacity.org

RE: Case #ENV-2016-3909-EIR – Westfield Promenade Project

Dear Ms. Nuno-O'Donnell:

I would like to submit my comments on the Draft Environmental Impact Report (DEIR) for the Promenade 2035 project. I live and work nearby, and this project has been the subject of numerous community meetings and a lot of discussion. I think the majority of my neighbors believe that it's a long-overdue reinvestment in a property that has outlived its time. The new proposal reflects current thinking about public accessibility, sustainable building and operating, and creating a mix of uses that encourage walking rather than driving. As the DEIR substantiates, the project adheres to the Warner Center 2035 Plan and has many more benefits than impacts.

Westfield has spent a lot of time answering questions and responding to community concerns. They have proven to be reliable partners, making good on promises and delivering projects that are welcomed by the community. With the addition of the Promenade 2035 project, they will have reclaimed and revitalized a large portion of Warner Center, staying with us to assure that quality is maintained. The proposed Promenade 2035 project will not only create a real neighborhood, but with the entertainment venue and the open public space, it will become a true center for our area.

I hope the project is approved and moves forward quickly.

Sincerely,
Nadia Siswanto Choe
6300 Variel Ave. Apt. 240
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comment on Promenade 2035 SEIR

Ron Clary <ronclary@ronclary.com> Wed, Jul 25, 2018 at 10:25 AM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-Odonnell:

Attached is a comment on the Promenade 2035 SEIR.

--
Ron Clary

Promenade 2035 SIER comments by Ronald Clary.pdf
180K

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comment on Promenade 2035 SEIR

Ron Clary <ronclary@ronclary.com> Wed, Jul 25, 2018 at 10:36 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell:

My mailing address is as follows:
Ronald Clary
7222 Owensmouth
Suite 102
Canoga Park, CA 91303

Thank you!
[Quoted text hidden]
--
Ron Clary

July 25, 2018

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

Regarding:The Promenade 2035 Supplemental Environmental Impact Report

Dear Ms. Nuño-O'Donnell:

In accordance with previous instructions, I am submitting the following comments concerning the Supplemental Environmental Impact Report for the Promenade 2035 project. I am the owner of a business in an adjacent area in Canoga Park and the owner of a home in Winnetka. For identification purposes only, I am the current Chairman of the Planning and Land Use Committee of the Canoga Park Neighborhood Council. The comments below do not reflect the opinions of the Council or the Planning and Land Use Committee. They are mine and mine alone.

Canoga Park High School. One item that is of some concern is that the Report confirms the project will result in overcrowding at Canoga Park High School and other LAUSD campuses. In the opinion of the Planning Department, a payment to be made to the government in compensation for this will be adequate mitigation. However, there is no explanation given concerning how such compensation will be used by the government to correct the problem at the schools. Indeed, there is no assurance that any funds will actually be used to address the problem. The community needs assurance that specific actions that will be taken to assure that the Project does not benefit to the detriment to the students and staff of Canoga Park High School and other campuses. This should be addressed to a level of certainty before the project is allowed to proceed.

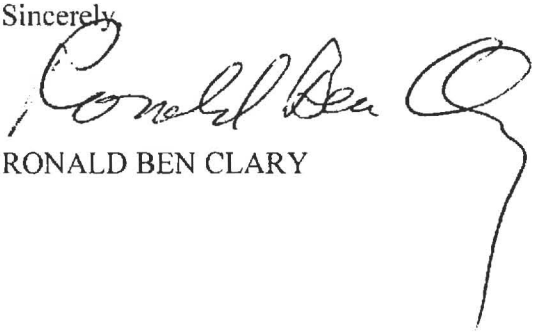
Traffic. An additional concern is that all traffic flow issues depend upon the City of Los Angeles to take appropriate remedial action in mitigation of possible congestion. The Appendix referencing traffic mitigation runs nearly three thousand pages. The study reviewed activity at 49 affected intersections in the region. Proposed mitigation activity includes modification of several significant intersections and freeway ramps. In view of past performance, there is no assurance that the City will take such actions in a timely and appropriate manner. The SEIR Traffic Appedix confirms this: it expressly states that "**...the timing of the roadway improvement may not be guaranteed before the 2035 horizon year.**" (Emphasis added.) In other words, even the appropriate government agencies have confirmed that the necessary road improvements now identified and admitted to be required cannot be assured to be ready even SEVENTEEN YEARS FROM NOW! And this regardless of the fact that Westfield has agreed to pay the necessary assessments required to pay for the improvements. This is not hard to believe, based on current performance. It has been indicated to me that the City has still not completed all mitigation activity in regard to The Village project, which has essentially been completed. The

mitigation here is much more complex and the factors involved almost infinite. I do not have confidence that the City is competent to make the required changes in a timely and efficient manner, particularly when they already concede this to be the case. The project should not be permitted to proceed unless and until the necessary modifications are identified, designed, and budgeted. Actual construction should not commence until the modifications and improvements are underway and will be completed within a reasonable certainty.

Affordability: It should be noted that the Project calls for all housing involved to be priced at "market rate." Since the adjacent area of Canoga Park and Winnetka provides for the overwhelming majority of affordable housing in the West San Fernando Valley, the increase in rents and resultant gentrification of the area will in all likelihood result in the dislocation (eviction) of renters in the surrounding region, exacerbating the existing affordable housing crisis. This issue is not referenced in the report...not one word. While Councilmember Bob Blumenfield has expressed concerns about affordable housing in the Warner Center project, this proposal provides no assurance that this exodus will not occur. The current crisis in affordable housing is a very real and tangible issue and the failure to address all potential difficulties is to me a fatal flaw in this report. An appropriate study should be made to project the impact of this and other such construction on the availablilty and pricing of housing stock in the area. The failure to address this issue is incomprehensible.

Conclusion: While I believe that Westfield is acting in good faith, and has been a good neighbor in this community for many, many years, the size of this project calls for caution. The question is not whether development is necessary. That is clearly the case. However, I believe that the project should not proceed unless and until assurances are clear and concrete that the required mitigating actions will be taken, and that the economic impact of the project on the lower income populace of the West San Fernando Valley will not cause significant pain and suffering.

Sincerely,



RONALD BEN CLARY

May 29, 2018

ENVIRONMENTAL CASE NO.: ENV-2016-3909-EIR
STATE CLEARINGHOUSE NO.: 2016111027
PROJECT NAME: PROMENADE 2035
PROJECT APPLICANT: Westfield Promenade LLC & Prom. Buyer LLC
COUNCIL DISTRICT: 3 – BLUMENFIELD
PUBLIC COMMENT PERIOD: APRIL 26, 2018 – JUNE 11, 2018

RECEIVED
CITY OF LOS ANGELES
JUN 5 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Elva Nuno-O'Donnell, City Planner
City of L.A., Dept. of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Dear Ms. Nuno-O'Donnell,

Over the last 7 years, I have noticed a large increase in traffic congestion, especially on Topanga Blvd., Ventura Blvd., Victory Blvd, Sherman Way, Shoup Ave., Oxnard and Canoga Avenue. This is due to the fact that so many apartment complexes have been going up in our neighborhood, in particular on DeSoto and Oxnard. Now this plan is adding 1,432 multi-family units, along with the 350 units next to See's Candies, the units popping up on Variel Ave., and then the Rocketdyne property that will be housing probably another 1,000 units – that's at least another 7,000 people or more, and another 7,000 cars or more. There is nothing environmentally friendly about this. This is just a tax grab. This should be cut back. Parking is going to be an issue! Driving around here will be an issue!

I strongly oppose the Entertainment and Sports Center. This is going to be a noise impact as well as a parking impact. I know that parking is not going to be FREE for those attending this sports center. Therefore, attendees will be looking for other spots to park in, like all the surrounding neighborhoods. Due to the fact that we have apartments already, the neighbors park on the street if they have more than one car. It should go to them first, because they live here, not to those coming for an event. (This impact is already verified by the fact that we have a 4th of July Event at the Park on Califa and Topanga Blvd. each year. What a noisy, trashy and overcrowded parking problem each time.)

We have plenty of places to go to. There are new Entertainment and Sports Centers being built in the L.A. area as well as those already established, the Thousand Oaks Civic Arts Center, and our colleges and universities. When I go out, I want to get away to another location. I am not interested in having everything next to me. This is a bedroom community, and many people enjoy its peace and quiet. The things they want close to them is their Health Care and the things for our daily needs, markets, haircuts, clothing stores, laundromat, movies.

So, do you live in my neighborhood? I will be living literally across the street from this monstrosity. Would you allow this in your neighborhood? It would have been nice to see 150 houses go on that property instead of another Mall. We have enough of those. Please cut back on the apartments, and NO to the Entertainment and Sports Center.

Sincerely,

Teresa Comito

Teresa Comito \ 22030 Calvert St., #1, Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Plans for Warner Center, It must have COST $$$ lots for WESTFELD to put this one through the LA POLS!

Edward Conroy <axleaday51@yahoo.com> Wed, Jul 25, 2018 at 10:11 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

California Politics at its worst, .. is active in WOODLAND Hills, CA. Just after the latest additions to Warner Center, We have stopped even passing through that area, much less shopping there! It is a traffic mess already and parking is almost impossible and expensive! I feel sorry for the people who live there! As for the bus service (Orange Line) that is a joke!
People in LA don't ride buses, unless they just got off the boat!

CA already has a Governor, who thinks that a "BULLET TRAIN" costing somewhere between $64 and $100+ Billion is going to solve anything in this STATE! At the same time the pols(D) are running around trying to figure out ways to raise taxes and fees! They can find $Billions for a STUPID Train, but not one $ DIME for new WATER sources for So. CA!
OR any money (besides new fuel taxes) for our LA Streets and FREEWAYS upkeep! We already pay almost $1.00 in taxes for every gal of fuel pumped in CA, BUT, SORRY, that sure isn't being used on repair!

BTW, are any of those THOUSANDS of housing units going to be affordable for the HOMELESS people, or the illegals?
NOT a chance!

Please, HELP, .. stop this foolishness, right now! It is time to follow that MONEY trail (s), how is Westfeld, getting their plans so far down the road, they have to be buying OFF (Political Donations etc.) .. a lot of Pols, to pull this off! Passing laws in Sacramento, to allow this to go forward, etc. Bus service etc.!!

William Conroy 818-349-1163

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Plans for Warner Center, It must have COST $$$ lots for WESTFELD to put this one through the LA POLS!

Edward Conroy <axleaday51@yahoo.com> Wed, Jul 25, 2018 at 10:51 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

My address (Snail Mail) is 17434 Stare St. Northridge, Ca 91325

Thank you for your Quick Follow-up. I will be following up on how this project moves forward! I am sure that Westfeld has enough money to push this through, as they say .... "Money is the MOTHER's Milk of Politics!"

William Conroy

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Draft Supplemental Environmental Impact Report

pd <pddp@sbcglobal.net> Thu, Jul 19, 2018 at 12:17 AM
Reply-To: pd <pddp@sbcglobal.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuño-O'Donnell,

I am writing to you about the Draft Supplemental Environmental Impact Report on the 15-years-of-construction Promenade 2035 Project. I have looked over the document and as a 27 year resident of Woodland Hills think the Project is a bad idea. Traffic has become a significant issue over the years as well as the bad air quality. Nothing about this Project will improve either of those and will no doubt make them worse. A version of the Studio Mixed Used Development Alternative (Alternative 4 pg. I-23) might be compatible for the area. Both the construction (B pg. I-42) and operational (B pg. I-48) phases will worsen air quality particularly of NOx and VOCs. Los Angeles should be a trail blazer for clean air and quality of life issues. Trying to squeeze every dollar out of a piece of land by cramming as many people as possible into an area is not conducive to either.

Thank you,

Patricia Davis
5314 Baza Ave.
Woodland Hills, CA 91364

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

DSEIR for ENV-2016-3909-EIR.

Kelly Del Valle <kdvloans@pacbell.net> Thu, Jul 26, 2018 at 3:53 PM
To: elva.nuno-odonnell@lacity.org

Please take note of my objection to the building of the project noted above.

The amount of traffic and congestion exceeds what this small neighborhood has capacity for.
It is too large for that location.
Please do not allow this to be built.
Thank you,

Kelly Del Valle
818-601-4340 mobile
Sent from my iPhone

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

DSEIR for ENV-2016-3909-EIR.

Kelly Del Valle <kdvloans@pacbell.net> Thu, Jul 26, 2018 at 9:18 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you.
Here's my address:
23218 Hatteras St
Woodland Hills, CA 91367

Kelly Del Valle
818-601-4340 mobile
Sent from my iPhone

[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: ENV-2016-3909-EIR -Public Comment -- my address

lmd2ltb@aol.com <lmd2ltb@aol.com> Fri, Jul 27, 2018 at 1:55 AM
To: elva.nuno-odonnell@lacity.org
Cc: lmd2ltb@aol.com

My address for "Interested Parties" is: 21650 Burbank Blvd Unit 210 Woodland Hills CA 91367-6472

Thank you, Elva!

----Original Message----
From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
To: lmd2ltb <lmd2ltb@aol.com>
Sent: Thu, Jul 26, 2018 11:13 pm
Subject: Re: ENV-2016-3909-EIR -Public Comment

Dear Ms. DeTournay,

Your comments regarding the Promenade 2035 DSEIR have been received. If you provide your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva

On Thu, Jul 26, 2018 at 2:42 PM, <lmd2ltb@aol.com> wrote:

> Hello Elva!
>
> Just my comment on the immense size of the Promenade 2035 project. I lived in Woodland Hills when the Promenade was built and it was a lovely, upscale store addition to our city. However, this new project will totally change the Warner Center area with incredible traffic and parking issues on adjacent streets. I am especially opposed to the 15000 seat stadium planned. I see absolutely NO need for this type of facility in our area. I currently live in Woodland Oaks (a condo association on Owensmouth and Burbank) and feel that the current level of traffic is enough already. Though I love living in a "suburban downtown" area, I believe that we are at capacity for the residential areas around the Promenade in regard to the traffic. Please count this as a vote AGAINST the stadium. Thank you! Lisa DeTournay

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to 4:30 p.m. *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promanade 2035

diazalma <diazalma@att.net> Wed, May 23, 2018 at 5:14 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351Van Nuys, CA 91401

Promenade 2035 ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

While I live in Winnetka, I do enjoy going to Woodland Hills to shop at the Topanga Mall and the Village. I'm looking forward to Westfield's Promenade project, so I have even more reason to stay in the valley for dining, shopping and other entertainment activities.

Overhauling the old Promenade mall is a great idea! I love that Westfield is being creative with the property and bringing in apartments, offices, shops and restaurants and a venue for entertainment and sports, along with public open space.

I'm pleased that the environmental impact report found no major reason why Promenade shouldn't move forward.

We desperately need more projects like Promenade in the valley – I hope you will approve it.

Thanks,

Alma Díaz

20727 Vanowen St Apt A-10

Winnetka, CA 91306

Sent on my Boost Mobile Samsung Galaxy S9.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield's Promenade 2035 Draft SEIR, Environmental Case #ENV-2016-3909-EIR

Karen DiBiase <karendibiase@yahoo.com> Thu, Jul 26, 2018 at 2:12 PM
To: elva.nuno-odonnell@lacity.org, "Bob Blumenfield. 190403 Code-NC IPad" <bob.blumenfield@lacity.org>

Dear Ms. Nuno-O'Donnell,

Attached are my personal comments related to the Draft Supplemental EIR for Westfield's Promenade 2035 Project, submitted during the Public Comment Period.

Thank you for uploading this to the Draft SEIR file in time for today's July 26, 2018 deadline.

Sincerely,

Karen DiBiase
20525 Aetna St.
Woodland Hills, CA 91367
cell: 818-429-5483

Westfield's Promenade 2035 Draft SEIR Comments_dated 7-26-18.pdf
205K

July 26, 2018

Ms. Elva Nuno-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401
CC: Councilman Bob Blumenfield

RE: Promenade 2035 Draft SEIR Comments
Environmental Case No.: ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I am the co-chair of the Environmental Committee of the Woodland Hills-Warner Center Neighborhood Council and a resident of Woodland Hills since 1988. The WHWCNC has submitted their comments separately. The statements listed below represent my personal comments concerning the Westfield Promenade 2035 Draft SEIR.

To begin with, the Westfield Promenade 2035 project will be constructed in four phases, which is expected to be completed by 2035. The Draft Supplemental Environmental Impact Report was written as if this is a one phase project instead of the Multiple Phase Project (page I-21). It does not take into consideration other large projects in Warner Center that are currently under construction, currently approved but not begun yet and those projects that are pending approvals in Warner Center. The Draft SEIR references that there are "29 other nearby projects", yet does not address that the scope of the "market conditions" in Woodland Hills will be vastly different throughout the term of construction of the Promenade 2035 project. **I absolutely believe that the Draft SEIR for the Promenade 2035 should therefore be redone.** A separate SEIR for EACH phase of the project should be required. Warner Center is going through a unique period of growth and expansion, never before seen in the San Fernando Valley and updated and current data analysis needs to reflect this growth. It is impossible for the published Promenade 2035 Draft SEIR to forecast this changing environment, using data that is several years old.

Secondly, to quote the Public Resource Code, Section 21061, "an environmental impact report is required to provide the public with detailed information about the effect which a proposed project is likely to have on the environment". And Section 15123(a) and 15362 of the CEQA Guidelines state the "an EIR is an informational document that will inform public agency decision-makers and the public of the significant environmental effects of a project, identify possible ways to minimize any significant effects, and describe reasonable project alternatives". As the Lead Agency, the City of Los Angeles is responsible to give a detailed report of potential

significant issues and feasible mitigation measures as it relates to the Project. Throughout the entire Promenade 2035 Draft SEIR, Westfield and the City has failed to be specific about how to solve parking issues, security, traffic mitigation to/from the 101 freeway, availability of space at LAUSD schools for children living at the housing units, a source of work for those living at the housing units (Re: the office towers are proposed in phase IV, causing residents to travel outside Warner Center to find employment), the Entertainment/Sports Complex (ESC) about size/seating capacity/roof or no roof/types of "entertainment" planned/times the facility will be used/sound and light mitigation/traffic mitigation on adjacent streets and neighborhoods/etc and parking issues which rely on the assumption of "agreements with other business owners to use their parking structures for overflow parking" (yet no written agreement was included in the Draft SEIR).

Warner Center is designed to be a LIVE-WORK-PLAY community. With the current proposal, if you live at the Promenade 2035 (Phase I for the residential units), you will be unable to work there until 2035 (Phase IV for the office towers). The Warner Center Specific Plan was designed to maintain a balance.....and there is no balance proposed by Westfield at this time (as Phase I and IV are separated by 15 years).

SPECIFIC ISSUES

Page I-24: Alternative 5

The Draft SEIR lists Option 1 and Option 2 under Alternative 5. The public is asked to respond to "options" within the specific alternatives. This needs to be split into two separate alternatives so the public is able to make responsible comments. There is no stated proposed use for the stadium, only the reduction of the size of the Entertainment/Sports Center from 15,000 seats to *either* 10,000 seats or 7,500 seats. Without stating the proposed use of the facility, the public is unable to respond if either of these options would be a preferable option.

Page I-16: Landscaping and Open Space.

"The Project's street frontages would meet all the requirements of the Warner Center Plan, both with regard to the types of new trees planted and the pedestrian connections." Per **Appendix C** of the Draft SEIR, the Tree Report states that 292 private property trees will be removed. Of the 8 protected on-site trees, 6 are proposed to be relocated and 2 are unlikely to survive boxing and relocation. Westfield proposes to replace all protected trees at a ratio of 4:1. However, the math results in 6 protected trees + replacement of 8 trees (4:1 ratio) + 14 non-native Canary Island Pines = 28 trees....vs the removal of 292 trees. There is no specific mention of other replacement trees on the site. This is unacceptable and contradicts multiple public presentations by Westfield of what the landscaping will look like. Also stated in Appendix C, the 90 existing street trees surrounding the Project site will also be removed. Westfield states that "all existing street trees would be replaced consistent with Urban Forestry's requirements for street trees" but neglects to state what that requirement is.

Again, the purpose of an EIR report is to provide details and should not force the public to have to research "Urban Forestry requirements" to get data.

On **Page I-28**, it states "the Project would provide at least 600 trees within the Project Site", but fails to state where those trees will be located. Comments on Pages I-16 and I-28 contradiction each other in regard to trees. The existence of trees in Warner Center is crucial to the well-being of our community, environment, soil quality, esthetics, animal life and sun shading.

Continuation of Page I-16 comments (with references to Page I-136):
Westfield proposes the use of "landscaped roof decks" within the Northwest, Northeast, and Southeast portion of the Project site as a mitigation to "open space". The Northwest portion is in Phase II for the proposed hotel next to Topanga Canyon Blvd, and therefore is restricted to hotel guests. The Northeast is scheduled for the residential buildings of Phase I, and therefore is not readily accessible by the public. The Southeast portion of the site is the proposed hotel in Phase IV, which may/may not be built depending upon "market conditions" and therefore should not be considered as applicable "open space" on the Draft SEIR due to possible non-construction.

The proposed 60,000 sq ft open space of Promenade Square makes up the bulk of the open space for the project. To access this park, the public must use Westfield's planned underground/paid parking only. It is located within the Project site, and therefore not seen directly by the public from any existing street. The Draft SEIR also does not state what this space will be used for, or if any on-site handicap/other parking will be available adjacent to the park instead of underground. Public safety has not been discussed for the park. Questions: will there be separate security personnel specific to the Square? Will there be lighting and camera for safety concerns? If the park is open from 6am to 10pm, how will any homeless population encampment be handled after hours?

Page I-44: CO "Hot Spots" Analysis:
At buildout of the Project, the average daily trips at the DeSoto Ave and Victory Blvd intersection would be "significantly below the daily traffic volumes that would be expected to generate CO". However, as stated earlier, the projected building of the Project is phased over 15 years. The cumulative effect of all the other projects in Warner Center is not being considered in the Draft SEIR. Question: how will CO be mitigated in the underground parking? This is not discussed in the document.

Page I-57: Analysis of Historical Resources:
"The Macy's building appears to be eligible for the California Register and as a Los Angeles Historic-Cultural Monument (HCM) as an example of New Formalism architecture".
"Consequently, the demolition of the Macy's building would result in a significant impact to an historical resource". Therefore, additional analysis into the status of the Macy's building must

be done *prior* to any demolition. If the Macy's building is deemed a HCM, then re-design of the site to respectfully and appropriately incorporate the building must be required of the Project.

Page I-74: Hydrology, Surface Water Quality and Groundwater:
The Draft SEIR states that the Project will "excavate down a maximum of 75 feet for basement levels, building structure, and hardscape and landscape around the structures". Groundwater pollutants related to aerospace manufacturing were detected and noted in the Southeast corner of the site, which is under the proposed Stadium/parking. Environmental mitigation for any groundwater issues must be completed prior to construction of the underground parking and the mitigation process must be specified in the Draft SEIR. On **Page I-80**, it states that "impacts to surface water and groundwater hydrology and quality during construction and operation of the Project would be less than significant and no project-level mitigation measures would be necessary". Detailed explanation of how the ground water pollutants will be removed is not listed in the Draft SEIR. Public safety during construction and afterwards during project operation is imperative. The Warner Center Plan Mitigation Measure HYDEO-1/"Best Management Practice (BPM) during construction" cannot be met without addressing these groundwater issues.

Page I-94: Cumulative Impacts on Land Use:
"There are three related projects in proximity to the Project Site. The balance of the related projects would not cause cumulative land use impacts". Throughout the Draft SEIR, it references 29 other projects in Warner Center, not just the 3 projects listed on this page. The data used for the Promenade 2035 Draft SEIR report is not taking into consideration all of the multiple large projects within Warner Center. A new study using current projects under construction and those currently pending approval in 2018 must be used as the basis for "cumulative impacts on land use". This new study must include the construction phase, the truck haul routes during construction and traffic studies on impacted intersections and freeway access on/off, as it relates to both the Promenade 2035 and the approved concurrent construction of other projects in Warner Center. In addition, as the Promenade 2035 is a phased project, *a new land use study must be required before each phase begins.*

Page I-99: Entertainment and Sports Center:
The Project includes a 15,000 seat Entertainment and Sports Center. There is no determination in the Draft SEIR if this stadium will be open-roof or closed. Also, there has been no determination for what events will take place at the stadium. If open-roofed, noise for concerts will include sustained amplification from sound systems that may be above allowable decibel levels. Noise for sporting events will include spontaneous loud bursts of sound from cheering crowds. Stadium lights will reflect up and outward toward the existing Marriott Hotel and be seen from nearby neighborhoods. Without the determination of open-roof or closed, it is impossible to state that noise impacts would be "less than significant". The Promenade 2035

Draft SEIR leaves these issues as un-determined, and therefore does not fulfil the "detailed information" requirement of an EIR.

Page I-99: Parking Facilities:
"The Project would include parking structures within each of the development areas". However, since the Project is phased and the stadium is currently scheduled for Phase III, there will be no available parking spaces at the proposed office/hotel structure, as that is currently scheduled for Phase IV construction, and will therefore will not exist yet. Therefore, there is NOT adequate parking available to support a 15,000 seat stadium, as proposed "shared parking" is not exist at the buildout of the stadium. The construction for the stadium must be moved to Phase IV, and the office/hotel tower must be built prior to the stadium in order to support required on-site required parking. In addition, further study must be made on the estimated noise and CO levels that will be generated by vehicles cueing at the entrance/exit of the parking structure if a stadium is filled to capacity. This has NOT been addressed in the Draft SEIR. Possible shared parking agreements with non-Westfield owned property has also not been approved in writing at the time of the Draft SEIR, and therefore, can NOT be included as parking mitigation. The stadium must be greatly reduced in size or omitted entirely if separate on-site parking space requirements for the proposed ESC are not planned and available.

The Draft SEIR states there *may* be one to five levels of underground parking. Per the rules of an EIR, these decisions must already be determined in the EIR so the public can comment on actual parking plans and not what MAY be considered at the site. The conclusion is that The Promenade 2035 Draft SEIR must therefore be revised to include what is specifically going to be built in the parking structure(s) and not speculate on what open options MAY happen.

Page I-106: Mitigation Measures/Warner Center Plan Mitigation Measure NOI-3:
Construction activities MUST (not shall) be restricted to the hours between 7am and 7pm Monday through Friday, and NOT extended up to 9pm. Construction activity at 9pm will be disruptive to the nearby neighborhoods and Marriott Hotel guests and once the Promenade 2035 residential building is completed, will be disruptive to those residents as well.

Page I-114: Public Services-Police Protection, Construction:
The Draft SEIR states "most, if not all, of the construction worker and haul truck trips would occur outside the typical weekday commuter morning and afternoon periods", which directly conflicts with the statement of the proposed hours of construction stated on **page I-106**. Community workers commuting on Topanga Canyon Blvd exists between 7am and 9am, and the reverse commuting traffic between 5pm and 7pm. Topanga Canyon Blvd is also a designated emergency route, and therefore daytime construction traffic from the Project, combined with the traffic from additional currently under construction projects, and combined with the daytime traffic of the two existing Westfield shopping malls, WOULD (not "could) impact the response times within the Topanga Area due to construction impacts on the

surrounding roadways". As the Promenade 2035 is a phased project, there will be on-going construction for 15 years.

Page I-115: Public Services-Police Protection, Operation:
The Project Site is served by the Topanga Community Police Station. The Draft SEIR states "the Project would not cause a significant change to the officer-per-resident ratio for the Topanga area". It states that is will reduce that ratio from 1.2 to 1.1, and on a cumulative level, further reduce that ratio from 1.2 to 0.8, along with an expected increase in crime. Westfield proposes hiring private, on-site security to "address crowd management and control for the stadium." Questions not addressed in the Draft SEIR: will these private security employees take the place of trained police officers? Will Westfield be held *personally liable* for the actions of their security personnel? Will they be deputized and trained to be able to hold individuals or will the police still need to be called to handle disturbances at the stadium? The projected officer-per-resident ratio will need to be re-projected to also include a capacity 15,000 seat stadium, which is not included in the Draft SEIR's calculation.

Page I-125 through I-127: Public Services-Fire Protection, Operation:
The building of 1,432 residential units, plus the hotels, live-work units, office space and stadium will increase the demand for LAFD fire protection and emergency medical services compared to existing conditions. Response times for emergency vehicles (including police response) are expected to increase due to travel time delays caused by traffic....primarily due to the stadium. CEQA requires that it is the responsibility of the City to mitigate this increased need. Therefore, this mitigation must to be detailed by the City and added as an Addendum to the Draft SEIR to show the public where these additional public services will come from.

Page I-131 through I-132: Public Services-Schools:
Per the Draft SEIR, "it is estimated that the Project would result in a total net increase of approximately 1,459 school age students". However, as reported in the Draft SEIR, there is zero capacity for both elementary and high school students in the local LAUSD schools, with only one middle school having capacity to accommodate only 178 new students. Westfield's mitigation is to "pay development fees for schools to LAUSD". It must be required for Westfield, Los Angeles City and LAUSD to work out a plan in which to accommodate these estimated new students *in advance of issuing the Project's building permit*. Simply "paying the required development fees for schools to LAUSD" without requiring LAUSD to specifically state how to spend those funds can NOT be tolerated. Without a plan in place by LAUSD *in advance* of new families moving in, there will be a detrimental effect to the community and places unrealistic constraints on the existing school student body. *If a new or expanded school plan cannot be completed, then residential construction must be suspended*. Furthermore, it must be required for <u>all residential unit construction</u> in Warner Center to meet with LAUSD in advance being issued building permits. The cumulative effect of all new residential unit construction (current, pending approval and forecasted) affects our existing local student's educational future.

Page I-144: Traffic, Access, and Parking. On-Street Parking Impacts:
Per the Traffic Study, "parking is not allowed adjacent to the Project Site during construction". Question: how will this be enforced? What precautions are in place to discourage parking on nearby residential streets in order to avoid paying for parking?

Page I-145 through I-149: Traffic, Access, and Parking. Operational Impacts:
"The addition of the non-stadium uses to existing conditions results in a total of 8 intersections with significant impacts" and when factoring in the stadium use, "results in a total of 12 intersections with significant impacts". Question: how do you prevent drivers cutting through private neighborhoods to avoid traffic congestion? What is the mitigation on these intersections?

Page I-154 through I-156: Caltrans Facilities Analysis, Intersections/Freeway Access:
"21 of 26 of the freeway arterial/ramp intersections are projected to operate at LOS D or better. 5 intersections are projected to operate at LOS E or F during peak period, which is their current operating condition". It is unacceptable for any of our freeway access ramps to be rated at LOS D or below. If the Caltrans and/or Department of Transportation (DOT) is responsible to improvements to the freeway ramps, and it is due to the Project's proposed stadium of being the specific cause of additional intersection problems being identified, then *construction of the stadium must be suspended until DOT completes improvements to the on/off freeway ramps* on Topanga Canyon Blvd, Canoga Ave and DeSoto Ave. This is a public safety issue and was previously noted in this report that the stadium will cause delays for police, fire and medical emergency personnel responders.

Page I-183 through I-184: Utilities and Service Systems-Wastewater:
"The Project would require construction of new on-site infrastructure to serve the new buildings and potential upgrade of existing infrastructure". As the Promenade was previously a shopping mall, and is now projected to transition to housing/hotels/offices/stadium, the level of demand on utilities will have significantly increased. Therefore, utility connections need to be replaced and improved during Phase I (and not wait until 2023) so the residential units will be guaranteed continuous service. Rain water run-off needs to be captured and stored in wells, to be used to irrigate the parks. There is no communication in the Draft SEIR related to water storage conservation.

Conclusion:

1) The Westfield Promenade 2035 Project is made up of 4 phases, but the Draft SEIR was written as if there is only one phase for this project. Since construction will take place over15 years, it is unrealistic to assume that the traffic studies that were used for this Draft SEIR will be applicable and unchanged in 5-10-15 years, considering the expected growth envisioned for Warner Center. Market trends adapt to change over time, and proposed future phased construction sometime doesn't happen. Therefore, the Draft

SEIR is NOT applicable to the entire project and as such, it should only apply to Phase I of the project. EACH future phase must be required to have a separate SEIR report.

2) The Warner Specific Plan strives for a balance of live and work. Therefore, construction of the office towers must be built at the same time as the residential units. When looking at the cumulative effect of constructing housing without also maintaining a balance of office/employment opportunities, then there will be no "walkability" as residents will be forced to drive to find employment elsewhere. The Draft SEIR does not address this necessary and required "balance". Therefore, the office tower must be moved to Phase II or built at the same time as Phase I.
3) The number of floors for underground parking needs to be determined. Current Draft SEIR is vague. Shared parking agreements do not exist in writing.
4) Street and freeway access issues are not mitigated in the Draft SEIR. No specific proposals have been listed to correct these problems. No mitigation discussion with Caltrans, DOT and Westfield have been completed.
5) Access and accommodation to schools has not been mitigated in the Draft SEIR. No mitigation discussion with LAUSD and Westfield have been completed.
6) Safety issues in the Promenade Square Park were not addressed in the Draft SEIR.
7) Finally, the Entertainment/Sports Center is completely lacking in final decisions in the Draft SEIR: How many seats, what type of programs, concerts or sports, roof or no roof, several smaller community rooms or one large venue, no shared parking agreements and not enough on-site parking available, etc. There is no mitigation of how to easily get cars in/out of the stadium venue other than "security will be available to direct traffic". There is no mitigation of freeway access. The public can NOT make determinations concerning the ESC as Westfield has failed to determine what the stadium will specifically include. Therefore, *the ESC must be removed from the project*.

With the Promenade 2035 Draft SEIR, Westfield has failed to be specific about many issues that are necessary for the public to comment on. Instead, Westfield has chosen to leave their options open and not address these specific questions. The City of Los Angeles must allow the public to have the opportunity to make comments on any changes made to this Draft SEIR in order to avoid a bait-and-switch scenario. The Public Comment Period is important for due process of the project and a second Public Comment Period is required to address all changes.

The Promenade 2035 Draft SEIR is incomplete and lacks the specific details that we, the public, need in order to make a substantiated analysis and conclusion about the project. "An environmental impact report is *required* to provide the public with <u>detailed information</u> about the effect which a proposed project is likely to have on the environment". This did not happen.

Sincerely,
Karen DiBiase
Woodland Hills, CA

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

env-20 16-3909-eir

Steven Dick <steven3745@aol.com> Thu, Jul 19, 2018 at 3:55 PM
To: elva.nuno-odonnell@lacity.org

i have lived in woodland hills for over 20 years and have seen what new construction does with traffic there is no way woodland hills could or should have to see this kind of expansion..not enough police public services etc with the population we have now
please stop this it is madness
please no more building
steven dick
cell 818 681 7313

MICHAEL DOOTS

July 20, 2018

Elva Nuno O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

Dear Ms. O'Donnell:

I am writing you as a concerned home owner. My son and I live in the Fountain Park Neighborhood which is within 1/2 block of the proposed 15,000 seat stadium being considered at the corner of Oxnard and Topanga Canyon. According to the submitted plans, it is not known whether it is to be a closed or open stadium. How can this possibly be considered if that has not yet been determined?

The noise, the traffic, the added unknown environment are just a few of the items that need to be considered in not allowing this venue to happen.

Within my community are 220 homeowners, plus the residential homes to the south of Oxnard...we are all very much opposed to this stadium. Please think it through before going any further with the proposed plans.

Sincerely,

Michel Doots

22057 Oxnard Street

Woodland Hills, CA 91367

RECEIVED
CITY OF LOS ANGELES
JUL 26 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Jeffery Dunaj <jcd91@pacbell.net> Thu, Jul 26, 2018 at 2:30 PM
To: elva.nuno-odonnell@lacity.org

The following comments are for the DSEIR for ENV-2016-3909-EIR.

I am opposed to this huge stadium being built in the Woodland Hills area as this area has been over-built in the past few years and traffic is terrible. Since the opening of the Village shopping center and Costco, traffic and parking have become a huge problem with bringing in large amounts of people to this area. The Westfield Topanga mall is just across the street and the Fallbrook shopping center, with a Walmart & etc., is just over a mile away, along with numerous new apartment complexes that have or are being built plus they have approved a large commercial Eldercare facility to be placed on a residential lot on Fallbrook and Erwin. The Woodland Hills area is already over-built and the addition of this massive stadium will add so many additional issues to an already problematic area. The traffic, parking and additional noise will make the beautiful area of Woodland Hills to further decline. Please do not go forth with this product.

Thank You,

Catherine Dunaj
22925 Sylvan Street
Woodland Hills, CA 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: Emailing: Warner Center SDEIR comments

Paul Edelman <pauledelman22@gmail.com> Thu, Jul 26, 2018 at 1:45 PM
To: elva.nuno-odonnell@lacity.org, Paul Edelman <pauledelman22@gmail.com>

Hello Elva - attached is a personal letter on the Promenade DSEIR - please email acknowledge receipt

Thank You Paul

Warner Center SDEIR comments

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

2 attachments

Warner Center SDEIR comments.docx
22K

Letter on Promenade 2035 DSEIR from Paul Edelman.pdf
231K

July 26, 2018

Paul Edelman
5065 Catalon Avenue
Woodland Hills, CA 91364

City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Promenade 2035 EIR Comments
Environmental Case No: ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

A major component of the proposed project, and most DSEIR alternatives, is the designation of publicly accessible open space areas on private property. The DSEIR concludes that because the proposed project provides slightly more than the 246,000 square feet of such required public open space that the project meets its public open space requirements. However, the details and qualities of the amenities in those areas are not adequately described in the DSEIR both for the public to know what it is getting and for decision makers to assess their general adequacy and long-term sustainability. Inadequately described project components with insufficiently defined long-term maintenance funding and enforcement teeth make for a deficient DSEIR.

With publicly accessible open space being the major public benefit to offset permanent unavoidable significant adverse, wide-spread surface street and freeway traffic impacts, those benefits must be commensurate with a hundred years of project-caused increased traffic gridlock within and around the project. As proposed, those publicly accessible open space benefits are insufficient both in total square footage, amenities, and a guaranteed level of maintenance and security. The DSEIR shall remain deficient until it irrevocably commits the project--via a revised project description and guaranteed permanent private funding source--to better-defined and better-maintained publicly accessible open space areas.

Given both the scale and budget of the project, coupled with its guaranteed significant adverse traffic impacts, the project should provide an exceptional public green space with exceptional levels of permanently-funded, private maintenance and user security. The City Council would be failing the public to not require such a world class urban amenity within the signature project of Warner Center. The City has the power to require such an amenity and a significant amount of privately funded maintenance. The proposed project and all the DSEIR alternatives require a Parcel Map Exemption from the City – a major discretionary action. There most likely

are other less obvious discretionary actions (not by-right). The City would also have to adopt a statement of overriding considerations for the unmitigable traffic impacts. Such required actions unequivocally give the City the exceptional power and latitude to demand the guaranteed provision of specific public benefits regardless their nexus with the proposed project. No exceptional benefits then no certified EIR is the equation. The proposed event stadium is not that world class signature green space free of concrete structures and dominated by shade trees; and it would cause its own permanent adverse impacts.

The SEIR project descriptions for the proposed project and all the development project alternatives are inadequate in that they do not include sufficient visual or written detail to show that an adequate number and distribution of shade trees will occur in proposed publicly accessible open spaces and other walkways. With both existing Woodland Hills temperatures, and those projected by conservative global warming scenarios, the daytime occupation of public spaces requires ample shade either from trees or permanent shade structures. The DSEIR touts the benefits of multiple privately-owned public spaces but fails to show the usability of those spaces visa via a required inclusion of shade and shade associated with seating.
The DSEIR will remain inadequate until includes a detailed plan for public area shading.

The adequate maintenance of public spaces takes substantial funding particularly if there is a high density of large shade trees to maintain and the need to constantly address the occupation of said spaces by homeless and transient individuals. The proposed project is unique in its provision of publicly accessible areas on one hundred percent private property. That arrangement is not well tested in the San Fernando Valley. The DSEIR is deficient for not including permanent standards (and hours) and guaranteed levels of security patrol for the proposed publicly accessible open space areas. The DSEIR is deficient in how it fails to address how private property owners will be required to firmly but sensitively address the homeless and transient use of public spaces on private property. For the sake of both the private property owners and the public, this issue must be addressed upfront in the CEQA process.

At least one onsite public open space area should have public restrooms with an on duty, outside stationed security guard in the open space area during all public hours. A project this large can afford that level of service in perpetuity. The project must form one or more Community Facilities Districts (CFD) or Landscape Maintenance Districts (LMD) to provide a steady permanent funding source to maintain and patrol all the proposed publicly accessible open space areas. In contrast, a Dwelling Unit Construction Tax is a one-time fee that cannot fund the ongoing operation of a privately-owned, publicly accessible open space area. To repeat, the proposed project's public benefits must be sustainable and such sustainability

annually requires hundreds of thousands of dollars of guaranteed privately generated landscape maintenance and security funding.

The DSEIR is deficient because it concludes the project will not have an adverse impact on existing City park use. How can 3,000 new project residents in conjunction with 15,000 new Warner Center residents to be added between 2018 and 2028 not create a burden on existing Woodland Hills parks? The only way to offset that long-term public park degradation is for the project to generate significant, permanent private annual funding for the Department of Recreation and Parks that the Department would be obligated to spend on those specific Woodland Hills parks. The only apparent mechanisms for such in perpetuity funding are the above mentioned CFD and LMD options. Having hands on experience forming six public CFDs for park maintenance in the City of Los Angeles, I can attest that there is no barrier to formation of such districts. The City needs to break out of old molds and those individuals owning the properties in the proposed project need to fund the public amenities. The current model of sloughing off maintenance and security funding to the City's general fund is unsustainable and a bad deal for the public.

Currently the DSEIR only addresses the increased provision of private security at the proposed Entertainment and Sports Center. It does so with zero specifics and broad claims. The DSEIR shall remain deficient until it commits the project at its various phases to specific permanent levels of security and maintenance funding (inflation adjusted) for all the proposed publicly accessible open space areas. Without such DSEIR detail, the publicly accessible open space components cannot provide the benefits espoused in the document. If maintenance and security in the publicly accessible open space areas is not top notch, their value will deteriorate, and their existence could eventually be put in jeopardy by a simple majority City Council vote down the road.

The SDEIR is deficient in its analysis of heat island affects caused by the project. The proposed increase in total building mass and a mere ten percent permeable surface is not mitigated by required dense tree cover in all potential locations where trees can grow. For example, the proposed 2:1 tree replacement ratio for trees removed is not adequate to counteract global warming and the fact that the replacement trees will take 20 years to reach the sizes of the trees removed. The tree replacement ration must be increased to 5:1. The project landscaping must be designed to maximize the absorption CO2.

The SDEIR provides insufficient test data to prove that the project soils are not amenable to storm water infiltration. The project must provide more permeable surfaces and/or devote more areas to deeper infiltration basins such that no runoff leaves the site with the first inch of rainfall from any storm event.

The DSEIR claims that the dewatering from excavating up to 75-foot-deep holes for building foundations will not have a significant adverse impact on groundwater resources. That conclusion is not supported by any evidence or studies. The amount of potential groundwater to be pumped is not even estimated. Nobody has a clue based on current data what the impacts will be, and which areas will be drained of groundwater that would flow into the holes. It is presumed that the water will be pumped into the storm drain system and flow into the Los Angeles River. Over the course of the project, the pumping would account for the loss of millions of gallons of groundwater owned by the public (City of Los Angeles). All that groundwater should be infiltrated onsite during different project phases and/or put onto the fields at Pierce College or even Warner Center Park at night. Some trees located south of the proposed project area probably depend on groundwater to survive. The DSEIR fails to account for the potential loss of offsite trees from the proposed dewatering activities. To proactively offset such potential impacts to offsite trees on both public and private land, the DSEIR will remain deficient until it includes more precise groundwater studies or finds a way inject all the pumped water back into the ground within one mile of the excavated areas.

The DSEIR does not adequately address the adverse greenhouse gas impacts of exporting up to 1,400,000 cubic yards of soil offsite to unknown locations and importing up to 450,000 cubic yards of soil from unknown locations. If ten-cubic-yard dump trucks are used to export and import that maximum amount of soil, that equates to over 180,000 truck trips. That is madness.

The City is under zero obligation to certify an EIR with unmitigated significant impacts. The project has unavoidable significant adverse traffic impacts. CEQA calls for lead agencies to maximize the avoidance of significant impacts and to maximize the requirement of feasible mitigation measures to reduce the level of significant impacts. The proposed project and most of its development alternatives do not maximize traffic impact avoidance and the SDEIR mitigation measures do not go far to reduce such impacts. Thus, the SDEIR is deficient in the provision of a feasible project alternative that does not result in unavoidable significant adverse traffic impacts.

Sincerely,

Paul Edelman

July 26, 2018

Paul Edelman
5065 Catalon Avenue
Woodland Hills, CA 91364

City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Promenade 2035 EIR Comments
Environmental Case No: ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

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The DSEIR is deficient because it concludes the project will not have an adverse impact on existing City park use. How can 3,000 new project residents in conjunction with 15,000 new Warner Center residents to be added between 2018 and 2028 not create a burden on existing Woodland Hills parks? The only way to offset that long-term public park degradation is for the project to generate significant, permanent private annual funding for the Department of Recreation and Parks that the Department would be obligated to spend on those specific Woodland Hills parks. The only apparent mechanisms for such in perpetuity funding are the above mentioned CFD and LMD options. Having hands on experience forming six public CFDs for park maintenance in the City of Los Angeles, I can attest that there is no barrier to formation of such districts. The City needs to break out of old molds and those individuals owning the properties in the proposed project need to fund the public amenities. The current model of sloughing off maintenance and security funding to the City's general fund is unsustainable and a bad deal for the public.

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Sincerely,

Paul Edelman

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Amir Erez <alerez@cedarfinancial.com> Wed, Jun 27, 2018 at 5:22 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR – Westfield Promenade

Dear Ms. Nuno-O'Donnell,

I just wanted to let you know how much I'm looking forward to the Westfield Promenade project. I love everything about it, especially the new entertainment and sports venue. It will be great to enjoy concerts and other events without having to leave the neighborhood.

The sooner we can get the project approved and start construction, the better!

I can't wait for it to become a reality!

Amir Erez Æ

Cedar Financial

Member of TCM Group ‖ ACA International

Ph: (818) 224-3800 x5301 ‖ m: (818)308-5558 ‖

alerez@cedarfinancial.com ‖ www.cedarfinancial.com ‖

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Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Amir Erez <alerez@cedarfinancial.com> Thu, Jun 28, 2018 at 7:13 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you Elva. That would be wonderful.

My home address is as follows:

Amir Erez
53 Bell Canyon Rd
Bell Canyon, CA 91307

- Amir (mobile)...Pardon the typos
[Quoted text hidden]
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project 2035

gillian etienne <GEtienne@hotmail.com> Thu, May 3, 2018 at 7:30 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Hello,

Please accept the attached letter as my commitment and support to the Westfield Promenade Project 2035.

Promenade 2035 letter to City.docx
14K

City Planning Department
City of Los Angeles
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Westfield Promenade Project
ENV-2016-3909-EIR

Dear City Planning:

Generally, I don't get involved in the planning process, but given the size and scope of this project, and its location, I felt it important to add my voice to this discussion.

I am truly passionate about green design and green amenities. Especially in Los Angeles County, if we wish to thrive in the future, we have to put our money where our mouth is and invest in the future now. That is why it was a relief to learn from the DEIR that Westfield is taking its commitment to green seriously.

In particular, I was pleased to see that when it comes to parking, 15% of all parking spaces will support EV charging and at least 40% of all parking spaces will be capable of supporting electronic vehicles in the future. In my mind, this isn't just green design for today, but by imagining a future less reliant of fossil fuels for transportation, it's green design for tomorrow, and the direction we **must** go.

Likewise, the project will limit the installation of natural gas fireplaces to no more than 150 throughout the entire project, again limiting fuel consumption.

It is our responsibility now to plan for the future. That doesn't mean we should limit growth, it means we grow more responsibly. Promenade 2035 is just such a project. I hope that ultimately this project moves forward, and it will do so with my sincere support.

Thank you,

Sylvestine Etienne
6300 Variel Ave. #258
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Reference case number ENV-2016-3909-EIR

coastcontact <coastcontact@gmail.com> Wed, Jul 18, 2018 at 8:18 PM
To: elva.nuno-odonnell@lacity.org

As a citizen of Canoga Park for almost 40 years I have observed the ever growing traffic congestion. Despite the fact that the Orange bus system is one half mile from the Promenade Angelenos are tied to their cars.

It is imperative that the city take every possible action to ensure the free flow of traffic.

The second issue is the lack of affordable housing in the Warner Center area. That lack of housing will result in lower income workers using their cars on the local freeways. The only people using the Orange bus system will be those living near that line.

Donald Evans
Canoga Park CA 91304

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Reference case number ENV-2016-3909-EIR

coastcontact <coastcontact@gmail.com> Thu, Jul 19, 2018 at 10:59 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Elva

Thank you for the response

My address is **22345 Baltar Street, Canoga Park CA 91304-3842**

Don Evans

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Margarita Fedorova <ritafed@gmail.com> Thu, Jul 26, 2018 at 1:55 PM
To: elva.nuno-odonnell@lacity.org

The following comments are for the DSEIR for ENV-2016-3909-EIR:

I am a West Hills resident who is very concerned with this project. We have enough infrastructure. Topanga Mall and Fallbrook malls are good enough for us! This expansion will create more traffic with already overcrowded 101 freeway and increase our commute. We don't need a stadium, we need to expand 101 freeway and develop suitable public transportation. We need to take care of an increasing crime rate(houses being burglarized left and right in Woodland Hills and West Hills areas) and take care of out of control homelessness. NO to Westfield Promenade 2035!

Margarita Fedorova.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Angela Ferdig <photos@angelaferdig.com> Tue, May 29, 2018 at 8:02 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell

City of Los Angeles, Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR (Westfield Promenade 2035)

Ms. Nuno-O'Donnell:

I am writing to comment on the Westfield Promenade Draft Environmental Impact Report and express my support for the project.

The draft EIR did a nice job of providing an extensive analysis of the project. Living only a few miles from the property, my biggest worries are traffic, congestion and parking. I'm relieved the draft EIR thoroughly analyzed these areas and the project identified mitigation measures to minimize any impacts.

In addition, I'm pleased that Westfield is making public open space a focal point with its Promenade Square. So many developers today are focused on using every inch of land to maximize profits. Westfield is to be commended for offering this large space for people to relax, picnic, play sports, etc. Like the Village, I have no doubt this green, open space will be a popular gathering area.

The draft EIR made a strong case for why Promenade should move forward. I am excited to see the proposed plans executed.

Regards,

Angela Ferdig

CC: Councilmember Bob Blumenfield

Andrew Pennington

ANGELA FERDIG
photographer
cel: 310.699.3599
http://www.angelaferdig.com
Instagram: @angelaferdig

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR Promenade 2035 Project

Howard Fields <howardmfields@gmail.com> Tue, May 8, 2018 at 4:44 PM
To: elva.nuno-odonnell@lacity.org

Please see attached correspondence of this date

Howard Fields

2018-05-08 HFieldsL2LACity.pdf
67K

Howard M. Fields
21900 Marylee St ■ # 287 ■ Woodland Hills ■ CA 91367 ■ howardmfields@gmail.com

May 8, 2018

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

Via electronic mail to: elva.nuno-odonnell@lacity.org

Re: ENV-2016-3909-EIR
Promenade 2035 Project

I am one of the many residents to be affected by proposed Promenade 2035 project living within 2000 feet just south of Warner Park in the townhome community of Warner Village. I have lived in the area since 1983 and have seen the growth and development over the years. I've seen the Promenade Mall prosper and then deteriorate into the sad state of decline it is in today. I have taken the time to peruse the SEIR, and while I find most of the proposed development exciting, the negative effects of the proposed 15,000 seat Entertainment and Sports Complex (ESC) cannot be overstated. The plan should not be approved with any such ESC.

The proposed ESC is to have 15,000 seats. The Hollywood Bowl seats 17,500. The traffic and parking situation in, to and from the Hollywood Bowl for hours before and after a performance is a major headache for patrons and community residents. The Forum in Inglewood has 17,505 seats. The parking lot at the Forum is 21 acres in size. The entire Promenade project on 34 acres proposes 5,610 parking dedicated parking spaces. The Traffic study states that 2,023 weekday off-site spaces and 2,380 weekend off site spaces are needed and the developer will have to provide evidence of agreements to secure the location and quantity of such parking prior to a certificate of occupancy. Seriously? Where are the spaces? Nearby office buildings?

I read on page 3 of the City of Los Angeles Inter-Departmental Correspondence to Luciralia Ibarra, the Senior City Planner, "*According to the analysis, the proposed project would not result in significant traffic impacts on any of the evaluated freeway mainline segments.*" The author cannot possibly be serious. With respect to traffic, currently at various times of the day and night it can take 8 minutes simply to exit the DeSoto, Canoga and Topanga Canyon/101 westbound exits with cars backed up on the freeway. It can take 10 minutes just to get through the intersection at Ventura and Topanga Canyon in the late afternoons, evenings and weekends.

In the words of Bob Dylan, "You don't need a weatherman to know which way the wind blows." I don't need to study all of the statistics in the SEIR to know that when you add 1,432 multi-family residential units (including 64,000 square feet of work-live space), 244,000 square feet of restaurant/retail space, 629,000 square feet of office space including a 28 story office tower, two

hotels one with 300-rooms and another with 272-rooms, and a 320,050 square-feet 15,000 seat entertainment and sports center to a community that is already clogged with traffic that Warner Center and the surrounding areas will be one gridlocked horrible place to live or work.

Please DO NOT APPROVE of any Entertainment Sports Complex as part of the proposed development.

Sincerely,

Howard Fields

cc: Bob Blumenfeld
Via Facsimile to 213-473-7567
and 818-756-91789

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

shawn finnegan <shawnefinnegan@gmail.com> Wed, May 9, 2018 at 6:36 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Hi Elva,

Please see attached letter.

Warm regards,

--
Shawn Finnegan, MPT
Co-owner of *Core Energy Fitness Systems, LLC*

Maker of The Anchor Gym
(310) 902-4060
www.theanchorgym.com
www.coreenergyfitness.com

ANCHOR GYM

Westfield Promenade.pdf
3849K

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Attn: Elva Nuno-O'Donnell

Regarding Project - ENV-2016-3909-EIR

Dear Elva

One of my favorite features of the Warner Center Plan was how specifically it analyzed different areas within the Warner Center. As I recall, it analyzed the Promenade area as a live/work style downtown.

I am pleased to see in the Promenade 2035 DEIR that Westfield is embracing that distinction, but I am also so grateful that the Promenade project is one million square feet less dense than analyzed and approved in WC2035.

It seems to me, we're getting everything we want in the Promenade Project, new ways to live and work and be entertained and all with less density. Couple that with the sincere outreach they've done, and the fact that everything they have said has been born out in the DEIR and this continues to look like a better and better project.

Sincerely,

Shawn Finnegan
5202 Mecca Ave. - Tarzana, CA 91356

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comments on Proposed Promanade plans

Frances Fitzpatrick <franiefitz@aol.com> Wed, Jul 11, 2018 at 5:31 PM
To: elva.nuno-odonnell@lacity.org

As a home owner in West Hills, I used to go the promenade and Topanga all the time, but now it is so congested over there it is an area to stay away from.
All the proposed building in the Warner Center area and all the west end of the SFV is over whelming! There are hundreds of huge projects coming up and non of them provide for water, energy ,fire,police, new streets parking And most of all housing for people that already live here or are just starting out. All these housing projects are way too expensive to be considered affordable! If you think young couples are going to take rapid transit to go grocery shopping or the will all want to share their parks with the ever present transients and drug addicts that live in Warner Park and the surrounding area you are wrong. Why do you want to suck the life out of what is left of any quality of life in the valley. Every spot you politicians and developers can find you want to stick some high
rise in What is wrong with you, did you forget we have earthquakes? Did you forget we have no water? Did you forget we don't have enough power? Is the new developer you pick for all of these going to pay for all this and import water and power,
build new roads?
No, you want all of us to do it, well you are driving all the young people away,and all us older folks are dying off so who will pay for all this in the future, Oh, that's right you don't care about the future .

I guess you can tell, I am not in favor of any expansion that is anywhere near that, do something one story or two story and really green. We have so many empty buildings now, fix them up , reuse the spaces. Stop this! We do not need this. We just need to re asses the resources and our specific needs. Think out of the box.!

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comments on Proposed Promanade plans

Frances Fitzpatrick <franiefitz@aol.com> Sat, Jul 21, 2018 at 11:51 PM
To: elva.nuno-odonnell@lacity.org

My address. Mrs.Frances Fitzpatrick. 7936 Valley Flores Drive. West Hills, California 91304.

Sent from AOL Mobile Mail

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 - SUPPORT

Armando Flores <armando.i.flores7@gmail.com> Wed, Jul 25, 2018 at 10:46 AM
To: elva.nuno-odonnell@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Ms. Nuno-O'Donnell:

I am writing in support of the Westfield Promenade project (ENV-2016-3909-EIR). Westfield's investment in the Warner Center throughout the years has created a hub for Valley residents to enjoy.

As a lifelong resident of the Valley, I can confidently say that Westfield Topanga and The Village have revitalized the area and the concept for Promenade 2035 will only create greater benefits for the Valley.

Westfield has become a part of our community. They are good neighbors and have ensured to create a plan that is consistent with the Warner Center 2035 plan while considering the concerns from members of the community. I strongly urge you to support this plan, which will bring numerous benefits for future generations to relish.

Armando Flores
San Fernando Valley Resident

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Reference to ENV-2016-3909-EIR

Austin Fowler <austingfowler@gmail.com> Tue, Jul 3, 2018 at 2:23 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

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

Ms. Nuno-O'Donnell,

I'm pleased that Westfield has been making significant investments at the Village, Topanga Mall, and now with its Promenade project. All of these activities have increased Woodland Hills' reputation as a desirable place to live, work and play.

I hope you will allow Westfield to revamp the Promenade property – it will provide a tremendous boost to the neighborhood consistent with the vision for the Warner Center area.

Thank you for your time.

Regards,
Austin Fowler

19010 Archwood St Unit 5
Reseda, CA 91335

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield 2035

Phil Fox <cedesboys@aol.com>
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Thu, Jul 19, 2018 at 7:15 PM

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR

City Planning,

Thanks for the opportunity to comment on the Westfield Promenade project. I like Westfield's plans to create a mini downtown district. Mixed-use developments with housing, offices, stores, restaurants, etc., are becoming more and more popular now and it's exciting to see this type of project coming to the Warner Center.

Longtime residents may be fearful that the neighborhood is changing, but in my mind, the change is positive. A sports and entertainment center, open space, more restaurants – all these will mean we won't have to drive far distances to enjoy our leisure activities. As a property owner south of the boulevard in Woodland Hills I support our local Warner Center and the exciting changes coming. I also purchased a condo in the KB Home Ascent project on Erwin so I can retire there soon and are able to walk and enjoy our slice of "Urban Area" in the West Valley.

Yes, the neighborhood is changing – all for the better!

Phillip Fox

PO Box 802, Woodland Hills 91365

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade," "Promenade project,"

3 messages

Dbi <devori5@gmail.com> Tue, Jun 19, 2018 at 12:48 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Nuno-O'Donnell,

I wanted to let you know that I strongly support construction of Westfield Promenade.

The proposed project will break up and enliven several blocks with new businesses, residences, and new entertainment options.

I particularly like all the landscaping and public open space that the project will bring. The Draft Environmental Impact Report points out that more than five acres of open space will be accessible to the public through Promenade Square and small "pocket parks." I think

the community will really enjoy this important public benefit.

Overall, this is a terrific project for the community and one that is deserving of support.

Sincerely,

Devorh Frischer

5302 Comercio Ln Apt 1

Woodland Hills, CA 91354

Alison Pugash <alison.pugash@lacity.org> Tue, Jun 19, 2018 at 1:38 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: Andrew Pennington <andrew.pennington@lacity.org>

Hi Elva,

I noticed this message doesn't include the EIR Case #. Will this comment still be included, or should I reach out to the constituent and let them know to send another message?

Thank you,

On Tue, Jun 19, 2018 at 12:30 PM, Andrew Pennington <andrew.pennington@lacity.org> wrote:

> Andrew Pennington, Director of Land Use & Planning
> Office of Councilmember Bob Blumenfield

Los Angeles City Council, Third District
19040 Vanowen Street, Reseda, CA 91335
818.774.4330 Office | 818.756.9179 Fax | blumenfield.lacity.org
Serving the San Fernando Valley Communities of Canoga Park, Reseda, Tarzana, Winnetka, and Woodland Hills.

Download the City of Los Angeles MyLA311 app for smartphones!

MyLA311 links Angelinos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.
[Quoted text hidden]

--
Alison Pugash
Planning and Economic Development Deputy
Office of Councilmember Bob Blumenfield
Los Angeles City Council, Third District
19040 Vanowen Street, Reseda, CA 91335
818.774.4330 Office | 818.756.9179 Fax | blumenfield.lacity.org
Serving the San Fernando Valley Communities of Canoga Park, Reseda, Tarzana, Winnetka, and Woodland Hills.

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Thu, Jun 21, 2018 at 7:18 AM
To: Alison Pugash <alison.pugash@lacity.org>
Cc: Andrew Pennington <andrew.pennington@lacity.org>

Good Morning Alison,

The email is fine since it referenced the Promenade Project. I will send a confirmation to the constituent that email was received.

Thank you,

Elva

[Quoted text hidden]
--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield ENV-2016-3909-EIR

Barry Garfield <b.garfield@live.com> Thu, May 24, 2018 at 6:03 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

SUBJECT: ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I attended a meeting with Westfield representatives last summer and was impressed with their plans to replace the old Promenade mall with residential units, public open space, shops, offices and an entertainment and sports center.

I was very excited by what I saw and could tell that Westfield put a lot of thought into creating a space where people would want to live, work and spend their leisure time.

Now that the Draft Environmental Impact Report has been released and found minimal impacts, it's time to move forward and get this project approved. I hope you will give it your support.

Barry Garfield

7731 Atron Ave.

West Hills, CA 91304

Sent from Outlook

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Env-20 16-3909-EIR

Kimaree Gilad <kgilad@vcccd.edu> Thu, Jul 26, 2018 at 9:37 AM
To: "Elva.nuno-odonnell@lacity.org" <Elva.nuno-odonnell@lacity.org>
Cc: Kimaree Gilad <kgilad@vcccd.edu>, "ygilad@hotmail.com" <ygilad@hotmail.com>

Dear Ms. Nuno-O'Donnell,

This is a letter in regards to the environmental impact of the proposed new construction at the Westfield mall location at Topanga and Oxnard street in Woodland Hills.

My husband and I are very much against such a large and dense project, as the traffic congestion and pollution will increase, noise from the proposed 15,000 seat stadium will disturb the neighborhood, greatly.
What is being proposed will destroy our wonderful neighborhood and create a downtown which is what most of us are trying to avoid. We chose to live in this community for the quiet, rural feeling.
The environmental impact on our quality of life will become unbearable.
Please do NOT allow this project to be approved.

Sincerely,

Kim and Yehuda Gilad
Erwin street
Woodland Hills 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Project

Cheryl Ginolfi <cherylginolfi@gmail.com> Tue, May 8, 2018 at 12:18 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Good afternoon,

I am attaching a letter regarding my support for the Promenade Project.
Please feel free to reach out to me should you have any questions.

Thank you,
Cheryl Ginolfi
Realtor, SRES
CalBRE# 01903957

Coldwell Banker Residential Brokerage
23586 Calabasas Road, Suite 105, Calabasas, CA 91302
Cell: 818-903-5868
Fax: 818-222-9979

Email: cherylginolfi@gmail.com
Website: www.CherylGinolfi.com

Letter for Promenade Project.pdf
38K

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Westfield Promenade 2035 - ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I read with great interest Westfield Promenade's long-awaited draft environmental impact report and after reviewing it, I have more confidence that the project will be a great asset to the Valley.

As noted in the report, the project has few significant impacts even though it will transform and bring new excitement to the area. I like everything about the mixed-use project – from the shops and restaurants, residential units, offices and public open space to a new sports and entertainment center.

As someone who enjoys sports and live performances, I'm thrilled that Warner Center's downtown district will offer more entertainment options, like concerts. This is long overdue; a new venue will mean we can finally have world-class entertainment without having to drive great distances.

The Promenade project will be a great game-changer for our area.

Thank you for the opportunity to comment.

Best,

Cheryl Ginolfi
23101 Victory Blvd.
West Hills, CA 91307

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Gluck, Gary <gary.gluck@siemens.com> Fri, Jul 20, 2018 at 11:04 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Good morning ,

I wanted to share with you my comments regarding the subject report.

I live at 22307 Mobile St which puts me close to the proposed project.

I am thoroughly satisfied with the project as designed and I believe that the benefits from the construction will far outweigh any perceived negative impacts that would result.

With best regards,
Gary Gluck

Siemens Industry, Inc.
RC-US EM LP CRM-SYS BDM
6520 Platt Ave #177

West Hills,CA 91307

Tel.: +1 818 321-3769
Fax: +1 678 297-8957
mailto:gary.gluck@siemens.com

Maria Sandoval

From: Maria Sandoval
Sent: Tuesday, May 22, 2018 2:08 PM
To: Maria Sandoval
Subject: FW: Thank you

Begin forwarded message:

From: Anita Gogoshian <anitagogoshian@yahoo.com>
Date: May 16, 2018 at 10:42:07 AM PDT
To: elva.nuno-odonnell@lacity.org
Subject: Thank you

May 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Westfield Promenade 2035 - ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I am writing to comment on Westfield Promenade's draft Environmental Impact Report and express my support for the project. The DEIR did a nice job of providing an overview of the project and I'm pleased that it revealed no major impacts.

In fact, I was pleasantly surprised that the size of the Promenade project was smaller than what's allowed in the Warner Center Plan and that the proposed entertainment center not only complies with the plan, but shows no increase in noise beyond ambient urban levels.

After reviewing the DEIR, I'm even more convinced that the Promenade project will be good for the community, bringing much needed housing and more entertainment and leisure options to the San Fernando Valley.

Thank you for your hard work on the report.

Sincerely,

Anita Gogoshian
7247 Ponce Ave.
West Hills, CA 91307

Cc:

Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Sent from my iPhone

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Luis R. Gomez <LuisRGomez@outlook.com> Tue, Jun 5, 2018 at 2:47 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell

Department of City Planning

City of Los Angeles

6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

City Planner:

I live in the Met Warner Condominiums, which is very close to the Westfield Promenade project. I had initial concerns about how this development would affect the quality of my neighborhood, but the more I heard about it, the more comfortable I became with Westfield's plans.

The old Promenade mall is in desperate need of an overhaul, and Westfield's proposal for a mixed-use development is a great idea. I'm looking forward to a new place to walk around, relax and enjoy some free time. The entertainment and sports center will also be a welcome addition to the neighborhood.

It's reassuring to know that the draft EIR studied the project thoroughly and found only minimal impacts with the project. Westfield has done a great job with the Village, so I have a lot of confidence that the Promenade will be done just as well.

LUIS GOMEZ

5520 Owensmouth Ave.#318

Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Edwin Gooze <edgooze@gmail.com> Mon, Jun 18, 2018 at 9:52 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@laciyt.org

6/18/2018

FYI - see attached

Edwin J. Gooze
Attorneys-At-Law
6250 Canoga Ave., No. 410
Woodland Hills, CA 91367
Telephone: 661-771-2846
Fax: 866-830-0283
Mobile: 626-826-8891
e-mail: edgooze@gmail.com
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City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: ENV-2016-3909-EIR

To Whom It May Concern at the Planning Department:

Hello, my name is Edwin Gooze, and I am a resident in the Valley. Over the past years, it has felt like there has been a real renaissance in our community. In particular, I noticed the new energy with the opening of Westfield Topanga and the Village. For once, it felt like my community wasn't just a stop through, or a place you worked and then left. No, it felt like a destination, like Century City.

I admire that as a community we devised a plan, (Warner Center 2035) to continue that trend.

After reviewing the Promenade 2035 DEIR, I've no doubt that this is exactly the type of project we hoped would come to fruition. It is not only consistent with WC2035 but it embraces its tenets. I personally am most looking forward to the future potential of walking to work, walking to the grocery store, and then walking home at the end of the day.

Let's enliven our community, and let's do it with projects like Westfield's Promenade 2035.

Edwin Gooze
6250 Canoga Ave Apt 410
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

CASE NUmber ENV-2016-3909-EIR

Ellen Gordon <ellen5346@hotmail.com> Wed, Jul 25, 2018 at 9:24 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

I want to voice my concern over the "Proposed" Warner Center 20135 Projects. I am a long time resident and homeowner of Woodland HIlls and I am very much opposed to the scale of these projects.
An Indoor/Outdoor Arena seating 15,000 people,the proposed number of residential units, the proposed number of new shops will bring an unimaginable amount of traffic and gridlock gridlock to this area!
It is already a traffic nightmare getting off the 101 Freeway exits at Canoga or Topanga Canyon! Traffic barely moves currently driving up Topanga Canyon.
The plans must be scaled down! I feel like I live in "Westfield Hills" already instead of our beautiful Woodland Hills....
I hope someone will reconsider the negative effects Westfields plan will bring to this part of the valley.
Thank you,
Ellen Gordon

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

CASE NUmber ENV-2016-3909-EIR

Ellen Gordon <ellen5346@hotmail.com> Thu, Jul 26, 2018 at 9:31 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you
My address is
5346 Hinton Avenue
Woodland Hills Ca 91367

Sent from my iPhone
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

2035 Promenade Planning EIR

James Grant <jamiergrant@gmail.com> Thu, Jul 19, 2018 at 12:16 PM
To: elva.nuno-odonnell@lacity.org

Draft Supplemental Environmental Impact Report for the Promenade 2035 Project is deficient in many ways but for me the most concerning omission is the cumulative effects of all the mega projects that are planned for the Warner Center. Evaluating each project in isolation as though they have no effect on each other or cumulatively is at the least dishonest but most probably fraudulent.

James Grant
(818) 746-6421

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

(no subject)

Shirley Greene <shirleygreene9@gmail.com> Thu, May 3, 2018 at 10:09 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell,
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Dear Ms, Nuno-O'Donnell, **Re: Promenade 2035, ENV-2016-3909-EIR**

As a resident of the West Valley, I am writing to comment on the Promenade 2035 project, which I have been carefully following since it was announced. Firstly, I want to say that is is very important to note that the project complies with our community plan, and is respectful of how hard we have all worked to create it. Secondly, the Draft Environmental Report (DEIR) makes very clear that the project not only complies, but will have minimal impacts, while delivering the kind of project envisioned by the Warner Center 2035 Plan.

All of the different uses in the Promenade project will create a fully integrated neighbourhood, with all of the elements needed for a walkable, sustainable and interesting place to live and visit. I'm impressed with the inclusion of an entertainment and sports venue, a use already contemplated in the Warner Center plan, and one that will be very welcome here. What a relief it will be to have live shows and games come to us, rather than the other way round.

Finally, please remember that this is a Westfield project. Westfield is a proven community partner and creator of projects that the community has embraced. I remember all the objections to The Village on Topanga, and now it is an absolute hub of community life, with visitors coming from far and wide. We can depend on their ability to deliver what is promised, just as they have with their previous projects. I hope that the DEIR results and Westfield's successful track record, not only in California, but worldwide, will convince you to approve this project and let it get started quickly.

Kind regards,

SHIRLEY GREENE,
4569 NATOMA AVENUE,
WOODLAND HILLS,
CA 91364

818 888 4998

Maria Sandoval

From: Tiffany Gwyther <tiffany.gwyther@gmail.com>
Sent: Thursday, July 26, 2018 2:56 PM
To: elva.nuno-odonnell@lacity.org; councilmember.blumenfield@lacity.org; Andrew.pennington@lacity.org; Maria Sandoval
Subject: Westfield Promenade

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

Promenade ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I hope you will consider my brief comments re Westfield's Promenade project.

I've been a Woodland Hills resident for many years. During that time, I've seen changes in the Warner Center. The Promenade Mall was once an exciting place to be, but it has since fallen into hard times and is largely an empty building.

I'd love to see the property become a "mini" downtown with restaurants, shops, entertainment and public parks. Why would anyone not want to see this site redeveloped and transformed into something useful for the community?

I strongly support the Promenade project and urge you to approve it.

Tiffany Gwyther

22414 Miranda St

Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Youmna Haddad <virgostar921@yahoo.com> Sun, Jul 22, 2018 at 10:29 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell:

I hope you will give strong consideration to Westfield's proposed Promenade 2035 project. As someone who lives very close to the property, I can tell you that I'm looking forward to having more shopping, dining and entertainment options nearby.

The Village was well done and has provided a tremendous boost to the area. I'm confident Westfield will do a superb job with the Promenade and offer yet another great place to enjoy leisure activities.

Youmna Haddad

6041 Fountain Lane #5

Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Michel Hamaoui <michelhamaoui@hotmail.com> Fri, Jul 20, 2018 at 8:26 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

(ENV-2016-3909-EIR)

We're not sure why it's taking so long to get the Westfield Promenade project through the review and approval process.

It's a great project that has been well-studied.

The Draft Environmental Impact Report also did a thorough analysis and provided strong evidence for allowing it to move forward.

Concerns about density, traffic, growth issues, etc. are overstated, in our opinion.

We know the city and Westfield will have measures in place to avoid any impacts in the neighborhood.

Westfield has done a superb job at The Village (and Century City Mall) and we're looking forward to continue spending time at the Promenade and enjoy Woodland Hills as we have been for the past 43 years.

Kindest regards.

Respectfully,

Michel & Gunilla Hamaoui
4731 Abbeyville Ave.
Woodland Hills, CA 91364

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dseir filed under ENV-2016-3909EIR

Bonnie Harris <sundaysmom@gmail.com> Thu, Jul 19, 2018 at 4:31 PM
To: elva.nuno-odonnell@lacity.org

Regarding proposed development of Promenade,my feelings are totally AGAINST any
Further ruining our area.It is obvious that this already is a problem area.Compared
to what we all bought and worked so very hard to be able to enjoy a life of serenity and safety.....we obviously did not want the traffic, crime, and therefore we moved to be
In this part, of the valley to have our life.Anyone who believes it will NOT be detrimental to every aspect of a semblance of civilized life islooking toward dollar signs only.
Traffic is a joke,an impossibility to navigate...dangerous,frustrating etal.
I know of NO ONE who approves this ridiculous ,greed motivated, decision,because
It is poorly thought out and in no way takes into consideration the impact on our lives.
I am one of many residents who bought homes here to have a lovely retirement.In the 40 years of my residency,I have seen the tragic and disastrous decline of a once safe
And beautiful area in which I am AFRAID to go, out at night.I worked hard all my life to afford a serene neighborhood,but
In The past few years on my street alone we have had to endure two drug labs, a porn house and what appears to be a few air b and bs
As there are constantly cars in and out and no one knows WHO is living thereThis all SOUTH ofthe boulevard area ,once much desired.

We,who were hard working, decent law abiding citizens are being run out of our homes
Now,and by WHAT?

congestion ,crime , and way too many cars and people with no principles.
When we are all gone Woodland Hills will be just one slum and a great big disaster
Like the widening of the 405, which I drove daily for 40 years until the bad planning
Made it a joke.Thank God it was almost time to retire for me.

EXACTLY HOW will the residents benefit from more apartments,condos, and hotels?
IF IT IS SUCH A GREAT PLAN AND.....

will make my life better,let me know so I can convince our police department,fire department(who by, then way are so stressed from all the crime, homelessness,and
Traffic accidents) and all my friends and neighbors,who by the way are fed up or gone, and
Those who are still hoping for a return to safety and sanity are waiting ,but without much hope.

Why not redeveloped VAN NUYS???? Now that is a once nice place that has been
Ruined my many of the already mentioned issues.
PLEASE!leave us alone...it is obvious to thinking minds what the outcome will be,
And then it will be too late!
Thanks for the forum.

Sundaysmom

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Project Proponent

Rena Harris <Rena_Harris@teamhealth.com> Thu, May 3, 2018 at 10:40 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Hello:

Please see attached letter stating that I'm a huge proponent of your new Westfield Promenade 2035 project. I'm looking forward to this future development.

Thank you,

Rena Harris

626-922-1268

The information contained in this e-mail message may be privileged and confidential. If the reader of this transmission is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by return e-mail and delete or destroy any copies, electronic, paper or otherwise, which you may have of this communication and any attachments.

The Promenade 2035 Letter.pdf
62K

May 3, 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Subject -- ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

Thank you for this opportunity to submit my comments on the Promenade project. I live very close by and frequent The Village and The Topanga Mall on a daily basis so it's important to me that new projects respect the needs of the community. It's also great to hear the potential employment opportunities you will be offering to our fellow residents. I've lived in Woodland Hills for the past 15 years so it is nice to see Westfield making our community thrive.

The Promenade project has demonstrated sensitivity in several ways: there's publicly accessible open space -- not just at the main park but smaller parks next to residential buildings; it is lower in height and density than what's permitted in the Warner Center 2035 Plan; and there are plans to employ sustainable practices, such as capturing and reusing rainwater for irrigation and landscaping.

I've seen Westfield representatives make presentations in the community and it's clear they are listening to neighbors' concerns about the project's potential noise, traffic, parking, etc. It's gratifying that the Draft Environmental Impact Report addresses these issues and have found few significant impacts with this project. A couple of years ago, I had the pleasure to attend the ground breaking event for The Village and listen the full support of our local assembly personnel and neighbors so I'm looking forward to seeing The Promenade 2035 evolve from a piece of land to a beautiful and functional entity.

Thanks for your efforts in putting together the report – now it's time to approve the project, it's been long overdue. Please don't hesitate to reach out to me if you have any questions or comments.

Sincerely,

Rena Harris
5121 Penfield Ave
Woodland Hills, CA 91364
626-922-1268 Cell
Renalim_2000@yahoo.com

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

klh_lds@roadrunner.com <klh_lds@roadrunner.com> Thu, Jul 26, 2018 at 12:32 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuño-O'Donnell,

I am writing to express my strong disapproval of the proposed Promenade Mall redevelopment project planned for the Warner Center area of Woodland Hills. My wife and I have been residents of the area for nearly 18 years. In that time, we have seen traffic problems increase, along with increasing incidents of crime, congestion, and other problems associated with over development, over crowding, and lack of proper planning. The new proposal to build a large entertainment venue in the location now occupied by the Westfield Promenade Mall will undoubtedly exacerbate all of these problems. The primary impact of the development on local residents will be a decrease in the quality of living. While I understand Westfield's desire to maximize their profits to exclusion of all other considerations, I expect my elected and appointed officials to be taking steps to increase the quality of life and safety of their constituents, not to cow tow to wealthy developers whose interests lie exclusively in their own pocketbooks.

If this project is approved, I and others in my neighborhood with whom I have spoken about this will certainly be looking to hold responsible those, who, either by their actions or inaction, allowed this abomination of a project to go forward.

Regards,
Kurt Harrison

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

klh_lds@roadrunner.com <klh_lds@roadrunner.com> Fri, Aug 3, 2018 at 12:31 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva.

My mailing address is: 5028 Clavel Court, Woodland Hills, CA 91364

Thank you.

Sincerely,
Kurt Harrison
[Quoted text hidden]
> *Work Schedule: 7:00 a.m. to *4:30 p.m.* *
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Alyse Hart <alysehart@me.com> Mon, Jun 25, 2018 at 12:10 PM
To: elva.nuno-odonnell@lacity.org

Dear Elva,

With all the growth in Warner Center and the additional cars and apartments. I am concerned about additional heat and the increased demands for water and power.

I suggest all parking structures must have coverage and produce solar power to prevent brown outs , power loss and more.

What is DWP going to do to accommodate the overload ?

Best,

Alyse Hart
Stakeholder
20516 Aetna Street
Woodland Hills, CA 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case # ENV-2016-3909-EIR

Felice Hartenstein <felice.hartenstein@gmail.com> Tue, Jun 19, 2018 at 1:49 PM
To: elva.nuno-odonnell@lacity.org
Cc: Susan Stearns <susans4re@aol.com>

Felice Hartenstein
22127 Oxnard St.
Woodland Hills, CA 91367

June 19, 2018

Elva Nuno-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd., Room 531
Van Nuys, CA 91401

Re: Environmental Case # ENV-2016-3909-EIR

Dear Ms. O'Donnell,

I am a shareholder at Fountain Park Co-Operative and am writing you in regards to the Westfield's Promenade 2035 Development. I'm very concerned about this particular development and the impact it will have in our community.

This development promises to increase our population by the thousands. This will have a direct impact in the increase in noise, crime, traffic, and pollution. The increase of vehicles this development promises to attract will have a direct effect on our air quality.

Trying to transform our quiet community to a "lively downtown district," as describe in The Warner Center 2035 Plan is only in the interest of those who stand to gain profit in doing so. I'm sure these developers wouldn't want a stadium across the street from their homes.

I urge The Draft Environmental Impact Report to reconsider the impact having a stadium and dense population will have on our community.

Respectfully,

Felice Hartenstein

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Woodland Hills

hayikfam@aol.com <hayikfam@aol.com> Mon, Jul 23, 2018 at 2:54 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org, maria@greerdailey.com

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Subject: Westfield Promenade 2035 (ENV-2016-3909-EIR)

Ms. O'Donnell,

Let's face it – the Promenade Mall is an eyesore. It's time to bring the property back to life. Westfield's mixed-use proposal is a great idea and will create a new "center" in the Warner Center. I love the live/work/play concept and can't wait for the project to come to fruition!

Alma Haykian
20569 Haynes St.
Canoga Park, CA 91306

Pat Hayikian

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

RE: ENV-2016-3909-EIR

Gavin Heller <gheller@hawaii.edu> Thu, May 3, 2018 at 2:01 PM
To: elva.nuno-odonnell@lacity.org

Hello,

As a concerned citizen, there is a lot to say about the Promenade 2035 Project.

The Good
This Project would be beneficial for the surrounding community in a variety of ways. First, it would bring a heavily underutilized space that has been falling to the waste side. It would allow for new commercial uses and being new employees and residents to the community. The sustainable features associated with the project would also bring a new standard to the area that other commercial uses should bring to future projects.

The Bad
Traffic. With the Village, Topanga Mall, and all the dozen of apartment buildings already in the area along with the 101 within a few miles, traffic impacts would be significant and unavoidable. This is stated in the EIR and no mitigation would help to lessen the impacts. Without much accessible transit available and the amount of parking, it would only serve to crowd the streets.
Housing and Population. There is no need for the area to have residential units, let alone units that do not offer any affordable housing for low to moderate household incomes. There is already surrounding communities that offer residential units to the community or for those that want to move into the area and of those a few have rent control policies associated with them. To include more residential units, would not serve the community, but rather inhibit growth and only create more problems (economically, circulation).

The Ugly
After taking the time to read through other sections of the report, I wanted to offer some other issues associated with the Project.
AQ issues:
The LST analysis does not correctly choose the correct NOX thresholds. As noted here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2, the NOx threshold for a 5 acre site with a 50 meter receptor should be 212, not 114 for construction (which helps the Project).
CO Hot Spot analysis should detail the increase the hotspot analysis due to an increase in traffic at multiple traffic intersections. The SCAQMD suggests that localized CO impacts be evaluated at intersections due to increases in project-related off-site mobile sources. The SCAQMD recommends performing a localized CO impact analysis for intersections that change from level of service (LOS) C to D as a result of the project and for all intersections rated D or worse where the project increases the volume-to-capacity (V/C) ratio by 2 percent or more. As indicated in the traffic study, intersections 4, 5, 9, 10, 12, 27, 34, 39, 40, and 41 all would have potentially significant impacts for existing plus project scenarios in some form, while intersections 22, 24, and 27 would have potentially significant impacts for future with project scenarios. I would suggest a CO hot spot analysis analyze these significant roadway intersections using CALINE-4 to better address this issue.
Noise issues:
I would like to see further analysis with respect to operational noise. The sports arena, outdoor activities, and other recreational uses should be included in the analysis (numerically). There is a big discrepancy of the the existing uses vs the Project. These items should be addressed, notably in the cumulative operational noise sections.

Decision
Although this project would revitalize an under used site, there are too many impacts to the environment from the project that are significant, unavoidable, and cannot be overlooked in the decision making process. There are already uses similar adjacent and nearby the Project Site, like the dozens of apartments and the Topanga Mall and the Village. As such, I would move to not move forward with the Project at hand.

Advice

The Project is a good start on the right direction for what should be located on the site. I would give the Project Applicant the following advice:

1) Have the Project not include residential units, or if it does, include affordable housing units.

2) Offer more open space/recreation areas. There does not seem like a sufficient amount of space for pedestrian activity or other activities to enjoy the scenery. It would also help to reduce traffic impacts.

3) The Project should include uses not associated with nearby properties or have more, I.e have more unique features.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

RE: ENV-2016-3909-EIR

Gavin Heller <gheller@hawaii.edu> Thu, May 3, 2018 at 5:15 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Yes please! Thank you!

22140 Victory Blvd
Woodland Hills, CA 91367
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

blh22113@aol.com <blh22113@aol.com> Tue, Jun 19, 2018 at 2:56 PM
To: elva.nuno-odonnell@lacity.org

Betty L. Hennigan
221113 Oxnard St.
Woodland Hills, CA 91367

June 19, 2018

Elva Nuno-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd., Room 531
Van Nuys, CA 91401

Re: Environmental Case # ENV-2016-3909-EIR

Dear Ms. O'Donnell,

I am a shareholder at Fountain Park Co-Operative and am writing you in regards to the Westfield's Promenade 2035 Development. I'm very concerned about this particular development and the impact it will have in our community. I vehemently oppose the building of a Sports Center at this location.

This development promises to increase our population by the thousands. It will have a direct impact in the increase in noise, crime, traffic, and pollution. The increase of vehicles this development promises to attract will create traffic nightmares as well as polluting our air. The quality of our life is being destroyed.

Trying to transform our quiet community to a "lively downtown district," as described in The Warner Center 2035 Plan is only in the interest of those who stand to gain profit in doing so. I'm sure these developers wouldn't want a stadium across the street from their homes.

I urge The Draft Environmental Impact Report to reconsider the impact of allowing a stadium to be built in our community.

Respectfully,

Betty L. Hennigan

Sent from my iPad

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

blh22113@aol.com <blh22113@aol.com> Tue, Jun 19, 2018 at 4:10 PM
To: elva.nuno-odonnell@lacity.org

I am a resident of Fountain Park Co-op, a gated community located within walking distance to the Promenade. I moved into this area almost twenty years ago. One of the main reasons that I chose to live here was because of the green grass, trees and quality of life it provided. In my opinion, Westfield's Promenade 2035 is just another example of their corporate greed. Please prevent the further destruction of our community by NOT allowing a Sports Complex to be built here. We don't need it, we don't want it and we certainly don't deserve it. Enough is enough !

Respectfully, Betty L. Hennigan
22113 Oxnard St., Woodland Hills CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

blh22113@aol.com <blh22113@aol.com> Fri, Jun 22, 2018 at 10:26 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Please correct my address. It's 22113 Oxnard St., Woodland Hills 91367
Sorry about that,
Thanks, Betty Hennigan

Sent from my iPad
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Jason Hines <jasonhines123@gmail.com> Tue, Jun 19, 2018 at 10:30 AM
To: councilmember.blumenfield@lacity.org, elva.nuno-odonnell@lacity.org, Andrew.pennington@lacity.org

City of Los Angeles
Department of City Planning
Attn: Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Elva Nuno-O'Donnell,

I was very pleased to read in the Draft Environmental Impact Report that, when it comes to signage, we can expect it to be consistent with the architectural and landscape character of the Project. I was pleasantly surprised to learn that the project is paying great care to the scale and proportion of graphics so that it feels consistent with the site. I just don't want those ridiculously large signs, that don't make any sense in my neighborhood. And I have been more than assured, by the City's diligent work on this report, that isn't going to happen. I believe this project will help contribute to a vibrant pedestrian atmosphere, which is exactly what I'd like to see in my community. Promenade 2035 sounds exactly like the kind of place I want to spend my time. Can't wait to see what comes next.

Thank you for your time,

Jason Hines
6100 Le Sage Ave., Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

RE: Environmental Case No: ENV-20 16-3909-EIR

Jim Hoffman <jhoffmanphoto@yahoo.com> Tue, Jul 24, 2018 at 2:52 PM
To: elva.nuno-odonnell@lacity.org
Cc: Annemarie Donkin <ADonkin@socal.rr.com>

Hello,

A pdf file of my concerns for the Promenade 2035 project are attached.

Thank you,

Jim Hoffman

Environmental Case No ENV-20 16-3909-EIR - Jim Hoffman.pdf
923K

July 20, 2018

Jim Hoffman
22163 Marylee St.
Woodland Hills, CA 91367

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

elva.nuno-odonnell@lacity.org

RE: Environmental Case No: ENV-20 16-3909-EIR

Dear Ms. Nuno-O'Donnell,

I am writing to express my concern about the Westfield Promenade 2035 project. The Woodland Hills site for the proposed project is located at the extreme northwest edge of Los Angeles County. There are only the local bus lines and the Orange Line that service the area. The 101 freeway offramp at Topanga Canyon Blvd. is currently impacted beyond its intended capacity.

As a community member, I am particularly concerned with the proposed stadium size, lack of parking and danger from flying cars (helicopters).

STADIUM SIZE:
Only the Forum, Staples Center and Hollywood Bowl match the size and scope of the proposed 15,000-seat Entertainment Sports Complex (ESC) at the Promenade 2035 site. Notably, none of these major venues have attached apartments, office parks or hotels and none of them are near residences.

Westfield is no doubt looking for a professional team to make Woodland Hills their home. That's why Mr. Larry Green, Sr. VP of Westfield, is vague about the stadium plans. It would appear to be irresponsible for the City to approve development plans on a proposed ESC without final plans regarding "build to suit."

All the other big arenas also use their buildings for very large music concerts, which could exceed 15,000 seats with the addition of floor seating. Examples of other venues and their size:

The Greek Theater is only 5,900 seats. (Multiple on-site parking lots $20 - $75 and off-site parking with shuttle buses).

All of the Downtown Music Center venues:

Disney Hall	2,265 seats
Dorothy Chandler	3,197
Ahmanson	2,084
Mark Taper	739
TOTAL	**8,285**

The Music Center also includes four levels of parking ($20) plus overflow to the courthouse and Metro Link.

Examples of stadium/arenas that are close to 15,000 seats; none, except for the Hollywood Bowl, are near residences:

Forum—17,500 with on-site parking ($25 - $40) off-site parking at parking structures and previously, at Hollywood Park.

The Hollywood Bowl is just under **18,000** seats with multiple on-site parking lots ($22 - $60) plus shuttle buses and Metro Link. Major traffic controls are maintained throughout the adjoining neighborhoods.

Staples Center—18,118 seats with 3,300 parking spaces at Staples-owned parking lot, 16,000 spaces within a 10-minute walk. Staples is serviced by the Metro Link blue and red lines and Amtrak.

Promenade 2035 ESC—15,000 seats; on-site parking 3,323 (shared) off-site parking required at least 2,380.

1. The Promenade 2035 DSEIR appendix M called "Traffic" is 2,967 pages. There are maps of free neighborhood street parking. There is a map of the project with a half-mile circumference around which is the predicted distance people will walk to the project. Expect street parking from apartments and offices.
2. There are no shuttle buses to dedicated parking lots.
3. The Metro Orange Line is the only metro service (no one will take a local bus).
4. Most people will park for free along Oxnard west of Topanga and into the neighborhood up to and beyond Shoup. Expect restricted neighborhood parking requests.
5. Westfield proposes that ESC ticket prices will include parking. Does that count for per person or per car? Larry Green said ticket prices would include paid parking; it is a lie, no one else does it. Will Promenade parking be free? Not a chance.
6. The front door of the stadium is located at the corner of Topanga Canyon Blvd. and Oxnard St., directly across the street from single-family residences and the "free" neighborhood parking. Local neighborhood parking is closer than off site paid parking.
7. Uber and Lyft drivers will probably park within the free neighborhood areas waiting for the event fares.

8. Beer fueled audiences will be on the streets and in cars after the event where there is little public transportation. Uber?
9. The 101 freeway is already impacted. Off ramps and on ramps are insufficient.
10. Who pays for the extra traffic control, police outside of the complex?

OFF STREET PARKING:
The Westfield Promenade 2035 project DSEIR specifies off-street parking that does not conform to the City of Los Angeles parking regulations. A footnote, however, in the regulations states, "Areas located within Specific Plans may have different parking requirements." (*see Summary of Parking Regulations*).

While the Promenade 2035 may be allowed to under build parking it ignores the fact that Woodland Hills does not support practical alternate transportation to replace the car. The under building of off-street parking will have a negative effect on the surrounding neighborhoods resulting in restricted parking in surrounding neighborhoods and police street barricades during stadium events in addition to the usual overflow of residential and office parking demands. The police barricades already exist for neighborhoods near the Hollywood Bowl.

The Draft specifies:
Residential—1,432 multi-family residential units and 1,432 parking spaces. That's one parking space per residential 1, 2 or 3-bedroom apartment. Usually code specifies one parking space per bedroom. Anyone renting a multi-bedroom apartment would naturally expect adequate assigned parking. There are no guest parking spaces in the design.
Office—629,000 sf and 629 parking spaces. That's one parking space per 1,000 sf of office space. Usually code specifies one space per 500 sf of office space.
Hotel—572 hotel rooms and 241 parking spaces. This does satisfy code but there is little public transportation and the nearest airports are Burbank and LAX. Yes, there is Uber but car rentals are also likely.
Restaurant—90,000 sf plus Commercial/Retail – 154,000 sf totaling 244,000 sf with 488 parking spaces. Parking space code for restaurants varies from 1 per 100 sf for restaurants, 1 per 200sf for café and 1 per 250 sf for take-out. We don't know the ratio of restaurant sizes. At 1 per 250 sf for 90,000 sf is 360 parking spaces.
Commercial/Retail specifications are 1 per 500 sf. At 154,000 is 308 parking spaces. Code requirements for Restaurant and Commercial/Retail totals 360+308=668 parking spaces. That's 180 parking spaces short of the most optimistic code requirements.
Stadium – 15,000 seats. This phase of the project anticipates off-site parking of 2,380 spaces. The DEIR says stadium patrons and labor would be willing to walk a one-half mile radius around Promenade 2035 to access free neighborhood parking. (Please see DEIR illustration).

FLYING CARS:
To ease traffic congestion, Larry Green, Sr. V.P. of Development for Westfield, has on numerous occasions proposed the availability of "flying cars" to access the property.

Board members of the Woodland Hills/Warner Center Community Council have also referred to "flying cars." It was initially considered a light-hearted remark yet it may have more validity. Uber is apparently planning drone taxis. Flying cars or drone taxis are also known as helicopters.

What's good about helicopters? A helicopter pad at the Promenade 2035 site would grant easier access for celebrities and to those who could afford it.

What's bad about helicopters?

1. **Noise.** Helicopters (flying cars) are loud. Anyone who has had a police helicopter fly overhead to attest to the volume.
2. **Traffic.** How much helicopter (flying car) traffic will there be? If there is a stadium built there many arrivals could be expected in a short time. After the stadium/arena event is over at 10-11p.m. just as many flights out of the stadium could be expected. Freeway and street traffic and slow buses would encourage their use.
3. **Flight path.** Will the helicopters (flying cars) circle over the surrounding neighborhood waiting for a landing time?
4. **Control towers.** If there is a lot of helicopter (flying car) traffic, will a control tower be required? If so, where will the tower be located?
5. **Crashes.** Who is liable for helicopter (flying car) crashes or malfunctions causing personal injury or property harm? Every type of vehicle gets into an accident or breaks down at some point.

Sincerely,

Jim Hoffman
(310) 994-3679

Table of Contents for Evidence.

Summary of Parking Regulations for the City of Los Angeles (2 pgs)

Excerpt from Promenade 2035 Appendix M – Traffic Pages 209-210
Potential Neighborhood Parking from Promenade 2035 event patrons (4 pgs)

Photographs of event parking to the west of the promenade. These were taken on July 4, 2018. This illustrates the potential neighborhood parking from Promenade 2035 event patrons. (2 pgs)

City of Los Angeles
Summary of Parking Regulations

	Use of Building (or portions of) Commercial uses	Ratio (spaces/sq. ft.)
Regular Provisions Sec. 12.21A4	1. Health or Athletic Club, Bath House, Dance Hall/Studio, Gymnasium, or similar (e.g. amusement)	1 per 100
	2. Restaurant, Café, Coffee Shop, Bar, Night Club, or similar	1 per 100
	3. Small Restaurant, Café, or Coffee Shop (1000sq. Ft. or less)	1 per 200
	4. Take-out Restaurant (no eating on the premises)	1 per 250
	5. Retail or Discount Wholesalers	1 per 250
	6. Retail Furniture, Major Appliances, or similar	1 per 500
	7. Auditoriums: Church, High School, College, Stadium, Theater, and similar assembly	1 per 35 or 1 per 5 fixed seats
	8. Elementary School, Child Care	1 per classroom or minimum 1per 500
	9. Commercial School: Trade, Music, Professional, or similar	////////////////////////////////
	a) Classrooms and assembly areas	1 per 50 or 1 per 5 fixed seats whichever is greater
	b) Classrooms with heavy equipment	1 per 500
	10. Philanthropic Institution, Government Office, or similar	1 per 500
	11. Commercial or Business Office	1 per 500
	12. Medical Office, Clinic, or Medical Service Facility	1 per 200
	13. Hospital	2 per bed
	14. Sanitarium or Convalescent Home	1 per 500 or min 0.2 per bed
	15. Warehouse or Storage (for Household Goods) - first 10,000 sq. ft. - beyond 10,000 sq. ft.	1 per 500 (plus) 1 per 5000
	16. Other Business or Commercial (not listed above)	1 per 500
Special Provisions	17. Auto Dismantling Yard, Junk Yard or Open Storage in the M2 or M3 zones [Sec. 12.19A4 (b)(4)]	6 for the first acre, 1 per 12,000 sq. ft. for the second acre and 1 for each acre over two.

Zoning Section - Department of Building & Safety (LADBS)

Summary of Parking Regulations - City of Los Angeles

Regular Provisions Sec. 12.21A4	Use of Building (or portions of) Residential uses	Ratio (spaces/unit)
	1. Single-Family Dwelling (SFD)	2
	2. Two-Family Dwelling or Apartment	////////////////////////////////////
	units > 3 habitable rooms (such as a typical 2 bedroom unit)	2
	units = 3 habitable rooms (such as a typical 1 bedroom unit)	1.5
	units < 3 habitable rooms (such as a typical Single unit)	1
	3. Hotel, Motel, Boarding House or Dormitory	////////////////////////////////////
	first 30 guestrooms	1
	next 30 guestrooms	½
	remaining guestrooms	1/3
	4. Condominiums	As required by City Planning

EXCEPTIONS TO COMMERCIAL REGULATIONS

*1. **Historical Buildings (ZI 145's)** - no change in parking in connection with a change of use within existing area.*
*2. **Downtown Parking District (DPD)** - the following uses need only provide parking at the following ratios in lieu of the parking required by the General Provisions of section 12.21.A4:*
(a) Auditoriums and similar places of assembly - 1 per 10 fixed seats or 1 per 100 sq. ft. of floor area if no fixed seating
(b) Hospitals, Philathropic Institutions, Government Offices or similar uses - 1 per 1000 sq. ft.
(c) Business, Commercial or Industrial - 1 per 1000 sq. ft. for buildings 7500 s. ft. or more, NO parking required if less than 7500 sq. ft.
(d) Warehouse - 1 per 1000 sq. ft. for the first 10,000 and 1 per 5,000 sq. ft. for over 10,000
*3. **Community Redevelopment Areas (CRA) not in DPD (ZI 940, ZI 1048, ZI 1084, ZI 1352)** - commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings need only provide 2 parking spaces for every 1000 sq. ft. of floor area.*
*4. **Enterprise Zones not in DPD (ZI 1643, ZI 1644, ZI 1645, ZI 1652, ZI1653)** - commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development building need only provide 2 parking spaces for every 1000 sq. ft. of floor area.*

EXCEPTIONS TO RESIDENTIAL REGULATIONS

*1. **SFD in "hillside areas"** (as defined in the Zoning Code) which front on a substandard street and exceed 2400 sq. ft. of combined floor area require one additional parking space for each 1000 sq. ft. or fraction thereof for a maximum of 5 total spaces. A "substandard street" is one which does not have a minimum dedicated width of 36 ft. and a roadway of 28 ft.*
*2. Notwithstanding the above requirements, residential buildings in the **Central City Parking District (CCPD)** need only provide parking as follows:*
(a) Dwellings: 1 per dwelling unit, except where more than 6 dwelling units of more than 3 habitable rooms. Ratio for all such units of at least 1-1/4 for each dwelling of more than 3 habitable rooms.
(b) Guestrooms: 1 for first 20, 1/4 for next 20, 1/6 for remaining.
*3. **One SFD on a narrow lot (40 ft. or less)**, not abutting an alley, requires only 1 parking space. This does not apply to lots in Hillside Areas (defined in Zoning Code) in A1, A2, A, RE, RS, R1 and RD zones fronting on a substandard street.*
*4. **Affordable Housing Incentives** - Lowered parking requirements for "restricted affordable units" per Ordinance No. 170, 764.*

Areas located within Specific Plans, Interim Control Ordinances, or special districts may have different parking requirements.

Zoning Section - Department of Building & Safety (LADBS)

rev 9/02

Excerpt from Promenade 2035 Appendix M – Traffic Pages 209-210

POTENTIAL NEIGHBORHOOD PARKING

Similar to other event venues, the ESC event parking is envisioned to be a paid parking operation controlled by a single operator; event patrons will be charged a parking fee to utilize either the on-site or off-site parking facilities. While the Event Parking Management Plan will ensure that sufficient off-street parking is available, it is possible that patrons may seek to utilize on-street parking in the adjacent neighborhoods to avoid the parking fee.

Within Warner Center, street parking is available and generally unrestricted adjacent to the residential complexes located to the east and southeast; outside of Warner Center, on-street parking is also available in the residential neighborhoods to the west. Figure 21 illustrates the neighborhoods within a 0.5 mile walking radius[31] of the Project Site. To the extent that unrestricted on-street parking is available within this walking radius, there may be a potential for visitors to park in nearby neighborhoods during events at the ESC.

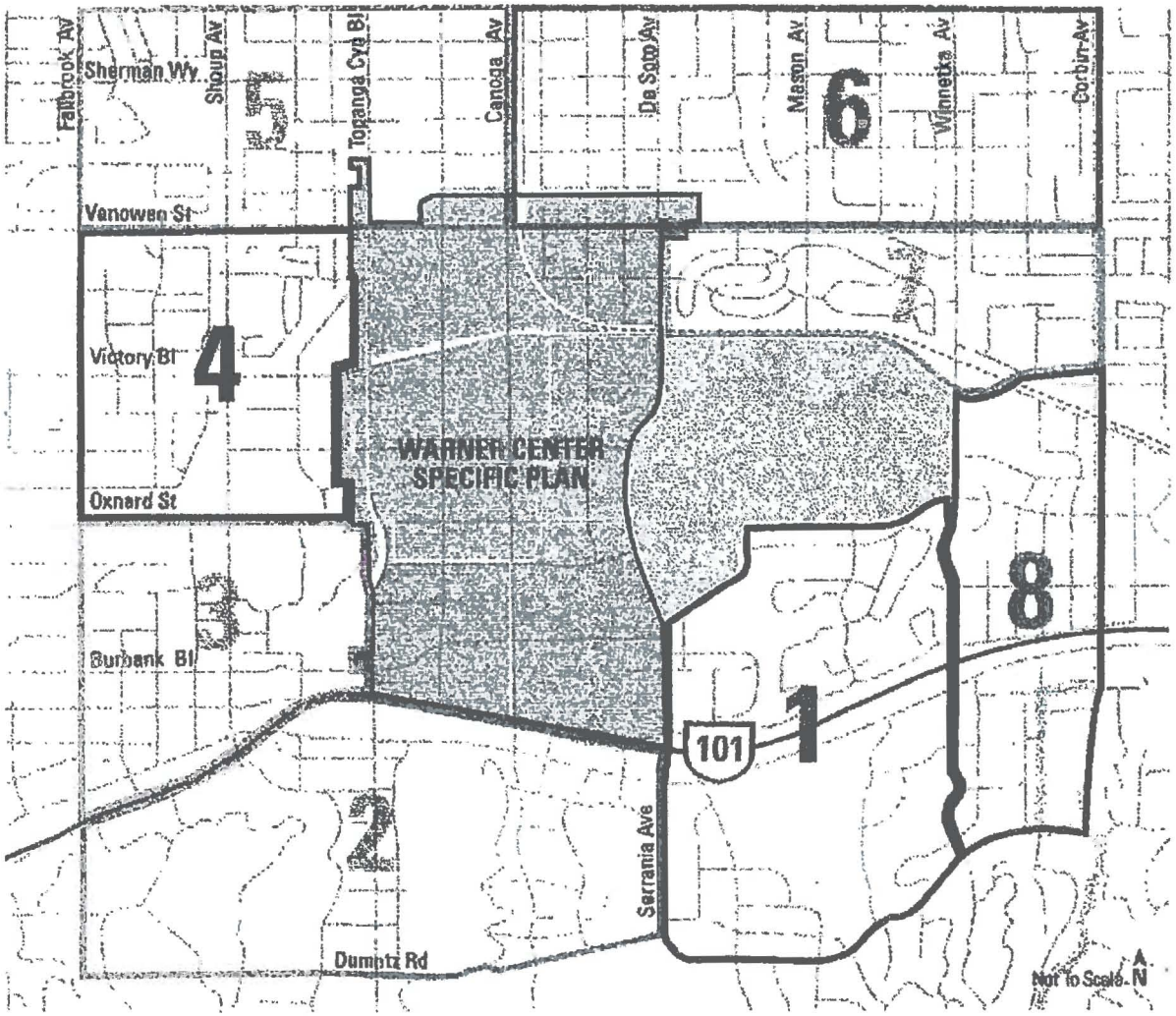
As discussed above, the Project would not have a significant impact under CEQA with respect to parking, consistent with SB 743. Nonetheless, the Project Applicant would work with the City to evaluate any potential parking intrusion that might result from the Project. Similar to the collection of "before and after" traffic count data on the neighborhood streets in the vicinity of the

[31] Consistent with industry standard, a walking distance of 0.5 miles was identified as a maximum reasonable walking distance from the Project Site that event patrons would walk.

Project, before and after ESC parking counts along the residential street curb faces shown in Figure 22 would show if (and the amount) of spillover parking into the neighborhoods.

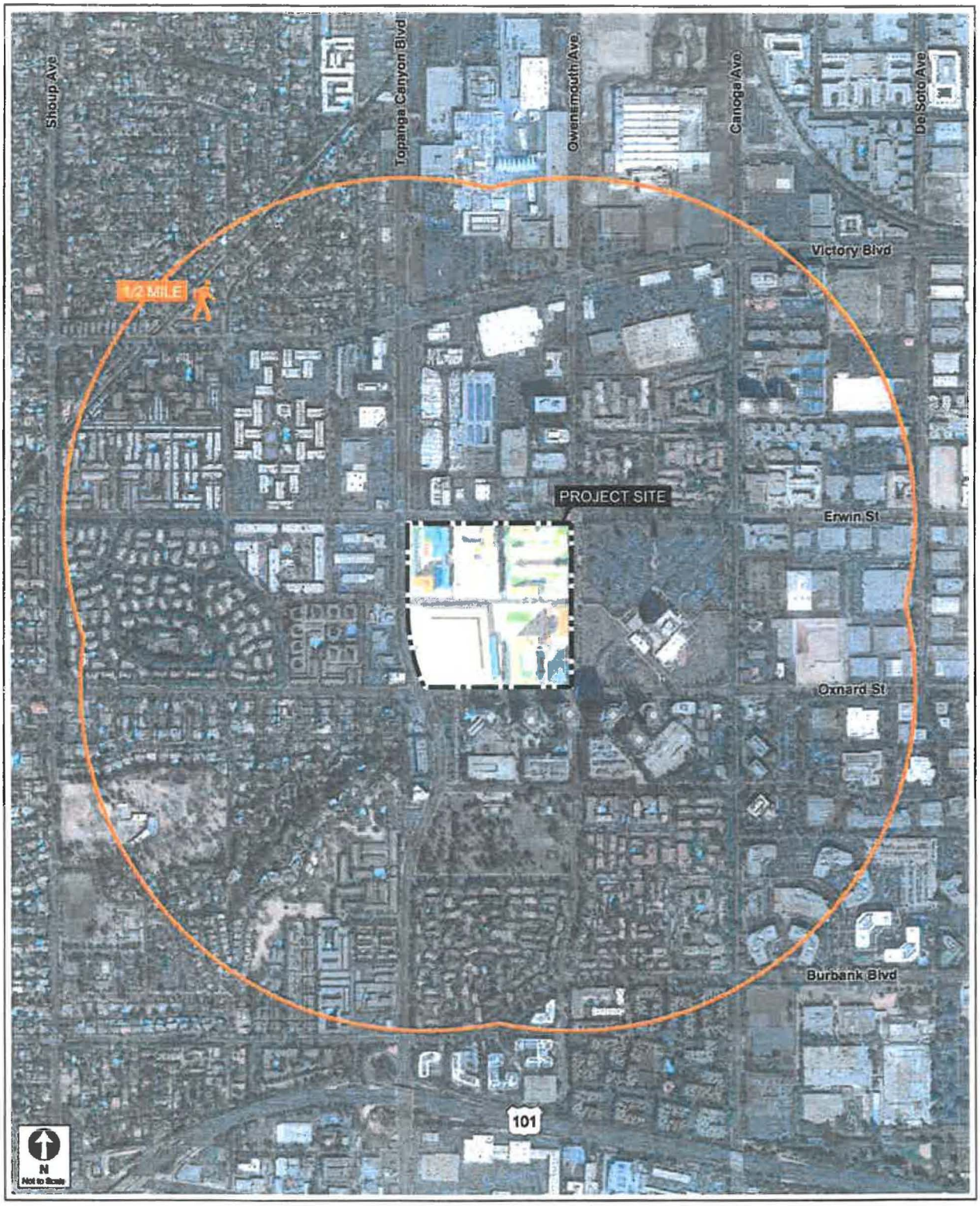
The City could utilize the Project's Mobility Fee payments to address any parking intrusion that may occur during ESC events; for instance, by implementing a permit parking program for nearby neighborhoods. Additionally, the EMP could include measures to attempt to limit visitor parking in nearby neighborhoods. Other Southern California venues, for example, post signs at the entrances to neighborhoods that state "No Event Parking".

Additionally, the Project Applicant has voluntarily agreed to work with the future ESC operator to identify the feasibility of an event ticketing program that requires event attendees to pay for parking at a specific on- or off-site location with the price of a ticket, or requires attendees to identify, alternatively, if they will be arriving by transit, car-share, or other method that does not require parking of a vehicle. This type of ticketing program is becoming more widely used at other major event centers around the country, and would dis-incentivize people from parking in nearby neighborhoods if attendees were required to pay for parking with the ticket price.



WC2035 NEIGHBORHOOD PROTECTION PROGRAM

FIGURE 21



AREAS WITHIN 0.5 MILE RADIUS OF PROJECT SITE

FIGURE 22

Off Site Street Parking from Stadium Potential (Taken on July 4, 2018)

Oxnard Blvd from Farralone Ave to Topanga Blvd

Oxnard Blvd from Farralone Ave to Shoup Ave.

Off Site Street Parking from Stadium Potential (Taken on July 4, 2018)

Tiara from Rolling Road to Farralone

Califa from Tiara

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

hopedale1@yahoo.com <hopedale1@yahoo.com> Thu, Jul 26, 2018 at 2:45 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

The following comments are for the DSEIR for ENV-2016-3909-EIR.

I am extremely concerned about the plans for the Westfield Promenade site. That area has been bogged down by traffic for as long as I can remember. There are many times when driving either direction on the 101 (especially North), that the traffic from Topanga and Canoga doesn't allow for clear exit from the freeway and then traffic backs up onto the freeway at both of these off-ramps. To add a 15,000 seat arena, which would bring roughly another 7,500 cars into the area at one time, would create congestion that our current system just cannot handle. And since we are still waiting on the traffic study resolutions from the build of the Village - I would love to see traffic resolutions PRIOR to the build of a new extreme project.

Additionally I have concern about the plan to add even MORE apartments in an area that is already saturated with apartments (many of which are VACANT). We are already told regularly to cut back on water usage, cut back on electric usage, etc., so where are we going to get the water & the electric to support all these additional occupants? The plan to recycle water that the village has works for watering, but is not considered potable water. More apartments are already being built and we are way beyond our limit to support those as it is.

Further, I know in an ideal world parking won't be an issue because people will take public transportation, etc. But, this thought is simply not realistic. We already have public transportation that people do not use because of limited/inconvenient routes. Our community is just not used to or set up with a good public transportation system. Maybe fix that first before deciding to add a 15,000 seat arena, hotels, apartments, retail space, with parking for only a fraction of the apartment occupants.

I am really angry & frustrated that what is really best for the community is overlooked in an effort to compensate for bad planning on Westfield's part. The Promenade was once a beautiful, upscale shopping mall. Westfield came in, destroyed that, and now wants to hurt the surrounding neighbors for their poor decisions.

Please evaluate this plan carefully and recognize that it will not be an asset to the Woodland Hills area.

Thank you.
Hope Holm

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Support Letter

Steve Hornstein <steve@hornsteinlawoffices.com> Fri, Jul 20, 2018 at 9:39 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O-Donnell. Please find attached and below my letter in support of Westfield Promenade.

July 19, 2018

Elva Nuno-O'Donnell

City Planner, Department of City Planning-City of Los Angeles

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

elva.nuno-odonnell@lacity.org

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

Dear Ms. Nuno-O'Donnell,

For all of my life, I have been a resident of Tarzana, and I have had my office in Woodland Hills for 16 years. The west valley is important to me. I take pride in being involved in my community, and doing what I can to help make my community a great place to live and work, not only by being a member of the West Valley-Warner Center Chamber of Commerce and the Rotary Club of Woodland Hills, but also by taking the time to write a letter such as this one.

Through my involvement with my community, I come across many companies and business leaders who take an active interest in the community. Westfield is one of them. They sponsor and host events, make charitable contributions to worthy causes and have created a sense of community in the West Valley with their Topanga and Village properties.

Westfield has made tremendous investments to build a better community and I am thrilled that these will continue with the revitalization of the Promenade property. It will be great to have another place to dine and shop, wander around a new public park and catch an evening performance at the entertainment and sports venue. We will finally

have night life, arts and cultural events available here in the West Valley. Together with the Warner Center Plan, the Promenade project will transform the neighborhood.

We are so fortunate to have Westfield committed to the West Valley to make it a better place to live, work and enjoy life.

I hope the city will give Westfield Promenade strong consideration.

If you have any questions, please contact me at (818) 887-9401.

Thank You,

Steve Hornstein

HORNSTEIN LAW OFFICES

Steve H. Hornstein, CPA, LL.M., CFP®
Attorney at Law
Hornstein Law Offices
20335 Ventura Blvd., Suite 203
Woodland Hills, CA 91364
office: (818) 887-9401
fax: (818) 887-7173
e-mail: Steve@HornsteinLawOffices.com
View our Website at www.HornsteinLawOffices.com
Click here to send me a file securely.

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Disclaimer
Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Hornstein Law Offices would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

Think Green. Please only print this email when necessary.

Hornstein Promenade Support Letter 7-19-2018.pdf
114K

HORNSTEIN
LAW OFFICES
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Steve@HornsteinLawOffices.com

July 19, 2018

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

elva.nuno-odonnell@lacity.org

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

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We are so fortunate to have Westfield committed to the West Valley to make it a better place to live, work and enjoy life.

I hope the city will give Westfield Promenade strong consideration.

If you have any questions, please contact me at (818) 887-9401.

Best Regards,

Steve Hornstein

Steve H. Hornstein, Esq., CPA, LL.M., CFP®

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

PROMENADE 2035 - Case # ENV-2016-3909-EIR

Jerry & Laurel Hubbard <jlhub83@sbcglobal.net>
Reply-To: Jerry & Laurel Hubbard <jlhub83@sbcglobal.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thu, Jul 26, 2018 at 11:43 AM

TO: Elva Nuno-O'Donnell

SUBJECT: Case #ENV-2016-3909-EIR

I live in Canoga Park and just became aware of the "Promenade 2035 project". The impact of this project will be a disaster to the West Valley and should never happen!! It is too big for the area, which is part residential and part business. I use Canoga Ave all the time to go to Kaiser, and other streets in the area, and they are already busy. The traffic would be GRIDLOCK, the environmental impact would be TERRIBLE, and living in the area would be a NIGHTMARE.

This project is much to large for the area and should NEVER HAPPEN! Please keep me informed about this issue, it is VERY IMPORTANT to me.

Thank you,

Laurel Hubbard
8901 Eton Ave. #83
Canoga Park, Ca. 91304

e-mail - jlhub83@sbcglobal.net

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 EIR Comments, Environmental Case No: ENV-2016-3909-EIR

Janel Huff <jlhuff@earthlink.net> Thu, Jul 26, 2018 at 2:41 PM
To: elva.nuno-odonnell@lacity.org

Attached letter on the Promenade 2035 EIR COMMENTS.

Janel Huff
818-317-2878 cell and text

2 attachments

180725 Promenade Project rebuttal.docx
23K

WHHO SDEIR Public Comment 7-25-18 - FINAL.PDF
617K

Janel Huff
20934 Bandera St.
Woodland Hills, CA 91364
818-888-5582, Ext. 1

July 26, 2018

MS. ELVA NUÑO-O'DONNELL
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Sent via email: elva.nuno-odonnell@lacity.org

Re: Promenade 2035 EIR Comments,
Environmental Case No: ENV-2016-3909-EIR

Dear Ms. Nuño-O'Donnell,

I am in total support of the issues outlined the July 25th letter from the Woodland Hills Homeowners Association. To accept the above named project would be tragic for our community of Woodland Hills and the West San Fernando Valley, as a whole.

Additionally, my specific issues with the project referenced above are:

1432 Multi-family residential units:

One of the largest issues with the proposed residential units is traffic. The traffic study, the basis for each unit is two-to three occupants, i.e. four to six car trips per day. With the ever increasing rental costs there are three and sometimes four individuals inhabiting a single two bedroom living unit. Developers and City suggest mass transit or working in the area will reduce traffic.

Tenants with local retail/restaurant jobs cannot pay the rental rates in newly constructed rental units; hence they double up in living units, due to having multiple part time jobs or college activities. This further extends the number of multiple drives and traffic issues on a daily basis, way beyond the studied four trips per day. These situations create more traffic than accounting for in any presented report or study.

244,000 sf of retail/restaurant uses:

Given the current retail tenant turnover at the new Westfield's Village, the only reason for more retail and restaurants is to support the proposed entertainment sports center and developer's profits. Brick and mortar stores are failing. The Village retailers have been very public about the lack of business and customers. Many of the original restaurants and small food venues have turned over or closed at Westfield's Village. I am at the Village quite frequently and my

personal observation is majority of the restaurants are hurting. In order for a restaurant to be profitable you must fill the restaurant a minimum of three times at lunch and three to four times at dinner. This is called the table turnover rate. Are these establishments so busy with lunch and dinner that there is a demonstrated need?

572 bed hotel:

Why? Is there a current need, other than the developer wanting to make money? Has Pannell Kerr Forster* or other hospitality expert studied the need for another local hotel? When the City subsidizes or waives certain taxes or fees for this kind of development, which is common in economic development negotiations, it puts all local existing like-use properties at a financial disadvantage. The eventual result will be the current existing properties usually must lower their average daily room night rates (ADRs) and the city gets less bed and sales tax revenue. The current or older properties will begin to suffer in occupancy, maintenance, number of employees and upkeep. Where is the proof that there is a need?

15,000 seat Entertainment Sports Center:

The city has to look no further than the Hollywood Bowl. Yes, the Hollywood Bowl is slightly larger. However, the traffic and havoc issues an event center will bring to the Woodland Hills and surrounding community will be devastating. Like the "Bowl", the City of Los Angeles must provide off duty and on duty police enforcement to deal with traffic and resulting accidents, traffic flow, plus blockaded residential feeder streets. These feeder streets will even affect South of Ventura Boulevard, as now seen with the WAZE app. The 101 freeway is already at a stand-still with traffic many times during the day, seven days a week. Topanga Canyon Blvd., a state highway, will be a parking lot. There is no permanent way to regulate entertainment event activities. The City may initially have an agreement with developer/user on venue activities. Then the developer/user will plead some sort of case that the agreement is not binding, or support there will be (paid) support from elected officials and surprise—open unconstrained activities at the "Sports Center" will eventually be allowed, permanently. If this developer were civic minded they would put the money in Pierce College for a sports center. Oh, but wait! There is no developer profit there.

I was once a Tourism Official in another state. We (the State) designed a destination traveler study asking the questions: who would use the facilities, where the guests would come from/go to and if they were staying overnight to visit this attraction. The results were surprising! In this particular instance, the study determined guests saved their money for the event/destination but DID NOT INTEND TO STAY OVER OR EAT OUTSIDE OF THE EVENT SITE. This meant little or no anticipated increase bed tax or sales tax for the city. This outcome was a surprise to all, except the attraction ownership. Sadly, this study was done after the attraction was built.

After all the issues with use, there are still the factors of deteriorating local infrastructure, to include but not limited to: water, sewer, communications, gas, fire and police. The City of Los Angeles has not maintained our water and sewer infrastructure. After waiting for decades for new streets, in some areas the City came in cut up the NEW streets to upgrade a few select areas on a street by street basis.

As an example, AT&T communications are so bad where I live with lack of lines, no fiber but poor twisted pairs (old copper lines) that repairman are out on a weekly basis passing bad twisted pairs between neighbors. Yes, this is a California Corporation Commission issue but they, AT&T, has a franchise agreement with the City.

We are sadly in need of more Police to deal with the increasing crime, drugs, theft and homeless activities.

This project is a perfect example of why the Warner Center 2035 Specific Plan and the Los Angeles planning process needs to be changed.

Respectfully submitted,

Janel L. Huff

* PKF (Pannell Kerr Forster) was the first organization offering specialized consulting and benchmarking services for the hospitality industry. P stands for William Henry Pannell. In 1869, he founded his own CPA firm in London, W. H. Pannell & Co. K stands for Errol Kerr. Together with his partner William Harris, he founded the New York CPA firm Harris, Allan & Co in 1911 which was later renamed into Harris, Kerr & Co. The first office was located in the Ritz-Carlton Hotel on Madison Avenue. F stands for William J. Forster who, in 1923, founded the company W. J. Forster & Co in New York. In 1933, it merged with Harris, Kerr & Co to Harris, Kerr, Forster & Co.

"Protecting the Integrity of our Community"

W.H.H.O.

Woodland Hills Homeowners Organization

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In Memoriam

July 25, 2018

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Re: Promenade 2035 EIR Comments,
Environmental Case No: ENV-2016-3909-EIR
Public Comment from the WHHO

Dear Ms. Nuño-O'Donnell, and the Honorable Council Blumenfield:

The Board of the Woodland Hills Homeowners Organization (WHHO) hereby submits the following Comments to the Draft Supplemental Environmental Impact Report, **ENV-2016-3909-EIR**.

I. DENIAL OF DUE PROCESS - the DSEIR denies the Public their Constitutional right to Due Process:

From the outset it should be noted that the Woodland Hills Homeowners Organization (WHHO) objects to this DSEIR due to its substantial lack of specific project facts. Instead the focus is on pure speculation, especially when looking at the Stadium. Further, the "project" will drag on for such an extended period and will not be fully completed in a "reasonable" time. Throughout the many "public" presentations by the Developer, they have consistently refused to provide sufficient detailed facts to permit an informed discussion.

The *Public Resource Code* (hereinafter PUC), Section 21061 provides in relevant part:

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

PUC Section 21003 (b) goes on to clarify that:

> "21003. (b) Documents prepared pursuant to this division [must] be organized and written in a manner that will be **meaningful and useful to decisionmakers and to the public." (Emphasis added).**

There are too many moving parts over too long a period for this DSEIR to be "meaningful and useful" to decisionmakers and to the public. With the details lacking, no one can know what this project will look like on completion and thereby the public does not have any informed insight concerning its effect on the community. The lack of details thereby denies the public an opportunity to make an informed discussion on what comments should be considered.

The purpose of filing an EIR - and here the DSEIR, is to alert the public about environmental decisions. "Public notification serves the public's right 'to be informed in such a way that it can intelligently weigh the environmental consequences of any contemplated action and have an appropriate voice in the formulation of any decision.' (*Karlson v. City of Camarillo* (1980) 100 Cal.App.3d 789, 804.) This public participation assists the agency in weighing mitigation measures and alternatives to a proposed project. ([PUC]§§ 21100, 21151.)" *(Concerned Citizens of Costa Mesa, Inc. v. 32nd Dist. Agricultural Assn*. (1986) 42 Cal.3d 929, 938.)

This inherent prejudicial failure to provide sufficient details for this project prevents the Lead Agency and, most importantly, the public in general from knowing, understanding and reflecting on the actual facts and to understand the real effect on the community. Such a failure by the DSEIR denies the public their constitutional due process right to understand what really is being proposed and to give full and informed comments about the project and the contents of the DSEIR.

It should appear clear that the people of California, in enacting the CEQA legislation, find that in a democracy, due process, fairness, and the responsible exercise of authority are all essential elements of good government.

There is no fairness here, and the public's constitutional substantive and procedural due process rights are violated by this DSEIR. The Lead Agency must reject this DSEIR and require the Developer to return with specifics facts so both the Lead Agency and the public in general may give the project proper consideration.

II. FAILURE OF DSEIR TO FULLY ANALYZE CUMULATIVE EFFECT(S) OF ALL RECENT AND SUBMITTED WC PROJECTS.

The fast evolving nature of the Environmental Setting within the Warner Center Area due to hyper-development activity, a reconsideration of the related projects section of the DSEIR is deemed appropriate for a prudent and fair analysis of the cumulative effects intended by the California

Environmental Quality Act. Section III.B Related Projects, considers 29 past, present and probable future projects producing related or cumulative impacts. However, more projects, many more, are being proposed since the DSEIR was submitted, and all must be included in the related projects. A complete analysis must use an adjusted datum, not from the time of the original filing of the Project, but data that includes all projects submitted up to September 2018-- or an even later date. The duration of the entitlement period and the duration required for the environmental analysis due to the project's sheer size, makes freezing the datum to the original filing date a flawed process that provides inaccurate conclusions and thus prevents real due process.

Furthermore, the only way to properly evaluate the ESC (Entertainment and Sports Center - aka the Stadium) with an eye to due process is to assume a full build-out of the entire WC 2035 Specific Plan as was assumed in the original WC 2035 Specific Plan.

Such a detailed evaluation of the ESC is consistent with CEQA and the WC 2035 Specific Plan.

III. POPULATION GROWTH AND THE PROMENADE 2035 PROJECT IS IMPROPERLY EVALUATED

The DSEIR fails to properly analyze the Population Impacts. On page IV.1-17 of Chapter IV, Environmental Impact Analysis, Section I, Population, Housing, and Employment, subsection 3.d(2)(a) titled Direct Population Impacts, the impacts of the projected additional 3,714 residents generated by the project, using a household size of 2.73 persons per household in multi-family dwelling units and a 95% occupancy rate, has been deemed by the DSEIR as "less than significant." However, these additional residents must be considered as part of the greater whole of the forced and planned population increase in Warner Center and Woodland Hills caused by the addition of many thousands of residential units in a short period of time.

The DSEIR relates this projected population growth on a 34-acre parcel within the 1.7-square-mile Warner Center to the 503-square-mile City of Los Angeles and the entire six-county region encompassed by the purview of the Southern California Association of Governments. Placing the projected population increase caused by the Promenade 2035 project within this much larger, regional context is nonsensical and misleading.

Instead, the DSEIR should have considered this projected population growth in its local context, that of Woodland Hills, where thousands of residential units built in the last 10 years have already had deleterious effects on traffic, water and electric infrastructure, air quality, noise and light pollution, and community-serving businesses, such as grocery stores, clinics, and pharmacies. Many thousands more are currently being built or planned.

The DSEIR is wholly deficient in considering the cumulative effects to the local community of not only the additional residents at Promenade 2035 but also the many thousands of guests and employees who would be expected to frequent the site on a daily basis. The local community must be defined as Woodland Hills and the western half of the San Fernando Valley. Therefore, the final SEIR must estimate the impacts of the projected population growth as they relate to Warner Center, Woodland Hills, and the adjacent communities of Canoga Park, Winnetka, West Hills, Calabasas, and Hidden Hills, not to the City of Los Angeles or region as a whole. This new calculation must be made, since if all units

envisioned in the Warner Center 2035 Specific Plan are built and occupied at a rate of 2.73 persons per household, at full build-out, the population of Woodland Hills will grow by more than approximately 82% in a short period of time over its 2008 level of 63,414. Again, the DSEIR is defective.

IV. DENIAL OF DUE PROCESS-REQUIRES CLEAR NOTICE AND A RIGHT TO RESPOND.

With the Promenade 2035 DSEIR, there is a consistent lack of specificity which reflects a lack of commitment as to what is actually being proposed concerning major issues and proposals. This lack of specificity denies the public the ability to properly and accurately gauge the critical issue and then fully respond within the allowed legal time framework. Many factual details for critical elements of this proposal have been omitted or ignored thereby denying the public the right to know what is entailed and circumventing the ability to properly respond. That is a denial of due process.

Examples of the lack of specificity include, but are not limited, to the following:

- Page I-10: "The southerly residential building within the Northeast Area (Northeast-B) would include **approximately** 326 residential units…." (Emphasis added).

- Page I-12: "The Entertainment and Sports Center **could** be as large as 15,000 seats but would be designed to include flexible seating to accommodate smaller gatherings". (Emphasis added).

- Page I-20: "The project includes **the option** to either construct one **or** two levels of subterranean parking in the Southwest Area which would be constructed with the development of the Southwest Area **or alternatively** construct five levels of subterranean parking in the Southeast area, which would be constructed when that area is developed." (Emphasis added).

As indicated earlier "**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information..."** (PUC §21061, *Ibid*).(Emphasis added). This is a requirement that *must* be followed and obeyed.

The underlined words and similarly intended words occur throughout this DSEIR and reflect the applicant's intent to leave options open once the public input process either during the Environmental or the Entitlement process is complete. It is prudent and required that commitments be made that are more appropriate and specific in order to assess the scope of the project and its impacts on the environment, and the community's quality of life.

Required "details" that are sadly missing: The size of the ESC (Stadium), whether it is roofed or not, the maximum size, height, floor area and unit counts within all buildings, the programmed uses and amenities of publicly accessible open space, the parking solutions, the actual traffic solutions whether in the City's or CalTrans' jurisdiction, the exact infrastructure improvements required, actual police and fire solutions that will be carried out, LAUSD commitments as to a plan of action regarding provisions for appropriate public education and when all of these required actions will occur need to be presented.

A commitment of exact actions, all encompassing, is mandatory at this point with the requirement that any change to what is specifically stated must be reassessed by additional due process at the time the change is proposed. The ability for real due process can only be obtained with full disclosure.

V. THE WC 2035 SPECIFIC PLAN WAS NEVER INTENDED TO RELY ON A DIRECTOR'S INTERPRETATION TO ADDRESS A PROJECT AS LARGE AS THIS.

Administerial decisions on a project as large as the ESC (Stadium) in the Promenade project are outside of the original considerations of the WC2035 Specific Plan. Having filed a project of this magnitude (which includes a super-sized sports arena), it is no longer appropriate to be controlled by administerial decisions, and the applicant must not be allowed to stick them in under a process that it was never intended to be used in. Relying on a Director's Interpretation for the ESC circumvents due process for the public and allows the developer and the Lead Agency to arrive at decisions outside of the public purview and must not be permitted.

VI. DECEPTIVE RELIANCE ON OTHER CITY DEPARTMENTS TO MAKE THE DSEIR WORK.

The developer provides few if any realistic answers in the DSEIR as to how the City can mitigate many of the problems created for the community by their project. There is a tremendous reliance that those problems will be addressed and rectified in the future by already over-burdened City and State Departments, which is a fallacy. The DSEIR does not fully evaluate or offer solutions, but instead gives deference to others to provide answers. Any plans for solving the major problems created by construction of this project are left unanswered or are shifted instead to other entities, which is deceptive.

- **Cal Trans** - Examples of traffic impacts are numerous within the DSEIR and the following are only examples as selected from page I-155 and I-156 of the DSEIR;

    1. "The addition of Full Project traffic is projected to result in the operation at LOS [Level of Service] E or F of nine of 11 mainline segments along the 101….."

    2. "The westbound off-ramp to North Topanga Canyon Boulevard…; (and) the US 1010 Westbound off-ramp at Canoga Avenue is also projected to exceed the available queue storage capacity…"

    3. "Future with Project Year 2033 Projects……Intersections….. 21 of the 26…operate D or better….the remaining 5 LOS E or F….."

    4. "….the average proportionate share of mainline freeway growth at project build-out is 2.51 percent without an ESC event; the corresponding proportionate share with a sold out ESC event is 5.20 percent in 2033."

Exact mitigation measures that have real timelines, legal nexus, commitments in writing, beyond paying fees to the authorities having jurisdiction, must be carefully spelled out for these and all the impacts enumerated in the DSEIR. It must be noted that this is a response to actions beyond the City's direct

purview including those listed in the DSEIR on pages I-161 through I-167. The solutions that are committed to by all agencies *must* address succinctly the freeway and surface street intersections that are assessed at a LOS [Level of Service] below D either currently or upon implementation of the project, the ramps with current or full project traffic exceeding the available queuing storage, and/ or the affects to the freeway mainline need to be spelled out in detail. Not only the problems and related solutions, but the descriptions of the physical improvements and when they would occur (in relation to specific project improvements) needs to be presented and committed to for public assessment. The conclusion that "if the improvements aren't made then the impacts will remain significant" cannot be considered as the fair and prudent result of this DSEIR or the decision-maker's findings of overriding considerations.

- **Police** - The effect on the Police Department due to population and employment increases and especially with consideration of a sold out ESC event cannot be understated. Numerous mitigation measures are presented in the DSEIR regarding the effects that are anticipated. Issues to consider have been presented as follow:

    1. Page I-115: The project would increase the police service population **"from 196,840 persons to 218,634 persons."**

    2. Page I-115: The project could potentially increase the annual number of reported crimes in the Topanga area **"from 110 to 123 reported crimes per year, an increase of 12%."** It also states this is a very conservative, likely overestimation of crime based on daily sold out event of the ESC.

Recognizing the commitment to implement the Proposed Design Features, the provision of private security for the ESC, the Emergency Response Plan proposed, and the implementation of the WC Plan Mitigation Measures, the Police Department and the Lead Agency must still include a serious plan from the Police Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities. This is in direct response to fees collected, increased tax revenue and the nexus for this project, and including the cumulative impacts of the recent development activity in Warner Center as a whole. (See the comments related to cumulative impacts above.)

- **Fire** - Similar to the Police Department, the effect on the Fire Department due to population and employment increases and especially with consideration of a sold out ESC event must not be understated. Consider these issues:

    1. Page I-125: **"The development……would result in an increase of approximately 3,714 residents."**

    2. Page 126: **"Project related traffic would have the potential to increase emergency vehicle response times to the project site and surrounding properties…"**

Similar to the issues discussed related to the Police Department, the Fire Department and the Lead Agency must include a serious plan by the Fire Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities in direct response to fees collected, increased tax revenue and the nexus for this project and the cumulative impacts of the recent development activity in Warner Center as a whole. See the comments related to cumulative impacts above.

The Warner Center **"Mitigations Measures"** covered on pages I-129 and I-130 [PS-1 through and including PS-10] are recognized as critical issues, but also are noted simply as reiterations of building and fire code that would be required in any project. As a result, this does not provide a proper response to the increases in population and traffic that will burden the Fire Department when the Promenade 2035 project is fully built-out.

- **Public Schools (LAUSD)** - By adding the thousands of new residences at this project, the existing school structure will be challenged. The DSEIR fails to provide adequate consideration on this issue and relegates it to paying a mitigation fee to LAUSD without stipulating exactly where those fees are to be used. **There must be detailed solutions** to the influx of new students who will have to be accommodated. These solutions must be presented specifically in this DSEIR and committed to by LAUSD and the Lead Agency. The following comment in the DSEIR is insufficient to truly provide the adequate actions and mitigations required:

    1. Page I-133: "Project-level and cumulative impacts with regard to schools would be less than significant with the **payment of development fees** to LAUSD prior to the issuance of building permits." (Emphasis added).

Our specific comment to the information of I-133 is that **developers have been paying these fees for years while little or no expansion or investment have occurred to schools in the West Valley**. Population migration to other areas, an aging population, a lack of families moving to the area and the movement to private schools has been the product of mismanagement of the school system. The influx of high density housing will bring a younger populous and the increased opportunity for young families. LAUSD must publically and consistently be surveying the West Valley for current needs. An LAUSD plan and commitment regarding implementation of planned improvements and public outreach must be included in this DSEIR to adequately assess the impacts that are project specific and also the impacts that are cumulative. Failure to do so denies families coming into the community the opportunity and right for a good and affordable education.

- **Homeless and Transient Services** - the Entertainment and Sports Center (ESC) and open central park space will both be an attractive nuisance for the homeless and transient individuals. The DSEIR does not address the problem - and must provide a detailed type of plan that enumerates details about practical solutions if the problem arises. Again, the lack of details and procedures prohibits a proper response from the community on this critical matter.

- **DWP** - Section M [Pages I-174-I-193] (Utilities and Service Systems) concludes that all systems (Water supply, Wastewater, Solid Waste, Natural Gas, and Electricity) will be available for the project at full build-out and with consideration of cumulative effects. However, mitigation measures and design features must be required to reduce the burden on the infrastructure. Given the recent power outages and the increasing problems of the aged infrastructure, major DWP improvements are needed to satisfy the proposed development - especially with the soaring increase in demand for water and power. A detailed explanation by the City and a full assessment of the costs of the needed improvements must be presented in the DSEIR. Failure to do so prohibits the public's ability to properly respond to this critical issue. There is a difference between the needs being met by available capacity and the certain increased demands for both more water and additional power to be taxing our aging systems.

VII. DSEIR ANALYSIS OF REASONABLE RANGE OF ALTERNATIVES

Page I-22- I-24- 11. Summary of Alternatives- The conclusions ascertained in the overall DSEIR for all of the Alternatives 1-5, are required to be added to the Executive Summary as only the descriptions of the Alternatives are included currently. The executive summary includes conclusions of impacts for all other categories and this is the only section where this information is missing. Only in the case of the Alternatives is the public forced to delve into the overly complex and lengthy main body of the DSEIR. This reduces the ability of the public to properly review and provide input, thus reducing fair due process.

A critical alternative is Alternative No. 5, which includes 2 options for Reduced Entertainment and Sports Center Seating capacity. The Alternative includes an option for a reduction from 15,000 seats to 10,000 seats and an option reflecting a reduction to 7,500 seats. However, the Alternative 5 does not propose a reduction in square footage overall for the ESC but only the options of smaller venues within the complex. The statement on Page I-24 illustrates this as follows,

> "While this alternative analyzes a reduction in seating provided in the Entertainment and Sports Center, the building area of the Entertainment and Sports Center under Alternative 5 is assumed to be the same as that proposed under the project for the Entertainment and Sports Center. This will provide for a variety of smaller seating areas within the same building"

Clarity is lacking with the statement above and requires further scrutiny. The naming of Alternative 5 insinuates that a real reduction in overall seating capacity for the building is being studied. The statement above reflects the possibility that, in fact, the capacity could stay the same and that the venue is just being broken up into smaller rooms. Under that scenario, there would be little difference in environmental effects between Alternative 5 and the Proposed Project when comparing sold out events in all rooms, the worst case scenario.

The deception caused by the Description of Alternative 5 prevents fair and prudent public input and due process. An alternative that clearly studies reduced seating capacities for the overall building should be included in place of the current Alternative 5. If the intent of Alternative 5 was to analyze reduced overall seating capacity, then this will require clarification and will require an opportunity for further public input.

VIII. TRAFFIC MITIGATION

There is no adequate traffic analysis of the impacts on our major streets and intersections in this DSEIR, since the proposed Promenade 2035 project includes the major ECS (Entertainment and Sports Center) that was not even anticipated or evaluated in the original WC 2035 Plan EIR. Nor does this traffic analysis fully include all of the major residential projects that are either under construction or are going through the Planning process. Additionally, the 2035 WC EIR assessments also failed to take into consideration the ongoing densification of the Reseda, Winnetka and Northridge areas, which substantially add to traffic on major thoroughfares traveling through Warner Center as those area drivers connect to the 101 Freeway.

The failure to consider all of the cumulative effects of traffic coming from the addition of the ECS, and from surrounding areas not considered in the original WC 2035 EIR, mean that a new and more comprehensive survey must be conducted-and a list of necessary mitigations completed - before this project begins construction:

1. The DSEIR lists (8) intersections that will have stated significant traffic impacts: Canoga & Vanowen, DeSoto and Vanowen, Owensmouth and Victory, Canoga and Victory, Shoup and Oxnard, Topanga and Oxnard, Topanga and Ventura. However, the ESC adds (4) intersections with stated significant impacts: Canoga and Oxnard, Topanga and Burbank, Topanga and the 101 West-bound off-ramp and Topanga and Clarendon. Seven (7) of those intersections are already rated "F" by DOT. A complete updated analysis of those intersections and the spill-over impacts onto the other 8 intersections cannot be accurately studied or assessed since there is no determination of the capacity and operating hours (during a game or performance) of the facility that can dramatically impact traffic at those locations.

2. Traffic estimates for Topanga Canyon, Owensmouth, DeSoto, Winnetka, and Victory: Estimates for traffic on the main thoroughfares to, through and from Warner Center fail to use fully-updated traffic counts and revised 2018 numbers. Estimates for the original WC 2035 Plan did not take into account all the densification currently occurring in adjacent areas and in connected areas like Chatsworth, Northridge and Reseda which greatly impact traffic trying to reach the 101 Freeway and the Valley travel core .

3. The DSEIR clearly designates the only mitigations for these intersections are the planned physical improvements implemented as part of the original 2035 Warner Center Plan Mitigation Program The DSEIR fails to incorporate the latest traffic counts and forecasts and factor in the traffic counts for the built-out ESC. This means all DSEIR traffic projections must be reevaluated using updated, accurate data that includes these factors.

4. The critical on/off ramps to access and exit the 101 Freeway from Topanga Canyon Blvd. have not been adequately researched using updated traffic figures that include the full build-out of the WC 2035 plan, or the ESC. The specifics on how CalTrans will accommodate and mitigate the influx and out-pouring of additional automobiles to and from the ESC have not been established, and mitigation fees from the developer cannot physically reduce the congestion or confusion that will be generated by the complex. The DSEIR must be revised to accurately incorporate all of that data in order for the public to render cogent and accurate commentary.

5. In the DSEIR, the traffic impact analysis assumes a full implementation of all measures in the mitigation plans. However, many of those measures--especially the ones requiring Caltrans involvement--have not been implemented, and the DSEIR assumptions are overly optimistic in terms of mitigation capabilities, as well as the reliance on mitigations from the yet-to-be-formed Neighborhood Protection Committee-the body expected to implement the Neighborhood Protection Plan for residential streets, as called for in the 2035 Warner Center Specific Plan. The DSEIR must be reconsidered and revised to provide the public with accurate analysis so that the community can respond with commentary that is succinct and targeted.

6. The DSEIR relies on 2008 Data, which used a growth rate factor of .56%. This does not

accurately reflect the true area growth due to recent housing and apartment construction and a surrounding area increase of approximately 17,000 residents since 2008 which is not accounted for in the original 2035 Warner Center EIR. More up-to-date data must be used to rewrite the DSEIR so that it more accurately presents the traffic problems we will face, and provide specific mitigations for it.

IX. COMMERCIAL AND RETAIL PHASE PLAN CONSTRUCTION AND LACK OF BALANCE

Commercial Phase Balance: There is no guarantee when-or even if-the commercial phases of many WC projects will be built since their unresolved construction dates exploits a flaw in the 2035 WC Specific Plan by hedging the requirement with the notation, "subject to market conditions." The DSEIR fails to recognize this situation and provides flawed estimates to the impacts this project will have by failing to balance Residential with Commercial as development proceeds.

1. **Intention of 2035 WC Specific Plan was to balance live, work, and play**. By indefinitely postponing the "work" element of proposed developments --including the Promenade 2035 project-- and leaving commercial construction for a final phase that may never get built due to unspecified "market conditions," the anticipated balance is dramatically tipped to residential use without any conditioning or guarantee(s) necessitating the construction of the commercial work elements within a specified time limit. The DSEIR fails to discuss or determine any penalty or guarantee that would mandate the required commercial balance for the Promenade 2035 project. The DSEIR must compel the developer to maintain a balance of residential to commercial as the Promenade project is being constructed.

2. **"Market Conditions" and "Market Rate" terminology cannot be adequately or fully evaluated by the DSEIR.** Those two terms are used throughout the DSEIR to give the developer unrestrained leeway as to fulfilling the requirements of the 2035 WC Plan. Those terms provide no established boundaries, timelines or specifics, thus depriving the public of the ability to make an accurate evaluation of the feasibility or timing of critical elements of the Promenade 2035 project. The DSEIR must enumerate the specifics and parameters for each of these terms so that the public has due process in order to provide accurate comments.

3. **Future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public**. Future changes in "market conditions" can change the build-out proposals of the Promenade 2035 project, the size and look of specific project elements, transportation and mobility mitigations, and other important factors. The DSEIR does not factor any of those specific changes into its DSEIR. To guess what will "come down the road" is to speculate or guess what the developer may do, and that is a denial of process for the public which must be reconsidered in the DSEIR.

4. **Imbalance of residential to commercial:** Leaving the major commercial components of the project to "Phase IV" of the construction plan and building an Entertainment and Sports Complex (ESC) in Phase III sublimates the intended live/work balance of the 2035WC Plan. This important aspect of the 2035 WC Plan was not adequately evaluated in the DSEIR and must be reconsidered. This is vital because the DSEIR's environmental and traffic assumptions rely on

sustaining the live/work balance and mitigating negative impacts. Without an accurate reassessment, the public is unable to render accurate commentary, which is a failure to provide due process. **The Lead Agency must consider and require that "Phase III" (the Stadium) be moved to "Phase IV" and re-evaluated when the Developer has sufficient details to make a review meaningful.**

X. ENTERTAINMENT AND SPORTS COMPLEX STADIUM/ARENA

One of the most contentious and critical elements of the Promenade 2035 application is the proposed Entertainment/Sports Complex (ESC). It by any other name is a huge Stadium. The DSEIR fails to adequately address, detail or mitigate crucial factors concerning this major structure including its exact size and capacity, its exact format, and its impacts on traffic, neighboring residences, or nearby buildings. The proposal for this structure is not specific. Therefore, conclusions in the DSEIR can only be arbitrary and without accurate data to evaluate the project, therefore denying the public due process.

1. **The wrong standard:** The real flaw in the DSEIR is attempting to analyze the Entertainment/Sports Complex (ESC) is the reliance on a false standard. The Complex has always used the "seats" as the standard when it is the "Occupant Load" that is the proper standard. To permit a Stadium to be restricted by the number of seats and not the Occupant Load encourages deceptions of putting in "standing room viewing" that can be substantial. Analysis with the wrong standard results in the wrong conclusions.

2. **Director's Determination:** The DSEIR section(s) dealing with this proposed structure delegate key decisions as to size, capacity and roof determination (roof/no roof) to a Director's determination. The developer has had adequate time and resources to make their own determinations as to maximum occupancy capacity and a specific roof-style but didn't include those final decisions in the DSEIR. Instead, the DSEIR offers a smorgasbord of choices that is proposed to be left to a Director's determination. The submission of all of these "Alternatives," denies the public access to a single set of specifics and accurate projections for some of the most critical elements of this structure. That prevents the public from being able to accurately and specifically raise issues and respond in the legal time limit. The DSEIR must be resubmitted with specific, final choices from the developer so that the public is presented with a definite and accurate picture of what is being planned.

3. **No Specific 2035 WC Permission:** Additionally, there is NO specific language in the WC 2035 Specific Plan that determines if a complex of the size and scope of the proposed ESC in the Promenade 2035 project is even allowed by WC 2035 guidelines. The Applicant states that a structure of this size and use is "not specifically prohibited." However, many community groups and individuals believe that after 8 years of debates and negotiations with the City, the WC 2035 Plan is a finalized law that would have addressed this issue if the Specific Plan was intended to allow a stadium/arena of this size in Warner Center. Omission in the 2035 Plan must not be considered an endorsement for any complex of this nature and size. The ESC complex cannot legally be considered an "Entertainment" use that is permitted, contemplated, discussed or encouraged by the WC 2035 Specific Plan, and therefore it must not be permitted in the Promenade 2035 project.

4. **Undetermined Aspects:** In the DSEIR, the developer fails to make a firm decision on the issue of maximum occupancy capacity and if there will be a roof or no roof. The public must have a definite proposal as to the capacity and roof issues, or else it leaves the options open for the Applicant, but leaves the community with no information as to specific mitigations needed and offered as far as traffic, noise, lighting and other factors impacting the surrounding neighborhoods. When evaluating the DSEIR, the public has a right to have complete and final information in order to render a fair evaluation and generate an accurate response. Again, this is a failure to provide due process and the DSEIR must be rewritten to include a final determination by the Applicant.

5. **"Phase III" should be moved to "Phase IV":** It is strongly our position that future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public. This is especially true with the Stadium (ESC). The lack of detail - and commitment on behalf of the Developer - require that the Lead Agency require the Developer to move the ESC to the last Phase. This will permit the commercial/residential ratios to be in balance before the ESC in undertaken. Further, the size of the ECS is so large that it is a "project" within itself and the "details" of the "project" as it will then relate to the community must be brought back to the for both community and Lead Agency review and comment. To do otherwise is again a denial of the community's substantive and procedural due process rights.

6. **Director's Interpretation:** The DSEIR's designation of a "Director's Interpretation" to be made by the Lead Agency as to size, capacity and roof choice of the ESC denies the public due process. By inserting this procedure in the DSEIR, the applicant has avoided presenting accurate information and analysis to the public - instead assigning these crucial determinations to a Lead Agency that will not be under public scrutiny when these critical decisions are made. This precludes a complete lack of transparency and a failure to provide due process in the EIR process. The community would not have any real oversight of this project, or the Director's interpretations. That is wrong, unfair to the community, and does not fulfil the purpose and public interest of CEQA.

7. **Inaccurate Traffic Counts:** Traffic estimations that are not accurate for the ESC are provided in the DSEIR. Neither the Applicant nor the City can make accurate estimates, because the maximum occupancy capacity and use factors for the Entertainment and Sports Center are undecided at the time the DSEIR is being evaluated. Accurate traffic projections and mitigations concerning the project cannot be made until final decisions on the maximum occupancy capacity and specific usages of the complex are submitted and evaluated. Not having accurate traffic projections burdens key routes on Ventura Boulevard, Topanga, Oxnard and the 101 Freeway for which no realistic mitigation plans have been provided. On page I-154 of the Executive Summary, the Caltrans Analysis does not include impacts to On-Ramp queuing or on proposed mitigation efforts for existing LOS E and F segments.

8. **Roof Options:** Undecided roof option makes evaluation of the entertainment and sports complex unreliable. The developer has failed to make a decision in the DSEIR as to whether their proposed entertainment/sports arena would have a fully enclosed roof, or if it is to be an open-air stadium. The failure to make a final roof decision makes it impossible to evaluate a number of critical impacts that can affect the community. Accurate estimates as to noise, lighting impacts, traffic counts and other vital factors cannot be accurately judged in the DSEIR, and any determinations

in that document cannot be considered as factual until a final roof decision is made and submitted, and another study is conducted to measure all of the potential impacts of the ESC project. Moving forward with any decisions on the entertainment/sports complex denies the public due process.

9. **Lighting Impacts:** The impacts of sports or entertainment lighting on neighboring residences and on nearby businesses from an open-air entertainment/sports complex have not been studied or included in the DSEIR. Proposed lighting configurations and specifications have not been provided by the developer in the studies, and therefore cannot be accurately analyzed or evaluated by the public. Any consideration of the proposed ESC must be rejected since the potential impact(s) of the bulb size, lumens, direction and physical placement of the lighting banks cannot be studied and evaluated. Total lumens, light glare, light seepage and impacts to neighboring areas must all be thoroughly analyzed by the DSEIR and they have not been. Sporting events require substantially more candlepower than many other open-air events which can have substantial impacts on neighboring residential homes and complexes. Also, potential lighting techniques like strobes, sky searchlights and other lighting effects frequently used in outdoor concerts have not been studied in the DSEIR and must be included for an accurate analysis.

10. **Sound and Noise Impacts:** Noise and sound issues emanating from the ECS have not been accurately addressed or thoroughly analyzed in the DSEIR due to the failure of the developer to specify whether the structure will be open-air, or have a roof. Consideration of the ESC must be removed from the Promenade 2035 project's EIR process until a final decision on the roof configuration, the maximum occupancy capacity figures and the types of events/performers it intends to feature in the complex is included in the studies. The DSEIR states that the level of noise from the complex will be "less than significant." However, no studies can be conducted or evaluated because the size, configuration, and roofing for the facility have not yet been decided. Therefore all resolutions made for this project in the DSEIR actually deprive the public of an accurate evaluation made in the context of a fully developed plan with their accompanying factual data. Additionally, many sports and entertainment acts require significant amplification which is unmeasured and not evaluated in the DSEIR. Sporting events also generate "excitement moments" that are many dBs higher than the underlying crowd noise. Moreover, it is common practice in the hours preceding concert events for event crows to perform loud sound checks. Those factors have not been analyzed in the DSEIR. In addition, the DSEIR does not suggest any type of monitoring systems for the noise factor, nor has a threshold noise level been set for the venue so that violations and penalties can be established. All of those factors create a denial of due process, and deny the community the ability to offer input that can protect their residences and the enjoyment of their neighborhood(s).

11. **Shared Parking Agreements:** Shared parking for events with neighboring properties not owned or controlled by the developer has not been accurately analyzed. A considerable amount of the required parking for a 15,000-seat ECS is projected to be provided through parking covenants and agreements with neighboring commercial buildings near the complex site. However, there is no guarantee that the "shared parking" will be available in the future, as availability will be determined by the buildings' occupancy rates and usage, as well as the days and times of the sports/entertainment complex event(s). The DSEIR fails to ensure that there will be verified long-term parking contracts with neighboring buildings before an ESC gets built. It also fails to specify that if the parking agreements should terminate, that the use of the stadium will also

terminate unless other parking structures of equal or greater size are provided. **The Lead Agency MUST require that the adequate parking agreements are in place before any certificates of occupancy are issued for the ESC and if any should lapse or terminate, then any certificates of occupancy must terminate until the parking is corrected.**

12. **Private Security:** The DSEIR fails to adequately address the issue of additional stadium/arena security that will be necessitated by a very large entertainment and sports venue. Because the Topanga Division of the LAPD operates with tremendous manpower constraints, it cannot be reasonably expected that the LAPD will have the resources to monitor and control on-going crowds at a potential 15,000-seat venue. However, specific details for security and additional LAPD support have not been provided in the DSEIR or by the Applicant. This is crucial information that is necessary for the public to have when making a realistic assessment of this issue in the DSEIR. A new DSEIR must be submitted containing this information and the public must be granted additional time to assess this information and submit their comments.

XI. NEIGHBORHOOD PROTECTION PLAN AND PROCEDURES

Neighborhood Protection Plans are an important component of the WC 2035 Specific Plan. However, this DSEIR provides little or no insights on what protection procedures are intended by the developer, or what specific procedures it will be compelled to follow:

- By failing to articulate the plans and procedures to protect surrounding neighborhoods from impacts caused by the Promenade 2035 development, the public has no facts on which to file comments or objections. The community is essentially left "voiceless" on some of the most important mitigation measures that the developer is expected to provide. That includes cut-through traffic from the Promenade development, overflow parking, and other important issues. Each measure must be spelled-out, and the mitigation plans articulated in the DSEIR so that the community knows what they can expect, and can accurately comment on them.

XII. OPEN SPACE / PAOS ISSUES

While the Promenade 2035 meets the WC 2035 Specific Plan's requirement for Open Space and Publically Accessible Open Space (PAOS), there are many critical factors that are either overlooked, omitted or unresolved in the DSEIR:

1. The security plans (and security measures) for patrolling and controlling the large open areas within the project (The central park, small residential green areas) are not adequately adduced. The DSEIR does not fully explain the role or scope of the private security force it proposes. Will the private security force have the training and capabilities to handle issues so that the LAPD is not burdened? If not, how much time and how many LAPD personnel will be required to augment the private security force? These specific issues must be raised and addressed in the DSEIR.

2. Will all PAOS be under the scrutiny and control of the private security? Will that scrutiny extend to monitoring public bathrooms? Will the private security force have authority to close off PAOS spaces within the Promenade? What are the prevention plans to discourage the homeless and

transients from residing or setting up camps in the main park? Again, the public is denied due process because these issues and mitigations are not clearly enumerated in the DSEIR.

3. This DSEIR does not specifically address security in the form of security lights and cameras or present an accurate picture of how and where they will be used. Nor does the DSEIR verify that Westfield (Unibail-Rodamco-Westfield) will be responsible for hiring, training and deputizing security staff so the LAPD will not be required to respond to all security calls related to the site. These are all critical safety issues that the community needs specific answers for, and which the DSEIR fails to provide. These issues must be addressed in a new DSEIR and the public must be given adequate time to analyze them and respond.

4. What are the limitations on usages for the open spaces and PAOS-and who will set the standards? The City? The developer? The community must be able to have input on what those standards are. Because they are not presented in the DSEIR, the public cannot accurately comment on those standards. This is critical because the usage will affect the community-and impact on their quality and enjoyment of life. The DSEIR must be rewritten to incorporate this information and the public must be granted adequate time to analyze the data and provide comments.

5. Macy's Bells: While the Macy's building itself may not have any community historical significance the bells are at least a symbol of the past that must be retained. We understand that these bells are in the possession of the developer and should be part of the open space development on the Project to maintain some historical reference to the Woodland Hills past.

XIII. CONCLUSION:

This Draft Supplemental Environmental Impact Report (DSEIR) is defective, misleading and fails to meet the basic needs and requirements of CEQA. It must be rejected by the Lead Agency and a new DETAILED project with sufficient facts and proposals to be properly evaluated must be proposed. Not what has now been presented to the public.

Even the Public Resource Code, Section 21061, makes it clear that "details" are required.

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

A fundamental governmental concept that makes democracy so admired is the right of the public to due process - the right to know and to be heard. With insufficient facts, we all - including the Lead Agency - are deprived of our rights.

Respectfully Submitted,

John M. Walker, Esq
President
Woodland Hills Homeowners Organization

CC: Blake Lamb - Valley Project Planning

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Eva Huffman <evamorris@me.com> Thu, Jul 26, 2018 at 11:06 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell,

This project is way overscale for our neighborhood. The EIR speaks to the traffic as being highly impacted during peak traffic times. It is always peak traffic times. With all of the new apartments and condos going up in Warner Center, NOTHING should be approved to build until the streets have been widened and the freeway on and off ramps are improved. This is a negative impact on our neighborhood with the housing and then they want to build a stadium with 15,000 seats? This is not the neighborhood for this. Pick an industrial corridor like Van Nuys for a stadium. We are a RESIDENTIAL AREA!

Parking must be provided so not to spill over into the residential neighborhoods. Anyone paying $2500 a month in rent or mortgage is not taking the bus. These buildings must have enough parking. No 1 space for a 2 bedroom.

Where is the water coming from? The heat that will be generated from this enormous and unneeded development is irresponsible and destructive. The trash that will be produced from the the stadium, offices and apartments. Where is all that going?

The mixed use buildings that have been going up around the city DO NOT WORK! You can't work downstairs at Trader Joes and afford a $2500 1 bedroom apartment upstairs. The vacancy rates in the mixed use buildings is over 10% all over the city.

Financial greed by the City of Los Angeles and Mayor Garcetti is not acceptable! The neighborhood does not want a project of this scale in our residential neighborhood.

No Stadium! No Westfield!

Eva Huffman
23109 Canzonet St.
Woodland Hills

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Public Comment Re Westfield's Promenade 2035 Development / Environmental Case #: ENV-2016-3909-EIR,

frederick johnson <fjohn12@yahoo.com> Mon, Jun 25, 2018 at 8:55 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "alison.pugash@lacity.org" <alison.pugash@lacity.org>

Good Morning Ms. O'Donnell,

I hope this note finds you well. I am homeowner in Woodland Hills and my public comment letter regarding
Westfield's Promenade 2035 Development / Environmental Case #: ENV-2016-3909-EIR, is attached.

I reside at the Fountain Park Cooperative located on Oxnard, just West of Topanga Canyon Blvd. I, like many of my neighbors in this area, am opposed to this project including the placement of a sports center at Oxnard Street and Topanga Canyon Blvd. The increased traffic, as we are close to the 101 freeway, noise pollution, and air pollution would be a great disturbance to this community. Our lives will be impacted in many negative ways. We do not want an attraction that is going to drive many many people in mass that do not live in this community to the area. Nor do we want to create additional traffic, noise and pollution, and possible crime.

We urge, for the well-being of the residents in this community, that this project be relocated to another area.

If you would like to speak about this, please do not hesitate to contact me via email or at (323) 810-6801.

Kindest Regards,

Frederick Johnson

F Johnson letter to E. ODonnell re Westfield Promenade 2035 Project.pdf
220K

Frederick Johnson
6020 Nevada Avenue, #4
Woodland Hills, CA 91367
(323) 810-6801 FJohn12@yahoo.com

June 25, 2018

Elva Nuno-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Re: Environmental Case #: ENV-2016-3909-EIR, Westfield's Promenade 2035 Development

Dear Ms. O'Donnell:

I am a homeowner at the Fountain Park Cooperative located on Oxnard, just West of Topanga Canyon Blvd. I, like many of my neighbors in this area, am opposed to this project including the placement of a sports center at Oxnard Street and Topanga Canyon Blvd. The increased traffic, as we are close to the 101 freeway, noise pollution, and air pollution would be a great disturbance to this community. Our lives will be impacted in many negative ways. We do not want an attraction that is going to drive many many people in mass that do not live in this community to the area. Nor do we want to create additional traffic, noise and pollution, and possible crime.

We urge, for the well-being of the residents in this community, that this project be relocated to another area.

If you would like to speak about this, please do not hesitate to contact me at the above referenced phone number or email.

Kindest Regards,

Frederick Johnson

Frederick Johnson

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Linda Johnson <rlslyj@gmail.com>
Reply-To: lyj@alumni.ucla.edu
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Tue, May 8, 2018 at 7:36 PM

May 8, 2018

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Re: ENV-2016-3909-EIR

As a close neighbor of the Promenade project, I have a strong interest in Westfield's plans to redevelop its Promenade property and any potential impacts on the community.

After reviewing the draft environment impact report, I've decided to fully support the project and urge the City's approval.

I was pleased that the DEIR raised no significant issues despite Promenade's size and scope and that the proposed entertainment and sports center complied with the Warner Center 2035 Plan. Good news, indeed.

The project is smart, well-designed and does a nice job of breaking up long blocks to improve walkability. What I love most about the project is its focus on walking -- making things accessible without a car and easy to reach on foot. The pedestrian-friendly "activity nodes" and the project's proximity to transit will go a long way toward getting people out of their cars.

Promenade 2035 will be a welcome addition to the region. Like the Village, it will provide more exciting shopping, dining and leisure options to people who live and work in the valley. I look forward to its completion.

Regards,

Linda Johnson

21550 Burbank Blvd. #206
Woodland Hills, Calif. 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Jacqueline Jones <aouadjones@gmail.com> Fri, May 11, 2018 at 9:01 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org, Maria Sandoval <maria@greerdailey.com>

I just wanted to drop this letter of support for the proposed Westfield Promenade 2035. I have been a resident of Woodland Hills for over 25 years and have seen the transformation of the Warner center, the Westfield Topanaga and the Village. I have a strong belief that the Promenade 2035 will take the Warner Center to next level. I look forward to see this project breaking ground and be part of the future Down Town Woodland Hills, I know how beneficiary this will be for young families moving into this wonderful environment and growing old enjoying all what Down Town LA and the Westside have to offer combined. Please see attached letter.

Sincerely,

Jackie Jones
Carlton Terrace Resident

Westfield Promenade 2035.pdf
8K

To: City of Los Angeles
c/o Elva Nuno-O'Donnell
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Elva Nuno-O'Donnell,

I could not be more proud to write you and share my support for the Promenade 2035 project that Westfield has proposed as part of the Warner Center Plan.

Besides the fact that the entire project is green and is committed to achieving LEED silver standards, I just appreciate that it feels like a community – like a place where you might know your neighbors, because they live in the same building and work around the corner.

I like that I can run to the grocery store and stop and relax in the park on the way home.

I think more than anything, what this project does, as guided by the Warner Center Plan (which I also supported), it changes the game when it comes not to WHERE we live, but in the WAY we do it. I like the idea of living in a place where you walk not drive, and instead of racing to work, you relax.

What I know for sure? What we're doing now, isn't working. The Warner Center Plan suggested we could do better. I believe Promenade 2035 will do that.

JJones

Jackie Jones
5800 Oso Avenue
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Jordan Kajan <jordankajan@gmail.com> Thu, Jul 26, 2018 at 1:18 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Re: Support for Westfield Promenade - ENV-2016-3909-EIR

I was pleased to learn the planning department took a broad look at the potential environmental impacts of the Westfield Promenade project and found only a few areas of concern. And, it's reassuring to know these areas can be easily addressed and resolved.

As with any development project, I believe it's important to weigh the benefits and risks to the community. In my opinion, there are only benefits. These include:

- *Hundreds of people will be working* at the Promenade's new offices and businesses, not to mention the large number of workers who will be involved in its construction.
- *The development will generate millions of dollars.* This will give a big boost to the local economy and to the city tax revenues that support our public services.
- *The project will result in more residential units.* We need more homes/apartments to address the city's severe housing shortage.
- Promenade's focus on walkability and transit means *there will be fewer cars on the road.*
- *Quality of life in the West Valley will be improved* with new dining, shopping, entertainment options.

Let's not waste any time getting this project approved.

Regards,
Jordan Kajan
3817 Coldstream Ter, Tarzana 91356

--
Please note my new preferred email address, jordankajan@gmail.com

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield's Promenade 2035 project

Karo G. Karapetyan <karo@karapetyan.com> Tue, Jun 19, 2018 at 11:40 AM
Reply-To: "Karo G. Karapetyan" <karo@karapetyan.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE - ENV-2016-3909-EIR (PROMENADE)

Dear Ms. Nuno-O'Donnell:

Westfield's Promenade 2035 project represents a major investment in this corner of the Valley. Westfield has already revitalized the mall and the Village and now they want to extend these improvements to the Promenade property.

The project itself sounds carefully designed to add residences, open space and new kinds of uses to the area, but it will also bring jobs and new revenues, which is important to the community.

Additionally, we need revenue for public services, as well as places to live, shop and eat. This project is a win-win for everyone.

Very truly yours,

Karo G. Karapetyan
Real Estate Broker

Attorney
Notary Public
Blackstone Estates, Inc.
CalBRE: 01716318
Mobile: 310.435.8179

<--This email's 'signature block' does not constitute a signed writing for purposes of a binding contract. This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this e-mail in error, please notify the original sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.-->

DEIR_comment_.Karapetyan.docx
12K

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE - ENV-2016-3909-EIR (PROMENADE)

Dear Ms. Nuno-O'Donnell:

Westfield's Promenade 2035 project represents a major investment in this corner of the Valley. Westfield has already revitalized the mall and the Village and now they want to extend these improvements to the Promenade property.

The project itself sounds carefully designed to add residences, open space and new kinds of uses to the area, but it will also bring jobs and new revenues, which is important to the community.

Additionally, we need revenue for public services, as well as places to live, shop and eat. This project is a win-win for everyone.

Very truly yours,

Karo Karapetyan, Esq.
23206 Aetna St.
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

3 messages

Ilene Karpman <ikarpman@earthlink.net> Tue, Jun 26, 2018 at 11:39 PM
To: elva.nuno-odonnell@lacity.org

When will the quality of life to the citizens of The City of Los Angeles become more important than the profits to the big developers? I fear that will be never. Today is the last day for me to comment on the Westfield Promenade Project in the West San Fernando Valley. How many other people would have written had they known about the horror that is coming? While it is the city of Woodland Hills that will be most negatively affected because that is where Warner Center is and where all these buildings will be constructed other nearby cities will also be be in trouble.

I have lived in my house since the early 1980's. Warner Center then and now is a pleasant place to work in and go to the movies, restaurants, and shopping. There are nice streets to walk on, go for a run, and take your dog for a walk. Now I hear The Warner Center Master Plan and the Westfield Promenade 2035 Project will turn this area into an overbuilt, unpleasant area to live near, work in, or go to for recreational pastimes. I wonder why is it necessary to build a 12,000 seat arena? Why is it necessary to keep building apartment building after apartment building? At this time at least 5 apartment buildings are being constructed. Why is it necessary to build at least 2 more large hotels and many more office buildings? Of course, I am not mentioning all the other surprises that are in store for the citizens.

That brings me to traffic. I live across De Soto from Warner Center. In the 38 years I have lived in the area I have not seen any improvement in road construction or traffic lights. Quite the contrary. Oxnard Street between De Soto and Winnetka was reduced from 2 lanes going east and 2 lanes going west to one lane each direction so bike lanes could be added. I rarely see a bike. Instead I see lines of traffic from Warner Center east beginning at 7:30am and again at 5pm. I see traffic getting off Oxnard and using my street Aetna as a short cut that they speed on. I see vehicles backed up on Winnetka from the 101 freeway to Vanowen and visa versa in the morning and at 5pm. I have not see the city do anything about the traffic. The only thing that is going to happen in the future is the traffic is going to get worse. Yet how can that be? It seems impossible to me.

I could go on about the unpleasantness that is the future for this area and it's inhabitants, but I only have 30 minutes left to complete this and send it in, so I will ask a question. How many people who are planning this disgusting project and/or own Westfield live in the area now or plan to move here?

Ilene Karpman
20316 Aetna Street
Woodland Hills, CA. 91367

818 8884979 home. 818 5172757 cell

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Wed, Jun 27, 2018 at 8:30 AM
To: Ilene Karpman <ikarpman@earthlink.net>

Dear Ms. Karpman,

Your comments regarding the Promenade 2035 DSEIR have been received. Since you provided your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

I did want to take a moment to clarify that the end date to submit comments on the Promenade 2035 Project DSEIR, is July 26, 2018 and not June 26, 2018, as referenced in your email. I wanted to make certain you were aware of the additional 30 days you have to submit any additional comments; should you wish to do so.

Sincerely,

Elva

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Sheppard Kaufman <sheppard.kaufman@icloud.com> Thu, Jul 26, 2018 at 2:16 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell.
The attached PDF contains my comments regarding the Westfield Promenade 2035 DSEI: ENV-2016-3909-EIR. Thank you for your consideration.

Promenade 2035 DSEIR Comments-SK_07-25-18.pdf
142K

July 26, 2018

Los Angeles City Planning – Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Attention: Elva Nuno-O'Donnell via email: elva.nuno-odonnell@lacity.org

Westfield Promenade 2035 Draft SEIR – ENV-2016-3909-EIR
City of Los Angeles SCH No. 2016111027

Submitted by: Sheppard Kaufman as a resident of Woodland Hills and private citizen.

*(Note: I currently serve as the Board VP and Public Safety Chair of the Woodland Hills-Warner Center Neighborhood Council, but the comments below ONLY reflect my **personal** opinions)*

General Comments:
While there is no doubt that Westfield intends to build a quality project, and I personally support the idea of improvements to the Promenade site, there are serious concerns about the impacts on traffic, noise and existing city services that do not seem fully addressed in the Draft SEIR.

Further, there are issues that required mitigation based on the EIR for the Westfield Village project and, to date, there are numerous cases in which the mitigation has not yet occurred – including those by public agencies where Westfield may have opted to make a mitigation payment in lieu of performing the work. These issues are especially true in relation to traffic. While I acknowledge that some mitigations have occurred or may be "in-progress", I have serious concerns that major intersection/freeway improvements would not be completed in time, or in scope, to mitigate even existing impacts.

Of particular concern is the proposed 15,000 seat "open roof" Entertainment & Sports Complex (ESC) and the noise, traffic, and public safety concerns potentially generated by music events, in particular. Since no concrete details have been provided on the form and intended programming for the final proposed ESC, it would seem difficult to create both a completely accurate EIR and opinion for this element of the project.

I feel strong Consideration should be given to Alternative 4 - the Studio/Mixed Use Alternative: Per the SEIR - this is the Most Environmentally Superior proposal. It seems more likely to provide a better jobs mix, compared to retail, in terms of jobs that pay well enough to support employees with a desire to live near their work – a key goal of the Warner Center 2035 Plan. Further, per the SEIR - this option creates less impact on City services, traffic, the environment, and surrounding neighborhoods.

Should Alternative 4 not be found acceptable, secondary consideration should be given to Alternatives 3 & 5. Both of which still create less impact on the environment and services than the project as proposed - though not as effectively as Alternative 4.

Environmental and traffic assumptions rely on a live-work balance which, when considering that project elements such as the office towers are scheduled for the project's final phase and "subject to market conditions", may mean that the intended balance and, therefore, mitigating effects are never achieved thereby creating a negative impact on the surrounding neighborhood.

I am concerned that without the creation of nearby jobs which provide a level of income commensurate with the ability to afford the proposed housing, the environmental and services impact will be far greater than anticipated within the Draft SEIR.

If the project is allowed to go forward in phases, I would suggest a mitigation requirement - monetary and/or other – in the event the project is not built as proposed by a specified time and does not achieve the live-work balance as anticipated in the Warner Center 2035 Plan.

Specific Comments regarding Promenade 2035 Draft SEIR

Page I-14 – Residential Parking: While the proposed one space per unit is within the WC 2035 plan, the reality of the number of cars per unit is subject to various factors including the final nature of the live-work environment envisioned, future transit option and the overflow parking accommodations available if the Entertainment Sports Complex is built and in use. How would additional parking be provided and the surrounding neighborhoods be protected in the event of more vehicles than available spaces? Would Westfield be required to fund residential permit parking zones adjacent to the project?

Page I-17– Sustainability: I support the sustainability options mentioned – especially in relation to cool roof and roof vegetation systems, as well as solar power and other environmentally friendly proposals. I hope the developer is able to increase the amount of hot water generated by non-carbon emitting sources beyond the 10% target noted in the project. As the GHG emissions conclusions for the project are all dependent on design features, I hope the developer will incorporate sustainability features that exceed current guidelines.

Page I-20 – Construction Trucking Haul Route: The impact of the proposed haul routes seems to be understated in the supporting documents. In particular, the intersecting traffic pattern of the southbound Topanga Canyon Blvd. 101 Eastbound On-Ramp with the 101 WB Off-Ramp for Topanga Blvd. South. Depending on the arrival time and route for haul trucks, inbound traffic from the Ventura Blvd/Topanga Cyn EB 101 Off-Ramp

would be greatly impacted at the Topanga/Ventura and adjacent intersections as this is already an impacted intersection as noted in the Village EIR. Finally, there is the potential for overlapping construction haul traffic patterns related to the Santa Susana Field Lab proposed cleanup and other proposed construction sites.

Page I-33 – Digital Signage: While I acknowledge the current WC2035 Plan allows digital signage, I would like more details on the number of signs proposed, size, location, content & lumens. I do not feel an "LA Live" approach to digital signage is appropriate for an area surrounded by existing residential development.

Page I-54 – Hot Spots analysis/Warner Center Mitigation Measures:
AQ15, AQ16 should not be immediately struck as they may be relevant when the final route of construction traffic is plotted.

Page I-57 – Cultural Resources – the Macy's building as a visual resource: While I do not personally oppose the loss of this structure, I would defer to architectural history experts on whether it is worthwhile to attempt to preserve any element of the existing architecture.

Page I-85 – Land Use: In relation to Public Transport options, with no existing rail option for longer travel and limited, or only partial, bike-friendly routes to moderately close destinations - such as along Topanga Canyon Blvd, Ventura Blvd, etc. - the desired mitigation effects of existing transit may not materialize.

Page I-99: Regarding noise generated by an open-roof Entertainment-Sports Complex (ESC). I have serious concerns about the potential for a significant noise impact generated by the proposed open-roof ESC. While I don't specifically disagree with the results of the pink-noise measurements, I am concerned about the following: I did not see measurements provided for residences located uphill from the ESC, nor did I see the impacts based on the type of noise generating the decibels. For example: Tonal, dynamic and constantly changing noise (ie: music) has more perceived impact than pink noise (the measurement source used). I strongly suggest a test at 115 dBa using music as the source. Additional testing should be performed in the hills surrounding the site as sound waves would tend to rise.

Page I-111 – Direct Employment: While the project will generate new jobs. What will be the pay level of these jobs? If retail, and the ESC are the primary initial, or final, employers, it would seem most new jobs will be at, or near, minimum wage while the expected cost of living in the residences in and around the project twill require an income level that is much greater. If higher paying jobs are not a majority portion of the employment generated, then the live-work component, and its intended mitigations, cannot be achieved. This is the reason for the previously expressed concern about the phasing and the possibility that the office towers, and related higher paying "professional" jobs may be delayed or not built.

Page I-112 – Infrastructure: I acknowledge the generally newer DWP infrastructure in the project area; however, blackouts and brownouts have already been experienced during heat waves. With multiple projects in development in the area and the proposed ESC – does LADWP have the infrastructure available to provide reliable service in an environment where the climate is only expected to get warmer by the time the project is fully completed?

Pages I-115 to I-123: Police: Operation - how is the impact considered "less than significant" when taken into account with other major developments built or planned in the area? While the mathematical calculation may be correct, the conversion from office to residential and shopping in the developments surrounding the project site could result in a higher net crime per capita.

I only saw private security mentioned in the Draft SEIR relative to event security management. While I have no doubt that Westfield's team, in conjunction with the LAPD, will produce a high quality security plan – based on other venues, and the current security environment, police resources are often on-site. Would the developer/operator pay for the provision of additional police resources so as not to impact the availability of already limited resources for the surrounding areas serviced by the Topanga Division?

It seems the LAPD Topanga Division is experiencing service impacts due to increased calls for service related to a significant expansion of businesses and residents - US Census data estimated 17,000 additional residents in the area from 2009-1015. In addition, police calls related to homelessness, substance abuse, and a general increase in crime above the 2014 levels already tax the system despite the hard work of the Topanga Division officers. While there is hope that some of these issues could be mitigated prior to the Project's in-service date, LAPD service expansion should be strongly considered prior to project completion.

WC Plan Mitigation Measure PS-15 is struck - *the City shall ensure Police Protection levels are maintained.* While a strikethrough may be appropriate since it **is** a City responsibility - the question has not been answered as to whether the City can support this requirement - especially in relation to the other projects that will add a police service population estimated to total 75,336 persons.

The Draft SEIR does not include any analysis of the LAPD Traffic Division impacts and resources. Currently, the Woodland Hills area is already allocated only minimal regular traffic enforcement and recently had multiple streets near the proposed development added to the Vision Zero High Injury Network (May 2018). Those streets included segments of: Ventura Blvd, DeSoto, Canoga, Fallbrook, Owensmouth – all near or directly adjacent to the project site.

Pages I-124-130 – Fire & Emergency Medical Services:
I have concerns that while future service delays may be considered "less than significant" the **current** EMS response times are already close to 5 min or more for each servicing station - which, per the American Heart Association, would result in likely serious injury or death in the event of a cardiac incident. Even minor further delays in medical resources could significantly impact live saving services.

In speaking with EMS and fire staff at surrounding stations - they are already feeling a "drain" on services related to increased medical calls for the homeless and other increases due to recent development in the area, yet the Level of Significance in the Draft SEIR is listed as "less than significant" for impacts on Emergency Services. This assumes that the City provides upgraded services by the time the project is completed. How is that to be ensured?

Page I-131 – LAUSD Schools: What is the LAUSD's plan for supporting the noted lack of spaces available for elementary school age children?

Page I-141 – Library Impact: Summary
Library demand in Woodland Hills is already strong. It is about services and events - child reading programs, senior events, authors/speakers, etc - not just a room with books. LAPL letter states that the size of WH branch is already too small for demand. Requests $200 per capita in population for mitigation used toward books, staff other library resources (the request for funds not noted in Summary). The summary does not state how, exactly, the developer proposes to mitigate demand. It seems unrealistic that ALL new demand would be served by the project's on site check-out facilities UNLESS they were coupled with commensurate services.

Pages I-145 thru I-168 – Traffic and Access

While I agree on the nature of the project as a pedestrian friendly site and am not disputing the technical skill of the traffic engineers. I am concerned that the Draft SEIR analysis may not accurately represent daily commuting in the event that the live-work balance is not achieved.

Does the use of 2008 Data with a growth rate factor of .56% accurately reflect the true growth in the area due to recent housing construction and an increase of approximately 17,000 residents since 2008?

Traffic: I have specific concerns regarding intersections that I did not see studied for the Draft SEIR - though some were studied in the EIR for the Westfield Village project. If I have inadvertently listed intersections that were, in fact, noted in the appendixes, I apologize in advance. This is a lot to read for lay person.

•Topanga Canyon Blvd /101 – WB & EB **on**-ramps not discussed. Would be impacted by additional SB Topanga Canyon Blvd construction and SB and NB Topanga Boulevard operational traffic – regardless of whether or not the traffic was destined for the freeway ramps. These on-ramps, the EB 101 on-ramp from Topanga Blvd north are already severely backed up during many hours of the day.
•Canoga at 101 **On**-Ramps/Ventura Blvd not discussed.
•Canoga at Burbank Blvd not discussed

In addition, on page I-154, the Caltrans Analysis does not include impacts to On-Ramps queuing OR proposed mitigation efforts for existing LOS E/F segments of the freeway. It only measures a mitigation effort to be selected by Caltrans. How are we to be guaranteed any mitigation?

Page I-152 – I believe traffic control officers would need to be expanded beyond the "Study" area in order to fully mitigate traffic impacts (ie: to the Topanga/Ventura Blvd intersection).

Page I-164 - Project Design Feature K-6. I feel the requirement for traffic control officers seems to be set at too high a threshold. Overall deployment appears not to be dispersed far enough from the ESC to mitigate impacts.

In addition, there had been discussion that rideshare services would help mitigate traffic impacts; however, a recent study entitled "Unsustainable?" by Bruce Schaller, a former NYC deputy commissioner for traffic and planning, notes that the impacts of certain types of rideshare services may actually make traffic worse.

The traffic impact analysis in the Draft SEIR assumes a full implementation of all measures in the Mitigation plans. Based on the existing EIRs for the Westfield Village, many of those measures, especially Caltrans related, have not been implemented so the assumptions are probably overly optimistic in terms of mitigation. Further, I request that given the already impacted conditions on Topanga Canyon Blvd north and south of the Project Site, additional study and mitigations be required.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Sheppard Kaufman <sheppard.kaufman@icloud.com> Thu, Jul 26, 2018 at 4:47 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Sorry I didn't include earlier. here you go:

Sheppard Kaufman
22154 Alizondo Dr.
Woodland Hills, CA 91364
[Quoted text hidden]

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case Concern

Diana Kelley <Diana@reflexsalesgroup.com> Tue, Jun 12, 2018 at 4:45 PM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org

Hi Elva,

We live in the Fountain Park neighborhood in Woodland Hills. We would like to voice our concern in regards to Environmental Case#: ENV-2016-3909-EIR. As residents on Oxnard St. for almost 12 years, do not think the mini sports arena would be a fit to this area.

Thank you for considering our concern to this matter.

Sincerely,

Diana Kelley

22055 Oxnard St.

Woodland Hills, CA 91367

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR Warner Center

maureen droney kessie <maureendroney@icloud.com> Wed, Jul 25, 2018 at 9:53 PM
To: elva.nuno-odonnell@lacity.org

Reference Environmental Case No: ENV-20 16-3909-EIR
Warner Center Development.

Dear Elva Nuno-O'Donnell, City Planner:

As a local resident of Woodland Hills, I have reviewed the Executive Summary RE: the Promenade Project and see several problematic points that are not sufficiently addressed as related to the current status of the area in question.

It is apparent that the original 2013 Warner Center Plan on which the Promenade Project has based its compliance is significantly out of date with current conditions.

The Promenade Project does not sufficiently address:

1. Parking - One parking spot each for 1432 multi-family units is unrealistic. Where will the occupants' other vehicles be parked?

2. Water Infrastructure & Usage - Southern California, and thus Woodland Hills, is currently undergoing a long term drought. The water table has dropped to levels that cannot even sustain current mature trees; everywhere you look trees are dying. Where will the water come from to irrigate the proposed green areas? And, at what cost? Will the cost be borne by the owners or the taxpayers? With no promise of a return to the past patterns of wet winters in this region, it is likely not sustainable to service even the existing live/work infrastructure in the Woodland Hills area, not to mention the proposed amount of new commercial and residential construction, some of which is already underway. There is much verbiage in the report about harvesting rainwater--but, last winter there was insufficient rainfall to make harvesting of precipitation even viable! This is a serious matter that can't be ignored.

3. Traffic flow is insufficiently addressed - In particular, the addition of a 15,000 seat venue is simply not feasible. For example, has anyone working on the Executive Summary experienced the misery of summer traffic in the neighborhoods surrounding the Hollywood Bowl?

The results of the reports on the venue's impact on the various local intersections seem to have no basis in reality. Traffic in surrounding areas is already very bad at peak times, sometimes taking 2-3 lights to simply get through the Ventura/Topanga intersection. The future "improvements" to the infrastructure referenced are not detailed, just merely referred to, providing no confidence that further retail and residential development can be accommodated without serious problems--never mind a 15,000 seat stadium!

Again, at what cost and who will pay for these proposed infrastructure upgrades?

Conceptually, it is admirable to work on making the Woodland Hills/Warner Center a viable live work area that is pedestrian friendly. But this proposal is based on an outdated plan that is not in sync with current reality, and MUST be revisited, updated, and brought into the realm of today's reality with serious consideration given to the limitations and current status of the area.

Thank you,

Sincerely,

Maureen Droney Kessie

maureendroney@icloud.com

Here is what WHHO suggests you do:

1. Read the Executive Summary (SEE THE LINK ABOVE) or for the full Draft Supplemental Environmental Report (DSEIR) which you can find that above as well. (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).

The complete 3,000+ page Draft Supplemental EIR– including the Executive Summary and Index can all be found at the link ABOVE. You will also find the email address for where your letter must be sent before 4 PM July 26, as well as the regular mail address. The DSEIR is filed under ENV-20 16-3909-EIR.

2. You will see a number of categories listed in the Executive Summary. Read the ones you are most interested in and then form your comments, suggestions, and criticism for each into a letter.

3. At the top of your Comments, please reference the Environmental Case No: ENV-20 16-3909-EIR.

4. Submit your written Comments by Thursday, July 26,2018, no later than 4:00 P.M. to the following address: (either mail or email is acceptable).

Mail:
Elva Nuno-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

Remember if you do not submit your comments they will not be part of the Administrative Records and any legal challenges may be limited to the comments submitted.

Thank you for your involvement and concerns for our community. It is through each of your efforts that our community will be a better place to live, work and play.

Maureen Droney Kessie 7/25/18 9:53 P.M.

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR Warner Center

maureen droney kessie <maureendroney@icloud.com> Thu, Jul 26, 2018 at 5:35 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva. My mailing address is:

21790 Ybarra Rd
Woodland Hills, CA 91364
[Quoted text hidden]

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Warner Center / Woodland Hills / Westfield Build-up

Alan Keyfman <mask0425@sbcglobal.net> Wed, Jul 25, 2018 at 7:22 PM
Reply-To: Alan Keyfman <mask0425@sbcglobal.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hello Ms. Nuno-O'Donnell,

As a resident of Woodland Hills, I would like to inquire about a chance of adding a freeway on-ramp (and possibly an off-ramp) on the west side of Canoga Avenue? Currently there are ramps only on the east side of Canoga which creates a huge "traffic dump" on Ventura Blvd for vehicles exiting 101 East needing to reach all points between west of Topanga Canyon Blvd and De Soto Ave almost two miles away.

https://www.google.com/maps/@34.1687984,-118.5994651,16.92z

The wait to make a left turn from Ventura onto Topanga can be as long as a few traffic light cycles during the peak times. The problem will only get worse with the development of the old USPS site on Clarendon St. west of Topanga, all Westfield developments as well as many others already approved and/or being planned. Having an exit off the 101 on Canoga Ave would provide a much needed relief now and in the future.

I understand that the freeway ramps are primarily a State issue but I believe that the City does have a say in this matter. Please advise.

Sincerely,

Alan Keyfman

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comments on Draft Supplemental EIR for Promenade 2035 Project

Victoria Killian <vakillian@gmail.com> Wed, May 2, 2018 at 4:00 PM
To: elva.nuno-odonnell@lacity.org

Ms. Nuño-O'Donnell,

I am a resident of Canoga Park and have just read through the Draft Supplemental EIR for Promenade 2035 Project and I have a lot of concerns regarding this project.

There will be significant environmental impacts to the community in which I live. As the report states this project is anticipated to cause "Project and cumulative off-site noise impacts during operation when there are sold-out events at the Entertainment and Sports Center..." I do not want an arena built anywhere in the Valley. The traffic will cause the Valley's already poor air quality to become worse because of vehicles driving here. The Valley does not flush out hazardous air like other parts of Los Angeles that get the sea breeze. It sits in the Valley and will make people, like my husband who has asthma, and myself who has many chronic health conditions, more sick.

Although integrations to public transit may be one way these developers are trying to tell us this project will be okay, I've lived in Los Angeles long enough to know that from the Valley there is not good public transit to other areas of Los Angeles. Everyone will still drive their cars to and from events and residences.

This project will change the intention of the Valley and its cultural landscape. The Valley is a suburban city within the City of Los Angeles; it allows for families to buy homes with yards and raise kids in a spread out community. This project will complete destroy that. It will cause a lot of harmful environmental impacts that I as a resident of Canoga Park I will be directly affected by this project.

Please make my comments known that I believe this project to be a harmful thing to happen to the Valley and that I do not want it to continue in its current state.

Thank you,

Victoria Killian

22120 Cantara St

Canoga Park, CA 91304

818.321.2372

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

James W. Kinsey III <james.kinsey@valleycultural.org> Mon, May 21, 2018 at 8:53 AM
To: elva.nuno-odonnell@lacity.org
Cc: Bob Blumenfield <councilmember.blumenfield@lacity.org>, Andrew.pennington@lacity.org, James W Kinsey <james@thejameskinseygroup.com>

Westfield.pdf
1177K

The James Kinsey Group, Inc

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Promenade -- ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I have been following Westfield's Promenade project for some now. I've attended community meetings and have heard the Westfield team make presentations and answer questions.

As a longtime West Valley resident, I'm quite interested in seeing the Promenade mall redeveloped. Westfield's proposed project seems to be a very creative way to turn that massive block into a human- scale community. It's clear that a great deal of careful thought has gone into designing the project as it falls well within the parameters of the Warner Center 2035 Plan.

I'm pleased the Draft Environmental Impact Report builds on the thorough environmental analysis completed for the WC 2035 Plan in its own EIR. It's terrific that the EIR confirms the project furthers the WC 2035 Plan's goal to be one of the cleanest and greenest growth plans in all of Los Angeles by bringing together housing and jobs next to transit.

I look forward to the project's approval and completion.

James Kinsey
21550 Oxnard St Ste 470
Woodland Hills 91367

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills/Warner Center Promenade Development Project

Andrea Koepke <andreakoepke123@gmail.com> Tue, Jul 24, 2018 at 5:11 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

The proposed Warner Center Promenade Development Project is not appropriate for the Woodland Hills neighborhood. The Project IS BIG and would specifically include approximately 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, approximately 572 hotel rooms, and an approximately 320,000-square-foot, 15,000-seat Entertainment and Sports Center. We simply DO NOT have room for that amount of building and the amount of people that it will bring to our neighborhood. Residents don't want it. The business, traffic and congestion that such a project will bring will change our neighborhood drastically. We don't have the parking to make such a huge facility feasible. Our neighborhood side streets will become parking lots. We DON'T want it. Please help us by listening to the people who live in the area. The project is NOT WANTED. Please don't impose it on us. We want to keep what is left of the quiet neighborhood we moved to and have invested in. We don't want the character of our community changed to that of an urban area. This is a suburban area and we wish to keep it that way.

Most Sincerely,

Andrea Koepke

Virus-free. www.avast.com

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills/Warner Center Promenade Development Project

Andrea Koepke <andreakoepke123@gmail.com> Wed, Jul 25, 2018 at 7:56 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you. Of course, my address is:
Andrea Koepke
19716 Horseshoe Drive
Topanga, CA 90290.

Thank you,
Andrea Koepke

Sent from my iPhone
[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Project Comments

Brandon Kuipers <bkypes@gmail.com> Wed, Jul 11, 2018 at 9:46 AM
To: elva.nuno-odonnell@lacity.org

Hello Elva,

I just wanted to submit my comments on the proposed Promenade 2035 project. I'm a recent homebuyer residing at 21115 Dumetz Rd, Woodland Hills, CA 91364.

After reading through the proposal, I am mainly in favor of the development, but I do think there are some serious flaws in what needs to be required.

1 - With major power outages, additional traffic and greenhouse gases, and Woodland Hills being the hottest place in the valley, I believe that there should be a solar requirement added for the new development where solar panels should be required to all buildings and provide at least 10% of power consumption for the new development. This will help offset some of the added pressure to the power grid in a time where Los Angeles is struggling to keep up with power during major heatwaves.

2 - A major concern of residents in the area is lack of police, EMT's, and fire department funding. I think that upon completion, there should be a small increase in funding to help cover the additional needs of the community that could be offset by additional property taxes paid from the development.

Thanks,
Brandon

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Praveen Kumar <pkumar@pentabldggroup.com> Mon, May 14, 2018 at 4:34 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Dear Ms. Nuno-O'Donnell,

Please see attached letter regarding Westfield Promenade 2035. Thank you for your consideration and interest in this matter.

Sincerely,

Praveen Kumar

5535 Canoga Avenue, Unit 120, Woodland Hills, CA 91367

818.540.8513

pkumar@pentabldggroup.com

Westfield Letter 051418.pdf
328K

Praveen Kumar
5535 Canoga Avenue, Unit 120
Woodland Hills, CA 91367

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Re: ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I hope you and the City will give strong consideration to approving Westfield Promenade 2035. There are several reasons why this project needs to move forward:

- The draft environmental impact report shows the project will have few major impacts.
- Promenade complies with the Warner Center Plan requirements on parking, architecture and other guidelines.
- The project offers publicly accessible open space.
- The entertainment and sports center will be easily accessible to residents and bring arts, culture and live performances to the area.
- Promenade will bring more housing and jobs to the Valley.

I appreciate the time that the City has taken to look into this project. It's now time to get Westfield Promenade approved and permitted.

Sincerely,

Praveen Kumar.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Case#: ENV-2016-3909-EIR

Suzie Labowe <suzie@smithmillermoore.com> Thu, Jun 7, 2018 at 3:44 PM
To: elva.nuno-odonnell@lacity.org

Ms. O'Donnell,

Letting you know that I am completely against a Sports Area in Woodland Hills, CA

Thank you for letting us know who live in this area know.

Best Regards,

Suzie

SMITH MILLER MOORE

Suzie Labowe

Advertising • Marketing • Public Relations – for Advanced Technologies
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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Case#: ENV-2016-3909-EIR

Suzie Labowe <suzie@smithmillermoore.com> Mon, Jun 11, 2018 at 3:05 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

Thank you for getting back to me.

Home Address: Suzie Labowe, 4432 Conchita Way, Tarzana, CA 91356

Best Regards,

Suzie

From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Monday, June 11, 2018 2:17 PM
To: Suzie Labowe
Subject: Re: Case#: ENV-2016-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Project

Maria Sandoval <ma_sandoval17@yahoo.com> Tue, Jul 24, 2018 at 12:31 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Lerner, Avi 7.24.18.pdf
1216K

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Promenade ENV-2016-3909-EIR

Via email: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I own property at 21555 West Oxnard Street in Woodland Hills, CA and I wholeheartedly support Westfield's proposal to redevelop their outdated site into a mixed-use, downtown district with residences, offices, hotels, restaurants, shops, public parks and an entertainment and sports venue.

The Supplemental Draft Environmental Impact Report was a very thorough and complete analysis. As someone who could potentially be affected by the project, I was pleased to learn the report found "less than significant impacts" in areas of potential concern.

Westfield continues to invest in the Warner Center because they know these investments will enhance their business, as well as the communities in which they operate. We are all beneficiaries of Westfield's investments as property values increase, more jobs are created (during and after construction) and quality of life is improved with more entertainment and leisure activities.

For these reasons and more, I hope the City will approve Westfield's Promenade 2035.

Regards,

TA WARNER INVESTORS, LLC
Avi Lerner

7.23.18

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Project: Promenade 2035 - correspondence

Wendy de Vries <Wendyd@lernerweisslaw.com> Tue, Jun 12, 2018 at 1:52 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: Leonard Lerner <LeonardL@lernerweisslaw.com>

Dear Ms. Nuno-O'Donnell:

Attached in PDF format is a copy of Mr. Lerner's letter to you dated June 11, 2018. The original correspondence has been placed in the U.S. Mail for delivery to you.

Wendy A. de Vries
Legal Assistant
LERNER & WEISS, APC
21600 Oxnard Street, Suite 1130
Woodland Hills, California 91367
Telephone: (818) 986-0893, ext. 205
Facsimile: (818) 385-3576

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

18.06.11 ldl to LA Dept City Planning.pdf
37K

L&W LAW OFFICES OF LERNER & WEISS
A PROFESSIONAL CORPORATION

Leonard D. Lerner
Michael I. Weiss*
Maria L. Insixiengmay
*Also Admitted in Illinois

Woodland Hills Office: (818) 986-0893
San Diego Office: (619) 577-4871
Facsimile: (818) 385-3576
E-mail: leonardl@lernerweisslaw.com
www.lernerweisslaw.com

Reply to Woodland Hills Office

June 11, 2018

VIA E-MAIL AND U.S. MAIL

Los Angeles Department of City Planning
Attention: Elva Nuño-O'Donnell
6262 Van Nuys Boulevard, Room 351
Van Nuys, California 91401
elva.nuno-odonnell@lacity.org

Re: Environmental Case No.: ENV-2016-3909-EIR
Project Name: Promenade 2035

Dear Ms. Nuño-O'Donnell:

I have had an opportunity to review the proposed project for what used to be known as The Promenade in Woodland Hills.

As my letter will indicate, I am across the street from this proposed project.

This area is already highly congested. Down the street on Oxnard, just east of Canoga, there is a huge residential complex that is nearing completion. That will bring tremendous additional vehicles into the area adding to an already congested scenario.

We all known that the property formerly known as the Rocketdyne-Boeing property will also be developed in some fashion, adding yet additional congestion.

This proposed project will make living and working in this area a nightmare. Some restraint must be exercised unless and until tremendous improvements to the traffic infrastructure are made.

Should you have any questions or comments regarding the foregoing, please feel free to contact me.
Sincerely yours,

LEONARD D. LERNER
LDL:wdv

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Byron <byronlevy@roadrunner.com> Fri, Jul 20, 2018 at 3:59 PM
To: elva.nuno-odonnell@lacity.org

I live in Northridge, I'm a registered voter, and I **fully oppose** a 15,000 stadium in Woodland Hills.

Byron Levy,
Northdrige registered resident

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Byron <byronlevy@roadrunner.com> Mon, Jul 23, 2018 at 4:20 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you Elva.

PO Box 371683
Reseda, CA 91337
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade project

Melissa Lintinger <mlintinger@me.com> Mon, Jul 2, 2018 at 3:21 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew Pennington <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Promenade project – ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

Let me add my voice to the many people who support the Westfield Promenade 2035 project. The project represents a tremendous investment in the valley and will make it a more desirable place to live and work.

This is important to me as someone who lives close to the Promenade property. I've been impressed by Westfield's plan to completely redo the old Promenade mall. The project strikes a great balance between public and private space, commercial and residential uses and updated architecture and landscaping.

I'm relieved the Draft Environmental Impact Report confirms the project will create a new downtown for the Valley with minimal impacts.

Westfield has done a great job reviving Topanga Plaza and creating the Village. I'm sure this next step will be equally done well.

Regards,
Melissa Lintinger
4788 Burgundy Rd.
Woodland Hills, CA 91364

Sent on the go from my iPhone

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Dave Lowery <davelowery3@gmail.com> Thu, Jul 26, 2018 at 2:45 PM
To: elva.nuno-odonnell@lacity.org

Letter regarding DSEIR for ENV-2016-3909-EIR:
I am a Walnut Acres resident with my wife & 2 kids for over 26 years. I beg of you to NOT allow the Westfield Development to go thru. It will devastate our paradisiacal little corner of Los Angeles. Year after year we fight over and over the development and greedy land grabs looking to re-zone us and spoil our community. This is the biggest, most crass and worse effort yet to destroy many lives in the valley.
Thank you for your help
David Lowery

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Dave Lowery <davelowery3@gmail.com> Thu, Jul 26, 2018 at 4:08 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you!

David Lowery
23131 Collins St
Woodland Hills
CA 91367-4226
818.613.4328
[Quoted text hidden]
--

davelowerystoryboards.blogspot.com

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade development

Karen Lu <saharashen@gmail.com> Fri, Jul 20, 2018 at 3:03 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

To Ms. Nuno-O'Donnell,

I've been a West Valley resident for many years. I've seen the area become more lively and exciting, thanks to Westfield's investment in the community. There is no better place than Westfield Topanga and The Village to relax and unwind with family and friends, especially during the summer.

Now, we have something else to look forward to – Promenade. Westfield's proposal sounds amazing and I can't for this project to become a reality! I'm excited about the prospect of having an entertainment and sports complex for shows and concerts as well as new stores and restaurants.

Like The Village and Topanga mall, the Promenade will be a popular gathering spot. I'm anxiously awaiting the project's approval!

Best,

Karen Lu
PO Box 631
Canoga Park, CA 91305

Karen Y. Lu
PO Box 631
Canoga Park, CA 91305
415.309.4454
saharashen@gmail.com

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: Message from C03RE-KMC554eA_26.215

Alison Pugash <alison.pugash@lacity.org> Mon, Jul 9, 2018 at 11:30 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

We received this public comment by mail to our office. I wanted to share this with you in case you did not also receive a letter.

Best,
---------- Forwarded message ---------
From: <C03RE@lacity.org>
Date: 2018-07-09 12:42 GMT-07:00
Subject: Message from C03RE-KMC554eA_26.215
To: alison.pugash@lacity.org

--
Alison Pugash
Planning and Economic Development Deputy
Office of Councilmember Bob Blumenfield
Los Angeles City Council, Third District
19040 Vanowen Street, Reseda, CA 91335
818.774.4330 Office | 818.756.9179 Fax | blumenfield.lacity.org
Serving the San Fernando Valley Communities of Canoga Park, Reseda, Tarzana, Winnetka, and Woodland Hills.

Promenade_2035 Maier Comment.pdf
35K

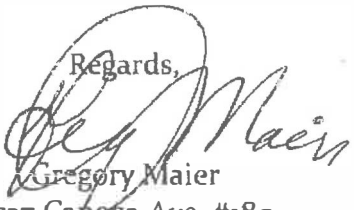
Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

In response to the draft environmental impact report (ENV-2016-3909-EIR), I'd like to share my views on Westfield's Promenade development.

The project, with its focus on walkability, acknowledges the fact that auto-oriented malls with only retail stores need to change with the times. People no long want to drive to a traditional mall and shop. Instead, they are more interested in being in a pedestrian-friendly environment where everything is conveniently located – restaurants, stores, parks, movie theaters, etc.

The attractively designed, forward-looking Promenade project will create a vibrant downtown for the West Valley. I urge the city to endorse it.

Regards,



Gregory Maier
5727 Canoga Ave. #180
Woodland Hills, CA 91367

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: Message from C03RE-KMC554eA_26.215

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jul 9, 2018 at 11:37 AM
To: Alison Pugash <alison.pugash@lacity.org>

Good Morning Alison,

I will make certain to include the letter from Mr. Gregory Maier in the comments received for the Promenade 2035 Project.

Thank you,

Elva
[Quoted text hidden]
--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd: Message from C03RE-KMC554eA_26.215

Alison Pugash <alison.pugash@lacity.org> Mon, Jul 9, 2018 at 11:38 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Great, thank you!
[Quoted text hidden]

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

varant majarian <majarian@mail.com> Wed, Jun 20, 2018 at 2:57 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org
Cc: Andrew.pennington@lacity.org

Hello

06/20/2018

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Elva Nuno-O'Donnell

Regarding the Westfield Promenade 2035 project, I am supporting this project 100%. It is really important to give the Warner Center a "facelift." Doing so will help the economy by giving it a boost and adding more jobs in the San Fernando Valley. I am supporting this project all the way.

I hope you will approve Westfield Promenade.

Respectfully,
Varant Majarian
P.O. Box 17214
Encino CA 91416

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

planned development

D Marantz <marantzfamily@spamarrest.com> Wed, Jul 25, 2018 at 3:57 PM
To: elva.nuno-odonnell@lacity.org

DOESN'T ANYONE IN THE PLANNING DEPARTMENT CARE ANYTHING ABOUT THE TRAFFIC THIS WILL CAUSE, THE TIE UPS....ETC ETC ETC.....FOR THE 60 YEAR OR MORE RESIDENTS THAT LIVE IN WOODLAND HILLS,!!!

AS IT IS NOW AND GETTING WORSE, WE HAVE NO ROOM TO DRIVE DOWN THE STREETS HERE ESPCIALLY MORNING AND AFTERNOON.

WITH THE SANITARIUM GOING IN ON FALLBROOK AND ERWIN.....WESTFIELD CENTER EXPANDING.....AND NOW THIS STADIUM AND ALL THE WORKS GOING IN WITH IT.....

WHY DON'T YOU JUST BULLDOZE DOWN THE ENTIRE WOODLAND HILLS AND BUILD ALL THE BUILDLINGS YOU WANT FOR THE "NEW" COMERS AND CONTRACTORS.....

THEY HAVE NO HISTORY HERE .....ESPECIALLY THE WESTFIELDS FROM AUSTRALIA.....

DR. RONALD AND DOLORES MARANTZ

WOODLAND HILLS, CA

NATIVE LOS ANGELES, CALIFORNIANS.....

NATIVE DAUGHTERS OF THE GOLDEN WEST SINCE 1825

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

planned development

D Marantz <marantzfamily@spamarrest.com> Thu, Jul 26, 2018 at 10:24 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

HOW ABOUT AN ANSWER TO OUR COMMENTS AGAINST ALL THIS TOOO MUCH BUILDING PLANNED FOR OUR "NICE" WOODLAND HILLS, CA CITY!

OUR MAILING ADDRESS IS:

22647 Ventura Blvd #216 Woodland Hills, Ca 91364

From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Thursday, July 26, 2018 8:21 AM
To: D Marantz
Subject: Re: planned development

Dear D. Marantz,

Your comments regarding the Promenade 2035 DSEIR have been received. If you provide your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva

On Wed, Jul 25, 2018 at 3:57 PM, D Marantz <marantzfamily@spamarrest.com> wrote:

[Quoted text hidden]

–

Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035

Gina Masequesmay <masequesmay.gina@yahoo.com> Sat, Jul 7, 2018 at 5:45 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>, "jojo.pewsawang@lacity.org" <jojo.pewsawang@lacity.org>

To Whom This May Concern,

I am a resident and a voter in Woodland Hills, zip code 91367. I live 2 small blocks from the Village and I am concerned of the already increased traffic and nuisances that the Village had brought. Westfield proposed the Village to be pedestrian and biker friendly and it's really not so for the locals. I was actually excited when it was first proposed. Having experienced it since its opening, I am quite disappointed. I tried to walk to the Village but it's not made for pedestrians with the parking lot at Topanga and Erwin, making it unsafe to see pedestrians and bikers. The unwelcoming and unreliable parking fee has also led to more traffic and people parking elsewhere in the neighborhood during holidays and special events. While I understand that development has increased property value, it has also created more traffic congestion and noise pollution in my quiet neighborhood. It also provided no affordable housing and only increase the prices for renters. In the recent months, I have seen so many homeless people putting up tents in my neighborhood. This is not sustainable development. I am speaking as an owner concerned about her fellow citizens and renter-neighbors.

Now Westfield wants to build another gigantic structure that will create more traffic, noise and light pollution and block views in my neighborhood. For what I have seen of its failed promises with the Village, I can only imagine how more nuisances will be created by a sports stadium. No, I do not want drunk sports spectators creating more pollution in my neighborhood. We already have the racers on Topanga and Victory creating unsafe situations. Now drunken sports fan?... Please NO!

Please consider development with shops that are more affordable and with affordable housing and structures and landscapes that are actually green and pedestrian and biker friendly. I have seen the plans of the Village and this new stadium project, the Village plan promised more than it delivered. Of the new shops, I only attend 6 businesses in this mall and frequent 4 of the 6. I can only imagine this stadium will create a worse traffic jam in my neighborhood and more noise, light, material and air pollution. I am not sure what will be gained because the I really don't like a sports stadium in my relatively quiet neighborhood. We need more trees, not rowdiness.

I do not know how to send this message to Bob Blumenfield so please forward this message to my Councilman and anyone else relevant to this public hearing process.

Thank you for your attention,

Gina Masequesmay
22117 Oxnard Street
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jul 9, 2018 at 8:43 AM
To: Gina Masequesmay <masequesmay.gina@yahoo.com>

Dear Ms. Masequesmay,

Your comments regarding the Promenade 2035 DSEIR have been received. Since you provided your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

Per your request, I will forward your email to Councilman Blumenfield and his Planning Director, Andrew Pennington. However, please feel free to send them an email directly. Their emails are as follows:

councilmember.blumenfield@lacity.org
andrew.pennington@lacity.org

Sincerely,

Elva
[Quoted text hidden]

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Jacqui Matsumoto <jacquim@pacbell.net> Tue, Jul 17, 2018 at 2:39 PM
Reply-To: Jacqui Matsumoto <mcrpam@zoho.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

July 17, 2018

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

I have lived in Sherman Oaks for over 22 years and I'm excited about the changes that are coming to the West Valley.

With the over 48.5 Million visitors that come to LA, It's about time we have an entertainment and sports venue in our San Fernando Valley so that our local businesses can generate more revenue from these visitors and the community doesn't have to travel far to a sports and entertainment venue. In addition, more offices, shops and restaurants for the community is certainly a bonus. We also need a "central" park and more areas to walk so we can leave our cars at home.

I, for one, can't wait to see the Warner Center become a mixed-use, transit-friendly and urban district where people can work, live and play! Plus the Westfield team does an outstanding job of beautifying the area with their aesthetic designs.

Let's get Westfield Promenade approved!

Thank you,

Jacqui Matsumoto

4851 Hazeltine Avenue, Unit 102
Sherman Oaks, Ca 91423

Maria Sandoval

From: lavender89@aol.com
Sent: Wednesday, July 4, 2018 9:57 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org; Andrew.pennington@lacity.org
Subject: Westfield Promenade Project

Ms. Elva Nuno-O'Donnell
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I'm a supporter of the Westfield Promenade project, so I was disappointed to learn the comment period for the Draft Environmental Impact Report was extended so long. I'm not sure why, but let's not add any more delays.

The Promenade project is important on so many levels. It supports the Warner Center 2035 Plan and moves the area toward a mixed-use, transit-oriented district; reinforces the area as the West Valley's employment and regional center; and provides more housing. Let's also not forget the economic benefits and job creation.

It is my sincere hope that the project is approved without further delay.

Regards,
Susan McCall
22431 Gilmore St.
West Hills, CA 91307

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 ENV-2016-3909-EIR, Public Comment

Sean McCarthy <sean@jacksonmccarthy.com> Mon, Jul 9, 2018 at 4:16 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell,

Attached please find my comment on the DEIR for the Promenade 2035 project in Warner Center.

Please let me know if you have any questions about my comment or if there are any issues about opening the attachment.

Thank you for the opportunity to participate in the DEIR process.

Sincerely,

Sean McCarthy

Sean@JacksonMcCarthy.Com

818-389-1876

Promenade 2035 comment on DEIR.docx
15K

July 9, 2018

Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org

Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I am writing to you as an interested resident of the San Fernando Valley to express my support for Westfield's Promenade 2035 project.

I looked at the Draft Environmental Impact Report and found no reason why this project should be delayed but plenty of reasons why it should be allowed to go forward.

As someone who worked on the Warner Center Specific Plan, I believe the Promenade 2035 project embodies many of the key elements, goals, and vision for Warner Center. From the economic benefits of construction to exciting new employment opportunities, the project has the potential to generate thousands of jobs and new revenues for the city.

Westfield's investment will bring major improvements to the area by creating a hub for creative offices, entertainment, and leisure activities.

In addition, the Westfield project will create 1,400 new residential units, helping to meet the city's growing demand for housing.

Promenade 2035 according to what I read, goes farther than anything I've seen proposed to date to meet the spirit as well as the intent of the Warner Center Specific Plan. For these reason and more I wholeheartedly support the Promenade 2035 Plan as contained in Westfield's DEIR.

Sincerely,

Sean McCarthy
Sean@JacksonMcCarthy.Com
818-389-1876
5151 Balboa Blvd, #204
Encino, CA 91316

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Opposition to 2035 Warner Center Specific Plan

Mcclellans <mcclellans@sbcglobal.net> Thu, Jul 26, 2018 at 1:19 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, CityClerk@lacity.org

To Whom it may concern,
I am writing to express our family's opposition to the proposed development outlined in the Warner Center Specific plan 2035 for the following reasons:

1.) Warner Center is situated squarely in an extreme earthquake liquefaction zone: according to the California Geological Survey report that can be found here: http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_007_Canoga_Park.pdf
It is fool hardy to endanger thousands more lives by dense development in a dangerous earthquake zone. One cannot live in Los Angeles without realizing that a large Earthquake on the San Andreas is likely to occur in the not to distant future.

2.) Global warming, urban heat sinks, and scarce water resources.
This plan does not adequately address the urban heat island effect. The massive multistoried buildings and increased pavement will turn Warner Center and the surrounding neighborhoods in urban cauldrons.

We have seen nearly a decade of worsening drought in California, this summer Los Angeles has experienced records setting temperatures, often in excess of 105 for degrees for days on end. The Warner Center plan will only exacerbate this problem.

Water resources are already scarce in California and residents in Warner Center and surrounding neighborhood have already seen their DWP bills skyrocket over the last five years because of this scarcity. The dense urban development proposed in the Warner Center Specific Plan will only exacerbate this problem and lead to increased bill's from DWP.

3.) Traffic Congestion and gridlock will be exacerbated in Warner Center, Woodland Hills, Canoga Park and surrounding neighborhoods:
Residents in these neighborhoods were repeatedly assured during the development and building of the Westfield Village in Warner Center that traffic congestion would not be a problem due to developers traffic mitigation planning. That assurance has turned out to be a complete falsehood. Warner Center, and the surrounding thoroughfares at Victory Blvd, Canoga Ave, Topanga Canyon Blvd,and Ventura Blvd have become practically gridlocked at peak travel times.

The assumption is made in the Warner Center 2035 Plan, that new residents of these developments will rely heavily on public transit. In fact ridership on L.A.'s rapid transit has FALLEN by 20% since 2013 and they are losing 65,000 passengers a year.https://la.curbed.com/2017/8/29/16219230/transit-metro-ridership-down-why

Based on a new study by UCLA, L.A. Metro ridership is in freefall because L.A. residents cannot be convinced to give up their cars in this large metropolitan area.
https://la.curbed.com/2018/1/31/16950224/metro-ridership-decline-stats-car-ownership-study

Developers and the city council make the assumption that the residents of these new $3500 per month luxury apartments will be using public transit. They are sadly mistaken, these new high end apartment dwellers will be using their automobiles not public transit, and the traffic congestion will become unbearable.

4.) Police and firefighters will be stretched to the breaking point:
Gang crime is on the rise in the West Valley https://www.dailynews.com/2017/04/24/with-gang-crime-up-in-the-west-san-fernando-valley-la-leader-seeks-more-funding/

Firefighters and police are stretched to the breaking point, the Warner Center Specific plan and city council have done nothing to address these infrastructure issues, problems that will only be exacerbated by the high density developments.

Theses are some of the few issues that has led our family to vigorously oppose this massive development.

Thank-you for your consideration n this matter,
Kelly McClellan
Michael McClellan
Rory McClellan
Connor McClellan

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Project

Ryan Mcginnis <rmcg224@yahoo.com> Thu, Jul 19, 2018 at 9:46 AM
To: elva.nuno-odonnell@lacity.org

Hello,
As a West San Fernando Valley resident for over 40 years I have never seen such a lack of concern for existing residents in a proposed construction project. The developers want to not just double the size of the Promenade mall, they are proposing a project 5 times larger and a stadium! Traffic on surrounding streets is already an F rating and the 101 Freeway between Topanga and the 405 was recently found to be the most congested IN THE NATION and now with this project and others in Warner Center, there will be another 30,000 residents, plus all the workers that come with them. I understand there is a shortage of housing in LA, but to place that massive of a burden on one quiet neighborhood is unfair and will be disastrous. Also, these new residents will be no different than the rest of LA. They will NOT all magically have jobs a block away that they bike or skateboard to. They will also have errands to run and kids to take to school and NO they will not take the kids on a bicycle or on the bus! 80-90 percent will drive cars like the rest of us! They aren't taking the slow Orange Line either. Still no upgrade to the 101 Freeway? Right now, If a person in Woodland Hills has to go to any other part of LA to get to work, they must first sit in 45 minutes of traffic just to get to the 405! Then add on another 45 minutes to get downtown or to the Westside! That's 3 hours per day of driving before we add these massive projects! Also, the Orange Line is NOT a viable option. It would actually take people 90 minutes just to get to a job near Ventura and Sepulveda with transfers and walking. All this and they want to add a massive amount of new traffic to the 101 with absolutely no improvement.
Also, the proposal for a stadium DOES NOT fit into character and design of the West Valley. Residents overwhelmingly do not want it. Anytime there is an event, we would become prisoners trapped at home. We pay a huge amount of taxes that have helped pay for many of the city's improvements such as subways to everywhere, LAX expansion, museums etc yet we won't be able to actually use these due to the traffic caused by this project. We are also very concerned with infrastructure for this many new people. Police, which are already understaffed as measured by slow response times, hospitals, water and power, schools. Will the developers be paying for all of these upgrades and when will they be upgraded? Also, stadiums are notorious for behavior that requires massive law enforcement and emergency room response. Will the developers pay for a new police station, officers and hospitals?
I understand there is an Option 4 that would still include a massive increase in the mall and number of residents, but would scale that number down and NOT include the stadium. Every single family member and person I know that has also lived here for years would prefer this option(or no project of course). Option 4 would still be a massive project, but would at least keep some sense of community and quality of life that has been built in the West Valley.

Thank You,

Ryan McGinn
West Hills, Ca

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Project

Ryan Mcginnis <rmcg224@yahoo.com> Thu, Jul 19, 2018 at 10:43 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

7106 Mclaren Ave
West Hills, Ca 91307

Thanks
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2015 Plan

gerda & paul mckeehan <pgmac@att.net> Thu, Jul 26, 2018 at 11:28 AM
Reply-To: gerda & paul mckeehan <pgmac@att.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

I feel the Westfield "Warner Center 2035 Plan" borders on insanity. The residents of our community should be the ones determining our future. Not L.A. City Hall who has a track record of treating the Valley as 2nd class citizens, at best. Much has changed since the Plan was adopted in 2013. There has been an outrageous amount of oversized apartment complexes now jammed into the east side of the Plan. We already have their Westfield Shopping Village, that has made a mess of traffic. What we don't need is more stores upon stores. This is clearly demonstrated by the failure of the Promenade Mall etc.

Don't shove this down our throats. Rather, let our local inhabitants determine whether we need 17,000 more appartments. I know I am dreaming, but what a wonderful legacy it would be for Westfield to develop the property into a beautiful Park with a variety of activities which would truly be of benefit to our citizens.

Gerda McKeehan

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fw: Reference: ENV-2016-3909-EIR

gerda & paul mckeehan <pgmac@att.net> Wed, Jul 25, 2018 at 8:48 PM
Reply-To: gerda & paul mckeehan <pgmac@att.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Reference: ENV-2016-3909-EIR

Please DO NOT allow the Promenade 2035 project to proceed. It should be abandoned. The Draft Supplemental Impact Report should not be ignored or not considered. It is ridiculous to think that a project of that magnitude would not severely impact the quality of live of our current residents. The admired and cherished residential community-character of Woodland Hills would be altered for the worst. And just for the obscene profit of the Westfield Corporation.

Please do not destroy our beloved City, let it keep its wonderful nature. The current "Westfield Village" is already more than enough.

Sincerely Paul McKeehan
July 25, 2018

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035.

mike merina <mike.merina@yahoo.com> Thu, Jul 26, 2018 at 1:56 PM
To: elva.nuno-odonnell@lacity.org

I love the ideas of putting something cool that will help our local economy in the place of a broken down unused part of town. Please push for the arena. That's the best part in my opinion. Let the one million residents of the sfv get a world class concert arena and venue.
Thanks
Mike

Sent from my iPhone

Connect
Create
Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WAAAAAAY too much traffic - and other infrastructure issues

Marlene Moore <marlene@smithmillermoore.com> Thu, Jun 7, 2018 at 3:37 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you,

Please use my work address:

6219 Balcom Ave.

Encino, CA 91316

Best,

Marlene

SMITH MILLER MOORE

Marlene D. Moore
Advertising • Marketing • Public Relations – for Advanced Technologies
818-708-1704 / Fax: 818-344-7179
Cell: 818-512-6090
marlene@smithmillermoore.com

www.smithmillermoore.com

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From: Elva Nuno-O'Donnell [mailto:elva.nuno-odonnell@lacity.org]
Sent: Thursday, June 07, 2018 3:35 PM

To: Marlene Moore
Subject: Re: WAAAAAAY too much traffic - and other infrastructure issues

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WAAAAAAY too much traffic - and other infrastructure issues

Marlene Moore <marlene@smithmillermoore.com> Thu, Jun 7, 2018 at 3:24 PM
To: elva.nuno-odonnell@lacity.org, alison.pugash@lacity.org

Hi Elva and Alison,

I am very concerned that a 17,000 seat sports/concert arena is proposed in Woodland Hills next to the village.

The traffic is already problematic and this would exacerbate that issue - I strongly urge you to reconsider other locations where increased traffic flow won't create gridlock - it's already gridlock in the Valley during peak and off-peak hours. In the past 10 years, my commute drive time from Granada Hills to Encino has doubled! And it doesn't much matter what time of day I go...

Please! No 17,000 seat arena!

Thank you!

Marlene

SMITH MILLER MOORE

Marlene D. Moore

Advertising • Marketing • Public Relations – for Advanced Technologies

818-708-1704 / Fax: 818-344-7179

Cell: 818-512-6090

marlene@smithmillermoore.com

www.smithmillermoore.com

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Fwd:

Tom Morehouse <morehousetom@gmail.com> Wed, May 23, 2018 at 1:09 PM
To: elva.nuno-odonnell@lacity.org, councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Please see attached.

--

20180523125910065.pdf
75K

City of Los Angeles
Department of City Planning
Attn: Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Elva Nuno-O'Donnell,

A great many thanks to the entire City Planning Department and the hours of work that went into the execution and release of the Draft Environmental Impact Report on the proposed Westfield Promenade 2035 Project.

I know that there is an Entertainment/ Sports Center proposed as part of the project, and as exciting as that sounds, I was truly concerned about the lighting.

Not any longer. I was so pleased to discover in the DEIR that impacts from Project lighting are less than significant with either an open roof Entertainment and Sports Center or a roofed Entertainment and Sports Center.

That type of information is reassuring to community members just like me, and it makes supporting this exciting project, all the easier.

Let's get Promenade approved as soon as possible.

Thank you,

Tom Morehouse
23533 Oxnard St., Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Marylou Morelock <mlmorelock@charter.net> Thu, Jul 26, 2018 at 8:12 AM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

I write to provide my support to the letter submitted to you by the Topanga Association for a Scenic Community. Additionally, most of my shopping and appointments occur in the Woodland Hills area. I am concerned about the increased density of people and traffic that this project will bring to the area. I no longer use Topanga Canyon North of Dumetz as the traffic is unbearable. I fear that this development will gridlock all northern routes through the area.

Living at the Top of Topanga, I can tell you that the traffic traveling south to Pacific Coast Highway during the day has increased significantly since I first moved here in 1990.

I hope that these factors will be given great weight in the deliberations about this proposed project.

Thank you.

Marylou Morelock

1187 Aztec

Topanga, CA 90290

818-702-6244

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-20 16-3909-EIR

Pati Moser <patimoser1@gmail.com> Thu, Jul 26, 2018 at 12:44 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms Nuno-O'Donnell:

I just can't believe we are here again discussing yet another over sized inappropriate commercial development in Woodland Hills brought to us by the same good ole boys group. I have listened to this "crew" who are behind all this intrusive development as they talk about it being like "Times Square" or "Manhattan" or "Rockefeller Plaza". As someone who has just gotten back from those areas, we are nothing close to becoming New York. So before we allow this "crew" of money makers to destroy our beautiful Woodland Hills, let me say, if they want to be New York, then they have a lot of work to do before they start breaking ground.

The first thing needed is funding by THEM for a larger police force. New York has 34,000 uniformed officers. I can assure you it's hard to turn your head in ANY direction and NOT see a patrol car or officer. We have 9,000 officers of which many are performing civilian duties and not on the streets. So our friends with the money can immediately pay to increase our force to a minimum of 20,000 officers in the streets. This will assuredly help in combating the crime and other activities when they bring in hundreds of thousands of more people into our community. And the funding will NOT come from raising taxes. We, the people who live here, are not making money on this monstrous inappropriate sham.

The second thing that must be done is a REAL assessment of roads, streets, traffic flow. We are taking our cars to stores, to concerts, to this 15000 seat stadium. What are they doing to ensure the off ramps on the 101 can handle this flow of traffic? Prove to us that they have allowed ample parking for not only the concert venue but for all the newly developed housing, hotel, restaurants, retail, and office workers and visitors. And don't play the nonsense that we won't be in our cars because we will. They MUST provide the parking to ensure save flow of traffic. If they start impacting us from getting to work, doctor appointments, schools, meetings, because they have not taken into consideration the necessary day to day flow of traffic, our lives will be changed forever. It will no longer be a community that we live in and support and love, but a commercial nightmare.

And finally, WATER. Where is the water for this huge commercial development? Have they thoroughly researched water use, prices, and source? As a DWP employee, I question their research. And again, don't put the burden on the residential homeowners who gain NOTHING with this obscene structure.

So to recap: THEY must provide funding for an additional 11,000 police officers. THEY must provide evidence of adequate equal parking spaces to all the venue sizes. THEY must provide evidence of street flow of traffic. THEY must provide evidence of obtaining water.

Thank you,
Pati Moser
patimoser1@gmail.com
23547 Burbank Blvd
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Gilian Neiditch <worksalright39@gmail.com> Wed, Jul 18, 2018 at 6:44 PM
To: elva.nuno-odonnell@lacity.org

Hello Mrs. Nuño-O'Donnell,

I am begging you not to approve this new project. This area is already so glutted with traffic, I was astounded to find out they were planning on building MORE in an area already overrun with malls and condos. It's a fallacy that a person could "Live and work" at any of these locations because anyone who works there could never AFFORD to live there. Everyone will be driving in.

I live in Topanga Canyon, and I'm a native Angelino, and I've been so depressed at how these big corporations can come in and develop property that, to anyone using logic, shouoldn't be allowed. There's THREE malls right next to each other! And everywhere in the country, all I read are that malls are shutting down because of e-commerce. The last thing we need is for the whole area to become defunct and depressed.

PLEASE do not clear this project for development. Everyone in the area is so unhappy about this.

If you have any questions please call my cell at: [redacted]

Thank you for your time.

Gilian Neiditch

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Gilian Neiditch <worksalright39@gmail.com> Thu, Jul 19, 2018 at 10:52 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

Yes, thank you. My address is below:

Gilian Neiditch

1118 Mohawk

Topanga, CA 90290

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Date: Thursday, July 19, 2018 at 7:58 AM
To: Gilian Neiditch <worksalright39@gmail.com>
Subject: Re: ENV-2016-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WARNER CENTER PROJECR

JO ANN NICKERSON <outlook_6168B12DBFC28B01@outlook.com> Tue, Jul 24, 2018 at 6:04 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

I live within 3 miles of the proposed Project and greatly OPPOSE it due to 'added congestion to an area that is already:

- Overly congested
- Need no more retail (the second largest in the continent)
- An over abundance of apartments/hotels/
- Active 'homeless' population
- Law enforcement unable to control increasing crime
- Etc., etc.....

Sent from Mail for Windows 10

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WARNER CENTER PROJECR

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Wed, Jul 25, 2018 at 7:47 AM
To: JO ANN NICKERSON <outlook_6168B12DBFC28B01@outlook.com>

Dear Ms. Nickerson,

Your comments regarding the Promenade 2035 DSEIR have been received. If you provide your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva

[Quoted text hidden]

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

WARNER CENTER PROJECR

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Wed, Jul 25, 2018 at 7:47 AM
To: elva.nuno-odonnell@lacity.org

Address not found

Your message wasn't delivered to **outlook_6168B12DBFC28B01@outlook.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

```
550 5.5.0 Requested action not taken: mailbox unavailable. [AM5EUR02FT038.eop-EUR02.prod.
protection.outlook.com]
```

Final-Recipient: rfc822; outlook_6168B12DBFC28B01@outlook.com
Action: failed
Status: 5.5.0
Remote-MTA: dns; outlook-com.olc.protection.outlook.com. (104.47.4.33, the
server for the domain outlook.com.)
Diagnostic-Code: smtp; 550 5.5.0 Requested action not taken: mailbox unavailable. [AM5EUR02FT038.eop-EUR02.prod.
protection.outlook.com]
Last-Attempt-Date: Wed, 25 Jul 2018 07:47:52 -0700 (PDT)

---------- Forwarded message ----------
From: "Elva Nuno-O'Donnell" <elva.nuno-odonnell@lacity.org>
To: JO ANN NICKERSON <outlook_6168B12DBFC28B01@outlook.com>
Cc:
Bcc:
Date: Wed, 25 Jul 2018 07:47:50 -0700
Subject: Re: WARNER CENTER PROJECR
Dear Ms. Nickerson,

Your comments regarding the Promenade 2035 DSEIR have been received. If you provide your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva

On Tue, Jul 24, 2018 at 6:04 PM, JO ANN NICKERSON <outlook_6168B12DBFC28B01@outlook.com> wrote:

> I live within 3 miles of the proposed Project and greatly OPPOSE it due to 'added congestion to an area that is already:
>
> - Overly congested
> - Need no more retail (the second largest in the continent)
>
> <li class="m_-4668838451639254352MsoListPara —— Message truncated ——

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Regarding: ENV-2016-3909-EIR

Shannon Padgett <shannonpadgettproperties@gmail.com> Fri, May 11, 2018 at 12:03 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

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

Dear Ms. Nuno-O'Donnell,

As a 40-year resident, I've seen a lot of changes in the San Fernando Valley. I remember when the Promenade Mall was brimming with shoppers, but today, it's a near empty building that no one cares about.

Westfield's plans to turn this property into an exciting place to live, work, shop, dine and enjoy entertainment is exactly what's needed. We've seen how the Topanga Mall and the Village have brought new excitement to the area, and I'm confident the Promenade project will be just as successful.

As I understand it, the Supplemental Draft Environmental Impact Report makes a strong case for Westfield Promenade to move forward and any issues regarding traffic, construction and noise can be addressed.

I support this project and hope you will approve it.

Thank you,
Shannon Padgett
20921 Community St. #22
Canoga Park, CA 91304
818-321-9128

Dear Councilman Blumenfield,

Nero fiddled and Rome burned
The cow kicked over the lantern and Chicago burned.

LA Council members bow to developers who pour concrete and cut down trees and LA is burning.

Yes LA is burning. On July 6 we had record breaking temperatures. Tree leaves burned, flowers burned, garden food burned and air conditioners ran all day producing more air pollution. It was July and temperatures could be worse in August and September.

There is one way to cool LA. The city needs to plant more trees which cool the air and get rid of concrete which holds in heat.

Do not allow Promenade 2035 which will take down trees, pour millions of pounds of concrete, cause traffic problems, and cause more air pollution.

I live in Lake Balboa and it impacts me and my life also.

Sincerely
Lorna Parsley

Ms. Lorna Paisley
6952 Balboa Blvd
Lake Balboa, CA 91406-4557

SANTA CLARITA CA 913
17 JUL 2018 PM 2 L

Councilman Bob Blumenfield
19040 Vanowen St
Reseda, CA 91335

91335-517299

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 DEIR Comment

Alison Pugash <alison.pugash@lacity.org> Mon, Jul 23, 2018 at 11:05 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

We received this letter in the mail regarding the Promenade 2035 Project so I wanted to share this with you in case you can include her comments in the DEIR. We will send her a letter instructing her how to formally submit a comment, but just in case she doesn't submit before the deadline, I thought I'd forward her original letter to you.

If you can't accept this, or if you have any questions, please let me know.

Thanks,

Ali

--
Alison Pugash
Planning and Economic Development Deputy
Office of Councilmember Bob Blumenfield
Los Angeles City Council, Third District
19040 Vanowen Street, Reseda, CA 91335
818.774.4330 Office | 818.756.9179 Fax | blumenfield.lacity.org
Serving the San Fernando Valley Communities of Canoga Park, Reseda, Tarzana, Winnetka, and Woodland Hills.

2 attachments

Lorna Paisley_Promenade DEIR.pdf
83K

Lorna Paisley_Envelope.pdf
35K

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 DEIR Comment

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jul 23, 2018 at 11:15 AM
To: Alison Pugash <alison.pugash@lacity.org>

Good Morning Alison,

I understand your concern regarding the timely submittal of comments for the Promenade 2035 Project. I will go ahead and print up your email and the attached comments from Ms. Paisley, and include them in the record.

Kind regards,

Elva
[Quoted text hidden]
--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 DEIR Comment

Alison Pugash <alison.pugash@lacity.org> Mon, Jul 23, 2018 at 1:49 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva!
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Regarding Promenade 2035

Lorna <lpaisley@sbcglobal.net> Wed, Jul 25, 2018 at 8:46 PM
To: elva.nuno-odonnell@lacity.org

To the City of Los Angeles Planning,

I have been an environmentalist for decades and know the importance of trees to the earth and to cities and the danger of pouring concrete.
The earth is in danger from heat and lack of rain and plant growth and LA needs to be a leader in planning to help heal the earth not burn it up.

Nero fiddled and Rome burned. The cow kicked over the lantern and Chicago burned. Los Angeles city council bows to developers who pour concrete and cut down
trees and LA burns.

Yes, LA is burning. On July 6, 2018 we had record breaking temperatures. Tree leaves burned, flowers burned, native California plants burned, garden food burned and air
conditioners ran all day using energy and producing carbon dioxide adding to the blanket of carbon dioxide that holds heat on the earth. And temperatures may be higher in August
and September. Concrete was so hot it could not be touched with hand or foot. Two years ago the same thing happened.

There is a way to cool Los Angeles. The city needs to plant and water more trees. They cool the air by providing shade and by evapotranspiration. And the city should be looking
for ways to get rid of concrete or at least limit it.

Do not allow Promenade 2035 in the form it is in. it will take down over 200 trees, pour millions of pounds of concrete, cause traffic problem and more air pollution making
the city heat up more. This is not how to make the city livable. And people die from the heat.

My understanding is that the people who live in the immediate area could live with Alternative 4. I say it is all a bad idea.

Sincerely,
Lorna Paisley
lpaisley@sbcglobal.net

6952 Balboa Blvd
Lake Balboa, CA 91406

and I am impacted by your decision.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

No: ENV-20 16-3909-EIR

Frank Pajonk <fpajonk@mac.com> Wed, Jul 25, 2018 at 7:08 AM
To: elva.nuno-odonnell@lacity.org
Cc: preservewalnutacres@gmail.com

No: ENV-20 16-3909-EIR

After reading through the above DSEIR I would like to raise my serious concerns regarding the environmental consequences of this project during construction and later operation.
A project of this scope will not only negatively impact the quality of life of nearby neighbors but also significantly decrease the air quality in a suburban community with long lasting health consequences for children and the elderly, the most vulnerable members of our community.

Therefore, I urge the City of Los Angeles to object to the planned project based on its negative environmental impact.

Sincerely

Frank Pajonk, MD/PhD
22950 Mariano St
91367 Woodland Hills, CA

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Tony Palermo <ajpal@me.com> Wed, Jul 25, 2018 at 4:41 PM
To: elva.nuno-odonnell@lacity.org

Dear Elva Nuno-O'Donnell

While I applaud most of the new development planned for the Promenade Development Project, I'm appalled at the inclusion of a sports stadium where one could not exist in harmony with the surrounding neighborhood. With access from only one freeway, and an already overtaxed one at that, the proposed stadium is a mess waiting to happen.

The other caveat I have for the whole project, is that none of it should be approved until the orange line is turned into the light rail it was meant to be and there is a stop at the new project. This just seams like common sense to me. The light rail also needs to tie into the existing red line so there could be a seamless ride from the west valley to downtown. The proposed light rail line down Van Nuys Boulevard should be connected at well.

The Valley is going to grow whether anyone wants it to or not, let's just make sure that it is done in a smart and logical way.

Sincerely

Tony Palermo

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Tony Palermo <ajpal@me.com> Thu, Jul 26, 2018 at 11:30 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hello Elva

Our home address is:

21428 Mulholland Dr.
Woodland Hills, CA 91364

Thank you for adding us this to the Interested Parties list.

Tony
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Leegie Parker <leegieparker@gmail.com> Fri, Jun 29, 2018 at 8:54 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

Westfield Promenade - ENV-2016-3909-EIR

City Planner,

I am a HUGE FAN of the proposed Westfield Promenade Project! I have lived in Tarzana for over 23 years, and I have desired a venue like this for all those years. Living in the West Valley, I have long felt isolated from the cultural activities that are over the hill, in the westside. So, I'm delighted we may be getting a venue for concerts right here in our neighborhood if Westfield's Promenade project is approved. The entertainment complex will be a great addition to the Warner Center. I support Westfield's project and hope that you will too!!!!

Leegie Parker

5131 Geyser Ave

Tarzana, CA 91356

July 16, 2018

Ms. Elva Nuno-O'Donnell

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I received a mailer regarding the makeover of the former Promenade Mall, and I have to say I'm very impressed with Westfield's plans.

It will be a welcome addition in the community and I hope you will give it your approval.

Sincerely,
Parvin Ghanouni
Ghanouni Parvin
21500 Califa St., #121
Woodland Hills, CA 91367

RECEIVED
CITY OF LOS ANGELES
JUL 26 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Reference Environmental Case#: ENV-2016-3909-EIR

Kristina Payton <kristinapayton@gmail.com> Tue, Jun 12, 2018 at 2:38 PM
To: elva.nuno-odonnell@lacity.org, alison.pugash@lacity.org

Hi there,

I am emailing to let you know my disapproval of the 17,000 seat sports/concert arena being proposed in Woodland Hills. This is going to cause a huge amount of traffic as well as overpopulation in the area.

Thank you for your consideration.

Kindly,
Kristina Payton

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Terry Perry <ClarkandTerry@msn.com> Wed, May 2, 2018 at 9:58 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva. Yes, my address is:

Terry Ann Perry
23648 Balmoral Lane
West Hills, CA 91307

Please note that the high school is at Topanga and Van Owen.
Sincerely,
Terry

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Sent: Monday, April 30, 2018 12:54 PM
To: Terry Perry
Subject: Re: ENV-2016-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Apr 30, 2018 at 12:54 PM
To: Terry Perry <ClarkandTerry@msn.com>

Dear Terry Ann Perry,

Your comments regarding the Promenade 2035 Project have been received. If you would like to receive future notifications regarding this Project, please provide me with your USPS mailing address and your name and address will be added to the Project's "Interested Parties List." At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva

[Quoted text hidden]

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Terry Perry <ClarkandTerry@msn.com> Mon, Apr 30, 2018 at 11:40 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

TO: Elva Nuno-Odonnell, City Planner
RE: Promenade 2035 COMMENTS

Dear Elva,
I will try to make this short and to the point.
First and foremost, I need to address the true facts about the area that you're planning this project, where Rocketdyne at Victory and Canoga had experiments with nuclear waste gone bad, causing cancer and disease to the lives of every family that lived nearby, as told by the lone survivor, still suffering of lupus. This project will dig up the contaminated earth, and the gale force winds that come through the canyons quite frequently, are going to blow the dust of this contaminated ground all over the San Fernando Valley! The residents of our area have never seen the real soils reports that seem to be kept under wraps.

Next, can you tell me where these 1400 new families are going to send their children to school? I don't see any mention of building schools in your Promenade/housing/hotel/sports arena project. No doubt you've seen the congestion of the Canoga Park High School at the corner of Topanga and Victory. It's hard to miss. Our schools are very overcrowded. Although my son now has his masters degree, he did go to El Camino High School and told me of the many times that he and other students were sitting on the floor because there was no room for any more desks in the already full classrooms. CPHS also has this problem..or will the new students be bussed to other areas?

Were you here during the Northridge quake? Buildings that were 3 stories high, crumbled to the ground. Remember Robinsons May? Maybe they didn't use Simpson bolt down, or enough rebar, which helps earthquake-proof a building, and maybe they did. The fact is, that we're on a faultline and if you think the Northridge quake was big, then look out! There is a good reason that we don't have 28 story buildings in this area! They have no business being in this part of the valley.

Topanga and Victory. Probably the busiest corner of the West Valley. It looks as though construction of this project would go on for over a decade, so let's talk about the traffic during and especially after construction. It has already become a nightmare because of the recent Costco and mall. It's no wonder that more people are shopping online! One thing for sure: WE DON'T NEED ANY MORE RETAIL STORES IN THIS AREA! When I helped my friend open a retail space at The Promenade mall a few years back, I was shocked at how empty this beautiful mall was. She had almost no business and had to close.
It just got worse over the years. Lots of stores have opened and closed here since then..we have more than enough already. There are plenty of new restaurants that have opened too.

Are you going to be widening the roads throughout this area? It has already become bottlenecked from 'The Village'
A 15,000 seat Sport Center should then cause total gridlock. The congestion in traffic at a stadium here, is just more than our eroded, poorly maintained and overcrowded streets can handle.

Your 5,610 parking spaces are just a drop of what would be needed for this crazy bucket of parking problems.

This project is just too enormous for this already overcrowded area. Our aging infrastructure of sewer lines, electrical grids and water shortage make a project like this one undesirable. Go ahead and build it where there is room for it and where it's needed. In the desert or in the mountains out of the city. We don't want it. We don't need it. It doesn't belong here!
Stop this project now, before going any further. Why not ask the people who live in this community what they want?

Sincerely,
Terry Ann Perry
West Hills, CA

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Project

v.marketing@yahoo.com <v.marketing@yahoo.com> Thu, May 10, 2018 at 5:34 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Vlad Pesin
5500 Owensmouth Ave
Woodland Hills. CA 91367.
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Project

v.marketing@yahoo.com <v.marketing@yahoo.com> Thu, May 10, 2018 at 2:47 PM
To: elva.nuno-odonnell@lacity.org
Cc: Andrew.pennington@lacity.org, councilmember.blumenfield@lacity.org

Please find my letter attached.

DEIR_comment _V.Pesin1.docx
15K

Vlad Pesin
v.marketing@yahoo.com

May 2, 2018

Ms. Elva Nuno-O'Donnell
Los Angeles Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org3

Re: Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

I am writing to let you know that I think the Draft EIR for the Promenade 2035 project confirms that this is going to be a great addition to Warner Center. It is very reassuring to see that such a thorough evaluation of the project has been conducted and that all of its elements follow the rules set out in the City's Warner Center 2035 Plan – a plan that the City and local stakeholders worked so hard to craft and review.

To me, the most important aspect of the Promenade 2035 project is that it has been so carefully designed to include everything needed to live life without the daily use of a car. This is a major step toward reducing traffic and the stress that goes along with it. I'm particularly glad to see that the project includes an entertainment venue, so that residents and neighbors will be able to enjoy events locally, and will not need to drive endless miles to see a show or game.

The Promenade 2035 project responds to community needs, complies with local planning regulations, and will bring excellent resources to the area. I hope it will be approved without delay.

Thank you for your consideration.

Vlad Pesin

Cc: Andrew.pennington@lacity.org
councilmember.blumenfield@lacity.org

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Warner Center development - Promenade 2035

cppeterso@aol.com <cppeterso@aol.com> Mon, Jul 23, 2018 at 7:19 PM
To: elva.nuno-odonnell@lacity.org

To whom it may concern:

I hope that one more voice who is totally opposed to this humongous project for the year 2035 will help to put a stop to this insanity. Traffic as it is has become impossible on any given day. It seems "rush hour" from early morning to late at night and beyond.
Other than the developers I predict that Uber and Lyft will make a bundle since no one will be able to find parking anywhere.

Thank you for listening. Please put a stop to this development.

Christine Peterson
Woodland Hills, CA 91367
Tel. 1 (818) 348-0277

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Warner Center development - Promenade 2035

cppeterso@aol.com <cppeterso@aol.com> Tue, Jul 24, 2018 at 10:15 AM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

Here is my mailing address:
Christine Peterson
5900 Jumilla Avenue
Woodland Hills, CA 91367

Sincerely,
Christine Peterson
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Letter of Support for Promenade 2035

Gwyn Petrick <gwyn.petrick.c9of@statefarm.com> Fri, May 11, 2018 at 8:13 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>

StateFarm®

Gwyn Petrick Agency
www.gwynpetrick.com

Please see my attached letter of support for the Promenade 2035 project.

My office is across the street from the Village and it is an amazing place.

I know they will do the same with the Promenade

Gwyn Petrick
Agent

Gwyn Petrick
Agent

LIFE CALCULATOR

FIND US!

POCKET AGENT APP

818-592-0055

Text Me!

FAX 818-592-0060

Visit Gwyn's Home Page

Map & Directions

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Letter of Support for Promenade 2035.pdf
29K

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

Promenade 2035: ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I live across the street from the Village, so I'm well aware of the difference Westfield has made in the quality of development we enjoy. It's great that they want to extend the revitalization to the Promenade property and I especially love that they want to make it pedestrian friendly and sustainable.

It's reassuring that the recently released Draft Environmental Impact Report evaluated several areas, including traffic, noise and air quality, and found that impacts can be addressed.

Westfield has done an amazing job of enhancing our community and I look forward to the Promenade's completion!

Warm regards,

Gwyn

Gwyn Petrick
6355 Topanga Canyon Blvd., #428
Woodland Hills, CA 91367

cc: Councilmember Bob Blumenfield
Andrew Pennington, Senior Planning Deputy

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Ellen Brown <lucyandgracie@gmail.com> Tue, Jul 24, 2018 at 5:15 PM
To: elva.nuno-odonnell@lacity.org
Cc: David Price <david@thecatfarm.com>

Ms. Nuno-O'Donnell,

My wife and I are residents of the

Girard Tract section of Woodland Hills, in the hills south of Ventura Blvd and just east of Canoga Ave. We have lived in our current home for 23 years. As longtime residents of this end of the valley, we have some serious concerns about the proposed 2035 plan for Warner Center. The following are our principal concerns:

1. As currently configured, the establishment of the Westfield Village has created traffic flow and congestion issues, particularly on Topanga Canyon Blvd. The intersection of Topanga Canyon Blvd and Ventura Blvd has always been problematic, but the development of the Village has exacerbated this problem and traffic has now been impacted from the Topanga/Ventura intersection all the way north to Vanowen. Given the disruption of traffic flow caused by the Village development, we are very concerned about what traffic will be like with the addition of millions of square feet of commercial and residential development and approximately 135,000 new residents in a very limited space.
2. Air quality at this end of the valley has always been at least a little better than the air quality further east in the valley. The 2035 plan raises the prospect of significantly compromised air quality for Woodland Hills and surrounding areas.
3. Adding to the traffic and air quality impacts of the 2035 plan, is the commercial vehicle traffic needed to supply and support this massive new influx of commercial establishments and residential properties.

My wife and I are not fundamentally against all new development. We do, however, see the 2035 plan for Warner Center as being oversized for the space being considered, and a major negative impact on our neighborhood.

David Price and Ellen Brown

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Ellen Brown <lucyandgracie@gmail.com> Wed, Jul 25, 2018 at 8:17 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you Elva.

Our address is:

21007 Topochico Drive, Woodland Hills, CA 91364

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Date: Wednesday, July 25, 2018 at 7:44 AM
To: Ellen Brown <lucyandgracie@gmail.com>
Subject: Re: Environmental Case No: ENV-20 16-3909-EIR

[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Property Development

Curtis Quillin <CQuillin@quillin.net> Sat, May 5, 2018 at 3:26 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "andrew.pennington@lacity.org" <andrew.pennington@lacity.org>

Elva,

Please see my attached letter of support for the proposed re development of the Westfield Promenade property.

Thank you,

Curtis B. Quillin

Phone: 818.225.8530 Ext 103 | Cell: 310.429.3960 | Email: CQuillin@quillin.net

The Quillin Group | 23901 Calabasas Road, Suite 2010 Calabasas, CA 91302

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DEIR Letter re Westfield Promenade Comments_C.Quillin 18-05-05.pdf
311K

Curtis & Lynn Quillin
20130 Kenwyn Court
Topanga, CA 90290

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Re: Case # ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

I believe the Draft Environmental Impact Report for the Promenade 2035 project represents a comprehensive study of all aspects of the plan and clearly demonstrates that the area will receive numerous long-term benefits and few short-term impacts as a result of its implementation.

The community worked very hard to create the Warner Center 2035 Plan as a guide for future development, and the Promenade project complies with its regulations. I think the project will be a welcome replacement for the aging and nearly abandoned mall. It has been designed to create a neighborhood that welcomes the public to open spaces, shopping and restaurants with walkable streets and sustainable landscaping. I also want to voice my support for the entertainment venue that will allow us to attend shows and sports events without the need to leave our community. The popularity of summer concerts in Warner Center Park should prove that area residents will support local concerts and events whenever they are staged here.

So much work and analysis has gone into the creation of both the Warner Center 2035 and Promenade 2035 plans that we are all sufficiently knowledgeable about them. I hope we can agree that enough studying has been done, and it's now time to start building.

Thank you for considering my comments.

Sincerely,

Curtis Quillin
21030 Kenwyn Court
Topanga, CA 90290

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

EIR Promenade 2035 Project Comment

Richard Rachman <mrrachma@gmail.com> Tue, May 29, 2018 at 8:38 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Mark Richard Rachman

22104 Victory Blvd, B209
Woodland Hills, CA
91364
[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

EIR Promenade 2035 Project Comment

Richard Rachman <mrrachma@gmail.com> Thu, May 24, 2018 at 1:44 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

To whom it may concern,

I am a local resident and assistant undergraduate biologist at California State University Northridge and field technician with the DOI. I am writing this comment to express my concern for this project.

I am a low income person, and any new project should be made to address the growing number of low income people that can live in Woodland Hills. We as a community do not need more high cost housing. This area is in a housing crisis and affordable housing needs to be made a primary focus of any new development.

Next, I would like to address the issue of climate change. Medium and high income earners, by in large, do not use public transportation. They drive cars. Increased traffic and a decrease in green spaces means increased carbon dioxide emissions and an increase in to the human impact on climate change. This could be mediated by incorporating public transportation in to the project, and decreasing available parking to not allow an increase in traffic, our environment can not handle more cars. We need to decrease the amount of cars in our community to save our earth.

Finally, I would like to address the flora being planned for the development. Native and endemic plants play a critical role in the ecosystem of the San Fernando Valley, and care should be taken when selecting plants for landscaping. Palm trees and eucalyptus are, by in large, not native, and require too much water. Native plants require less water, and they help sustain native wildlife that has evolved along side the native flora for millions of years. Our community does not need more exotic plants. Increased green spaces decreases public health issues like asthma and lung cancer. Green spaces are critical for urban ecosystems and human communities.

I would like this statement to be on the public record. If you have any questions or concerns for me, feel free to contact me.

Richard Rachman
He/him/his

--

A. tridentata

Richard Rachman, *Co-Chair of CSUN QueerSTEM*

He/Him/His
(949) 505-3397
Ecology and Evolution

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: Promenade Project

1 message

Milena Zasadzien <milena.zasadzien@lacity.org> Mon, Jun 25, 2018 at 1:08 PM
To: Ralph & Susan <sp54@socal.rr.com>, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Ralph,
I'm forwarding your email to Elva Nuno-O'Donnell, who is the planner for the project.
Best regards,
Milena

Milena Zasadzien
LOS ANGELES DEPARTMENT OF CITY PLANNING
MAJOR PROJECTS / ENVIRONMENTAL ANALYSIS
221 N. Figueroa St. Suite 1350, Los Angeles 90012
e: milena.zasadzien@lacity.org p: 213.847.3636

On Fri, Jun 22, 2018 at 4:28 PM, Ralph & Susan <sp54@socal.rr.com> wrote:

> I was trying to send my comment in reference to the EIR for the Promenade 2035 Project. I used the link that the city planning website listed for comments. If that link was incorrect, I apologize for the error. Thank you.
>
> Sent from Mail for Windows 10

From: Milena Zasadzien
Sent: Friday, June 22, 2018 4:08 PM
To: Ralph & Susan
Subject: Re: Promenade Project

Hi,

I work in the Department of City Planning and received this email, but I'm not sure if this refers to a specific case being reviewed in our department. Could you please send additional information regarding the subject of this comment and I can try to direct it to the right person in the City.

Milena

On Friday, June 22, 2018, Ralph & Susan <sp54@socal.rr.com> wrote:

> The continued increase in population density and gridlocked traffic in our neighborhood is completely destroying any quality of life for those of us who call Woodland Hills our home. This project is excessive, and it should not be approved!!!
>
> Sent from Mail for Windows 10

—

Milena Zasadzien

LOS ANGELES DEPARTMENT OF CITY PLANNING

MAJOR PROJECTS / ENVIRONMENTAL ANALYSIS

221 N. Figueroa St. Suite 1350, Los Angeles 90012

e: milena.zasadzien@lacity.org p: 213.847.3636

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promanade

S.Ramamurti <sramamurti@sbcglobal.net> Mon, Jul 9, 2018 at 5:44 PM
To: elva.nuno-odonnell@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I live near the Promenade property, so I would be directly affected by Westfield's plans to redevelop the former Promenade Mall.

While I was initially concerned about the increased density and the effects of having more residents/businesses in the area (i.e. traffic), it's encouraging to know that in addition to the Warner Center Plan mitigation measures, the project calls for improvements to ease traffic, access and parking.

When the Village was being built, neighbors had similar concerns about traffic/parking, and those issues didn't materialize. I trust they won't with the Promenade project.

I'm happy to support Westfield Promenade.

Sinesh Ramamurti.MD
4949 Hood Dr.
Woodland Hills, CA 91364

Sent from my iPhone

Maria Sandoval

From: BONNIE <dltababy@aol.com>
Sent: Tuesday, May 29, 2018 7:09 PM
To: odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org; Andrew.pennington@lacity.org
Subject: Westfield Promenade

City of Los Angeles
Department of City Planning
Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

I'd like to thank the City Planning Department for allowing me to add my voice to this important conversation. I believe in the process and that this will ultimately result in a richer community.

Initially, when I first learned of Westfield's intentions to redevelop their Promenade site, I was a bit skeptical. Although the project sounded very exciting and rewarding, the scope seemed large. I found myself concerned with construction impacts, as well as the height of some of the proposed buildings.

After serious review of the Draft Environmental Impact Report, I am pleased to find most of my fears have been addressed in thoughtful ways. In particular, I was pleased to see that even with a conservative analysis, it was determined that after mitigations, there would be less than significant impacts to off-site sound sensitive receptors, including those at Canoga High School. I also was sincerely pleased to see that the taller of the buildings would be placed in areas that were sensitive to the community and adjacent to other taller buildings.

Knowing the steps that Westfield is committed to taking to mitigate any impacts during construction, as well as their thoughtful placement of height, I feel confident in adding my voice in support to this project.

Sincerely,
Bonnie Ramos
20767 Ingomar St.
Winnetka, CA 91306

Laissez le bon temps roulez

"If you think there is a difference between education and entertainment, you don't understand much about either."

ELVA
NUNO, O'DONNELL
CITY PLANNER

CASE #:

ENV-2016-
3409-EIR.

I AM CON-
CERNED WHAT
PROMENADE
2035 WILL DO
FOR OUR WAR-
NER CENTER!

ITS ALREADY
CROWDED &
SO MUCH TRAF-
FIC!

I LIVE LESS
THAN FIVE →

(2)

MINUTES AWAY
BUT WE HAVE
ENOUGH TRAF
FIC ON OUR
SIDE STREETS
PLUS EXCESS
SPEEDS!!

WHY CAN'T
THEY REDO
THE PROME-
NADE MALL
LIKE IT USE
TO BE?

THERE ARE
SOME OF US
THAT STILL
ENJOY OLD
FASHION
SHOPPING.

→

RECEIVED
CITY OF LOS ANGELES
JUL 23 2018
CITY PLANNING DEPT.
VALLEY OFFICE

(3)

GO TO PANORA MALL IS THERE

EVERYTIME I GO TO THE WOODLAND HILLS POST OFFICE I SEE THE OLD MALL AND GET SO SAD.

WE HAVE ENOUGH HIGH RISES.

CAN ANYTHING STAY OLD FASHION AND NOT FOR PROFIT BUSINESS?

THANK YOU →

(4)

FOR YOUR TIME.

Sandra D. Ramsey

22726 COLLINS ST. WOODLAND HILLS CA. 91367

70 YRS. YOUNG! RETIRED TEACHER

7/19/18

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JUL 23 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade Development

NANCY REIMS <ncyrei2@icloud.com> Wed, Jul 11, 2018 at 3:23 PM
To: elva.nuno-odonnell@lacity.org

How can this area accommodate parking for 15,000 seat auditorium? Furthermore, what kind of traffic jams will it bring? Won't it affect the businesses in the area, by deterring people from the area when events there create massive traffic problems? Nancy Reims
Woodland Hills

Sent from my iPhone

April 28, 2018

Elva Nuno-O'Donnell, City Planner
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RECEIVED
CITY OF LOS ANGELES
MAY - 3 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Re: ENV-2016-3909-EIR
Promenade 2035

Dear Ms. O'Donnell:

I am writing with comments to the DRAFT SEIR for the Promenade 2035 Project. We live at 6220 Owensmouth Ave Apt 271 so will be heavily impacted by the changes in traffic that this project anticipates. The construction traffic first and then the regular residential and business traffic that will follow will be heavy. That construction, at the same time as we anticipate the construction at the old Rockedyne Plant location in the area surrounded by Victory, Canoga Ave and Owensmouth could overwhelm the area. I understand that nothing can stop progress so I offer these comments only to try to mitigate the impact on the area.

1) **One Way Streets**. Please have traffic planners consider making Erwin St. and Oxnard St and possibly Owensmouth One Way streets, at least for the duration of the construction. a) That would allow for easy turning lanes without congestion at the stop lights. Today a person trying to turn from Erwin eastbound onto Owensmouth has to wait for oncoming traffic which often means only two cars make it. b) With One Way traffic, the turning side would not be impacted by oncoming traffic. This will also make the egress out of the Condominiums on Erwin and the apartment traffic out of Warner Pines less risky as it can then only turn one way. Today there are risks of collision from left or right or Anthem parking lot. c) The entrance into the Warner Pines lot as well as the apartments next door from the Southbound Owensmouth, across from the Farmers insurance building is very risky from the center lane. At the same time as cars try to turn left, others are coming out of the Farmer's property into the center lane often leading to close calls. This could be eliminated with one way traffic. d) Finally, the traffic into the village Parking Area or the Cosco Gas station adds to the congestion with turning traffic and would be well served if they could only turn one way. e) You gain a lane on each street that is converted to one way traffic without the center lane.
2) **Eliminate On Street Parking** Eliminate all on-street parking on Erwin, Oxnard and Owensmouth between Victory, Burbank, Canoga and Topanga Blvd. That would allow for the creation of an extra lane which can be the turning lanes and can be guided by turning arrows. If necessary, consider asking the owners of the vacant Bank Property on the corner of Erwin and Owensmouth to give permission for off street parking on their unused lot.

3) **Petition Anthom Blue Cross to** remove or block the entrances to their parking lots from Owensmouth and or Erwin St and limit parking entrance to Canoga Ave and Oxnard St. That would free up that traffic during rush hours.
4) **Traffic Lights** There seems to be an opportunity to improve traffic flow. Some of the lights should be set so that when there has been no car across the sensors, the light changes. Today we often wait excruciating time while there is no traffic, waiting for the color to change. That should be changed to smooth out the traffic.
5) **Enforce Traffic Laws** The intersection of Erwin and Owensmouth has a traffic light and separate pedestrian crossing light where you can cross in all directions. There are also sings for no turn on Red. I could stand on that corner and generate a hundred tickets a day from people who ignore this warning. I suggest a vigorous enforcement of traffic laws to force people to comply. Hire extra police that will pay for themselves.
6) **Remove Bus Terminal** The bus terminal on either side of Owensmouth might have to be relocated, at least during the construction. a) Perhaps the city could acquire a portion of the Anthem Blue Cross parking lot or grounds, perhaps through eminent domain, and make that a Bus Terminal to get the busses out of the traffic lanes. Today, when busses are parked there, we are limited to one lane. That won't work when this is all built out. Much of the Anthem lot is in vegetation and loosing that would have no impact on their parking lot. b) Another option is to use a portion of the current Promenade parking area as Bus Terminal until the final phase of construction, allowing busses to park off the street. All it would take is to build entrances and exits into the lot. d) Another option is to give up a portion of the Warner Park, just enough to have a bus terminal.
7) **Farmer's Insurance Parking Garage** Encourage the landlord of the Farmer's Insurance Center garage to make the garage a Public Parking facility with long term rates. People who now park on street on Erwin or Owensmouth could park there. Also, consider asking the cars that exit the Farmer's Center to exit the center from a different drive way than they use to enter thus reducing the congestions on Owensmouth.
8) **Warner Pines Visitor Parking** Force Warner Pines owners to create some visitor parking spots inside their perimeter. Today, there are no spaces for visitors and they have to park outside. This would eliminate street parked vehicles.
9) **Limit Hours of Construction Traffic** Limit it to non-rush hour traffic or nights

Sincerely,

Juergen S Rinnert
6220 Owensmouth Ave #271
Woodland Hills, CA 91367
818-903-0721
juergenrinnert@earthlink.net

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

environmental case number: ENV-2016-3909-EIR.

Michael Rissi <mike.a.rissi@gmail.com> Fri, Jul 20, 2018 at 4:02 PM
To: elva.nuno-odonnell@lacity.org

My wife and I completely oppose this Stadium proposal.

Terrible for quality of life for people in our area.

NO!

Michael Rissi (and Maria Lydia Rissi)
Chair, Northridge Residents for Environmental Justice

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Bruce Roberts <mbruceroberts@yahoo.com>
Reply-To: Bruce Roberts <mbruceroberts@yahoo.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Thu, Jul 26, 2018 at 3:47 PM

July 26, 2018

Via email to elva.nuno-odonnell@lacity.org

Re: Comments on Draft Supplemental Environmental Impact Report
ENV-2016-3909-EIR -Public Comment

The following is sent with regard to the Draft Supplemental Environmental Impact Report ("DSEIR") on the project referenced above, and to express my comments and concerns regarding that draft Report. Unfortunately, due to a lack of sufficient actual notice, these comments are brief.

The proposed development is out of character for the area, and it is too big, unnecessary, invasive, and overly demanding of limited resources. There are not enough specifics to determine the true affect of the project but the traffic impact and noise issues appear to be excessive and unnecessary, it appears that the construction proposed would continue for far too long for residents in the area to have to tolerate, and a project which includes a 15,000 seat stadium for the area is out of proportion to any needs of the community.

In light of the failure to adequately address the issues raised by the proposed project, and its serious negative impact, the DSEIR should be revised to address and include alternatives for development which are not so radical, and which would be more consistent with the community and the needs of the residents.

Sincerely,

Bruce Roberts

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR -Public Comment

Bruce Roberts <mbruceroberts@yahoo.com> Thu, Jul 26, 2018 at 8:23 PM
Reply-To: Bruce Roberts <mbruceroberts@yahoo.com>
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell,

Thank you for your email. Future notifications can be sent to me at the following address. This is not my residence address (which is in Woodland Hills, CA) but is the address where I prefer to receive mail.

Bruce Roberts
18034 Ventura Boulevard, No. 318
Encino, CA 91316

Thank you again for your email correspondence, and thank you for adding me to the Project's "Interested Parties" list so that I may receive future notifications.

Bruce Roberts

From: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
To: Bruce Roberts <mbruceroberts@yahoo.com>
Sent: Thursday, July 26, 2018 8:14 PM
Subject: Re: ENV-2016-3909-EIR -Public Comment
[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills Project

Mrose13432 <mrose13432@aol.com> Thu, Jul 26, 2018 at 6:50 AM
To: elva.nuno-odonnell@lacity.org

To all concerned,
This project should be abandoned. There simply is too much traffic and not enough
Room for all the extra added cars and people in the west valley.
It is not in the interest of the residents that already live in the valley to subject them to
The construction and the reality of so much dust, dirt, trucks.....and eventually
All the extra people. We travel the length of Victory Blvd on a regular basis, and already
There is too much traffic west of Tampa through Fallbrook.
Sincerely,
Marsha Roseman and Burton Roseman M.D.
Van Nuys

Sent from my iPad

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills Project

Mrose13432 <mrose13432@aol.com> Thu, Jul 26, 2018 at 12:46 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Burton Roseman M.D. And Marsha Roseman
13432 Tiara Street
Van Nuys California 91401

Sent from my iPad
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

promenade project

Judith Rosenblatt <judimr@sbcglobal.net> Wed, Jul 25, 2018 at 4:05 PM
Reply-To: Judith Rosenblatt <judimr@sbcglobal.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

To whom it may concern: I am mostly concerned with the traffic on the streets and on the Ventura Freeway. The freeway has become almost intolerable now. What would be the consequencel of the additional cars?? Please reconsider.

A concerned neighbor

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Comments from Christine Rowe ENV-2016-3909-EIR.

Christine Rowe <crwhnc@gmail.com> Thu, Jul 26, 2018 at 3:45 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: Councilmember Bob Blumenfield <Councilmember.Blumenfield@lacity.org>, Andrew Pennington <Andrew.Pennington@lacity.org>, Elizabeth Ene <Elizabeth.Ene@lacity.org>, John.Popoch@lacity.org, Chris Rowe <CRWHNC@gmail.com>

Dear Ms. Nuno - O'Donnell,

Please see my attached comments on the Promenade 2035 Draft Supplemental Environmental Impact Report and the Warner Center 2035 Plan which I am attaching with a Google drive.

Promenade 2035 DSEIR Comments Christine L Rowe ...

I also support the attached comments by the WHHO as stated in my letter.

Respectfully submitted,

Christine L. Rowe
6732 Faust Ave
West Hills, California 91307

WHHO SDEIR Public Comment 7-25-18 - FINAL.pdf
611K

Dear Ms. Nuno - O"Donnell, July 26, 2018

ENV-2016-3909-EIR.

I would like to begin with my apologies that I was unable due to a number of reasons to read very much of the Promenade 2035 Draft Supplemental Environmental Impact Report (DSEIR).

I have attended a number of meetings with the Woodland Hills Warner Center Neighborhood Council (WHWCNC) on the Promenade 2035.

I am also a member of the Woodland Hills Homeowners Organization (WHHO) which represents residents which include my area of West Hills which falls in the Warner Center Neighborhood Protection Plan area.

I have read and I agree with the attached letter signed by John M. Walker the President of the WHHO.

I would like to point out to you and to Councilmember Blumenfield's office one of the constraints that I see related to being able to read and write informed comments on a document of this scale.

On July 11th, I attended the WHWCNC Board meeting. The first part of that meeting was spent on Board business. Then Tom Glick and his team came to discuss the Woodland Hills portion of the Southwest Valley Community Plan. This went on to about 8:30 p.m.

Other projects were discussed, and I do not believe that it was until close to 9:30 p.m. that WHWCNC President Joyce Fletcher started to read their Board's letter - about 15 pages? to the Board and stakeholders who were present regarding their comments on the Promenade 2035 DSEIR. I recall that Larry Green who represents Westfield stated that it was about 10:10 p.m. when he was called up for his comments. When I left this meeting - after 11:00 p.m., discussion of that letter was still ongoing.

This week I was supposed to attend a Zoning Administrator hearing on a preschool which directly impacts my home residence. I was unable to write detailed comments related to that project due to other commitments.

Last night, the 25th, there was a meeting on the LA River Revitalization at Canoga Park which I would have liked to have attended. However, at the same time, the West Hills Neighborhood Council's Environment Committee was meeting to discuss a meeting earlier today at the Santa Susana Field Laboratory.

Last week, at another meeting I could not attend, a committee of the WHWCNC addressed another project which is to go in place of an existing industrial / commercial business - I believe that is Thermo Fisher Scientific. Why is this business purchasing property in West Hills at Corporate Pointe and leaving the Warner Center area?

My point in these comments is that there are too many projects for one stakeholder to attend meetings for, and to analyze in a meaningful manner at one time. I really request that the Council office consider this and help to guide City Planning and other City departments so that all of these extremely important environmental reviews are not occurring in one community at the same time.

In addition to the statements in the letter attached, I have my own concerns.

I have attended another meeting on another project in Canoga Park at 21515 Vanowen which is also in Warner Center. The developer's representative stated that State laws do not require a CEQA review of projects within a Specific Plan. If this is the case, it is my opinion that the Warner Center Specfic Plan 2035 aka: WC 2035 should never have been approved.

Yes, I was aware that there were meetings on the Plan. However, I was a member of the West Hills Neighborhood Council at the time, and I was also very heavily engaged in the Santa Susana Field Laboratory cleanup which required reading technical documents and attending numerous technical meetings.

My one visit to a WC 2035 Plan meeting was, in my opinion, a waste of time since no one cared about my concerns regarding the contamination of the groundwater beneath the various industrial sites and the potential impacts of the remediation on the community.

Yes, the original Warner Center Specific Plan envisioned a second downtown. But just like all of our other community plans, there was no recent update. The information within that document is based on old assumptions regarding the growth of the surrounding communities.

More importantly, I believe we have new State laws that mandate our considerations of the cumulative impacts of all of these projects on the surrounding communities.

In 2013 when I believe WC 2035 was approved, we did not have the tools in the tool box we have today from OEHHA - the State Office of Environmental Health Hazard Assessment.

Since I have not read the Health Risk documents for Promenade 2035, I need to ask this question. When you remediate a contaminated site such as the UTC Rocketdyne property for future use, what remediation standards does the City of Los Angeles require?

To the best of my understanding, the UTC Rocketdyne site is being cleaned up based on the groundwater contamination guidelines according to the Los Angeles Regional Water Quality Control Board (LARWQCB) guidelines. So does the WC 2035 Plan require a specific level of cleanup to build there? Why do I ask this? What will the cleanup standards be at the Promenade 2035 site? https://www.waterboards.ca.gov/losangeles/board_decisions/adopted_orders/query.php?id=7453

I remember at times in the past seeing stock piled soil at the UTC Rocketdyne site. I tried to comment to the LARWQCB to prevent stockpiling soil for which we did not know the level of contamination on that site when their structure was demolished.

I recall like yesterday seeing soil at The Village site stockpiled on the site. I remember seeing the dust from grading blowing widely. Adequate dust measures were not used to create The Village property in my opinion. And that needs to be considered when we consider the Promenade 2035.

I tried to briefly look at the traffic analysis which is based on 2016 data. Since this plan extends to 2035, it does not consider future proposed Santa Susana Field Laboratory traffic impacts on Topanga Canyon Blvd and its potential impacts on the 101 freeway.

Pierce College - just outside of the Warner Center Plan. I believe that Pierce College implemented a 2014 Master Plan without noticing the community, and without advising DOT that they are finally planning to put in their "Mall" which will block through traffic from Mason or DeSoto to Winnetka. Back in 2010, when I commented on their Master Plan then, I told DOT that they had failed to analyze that impact or even tell DOT of that plan. When I was on the Pierce campus about a week ago, construction rerouted me to prevent me from exiting the Mason gate. So please be aware that there are going to be additional impacts on traffic at the DeSoto / Victory intersection that were not considered.
http://www.laccd.edu/Board/StandingCommittees/Documents/2013-2014StandingCommitteeAgendas/LAPC%20Strategic%20Master%20Plan%20Final.pdf

Even the Pierce College 2014 Master Plan is using old student enrollment data. And they did not do a Supplemental EIR to analyze the traffic data to the best of my understanding.

So we have old traffic studies on multiple projects.

Here we have the DTSC Santa Susana Field Laboratory Traffic Study from their Draft Environmental Impact Statement last fall 2017:
https://www.dtsc.ca.gov/SiteCleanup/Santa_Susana_Field_Lab/upload/App_H_Traffic_Study.pdf

DTSC also used old data as in the Promenade 2035 document. And they also failed to analyze the routes proposed by the Department of Energy in their Draft Environmental Impact Statement earlier in 2017:
http://www.ssflareaiveis.com/documentation.aspx
as well as the NASA SSFL Draft Environmental Impact Statement Traffic Studies:
https://www.nasa.gov/agency/nepa/news/SSFL_DEIS.html.
Three different traffic studies on SSFL planned routes from DTSC, DOE, and NASA – three different potential impacts on our communities including routes on Roscoe, Topanga Canyon Blvd, and the 101 freeway.

Back to OEHHA. https://oehha.ca.gov/

Since I was not able to read all of the Promenade 2035 appendices, I cannot know if they used the Calenviroscreen tools to consider the current impacts of air, groundwater, traffic, and noise on the community. And as in the WHHO letter, we must consider the cumulative impacts.

Yes – Warner Center was meant to be sustainable. But you have two potential major projects going in Warner Center at this time – the Adler project – another project for which I saw a recent presentation, and the Promenade 2035 project.

At the Adler project meeting, we were told that the Orange Line stops across from the Promenade site had been removed. That means that anyone that wanted to use public transportation outside of Warner Center new bus service area would have to change buses. Can you imagine if you are an employee at one of their stores or restaurants – are you going to want to take public transportation late at night to go home? This is a project not only within the Promenade 2035 plan but within the WC 2035 Plan – no requirements within each district for housing for the service employee sector, the first responders, or even for our teachers. There is no provision in the plan for teachers let alone Pierce College students.

So what is Calenviroscreen? https://oehha.ca.gov/calenviroscreen

"What are cumulative impacts?

- "Cumulative impacts" means exposures and public health or environmental effects from all sources of pollution in a geographic area.
- Cumulative impacts also take into account groups of people that are especially sensitive to pollution's effects, such as young children and people with asthma, and socioeconomic factors, such as poverty, race and ethnicity, and education.
- For CalEPA's definition of cumulative impacts, see the CalEnviroScreen 3.0 report.

What is Environmental Justice?

- State law defines environmental justice to mean "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies."
- Environmental justice principles are an important part of CalEPA's goal to restore, protect and improve the environment, and to ensure the health of people, the environment and the economy.
- CalEPA asked OEHHA to develop CalEnviroScreen to identify communities suffering from cumulative impacts of multiple pollutants and people who are vulnerable to pollution's effects.
- Visit CalEPA's Environmental Justice Program page here."

Environmental Justice – Canoga Park and other local communities have been identified as Environmental Justice Communities. https://oehha.ca.gov/environmental-justice

Therefore, the impacts of all of these projects in Warner Center must consider the impacts on these sensitive census tracts.

SB 535 Disadvantaged Communities: https://oehha.ca.gov/calenviroscreen/sb535

Some of the census tracts within Warner Center are identified as SB 535 Communities or adjacent to them.

"Disadvantaged Community Designation (Updated June 2017)

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time reducing pollution that causes climate change.

Authorized by the California Global Warming Solutions Act of 2006 (AB 32), the cap-and-trade program is one of several strategies that California uses to reduce greenhouse gas emissions that cause climate change. The funds must be used for programs that further reduce emissions of greenhouse gases.

In 2012, the Legislature passed Senate Bill 535 (de Leon), directing that 25 percent of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. The legislation gave CalEPA responsibility for identifying those communities. In 2016, the

Legislature passed AB 1550 (Gomez), which now requires that 25 percent of proceeds from the fund be spent on projects located in disadvantaged communities.

Following a series of public workshops in February 2017, CalEPA released its list of disadvantaged communities for the purpose of SB 535 in April 2017. To inform its decision, CalEPA used the CalEnviroScreen 3.0 results. In June 2018, OEHHA issued an update of CalEnviroScreen 3.0 results to address a minor flaw in the software program algorithm used to calculate overall census tract scores. Because of this update, CalEPA has added two census tracts to its Disadvantaged Communities List for Climate Investments in accordance with CalEPA's designation report(link is external). These are census tract numbers 6067000800 (Sacramento) and 6075012301 (San Francisco). No other changes have been made to the list of disadvantaged communities. The maps and results available below reflect this June 2018 update.

For more information on SB 535 and AB1550 implementation, go to the Cal EPA page on Greenhouse Gas Reduction Investments to Benefit Disadvantaged Communities(link is external) and ARB's page on Disadvantaged and Low-income Communities Investments."

Disadvantaged Communities Map

Disadvantaged communities are defined as the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations. More information can be found in CalEPA's report on Designation of Disadvantaged Communities(link is external).

Disadvantaged and Low-income

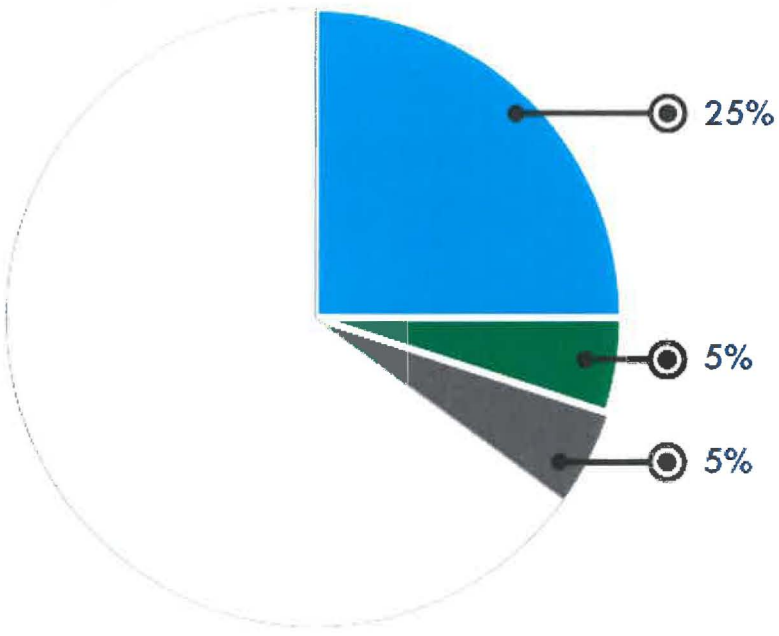
https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm

"Communities Investments

Senate Bill 535 and Assembly Bill 1550 Implementation

Senate Bill (SB) 535 (De León, Chapter 830, Statutes of 2012) directs State and local agencies to make investments that benefit California's disadvantaged communities. It also directs the California Environmental Protection Agency (CalEPA) to identify disadvantaged communities for the purposes of these investments based on geographic, socio-economic, public health, and environmental hazard criteria.

Assembly Bill (AB) 1550 (Gomez, Chapter 369, Statutes of 2016), increased the percent of funds for projects located in disadvantaged communities from 10 to 25 percent and added a focus on investments in low-income communities and households.



A minimum of 25 percent of the p
invested in projects that are locat
benefiting individuals living in dis
communities;

An additional minimum of 5 perc
in projects that are located within
individuals living in low-income c
benefiting low-income household

An additional minimum of 5 perc
located within and benefiting ind
low-income communities, or bene
households, that are within a ½ n
disadvantaged community.

The California Air Resources Board (CARB) and the administering agencies are in the process of transitioning to full implementation of AB 1550 as part of Fiscal Year 2017-18, and CARB is in the process of updating its Funding Guidelines for Agencies that Administer California Climate Investments to incorporate the legislative requirements of AB 1550.

California Climate Investments projects selected after the release of the 2017 Draft Funding Guidelines will use AB 1550 definitions for disadvantaged communities, low-income communities, and low-income households. Information on SB 535 implementation is available here for projects selected under prior Funding Guidelines.

Disadvantaged and Low-income Community Maps

The map below identifies disadvantaged communities and low-income communities for the purposes of California Climate Investments.

1. Disadvantaged Communities - Census tracts in the top 25 percent of CalEnviroScreen 3.0scores, plus those census tracts that score in the highest 5 percent of CalEnviroScreen's Pollution Burden without an overall CalEnviroScreen score.

2. Low-income Communities - Census tracts that are either at or below 80 percent of the statewide median income, or at or below the threshold designated as low-income by the California Department of Housing and Community Development's (HCD) 2016 State Income Limits.
3. Low-income Buffer Regions - Low-income communities as identified in (2) that are also within 1/2 mile of a disadvantaged community as identified in (1).
   To see if a particular community is within a disadvantaged community or low-income community, either navigate to the desired location on the map, or search for the location in the search bar.
   For full screen click: here.
   Download data: Geodatabase, Kmz, or Excel (1.3mb).
   Methodology for identifying low income community census tracts under AB 1550 is available here.

Low-income Households

AB 1550 defines low-income households as those with: 1) a household income at or below 80 percent of the statewide median income, or 2) a household income at or below the threshold designated as low-income by HCD's list of 2016 State Income Limits. To determine the low-income threshold by county and household size, use the tool below. The list of income thresholds designated as low-income by HCD is available here.

Select Low-income Definition:

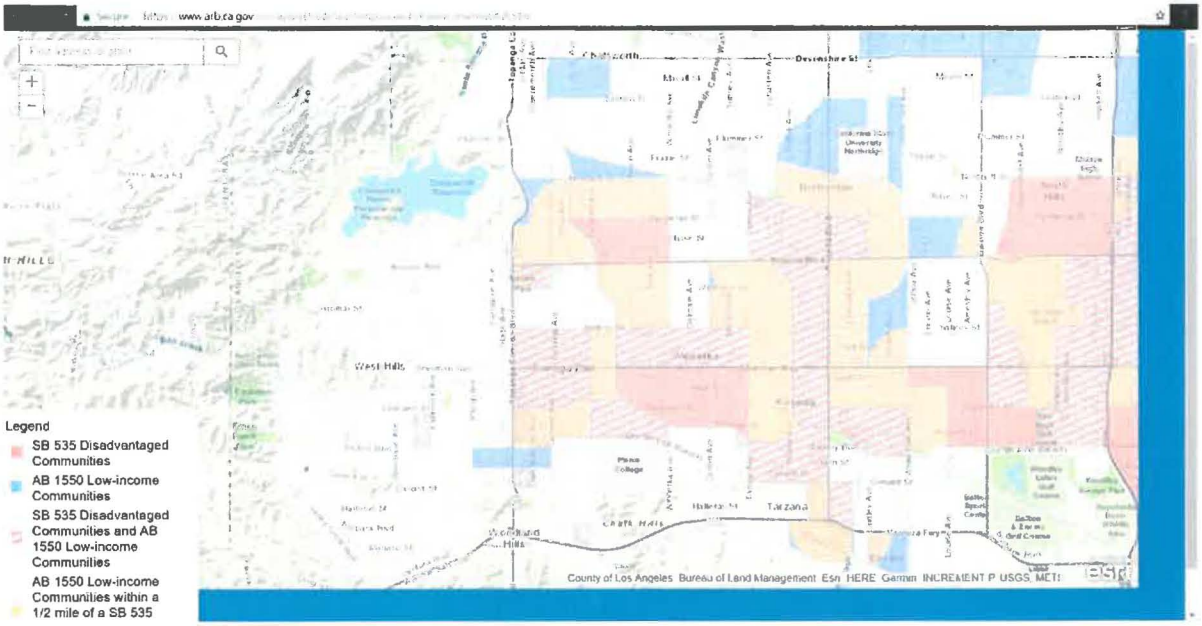
Select County:

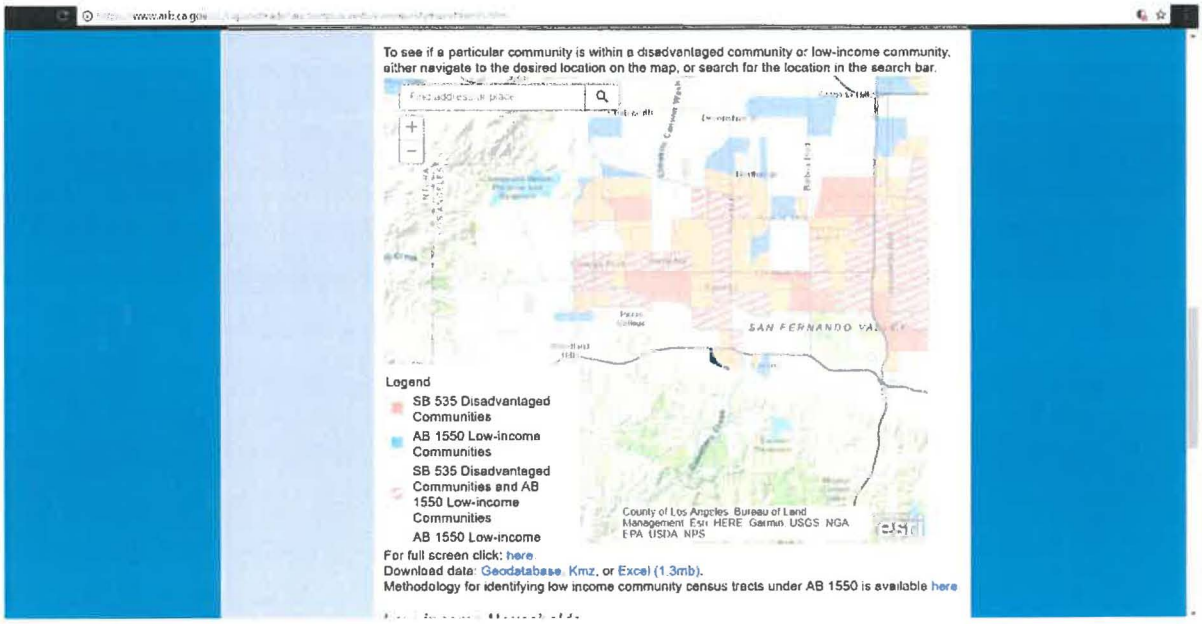
Select Household Size: Calculate

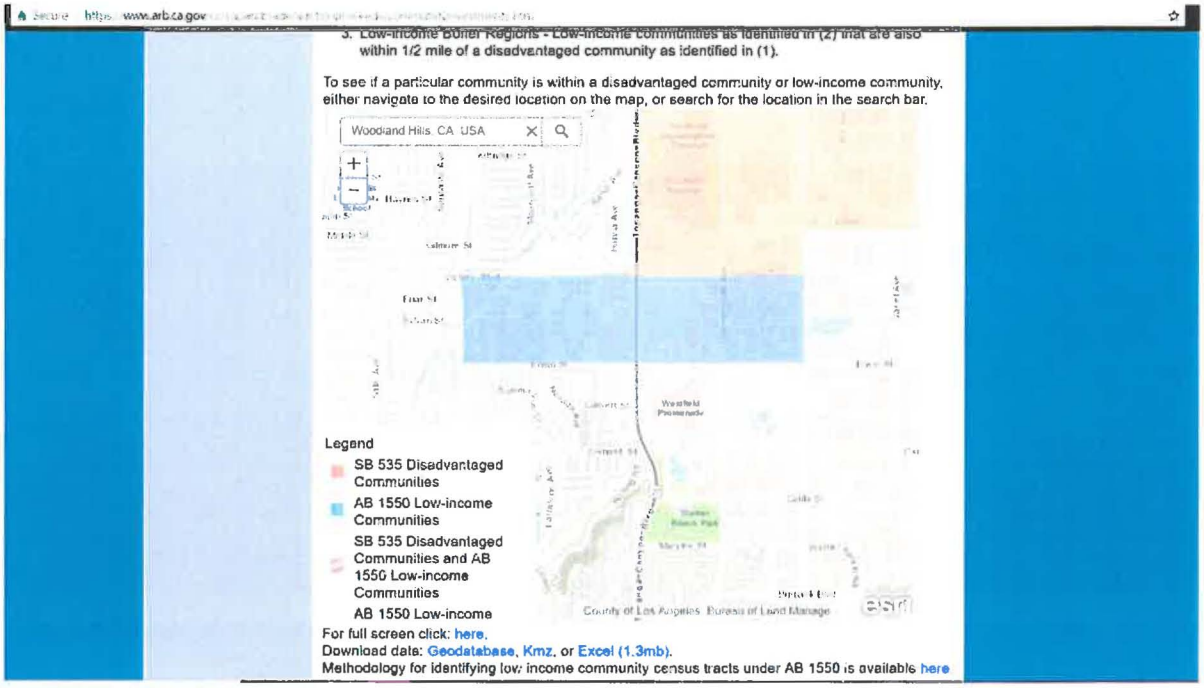
Additional Resources

- CARB SB 535 investment information
- CalEPA SB 535 implementation website
- OEHHA CalEnviroScreen website
- CalEPA Environmental Justice website"

So here are two screen shots showing the ARB cap and trade communities in the Warner Center and CD 3 area:


www.arb.ca.gov
Legend
SB 535 Disadvantaged Communities
AB 1550 Low-income Communities
SB 535 Disadvantaged Communities and AB 1550 Low-income Communities
AB 1550 Low-income Communities within a 1/2 mile of a SB 535
West Hills
Tarzana
County of Los Angeles Bureau of Land Management Esri HERE Garmin INCREMENT P USGS METI


www.arb.ca.gov
To see if a particular community is within a disadvantaged community or low-income community, either navigate to the desired location on the map, or search for the location in the search bar.
Legend
SB 535 Disadvantaged Communities
AB 1550 Low-income Communities
SB 535 Disadvantaged Communities and AB 1550 Low-income Communities
AB 1550 Low-income
SAN FERNANDO VALLEY
County of Los Angeles Bureau of Land Management Esri HERE Garmin USGS NGA EPA USDA NPS
For full screen click: here.
Download data: Geodatabase, Kmz, or Excel (1.3mb).
Methodology for identifying low income community census tracts under AB 1550 is available here



So according to this screen shot, the Promenade is immediately adjacent to an AB 1550 community. So how is Westfield going to protect that community from the impacts of that project?

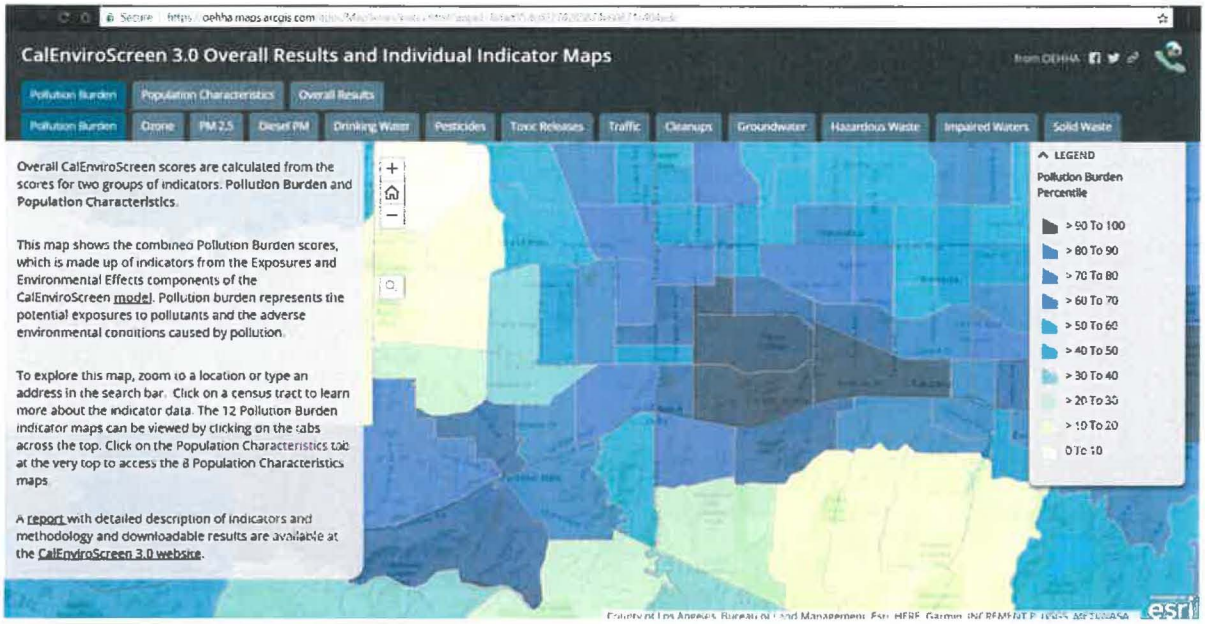
My very favorite maps are the individual tabs on the Pollution Burden maps: https://oehha.maps.arcgis.com/apps/MapSeries/index.html?appid=8dad35dcd2274285874e60871c404edc

"Overall CalEnviroScreen scores are calculated from the scores for two groups of indicators: **Pollution Burden** and**Population Characteristics.**

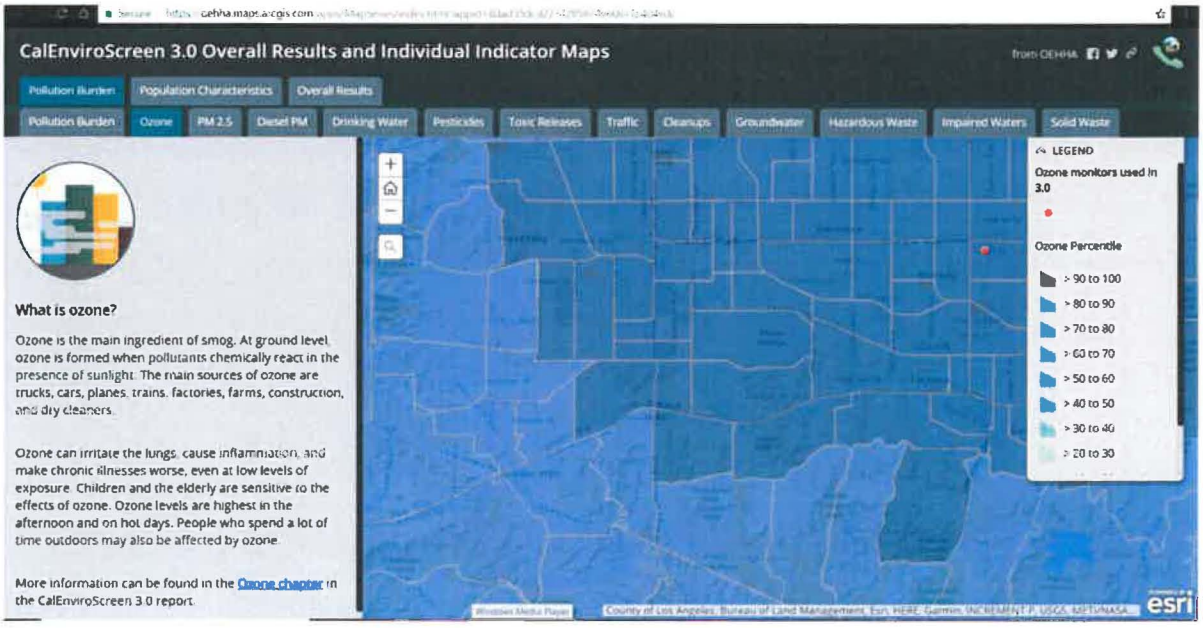
This map shows the combined Pollution Burden scores, which is made up of indicators from the Exposures and Environmental Effects components of the CalEnviroScreen model. Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution.

To explore this map, zoom to a location or type an address in the search bar. Click on a census tract to learn more about the indicator data. The 12 Pollution Burden indicator maps can be viewed by clicking on the tabs across the top. Click on the Population Characteristics tab at the very top to access the 8 Population Characteristics maps.

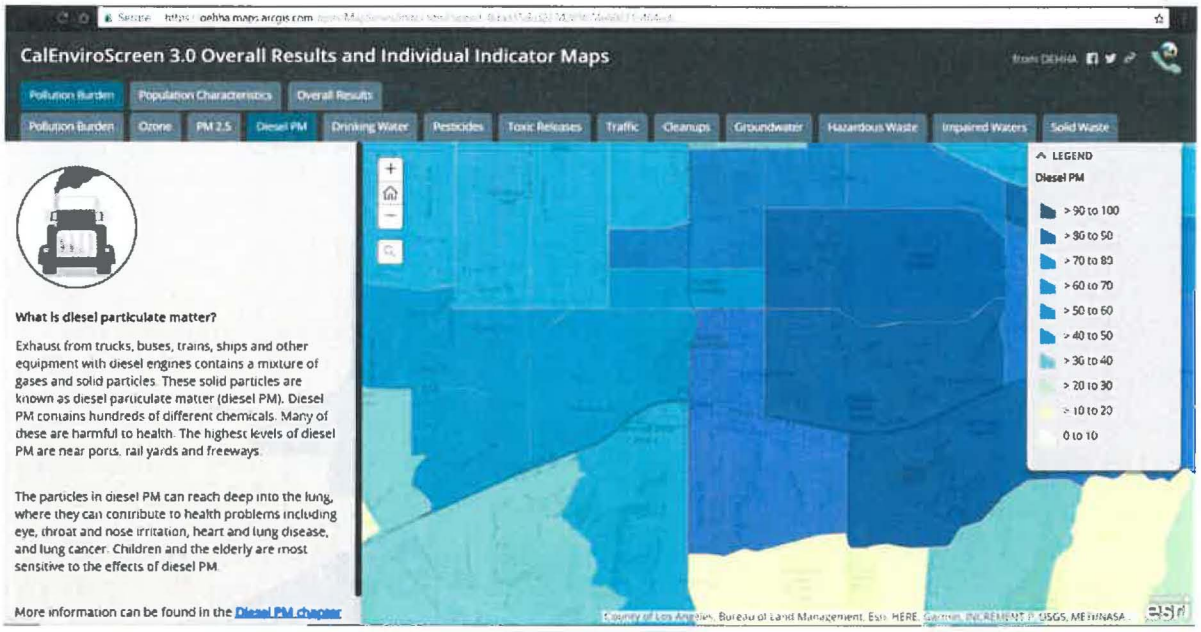
A report with detailed description of indicators and methodology and downloadable results are available at the CalEnviroScreen 3.0 website."



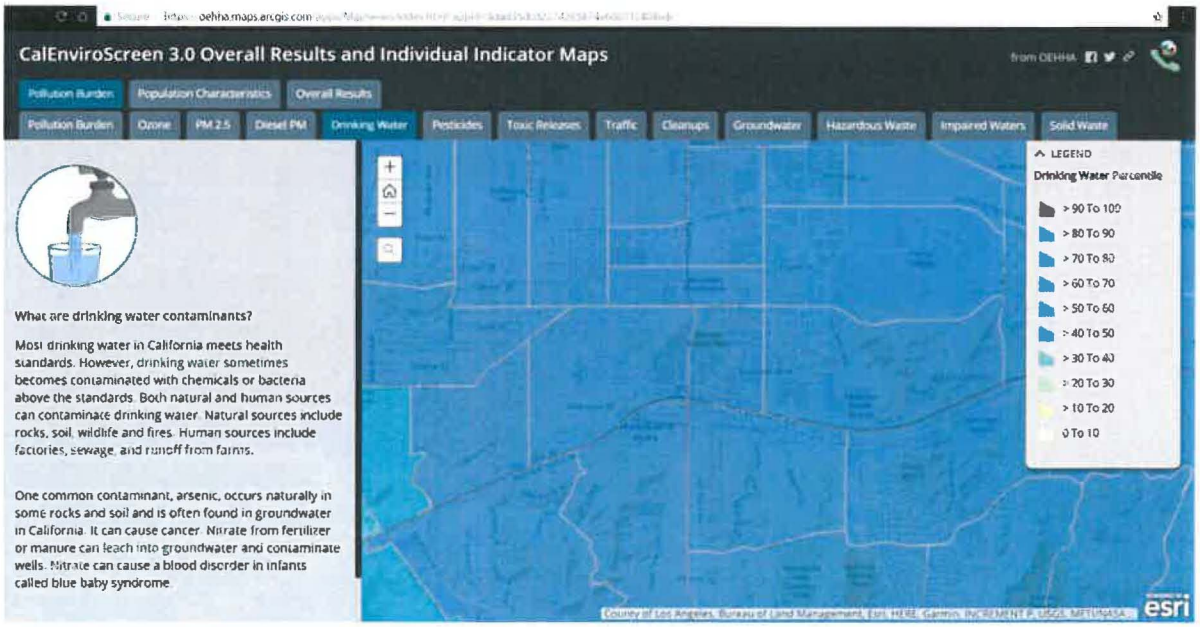
So this screen shot is the Pollution Burden overall score today for this part of the West San Fernando Valley.



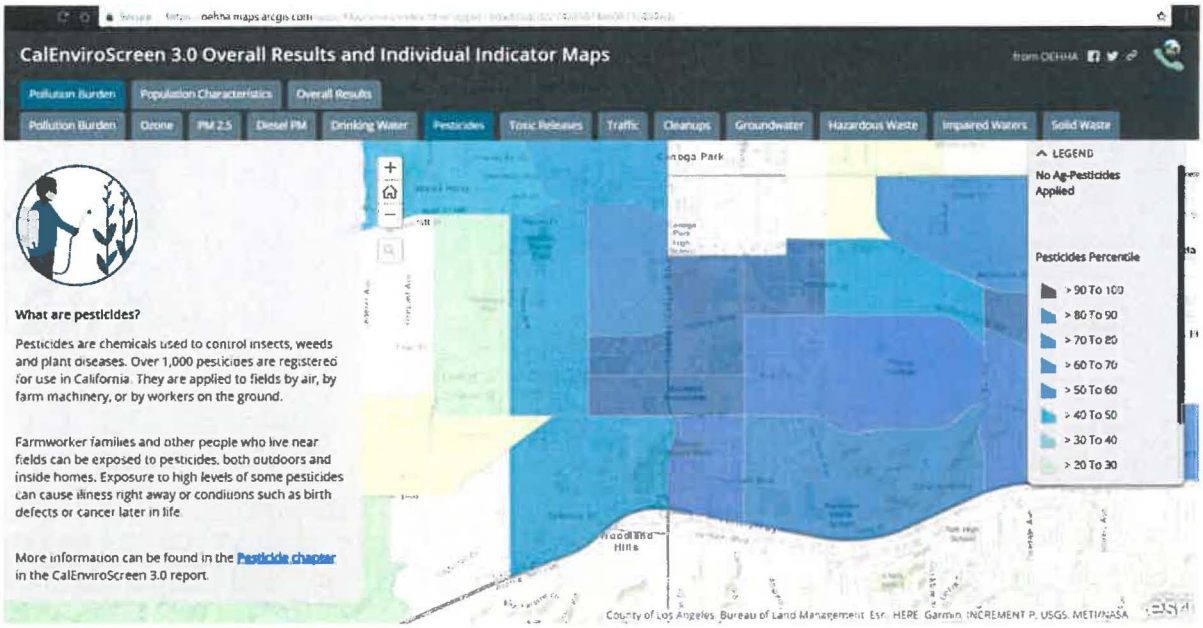
This map is for ozone in the West San Fernando Valley – this is what we are breathing now.



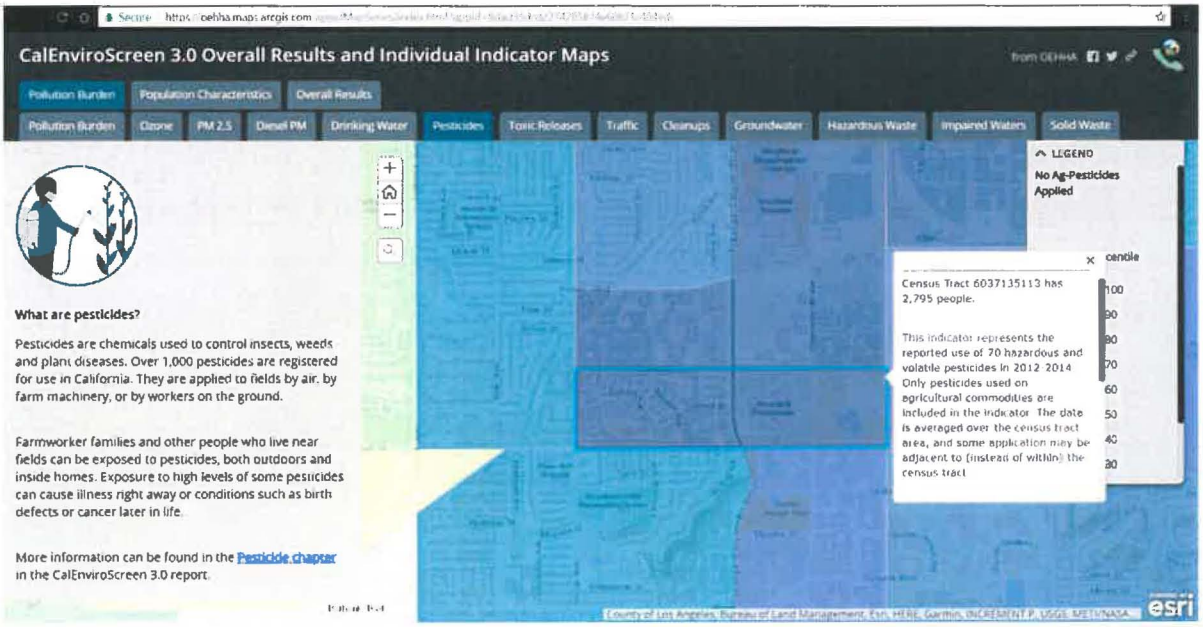
This map shows the existing impacts of Diesel emissions in the surrounding community – think future trucks for all of these projects.



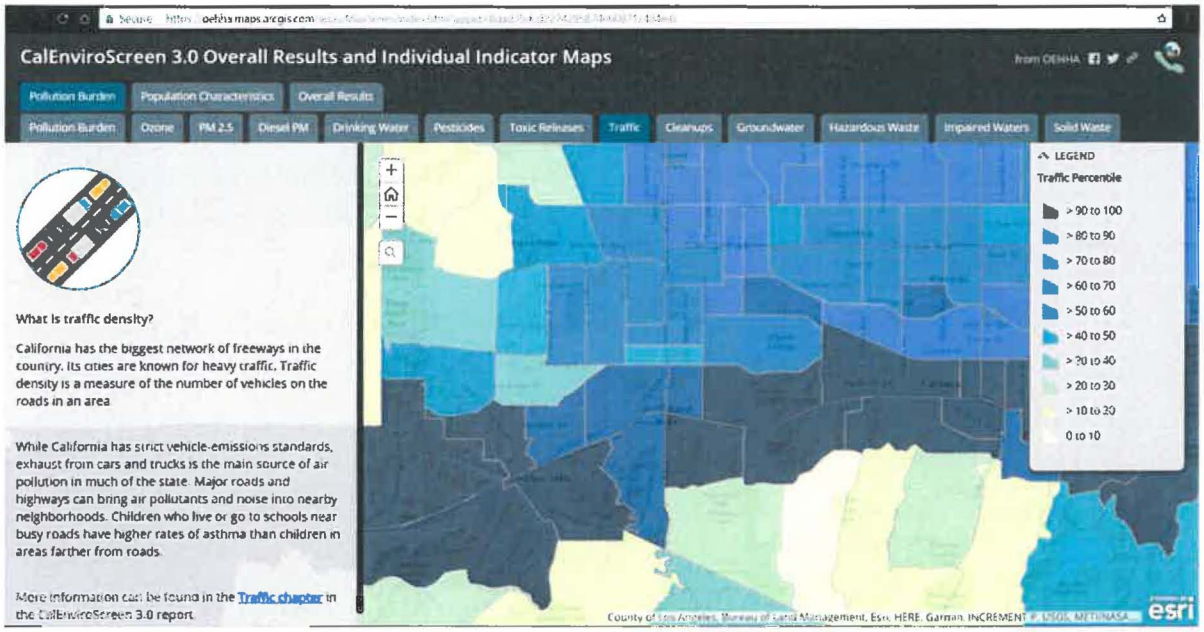
This screen shot shows the drinking water contamination in the Woodland Hills Warner Center area which includes the Promenade property.



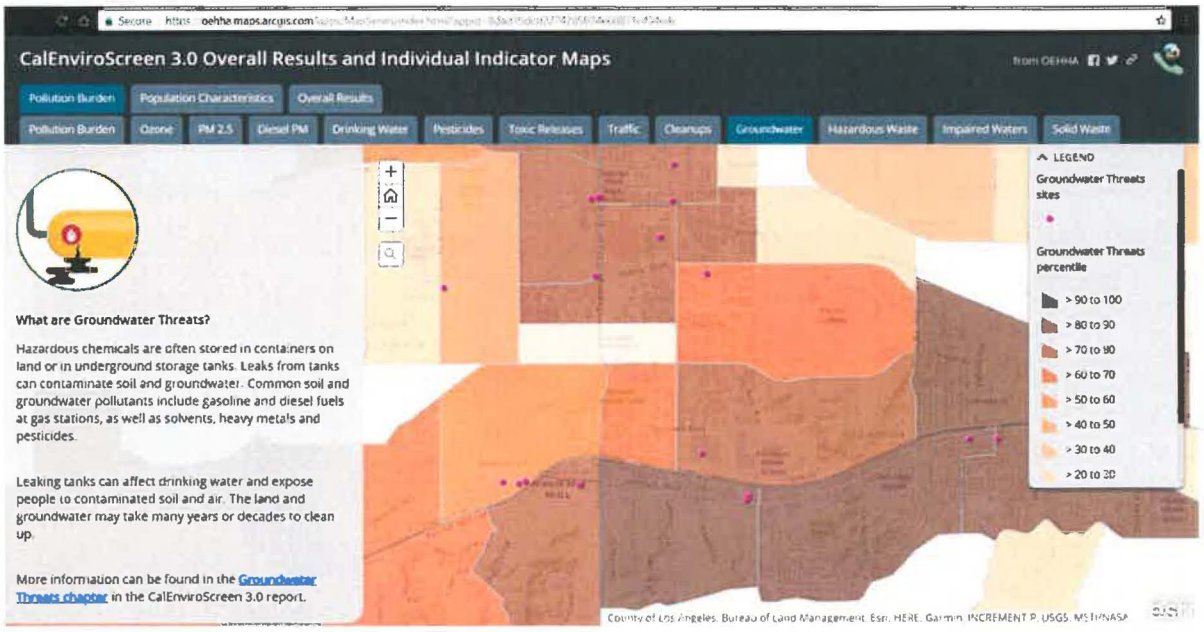
Very interesting to see the pesticide levels on the Promenade property.



So with this lovely view of the pesticides within the Promenade census tract, is this what the future residents and the future users of the proposed stadium and the open space will be breathing?



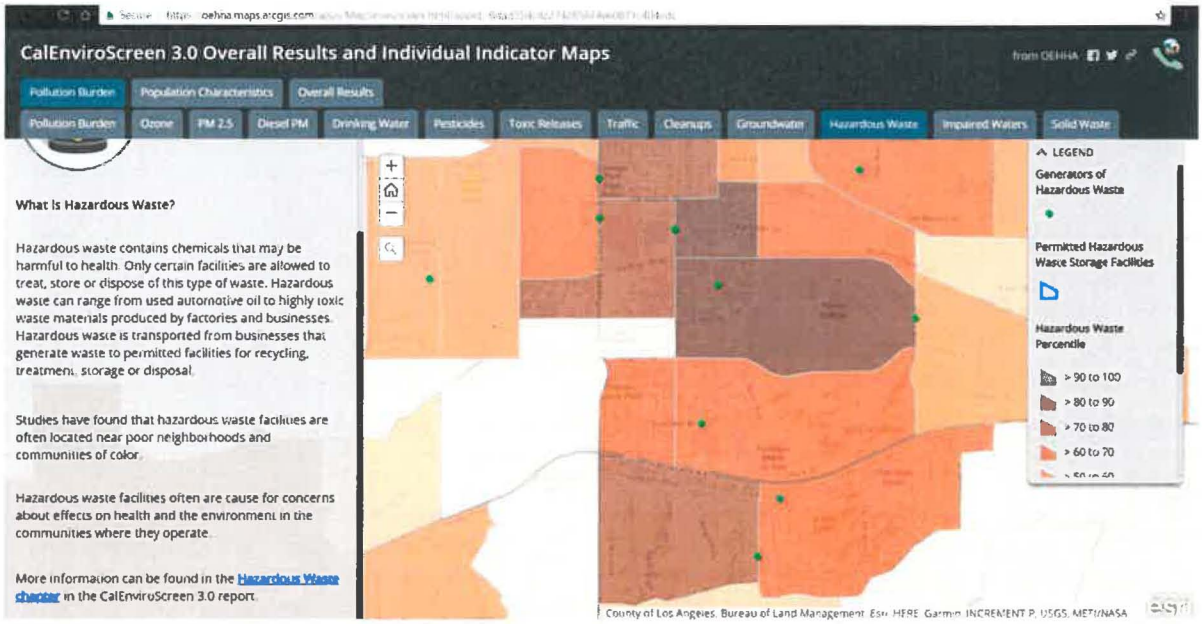
So this lovely map shows the existing traffic impacts along the 101 freeway and into our project area. How can we plan unsustainable project let alone a stadium with the current impact on our air quality from traffic?



This is a map to show the Groundwater threats around the project site. So while the Promenade site does not appear to have any known sites, let's look at all of the groundwater contamination at Westfield's other two properties, the UTC Rocketdyne property, as well as the Adler property area.

Groundwater is shallow in some areas of Warner Center. I believe it is 15 to 20 feet below surface at UTC Rocketdyne. So how are any parking structures going to be built below grade with those ground water levels?

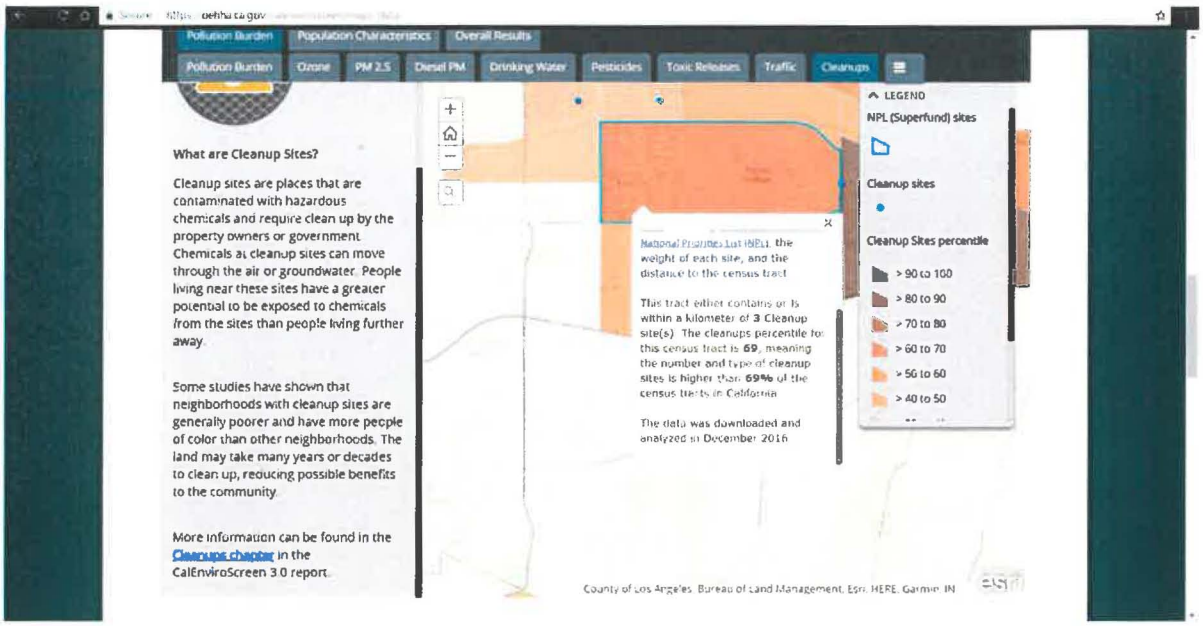
How are you going to prevent vapor intrusion into your residences and into your open space areas?



So while the Promenade site is not contaminated by Hazardous waste, look at the impacts of Hazardous waste on the adjacent census tracts including Westfield Topanga and The Village.

Are we allowing contaminated soil to be stock piled when we dig these foundations and then use it as backfill? Did they do that at The Village – back fill with contaminated soil?

Was the soil at any of these properties ever sampled?



So while the Promenade may not have any cleanup sites on it, please see the adjacent census tract and its score as 69 – which means it is worse that 69% of the other census tracts in the State of California. How will the remediation of these sites impact the Promenade projects?

Will the future residents of Westfield's high end residences at "Market Rate" be sitting on their rooftop patios and breathing the contamination as these other properties are dug up?

Please know that I love the existing Westfield and The Village properties. But now we are looking at residences, no jobs to employ those people in those residences, at least two cars per residence, and proposed hotels which will also bring more traffic.

I could not agree more with the WHHO and the WHWCNC – please do not even consider a stadium until the Warner Center Plan is revisited, and until these other project sites have been remediated and built.

Respectfully submitted,

Christine L. Rowe
40 year resident of West Hills
Resident of the Neighborhood Protection Program area
Former member of the West Hills Neighborhood Council
Former member of the Woodland Hills Warner Center Neighborhood Council Environment Committee

"Protecting the Integrity of our Community"

W.H.H.O.

Woodland Hills Homeowners Organization

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* Founder -
In Memoriam

July 25, 2018

SENT VIA EMAIL AND REGULAR MAIL
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THE HONORABLE COUNCILMAN BOB BLUMENFIELD
19040 Vanowen Street
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Re: Promenade 2035 EIR Comments,
Environmental Case No: ENV-2016-3909-EIR
Public Comment from the WHHO

Dear Ms. Nuño-O'Donnell, and the Honorable Council Blumenfield:

The Board of the Woodland Hills Homeowners Organization (WHHO) hereby submits the following Comments to the Draft Supplemental Environmental Impact Report, **ENV-2016-3909-EIR**.

I. DENIAL OF DUE PROCESS - the DSEIR denies the Public their Constitutional right to Due Process:

From the outset it should be noted that the Woodland Hills Homeowners Organization (WHHO) objects to this DSEIR due to its substantial lack of specific project facts. Instead the focus is on pure speculation, especially when looking at the Stadium. Further, the "project" will drag on for such an extended period and will not be fully completed in a "reasonable" time. Throughout the many "public" presentations by the Developer, they have consistently refused to provide sufficient detailed facts to permit an informed discussion.

The *Public Resource Code* (hereinafter PUC), Section 21061 provides in relevant part:

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

PUC Section 21003 (b) goes on to clarify that:

> "21003. (b) Documents prepared pursuant to this division [must] be organized and written in a manner that will be **meaningful and useful to decisionmakers and to the public." (Emphasis added).**

There are too many moving parts over too long a period for this DSEIR to be "meaningful and useful" to decisionmakers and to the public. With the details lacking, no one can know what this project will look like on completion and thereby the public does not have any informed insight concerning its effect on the community. The lack of details thereby denies the public an opportunity to make an informed discussion on what comments should be considered.

The purpose of filing an EIR - and here the DSEIR, is to alert the public about environmental decisions. "Public notification serves the public's right 'to be informed in such a way that it can intelligently weigh the environmental consequences of any contemplated action and have an appropriate voice in the formulation of any decision.' (*Karlson v. City of Camarillo* (1980) 100 Cal.App.3d 789, 804.) This public participation assists the agency in weighing mitigation measures and alternatives to a proposed project. ([PUC]§§ 21100, 21151.)" *(Concerned Citizens of Costa Mesa, Inc. v. 32nd Dist. Agricultural Assn*. (1986) 42 Cal.3d 929, 938.)

This inherent prejudicial failure to provide sufficient details for this project prevents the Lead Agency and, most importantly, the public in general from knowing, understanding and reflecting on the actual facts and to understand the real effect on the community. Such a failure by the DSEIR denies the public their constitutional due process right to understand what really is being proposed and to give full and informed comments about the project and the contents of the DSEIR.

It should appear clear that the people of California, in enacting the CEQA legislation, find that in a democracy, due process, fairness, and the responsible exercise of authority are all essential elements of good government.

There is no fairness here, and the public's constitutional substantive and procedural due process rights are violated by this DSEIR. The Lead Agency must reject this DSEIR and require the Developer to return with specifics facts so both the Lead Agency and the public in general may give the project proper consideration.

II. FAILURE OF DSEIR TO FULLY ANALYZE CUMULATIVE EFFECT(S) OF ALL RECENT AND SUBMITTED WC PROJECTS.

The fast evolving nature of the Environmental Setting within the Warner Center Area due to hyper-development activity, a reconsideration of the related projects section of the DSEIR is deemed appropriate for a prudent and fair analysis of the cumulative effects intended by the California

Environmental Quality Act. Section III.B Related Projects, considers 29 past, present and probable future projects producing related or cumulative impacts. However, more projects, many more, are being proposed since the DSEIR was submitted, and all must be included in the related projects. A complete analysis must use an adjusted datum, not from the time of the original filing of the Project, but data that includes all projects submitted up to September 2018-- or an even later date. The duration of the entitlement period and the duration required for the environmental analysis due to the project's sheer size, makes freezing the datum to the original filing date a flawed process that provides inaccurate conclusions and thus prevents real due process.

Furthermore, the only way to properly evaluate the ESC (Entertainment and Sports Center - aka the Stadium) with an eye to due process is to assume a full build-out of the entire WC 2035 Specific Plan as was assumed in the original WC 2035 Specific Plan.

Such a detailed evaluation of the ESC is consistent with CEQA and the WC 2035 Specific Plan.

III. POPULATION GROWTH AND THE PROMENADE 2035 PROJECT IS IMPROPERLY EVALUATED

The DSEIR fails to properly analyze the Population Impacts. On page IV.1-17 of Chapter IV, Environmental Impact Analysis, Section I, Population, Housing, and Employment, subsection 3.d(2)(a) titled Direct Population Impacts, the impacts of the projected additional 3,714 residents generated by the project, using a household size of 2.73 persons per household in multi-family dwelling units and a 95% occupancy rate, has been deemed by the DSEIR as "less than significant." However, these additional residents must be considered as part of the greater whole of the forced and planned population increase in Warner Center and Woodland Hills caused by the addition of many thousands of residential units in a short period of time.

The DSEIR relates this projected population growth on a 34-acre parcel within the 1.7-square-mile Warner Center to the 503-square-mile City of Los Angeles and the entire six-county region encompassed by the purview of the Southern California Association of Governments. Placing the projected population increase caused by the Promenade 2035 project within this much larger, regional context is nonsensical and misleading.

Instead, the DSEIR should have considered this projected population growth in its local context, that of Woodland Hills, where thousands of residential units built in the last 10 years have already had deleterious effects on traffic, water and electric infrastructure, air quality, noise and light pollution, and community-serving businesses, such as grocery stores, clinics, and pharmacies. Many thousands more are currently being built or planned.

The DSEIR is wholly deficient in considering the cumulative effects to the local community of not only the additional residents at Promenade 2035 but also the many thousands of guests and employees who would be expected to frequent the site on a daily basis. The local community must be defined as Woodland Hills and the western half of the San Fernando Valley. Therefore, the final SEIR must estimate the impacts of the projected population growth as they relate to Warner Center, Woodland Hills, and the adjacent communities of Canoga Park, Winnetka, West Hills, Calabasas, and Hidden Hills, not to the City of Los Angeles or region as a whole. This new calculation must be made, since if all units

envisioned in the Warner Center 2035 Specific Plan are built and occupied at a rate of 2.73 persons per household, at full build-out, the population of Woodland Hills will grow by more than approximately 82% in a short period of time over its 2008 level of 63,414. Again, the DSEIR is defective.

IV. DENIAL OF DUE PROCESS-REQUIRES CLEAR NOTICE AND A RIGHT TO RESPOND.

With the Promenade 2035 DSEIR, there is a consistent lack of specificity which reflects a lack of commitment as to what is actually being proposed concerning major issues and proposals. This lack of specificity denies the public the ability to properly and accurately gauge the critical issue and then fully respond within the allowed legal time framework. Many factual details for critical elements of this proposal have been omitted or ignored thereby denying the public the right to know what is entailed and circumventing the ability to properly respond. That is a denial of due process.

Examples of the lack of specificity include, but are not limited, to the following:

- Page I-10: "The southerly residential building within the Northeast Area (Northeast-B) would include **approximately** 326 residential units…." (Emphasis added).

- Page I-12: "The Entertainment and Sports Center **could** be as large as 15,000 seats but would be designed to include flexible seating to accommodate smaller gatherings". (Emphasis added).

- Page I-20: "The project includes **the option** to either construct one **or** two levels of subterranean parking in the Southwest Area which would be constructed with the development of the Southwest Area **or alternatively** construct five levels of subterranean parking in the Southeast area, which would be constructed when that area is developed." (Emphasis added).

As indicated earlier "**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information..."** (PUC §21061, *Ibid*).(Emphasis added). This is a requirement that *must* be followed and obeyed.

The underlined words and similarly intended words occur throughout this DSEIR and reflect the applicant's intent to leave options open once the public input process either during the Environmental or the Entitlement process is complete. It is prudent and required that commitments be made that are more appropriate and specific in order to assess the scope of the project and its impacts on the environment, and the community's quality of life.

Required "details" that are sadly missing: The size of the ESC (Stadium), whether it is roofed or not, the maximum size, height, floor area and unit counts within all buildings, the programmed uses and amenities of publicly accessible open space, the parking solutions, the actual traffic solutions whether in the City's or CalTrans' jurisdiction, the exact infrastructure improvements required, actual police and fire solutions that will be carried out, LAUSD commitments as to a plan of action regarding provisions for appropriate public education and when all of these required actions will occur need to be presented.

A commitment of exact actions, all encompassing, is mandatory at this point with the requirement that any change to what is specifically stated must be reassessed by additional due process at the time the change is proposed. The ability for real due process can only be obtained with full disclosure.

V. THE WC 2035 SPECIFIC PLAN WAS NEVER INTENDED TO RELY ON A DIRECTOR'S INTERPRETATION TO ADDRESS A PROJECT AS LARGE AS THIS.

Administerial decisions on a project as large as the ESC (Stadium) in the Promenade project are outside of the original considerations of the WC2035 Specific Plan. Having filed a project of this magnitude (which includes a super-sized sports arena), it is no longer appropriate to be controlled by administerial decisions, and the applicant must not be allowed to stick them in under a process that it was never intended to be used in. Relying on a Director's Interpretation for the ESC circumvents due process for the public and allows the developer and the Lead Agency to arrive at decisions outside of the public purview and must not be permitted.

VI. DECEPTIVE RELIANCE ON OTHER CITY DEPARTMENTS TO MAKE THE DSEIR WORK.

The developer provides few if any realistic answers in the DSEIR as to how the City can mitigate many of the problems created for the community by their project. There is a tremendous reliance that those problems will be addressed and rectified in the future by already over-burdened City and State Departments, which is a fallacy. The DSEIR does not fully evaluate or offer solutions, but instead gives deference to others to provide answers. Any plans for solving the major problems created by construction of this project are left unanswered or are shifted instead to other entities, which is deceptive.

- **Cal Trans** - Examples of traffic impacts are numerous within the DSEIR and the following are only examples as selected from page I-155 and I-156 of the DSEIR;

    1. "The addition of Full Project traffic is projected to result in the operation at LOS [Level of Service] E or F of nine of 11 mainline segments along the 101….."

    2. "The westbound off-ramp to North Topanga Canyon Boulevard…; (and) the US 1010 Westbound off-ramp at Canoga Avenue is also projected to exceed the available queue storage capacity…"

    3. "Future with Project Year 2033 Projects……Intersections….. 21 of the 26…operate D or better….the remaining 5 LOS E or F….."

    4. "….the average proportionate share of mainline freeway growth at project build-out is 2.51 percent without an ESC event; the corresponding proportionate share with a sold out ESC event is 5.20 percent in 2033."

Exact mitigation measures that have real timelines, legal nexus, commitments in writing, beyond paying fees to the authorities having jurisdiction, must be carefully spelled out for these and all the impacts enumerated in the DSEIR. It must be noted that this is a response to actions beyond the City's direct

purview including those listed in the DSEIR on pages I-161 through I-167. The solutions that are committed to by all agencies *must* address succinctly the freeway and surface street intersections that are assessed at a LOS [Level of Service] below D either currently or upon implementation of the project, the ramps with current or full project traffic exceeding the available queuing storage, and/ or the affects to the freeway mainline need to be spelled out in detail. Not only the problems and related solutions, but the descriptions of the physical improvements and when they would occur (in relation to specific project improvements) needs to be presented and committed to for public assessment. The conclusion that "if the improvements aren't made then the impacts will remain significant" cannot be considered as the fair and prudent result of this DSEIR or the decision-maker's findings of overriding considerations.

- **Police** - The effect on the Police Department due to population and employment increases and especially with consideration of a sold out ESC event cannot be understated. Numerous mitigation measures are presented in the DSEIR regarding the effects that are anticipated. Issues to consider have been presented as follow:

    1. Page I-115: The project would increase the police service population **"from 196,840 persons to 218,634 persons."**

    2. Page I-115: The project could potentially increase the annual number of reported crimes in the Topanga area **"from 110 to 123 reported crimes per year, an increase of 12%."** It also states this is a very conservative, likely overestimation of crime based on daily sold out event of the ESC.

Recognizing the commitment to implement the Proposed Design Features, the provision of private security for the ESC, the Emergency Response Plan proposed, and the implementation of the WC Plan Mitigation Measures, the Police Department and the Lead Agency must still include a serious plan from the Police Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities. This is in direct response to fees collected, increased tax revenue and the nexus for this project, and including the cumulative impacts of the recent development activity in Warner Center as a whole. (See the comments related to cumulative impacts above.)

- **Fire** - Similar to the Police Department, the effect on the Fire Department due to population and employment increases and especially with consideration of a sold out ESC event must not be understated. Consider these issues:

    1. Page I-125: **"The development……would result in an increase of approximately 3,714 residents."**

    2. Page 126: **"Project related traffic would have the potential to increase emergency vehicle response times to the project site and surrounding properties…"**

Similar to the issues discussed related to the Police Department, the Fire Department and the Lead Agency must include a serious plan by the Fire Department in this DSEIR that spells out and commits to a safer community through increased staffing and facilities in direct response to fees collected, increased tax revenue and the nexus for this project and the cumulative impacts of the recent development activity in Warner Center as a whole. See the comments related to cumulative impacts above.

The Warner Center **"Mitigations Measures"** covered on pages I-129 and I-130 [PS-1 through and including PS-10] are recognized as critical issues, but also are noted simply as reiterations of building and fire code that would be required in any project. As a result, this does not provide a proper response to the increases in population and traffic that will burden the Fire Department when the Promenade 2035 project is fully built-out.

- **Public Schools (LAUSD)** - By adding the thousands of new residences at this project, the existing school structure will be challenged. The DSEIR fails to provide adequate consideration on this issue and relegates it to paying a mitigation fee to LAUSD without stipulating exactly where those fees are to be used. **There must be detailed solutions** to the influx of new students who will have to be accommodated. These solutions must be presented specifically in this DSEIR and committed to by LAUSD and the Lead Agency. The following comment in the DSEIR is insufficient to truly provide the adequate actions and mitigations required:

    1. Page I-133: "Project-level and cumulative impacts with regard to schools would be less than significant with the **payment of development fees** to LAUSD prior to the issuance of building permits." (Emphasis added).

Our specific comment to the information of I-133 is that **developers have been paying these fees for years while little or no expansion or investment have occurred to schools in the West Valley**. Population migration to other areas, an aging population, a lack of families moving to the area and the movement to private schools has been the product of mismanagement of the school system. The influx of high density housing will bring a younger populous and the increased opportunity for young families. LAUSD must publically and consistently be surveying the West Valley for current needs. An LAUSD plan and commitment regarding implementation of planned improvements and public outreach must be included in this DSEIR to adequately assess the impacts that are project specific and also the impacts that are cumulative. Failure to do so denies families coming into the community the opportunity and right for a good and affordable education.

- **Homeless and Transient Services** - the Entertainment and Sports Center (ESC) and open central park space will both be an attractive nuisance for the homeless and transient individuals. The DSEIR does not address the problem - and must provide a detailed type of plan that enumerates details about practical solutions if the problem arises. Again, the lack of details and procedures prohibits a proper response from the community on this critical matter.

- **DWP** - Section M [Pages I-174-I-193] (Utilities and Service Systems) concludes that all systems (Water supply, Wastewater, Solid Waste, Natural Gas, and Electricity) will be available for the project at full build-out and with consideration of cumulative effects. However, mitigation measures and design features must be required to reduce the burden on the infrastructure. Given the recent power outages and the increasing problems of the aged infrastructure, major DWP improvements are needed to satisfy the proposed development - especially with the soaring increase in demand for water and power. A detailed explanation by the City and a full assessment of the costs of the needed improvements must be presented in the DSEIR. Failure to do so prohibits the public's ability to properly respond to this critical issue. There is a difference between the needs being met by available capacity and the certain increased demands for both more water and additional power to be taxing our aging systems.

VII. DSEIR ANALYSIS OF REASONABLE RANGE OF ALTERNATIVES

Page I-22- I-24- 11. Summary of Alternatives- The conclusions ascertained in the overall DSEIR for all of the Alternatives 1-5, are required to be added to the Executive Summary as only the descriptions of the Alternatives are included currently. The executive summary includes conclusions of impacts for all other categories and this is the only section where this information is missing. Only in the case of the Alternatives is the public forced to delve into the overly complex and lengthy main body of the DSEIR. This reduces the ability of the public to properly review and provide input, thus reducing fair due process.

A critical alternative is Alternative No. 5, which includes 2 options for Reduced Entertainment and Sports Center Seating capacity. The Alternative includes an option for a reduction from 15,000 seats to 10,000 seats and an option reflecting a reduction to 7,500 seats. However, the Alternative 5 does not propose a reduction in square footage overall for the ESC but only the options of smaller venues within the complex. The statement on Page I-24 illustrates this as follows,

> "While this alternative analyzes a reduction in seating provided in the Entertainment and Sports Center, the building area of the Entertainment and Sports Center under Alternative 5 is assumed to be the same as that proposed under the project for the Entertainment and Sports Center. This will provide for a variety of smaller seating areas within the same building"

Clarity is lacking with the statement above and requires further scrutiny. The naming of Alternative 5 insinuates that a real reduction in overall seating capacity for the building is being studied. The statement above reflects the possibility that, in fact, the capacity could stay the same and that the venue is just being broken up into smaller rooms. Under that scenario, there would be little difference in environmental effects between Alternative 5 and the Proposed Project when comparing sold out events in all rooms, the worst case scenario.

The deception caused by the Description of Alternative 5 prevents fair and prudent public input and due process. An alternative that clearly studies reduced seating capacities for the overall building should be included in place of the current Alternative 5. If the intent of Alternative 5 was to analyze reduced overall seating capacity, then this will require clarification and will require an opportunity for further public input.

VIII. TRAFFIC MITIGATION

There is no adequate traffic analysis of the impacts on our major streets and intersections in this DSEIR, since the proposed Promenade 2035 project includes the major ECS (Entertainment and Sports Center) that was not even anticipated or evaluated in the original WC 2035 Plan EIR. Nor does this traffic analysis fully include all of the major residential projects that are either under construction or are going through the Planning process. Additionally, the 2035 WC EIR assessments also failed to take into consideration the ongoing densification of the Reseda, Winnetka and Northridge areas, which substantially add to traffic on major thoroughfares traveling through Warner Center as those area drivers connect to the 101 Freeway.

The failure to consider all of the cumulative effects of traffic coming from the addition of the ECS, and from surrounding areas not considered in the original WC 2035 EIR, mean that a new and more comprehensive survey must be conducted-and a list of necessary mitigations completed - before this project begins construction:

1. The DSEIR lists (8) intersections that will have stated significant traffic impacts: Canoga & Vanowen, DeSoto and Vanowen, Owensmouth and Victory, Canoga and Victory, Shoup and Oxnard, Topanga and Oxnard, Topanga and Ventura. However, the ESC adds (4) intersections with stated significant impacts: Canoga and Oxnard, Topanga and Burbank, Topanga and the 101 West-bound off-ramp and Topanga and Clarendon. Seven (7) of those intersections are already rated "F" by DOT. A complete updated analysis of those intersections and the spill-over impacts onto the other 8 intersections cannot be accurately studied or assessed since there is no determination of the capacity and operating hours (during a game or performance) of the facility that can dramatically impact traffic at those locations.

2. Traffic estimates for Topanga Canyon, Owensmouth, DeSoto, Winnetka, and Victory: Estimates for traffic on the main thoroughfares to, through and from Warner Center fail to use fully-updated traffic counts and revised 2018 numbers. Estimates for the original WC 2035 Plan did not take into account all the densification currently occurring in adjacent areas and in connected areas like Chatsworth, Northridge and Reseda which greatly impact traffic trying to reach the 101 Freeway and the Valley travel core .

3. The DSEIR clearly designates the only mitigations for these intersections are the planned physical improvements implemented as part of the original 2035 Warner Center Plan Mitigation Program The DSEIR fails to incorporate the latest traffic counts and forecasts and factor in the traffic counts for the built-out ESC. This means all DSEIR traffic projections must be reevaluated using updated, accurate data that includes these factors.

4. The critical on/off ramps to access and exit the 101 Freeway from Topanga Canyon Blvd. have not been adequately researched using updated traffic figures that include the full build-out of the WC 2035 plan, or the ESC. The specifics on how CalTrans will accommodate and mitigate the influx and out-pouring of additional automobiles to and from the ESC have not been established, and mitigation fees from the developer cannot physically reduce the congestion or confusion that will be generated by the complex. The DSEIR must be revised to accurately incorporate all of that data in order for the public to render cogent and accurate commentary.

5. In the DSEIR, the traffic impact analysis assumes a full implementation of all measures in the mitigation plans. However, many of those measures--especially the ones requiring Caltrans involvement--have not been implemented, and the DSEIR assumptions are overly optimistic in terms of mitigation capabilities, as well as the reliance on mitigations from the yet-to-be-formed Neighborhood Protection Committee-the body expected to implement the Neighborhood Protection Plan for residential streets, as called for in the 2035 Warner Center Specific Plan. The DSEIR must be reconsidered and revised to provide the public with accurate analysis so that the community can respond with commentary that is succinct and targeted.

6. The DSEIR relies on 2008 Data, which used a growth rate factor of .56%. This does not

accurately reflect the true area growth due to recent housing and apartment construction and a surrounding area increase of approximately 17,000 residents since 2008 which is not accounted for in the original 2035 Warner Center EIR. More up-to-date data must be used to rewrite the DSEIR so that it more accurately presents the traffic problems we will face, and provide specific mitigations for it.

IX. COMMERCIAL AND RETAIL PHASE PLAN CONSTRUCTION AND LACK OF BALANCE

Commercial Phase Balance: There is no guarantee when-or even if-the commercial phases of many WC projects will be built since their unresolved construction dates exploits a flaw in the 2035 WC Specific Plan by hedging the requirement with the notation, "subject to market conditions." The DSEIR fails to recognize this situation and provides flawed estimates to the impacts this project will have by failing to balance Residential with Commercial as development proceeds.

1. **Intention of 2035 WC Specific Plan was to balance live, work, and play**. By indefinitely postponing the "work" element of proposed developments --including the Promenade 2035 project-- and leaving commercial construction for a final phase that may never get built due to unspecified "market conditions," the anticipated balance is dramatically tipped to residential use without any conditioning or guarantee(s) necessitating the construction of the commercial work elements within a specified time limit. The DSEIR fails to discuss or determine any penalty or guarantee that would mandate the required commercial balance for the Promenade 2035 project. The DSEIR must compel the developer to maintain a balance of residential to commercial as the Promenade project is being constructed.

2. **"Market Conditions" and "Market Rate" terminology cannot be adequately or fully evaluated by the DSEIR.** Those two terms are used throughout the DSEIR to give the developer unrestrained leeway as to fulfilling the requirements of the 2035 WC Plan. Those terms provide no established boundaries, timelines or specifics, thus depriving the public of the ability to make an accurate evaluation of the feasibility or timing of critical elements of the Promenade 2035 project. The DSEIR must enumerate the specifics and parameters for each of these terms so that the public has due process in order to provide accurate comments.

3. **Future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public**. Future changes in "market conditions" can change the build-out proposals of the Promenade 2035 project, the size and look of specific project elements, transportation and mobility mitigations, and other important factors. The DSEIR does not factor any of those specific changes into its DSEIR. To guess what will "come down the road" is to speculate or guess what the developer may do, and that is a denial of process for the public which must be reconsidered in the DSEIR.

4. **Imbalance of residential to commercial:** Leaving the major commercial components of the project to "Phase IV" of the construction plan and building an Entertainment and Sports Complex (ESC) in Phase III sublimates the intended live/work balance of the 2035WC Plan. This important aspect of the 2035 WC Plan was not adequately evaluated in the DSEIR and must be reconsidered. This is vital because the DSEIR's environmental and traffic assumptions rely on

sustaining the live/work balance and mitigating negative impacts. Without an accurate reassessment, the public is unable to render accurate commentary, which is a failure to provide due process. **The Lead Agency must consider and require that "Phase III" (the Stadium) be moved to "Phase IV" and re-evaluated when the Developer has sufficient details to make a review meaningful.**

X. ENTERTAINMENT AND SPORTS COMPLEX STADIUM/ARENA

One of the most contentious and critical elements of the Promenade 2035 application is the proposed Entertainment/Sports Complex (ESC). It by any other name is a huge Stadium. The DSEIR fails to adequately address, detail or mitigate crucial factors concerning this major structure including its exact size and capacity, its exact format, and its impacts on traffic, neighboring residences, or nearby buildings. The proposal for this structure is not specific. Therefore, conclusions in the DSEIR can only be arbitrary and without accurate data to evaluate the project, therefore denying the public due process.

1. **The wrong standard:** The real flaw in the DSEIR is attempting to analyze the Entertainment/Sports Complex (ESC) is the reliance on a false standard. The Complex has always used the "seats" as the standard when it is the "Occupant Load" that is the proper standard. To permit a Stadium to be restricted by the number of seats and not the Occupant Load encourages deceptions of putting in "standing room viewing" that can be substantial. Analysis with the wrong standard results in the wrong conclusions.

2. **Director's Determination:** The DSEIR section(s) dealing with this proposed structure delegate key decisions as to size, capacity and roof determination (roof/no roof) to a Director's determination. The developer has had adequate time and resources to make their own determinations as to maximum occupancy capacity and a specific roof-style but didn't include those final decisions in the DSEIR. Instead, the DSEIR offers a smorgasbord of choices that is proposed to be left to a Director's determination. The submission of all of these "Alternatives," denies the public access to a single set of specifics and accurate projections for some of the most critical elements of this structure. That prevents the public from being able to accurately and specifically raise issues and respond in the legal time limit. The DSEIR must be resubmitted with specific, final choices from the developer so that the public is presented with a definite and accurate picture of what is being planned.

3. **No Specific 2035 WC Permission:** Additionally, there is NO specific language in the WC 2035 Specific Plan that determines if a complex of the size and scope of the proposed ESC in the Promenade 2035 project is even allowed by WC 2035 guidelines. The Applicant states that a structure of this size and use is "not specifically prohibited." However, many community groups and individuals believe that after 8 years of debates and negotiations with the City, the WC 2035 Plan is a finalized law that would have addressed this issue if the Specific Plan was intended to allow a stadium/arena of this size in Warner Center. Omission in the 2035 Plan must not be considered an endorsement for any complex of this nature and size. The ESC complex cannot legally be considered an "Entertainment" use that is permitted, contemplated, discussed or encouraged by the WC 2035 Specific Plan, and therefore it must not be permitted in the Promenade 2035 project.

4. **Undetermined Aspects:** In the DSEIR, the developer fails to make a firm decision on the issue of maximum occupancy capacity and if there will be a roof or no roof. The public must have a definite proposal as to the capacity and roof issues, or else it leaves the options open for the Applicant, but leaves the community with no information as to specific mitigations needed and offered as far as traffic, noise, lighting and other factors impacting the surrounding neighborhoods. When evaluating the DSEIR, the public has a right to have complete and final information in order to render a fair evaluation and generate an accurate response. Again, this is a failure to provide due process and the DSEIR must be rewritten to include a final determination by the Applicant.

5. **"Phase III" should be moved to "Phase IV":** It is strongly our position that future proposed changes must require each "Phase" of the Promenade 2035 project to be reevaluated by the public. This is especially true with the Stadium (ESC). The lack of detail - and commitment on behalf of the Developer - require that the Lead Agency require the Developer to move the ESC to the last Phase. This will permit the commercial/residential ratios to be in balance before the ESC in undertaken. Further, the size of the ECS is so large that it is a "project" within itself and the "details" of the "project" as it will then relate to the community must be brought back to the for both community and Lead Agency review and comment. To do otherwise is again a denial of the community's substantive and procedural due process rights.

6. **Director's Interpretation:** The DSEIR's designation of a "Director's Interpretation" to be made by the Lead Agency as to size, capacity and roof choice of the ESC denies the public due process. By inserting this procedure in the DSEIR, the applicant has avoided presenting accurate information and analysis to the public - instead assigning these crucial determinations to a Lead Agency that will not be under public scrutiny when these critical decisions are made. This precludes a complete lack of transparency and a failure to provide due process in the EIR process. The community would not have any real oversight of this project, or the Director's interpretations. That is wrong, unfair to the community, and does not fulfil the purpose and public interest of CEQA.

7. **Inaccurate Traffic Counts:** Traffic estimations that are not accurate for the ESC are provided in the DSEIR. Neither the Applicant nor the City can make accurate estimates, because the maximum occupancy capacity and use factors for the Entertainment and Sports Center are undecided at the time the DSEIR is being evaluated. Accurate traffic projections and mitigations concerning the project cannot be made until final decisions on the maximum occupancy capacity and specific usages of the complex are submitted and evaluated. Not having accurate traffic projections burdens key routes on Ventura Boulevard, Topanga, Oxnard and the 101 Freeway for which no realistic mitigation plans have been provided. On page I-154 of the Executive Summary, the Caltrans Analysis does not include impacts to On-Ramp queuing or on proposed mitigation efforts for existing LOS E and F segments.

8. **Roof Options:** Undecided roof option makes evaluation of the entertainment and sports complex unreliable. The developer has failed to make a decision in the DSEIR as to whether their proposed entertainment/sports arena would have a fully enclosed roof, or if it is to be an open-air stadium. The failure to make a final roof decision makes it impossible to evaluate a number of critical impacts that can affect the community. Accurate estimates as to noise, lighting impacts, traffic counts and other vital factors cannot be accurately judged in the DSEIR, and any determinations

in that document cannot be considered as factual until a final roof decision is made and submitted, and another study is conducted to measure all of the potential impacts of the ESC project. Moving forward with any decisions on the entertainment/sports complex denies the public due process.

9. **Lighting Impacts:** The impacts of sports or entertainment lighting on neighboring residences and on nearby businesses from an open-air entertainment/sports complex have not been studied or included in the DSEIR. Proposed lighting configurations and specifications have not been provided by the developer in the studies, and therefore cannot be accurately analyzed or evaluated by the public. Any consideration of the proposed ESC must be rejected since the potential impact(s) of the bulb size, lumens, direction and physical placement of the lighting banks cannot be studied and evaluated. Total lumens, light glare, light seepage and impacts to neighboring areas must all be thoroughly analyzed by the DSEIR and they have not been. Sporting events require substantially more candlepower than many other open-air events which can have substantial impacts on neighboring residential homes and complexes. Also, potential lighting techniques like strobes, sky searchlights and other lighting effects frequently used in outdoor concerts have not been studied in the DSEIR and must be included for an accurate analysis.

10. **Sound and Noise Impacts:** Noise and sound issues emanating from the ECS have not been accurately addressed or thoroughly analyzed in the DSEIR due to the failure of the developer to specify whether the structure will be open-air, or have a roof. Consideration of the ESC must be removed from the Promenade 2035 project's EIR process until a final decision on the roof configuration, the maximum occupancy capacity figures and the types of events/performers it intends to feature in the complex is included in the studies. The DSEIR states that the level of noise from the complex will be "less than significant." However, no studies can be conducted or evaluated because the size, configuration, and roofing for the facility have not yet been decided. Therefore all resolutions made for this project in the DSEIR actually deprive the public of an accurate evaluation made in the context of a fully developed plan with their accompanying factual data. Additionally, many sports and entertainment acts require significant amplification which is unmeasured and not evaluated in the DSEIR. Sporting events also generate "excitement moments" that are many dBs higher than the underlying crowd noise. Moreover, it is common practice in the hours preceding concert events for event crows to perform loud sound checks. Those factors have not been analyzed in the DSEIR. In addition, the DSEIR does not suggest any type of monitoring systems for the noise factor, nor has a threshold noise level been set for the venue so that violations and penalties can be established. All of those factors create a denial of due process, and deny the community the ability to offer input that can protect their residences and the enjoyment of their neighborhood(s).

11. **Shared Parking Agreements:** Shared parking for events with neighboring properties not owned or controlled by the developer has not been accurately analyzed. A considerable amount of the required parking for a 15,000-seat ECS is projected to be provided through parking covenants and agreements with neighboring commercial buildings near the complex site. However, there is no guarantee that the "shared parking" will be available in the future, as availability will be determined by the buildings' occupancy rates and usage, as well as the days and times of the sports/entertainment complex event(s). The DSEIR fails to ensure that there will be verified long-term parking contracts with neighboring buildings before an ESC gets built. It also fails to specify that if the parking agreements should terminate, that the use of the stadium will also

terminate unless other parking structures of equal or greater size are provided. **The Lead Agency MUST require that the adequate parking agreements are in place before any certificates of occupancy are issued for the ESC and if any should lapse or terminate, then any certificates of occupancy must terminate until the parking is corrected.**

12. **Private Security:** The DSEIR fails to adequately address the issue of additional stadium/arena security that will be necessitated by a very large entertainment and sports venue. Because the Topanga Division of the LAPD operates with tremendous manpower constraints, it cannot be reasonably expected that the LAPD will have the resources to monitor and control on-going crowds at a potential 15,000-seat venue. However, specific details for security and additional LAPD support have not been provided in the DSEIR or by the Applicant. This is crucial information that is necessary for the public to have when making a realistic assessment of this issue in the DSEIR. A new DSEIR must be submitted containing this information and the public must be granted additional time to assess this information and submit their comments.

XI. NEIGHBORHOOD PROTECTION PLAN AND PROCEDURES

Neighborhood Protection Plans are an important component of the WC 2035 Specific Plan. However, this DSEIR provides little or no insights on what protection procedures are intended by the developer, or what specific procedures it will be compelled to follow:

- By failing to articulate the plans and procedures to protect surrounding neighborhoods from impacts caused by the Promenade 2035 development, the public has no facts on which to file comments or objections. The community is essentially left "voiceless" on some of the most important mitigation measures that the developer is expected to provide. That includes cut-through traffic from the Promenade development, overflow parking, and other important issues. Each measure must be spelled-out, and the mitigation plans articulated in the DSEIR so that the community knows what they can expect, and can accurately comment on them.

XII. OPEN SPACE / PAOS ISSUES

While the Promenade 2035 meets the WC 2035 Specific Plan's requirement for Open Space and Publically Accessible Open Space (PAOS), there are many critical factors that are either overlooked, omitted or unresolved in the DSEIR:

1. The security plans (and security measures) for patrolling and controlling the large open areas within the project (The central park, small residential green areas) are not adequately adduced. The DSEIR does not fully explain the role or scope of the private security force it proposes. Will the private security force have the training and capabilities to handle issues so that the LAPD is not burdened? If not, how much time and how many LAPD personnel will be required to augment the private security force? These specific issues must be raised and addressed in the DSEIR.

2. Will all PAOS be under the scrutiny and control of the private security? Will that scrutiny extend to monitoring public bathrooms? Will the private security force have authority to close off PAOS spaces within the Promenade? What are the prevention plans to discourage the homeless and

transients from residing or setting up camps in the main park? Again, the public is denied due process because these issues and mitigations are not clearly enumerated in the DSEIR.

3. This DSEIR does not specifically address security in the form of security lights and cameras or present an accurate picture of how and where they will be used. Nor does the DSEIR verify that Westfield (Unibail-Rodamco-Westfield) will be responsible for hiring, training and deputizing security staff so the LAPD will not be required to respond to all security calls related to the site. These are all critical safety issues that the community needs specific answers for, and which the DSEIR fails to provide. These issues must be addressed in a new DSEIR and the public must be given adequate time to analyze them and respond.

4. What are the limitations on usages for the open spaces and PAOS-and who will set the standards? The City? The developer? The community must be able to have input on what those standards are. Because they are not presented in the DSEIR, the public cannot accurately comment on those standards. This is critical because the usage will affect the community-and impact on their quality and enjoyment of life. The DSEIR must be rewritten to incorporate this information and the public must be granted adequate time to analyze the data and provide comments.

5. Macy's Bells: While the Macy's building itself may not have any community historical significance the bells are at least a symbol of the past that must be retained. We understand that these bells are in the possession of the developer and should be part of the open space development on the Project to maintain some historical reference to the Woodland Hills past.

XIII. CONCLUSION:

This Draft Supplemental Environmental Impact Report (DSEIR) is defective, misleading and fails to meet the basic needs and requirements of CEQA. It must be rejected by the Lead Agency and a new DETAILED project with sufficient facts and proposals to be properly evaluated must be proposed. Not what has now been presented to the public.

Even the Public Resource Code, Section 21061, makes it clear that "details" are required.

> "An environmental impact report is an informational document...**The purpose of an environmental impact report is to provide public agencies and the public in general with *detailed* information about the effect which a proposed project is likely to have on the environment**". (Emphasis added).

A fundamental governmental concept that makes democracy so admired is the right of the public to due process - the right to know and to be heard. With insufficient facts, we all - including the Lead Agency - are deprived of our rights.

Respectfully Submitted,

John M. Walker, Esq
President
Woodland Hills Homeowners Organization

CC: Blake Lamb - Valley Project Planning

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Shain Sabeti <shainsabeti@gmail.com> Wed, May 2, 2018 at 9:55 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

SHAIN SABETI
6431 VALLEY CIRCLE TERRACE
WOODLAND HILLS, CA 91307

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Subject: ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

First, thank you for your outstanding work on the Draft Environmental Impact Report forWestfield's Promenade 2035 project. I appreciate your team's careful and thoughtful review of this important project.

Second, I want to say that I am in full support of Westfield's project, and I'm excited about the proposed Entertainment and perhaps even the Sports Center but with the exception of it being utilized as a soccer stadium. I do not support such a venue at all. I believe that type of venue could bring the wrong type of crowds into our beautiful community. The west valley has long been deficient in sports, arts, music and cultural events and I'm beyond excited that we will finally have a venue nearby. But, I wish it could be more like the Universal Amphitheatre.

I know that noise level is a concern among some neighbors, so I was happy to learn that the draft EIR thoroughly examined this and found that noise levels from the center wouldn't be any different from what you would normally find on an urban public street.

I am looking forward to enjoying live performances without having to drive to Los Angeles, Hollywood or elsewhere.

Best Regards,

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035

2 messages

adam salcido <asalcido.07@gmail.com> Mon, Jun 11, 2018 at 4:59 AM
To: elva.nuno-odonnell@lacity.org
Cc: jbourg2271@aol.com, Josh Bourgeois <jbourgeois029@gmail.com>

Hello Ms. Nuño-O'Donnell,

Please provide any updates to the above mentioned project.

I am requesting under Public Resource Code Section 21092.2 to add the email addresses and mailing address below to the notification list, regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project.

jbourg2271@aol.com

jbourgeois029@gmail.com

asalcido.07@gmail.com

Mailing Address:

P.O. Box 79222

Corona, CA 92877

Please confirm receipt of this email.
Thank You,
Adam Salcido

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Mon, Jun 11, 2018 at 3:44 PM
To: adam salcido <asalcido.07@gmail.com>
Cc: jbourg2271@aol.com, Josh Bourgeois <jbourgeois029@gmail.com>

Dear Mr. Salcido,

Per your request, the emails your provided will be included in the Promenade 2035 Project's interested parties list. Please confirm that you would like additional notifications sent in your name to the USPS address you provided as we already have the address referenced on the list for the Golden State Environmental Justice Alliance.

Thank you,

Elva
[Quoted text hidden]
--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066

*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Warner Center 2035 Plan

Jason Schlieske <jschlieske@gmail.com> Sun, Jul 22, 2018 at 10:23 AM
To: elva.nuno-odonnell@lacity.org
Cc: "councilmember.blumenfield@lacity.org" <Andrew.pennington@lacity.org>

Dear Ms. Nuno-O'Donnell:

I live about a half mile away from Westfield's Promenade property, so any plans to build residences, hotels, offices, restaurants and an entertainment/sports center would directly affect me. After learning more details about the project, I'm pleased to say that I fully support it.

The Promenade project will bring welcome changes to the area, including more places to dine and shop, public open space, additional housing, employment opportunities and a new entertainment and sports center for concerts and other events.

Guided by the Warner Center 2035 Plan, this new urban center is exactly what the West Valley needs. The Draft Environmental Impact Report reinforces what many of us already know – the project is smart, innovative and forward-thinking and deserves to move forward.

Regards

Jason Schlieske

6041 Fountain Lane #5

Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Support

Seiniger, Kim - Paramount <Kim_Seiniger@paramount.com> Mon, Jul 23, 2018 at 2:54 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

Ms. Nuno-O'Donnell:

Please accept my brief comments on Westfield Promenade's (ENV-2016-3909-EIR) Supplemental Draft Environmental Impact Report. From the DEIR, it appears the project has few environmental impacts so why not approve it now? Also, it's great that the project is environmentally friendly to minimize its footprint.

Promenade is a win-win for the community and neighbors.

Thanks,

Kim Seiniger

19807 Gilmore St., Woodland Hills, 91367

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Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

(no subject)

Carmella Sheeler <smarkam@att.net> Thu, Jul 26, 2018 at 9:25 AM
To: elva.nuno-odonnell@lacity.org

As a longtime resident of Woodland Hills, I wish to make a comment regarding the Promenade project.

I believe the community deserves more specifics on how the project is being handled. I especially feel that

There is a real need for hearings with the community regarding the Stadium portion of the project before

You start building it. This project affects many aspects of life in Woodland Hills. I am also concerned how

You will be handling the need for schools which will be definitely affected by the increase of families after

The project is completed.

I appreciate the opportunity to air my opinions and would be happy to learn of any meetings you can hold

to enable the community to get a complete picture of your plans and the opportunity for input.

Thank you,

Carmella Sheeler

22332 Dolorosa Street

Woodland Hills, 91367

9818) 348-6127

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENVIRONMENTAL CASE #: ENV-2016-3909-EIR

Judy Sherman <judy_shrmn@yahoo.com> Thu, Jun 7, 2018 at 5:31 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Ms. O'Donnell please see the attached letter regarding our opposition to the entertainment and sports center proposed to be built at the corner of Oxnard Street and Topanga Canyon Blvd.

Thank you.

Judy Sherman

Sports Arena Ltr.docx
13K

Judy and Bert Sherman
22071 Oxnard Street
Woodland Hills, CA 91367-3546

June 7, 2018

Elva Nuno O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

RE: Environmental Case #: ENV-2016-3909-EIR

Dear Ms. O'Connell:

Please be advised that as residents of the Fountain Park Cooperative located on Oxnard Street, just west of Topanga Canyon and the proposed Promenade 2035 project, we are totally opposed to the placement of a 15,000 seat Entertainment and Sports Center on the corner of Oxnard Street and Topanga Canyon Blvd. Currently the traffic on Topanga Canyon Blvd., as well as the entrances and exits of the 101 Freeway, are extremely busy in this area already. The addition of this center will greatly affect the traffic detrimentally. There is no way that the traffic coming to this center will not impact those living in this immediate area.

We therefore request the relocation of this arena to another area. As it is, the addition of all the various new residences, hotels and businesses, will in itself add a tremendous amount of new traffic to this area.

Thanking you in advance for your consideration of this request, we are,

Very truly yours,

Judy and Bert Sherman

Maria Sandoval

From: Remus Siclovan <rsiclovan@sbcglobal.net>
Sent: Tuesday, May 22, 2018 1:20 PM
To: elva.nuno-odonnell@lacity.org
Cc: Andrew.pennington@lacity.org; councilmember.blumenfield@lacity.org
Subject: Westfield Promenade

Remus Siclovan
20761 Archwood St.
Winnetka, CA 91306

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

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I've been a supporter of Westfield Promenade 2035 for quite some time. I've attended community meetings and have voiced the many reasons why this project is good for the community. With the release of the Supplemental Draft Environmental Impact Report, I'm even more convinced that this project needs to move forward.

The DEIR cited a few environmental impacts, but these are minor (and can be mitigated), while the community benefits are significant – job creation, new revenues to the city, much needed housing, transit- and pedestrian friendly neighborhood, new entertainment options, etc.

With any large development, there will be naysayers who cite concerns about density, traffic and parking. I hope you will consider also the voices of those of us in the community who support the project and see the many benefits of Westfield Promenade.

Thanks for your time and consideration.

Remus Siclovan

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Michael Siegfried <Homewest@socal.rr.com> Wed, May 2, 2018 at 7:45 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

MICHAEL SIEGFRIED

21900 Marylee St., #260

Woodland Hills, CA 91367

Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

Westfield Project -- ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I appreciate the opportunity to submit my comments on the Draft Environmental Impact Report for the proposed Westfield Promenade project.

I have lived in the heart of Warner Center in Woodland Hills for the past 29 years and have seen many exciting improvements. The concert stage at Warner Park, the Orange Line terminus on Owensmouth and , more recently, the incredible Village at Topanga. Over all these years, the one dinosaur in our midst has been the Promenade Mall. Many years ago when it had the May Company, Robinsons and Saks Fifth Avenue, it was a nice place to shop. However, those stores are long gone for good and all that's left are the AMC theater and a few restaurants. With the expanded Topanga Plaza a block away, the Promenade can never be a viable mall again.

I have studied the Westfield Promenade project and I believe it will transform the area by bringing new apartments, stores and restaurants not to mention the acres of public open space and the new entertainment and sports center ! It is precisely the kind of development that Warner Center needs.

I see the Warner Center 2035 Plan and the Westfield Promenade Plan in particular to be the future of development in Los Angeles. The ability to live, work and play within the same neighborhood is a wonderful opportunity and one which will enhance the lives of Warner Center residents. This project will reduce the daily freeway drudgery and allow people to walk or bike to work & shop. I am excited to offer my complete support for the Promenade Project because it is just the kind of development that Los Angeles needs.

Sincerely,

Michael Siegfried

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Andy Sinanian <andy@sinanian.com> Wed, May 9, 2018 at 11:05 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell, City Planning,

I live a few miles from Westfield Promenade and have been a strong supporter of the project. I like the idea of density being focused in the Warner Center, Being an engineer myself and specialized in Urban Traffic and City Planning the concept of high density housing and mixing it with retail, office, sports and entertainment actually reduces the traffic and increases pedestrian traffic.

With release of the Supplemental Draft Environmental Impact Report, I feel even better about the project. My understanding is the DEIR fully analyzed the potential impact of the traffic, and traffic being a an empirical science it can be easily mitigated if this project will create any negative impact on traffic of the area.

I look forward to hearing about the project's approval.

Regards,

Antranik Sinanian

4236 Tarzana estates Drive

Tarzana, CA 91356

andy@sinanian.com

Maria Sandoval

From: Kathy Sison <kathy@webuythehome.com>
Sent: Thursday, May 24, 2018 9:00 PM
To: Andrew.pennington@lacity.org; councilmember.blumenfield@lacity.org
Subject: westfield promenade

Dear Ms. Elva Nuno-O'Donnell,

The approval of the Warner Center Plan was a highpoint for the City of Los Angeles and in particular the Valley. It was a green plan for growth in a way that no one had considered.
Upon review of the Promenade 2035 I see that they will be required to follow certain construction mitigations that were designated as part of the Warner Center Plan.
Such as:

- Washing trucks leaving construction sites to minimize dirt and dust
- Incentivizing transit and providing ride share options for construction personnel
- Scheduling construction activities that could affect roadways for off-peak periods.

These steps will help minimize impacts to area visitors and residents during construction and I'm glad to see those steps being taken. Knowing that all these mitigations have been planned, it makes the Promenade 2035 plan all the more exciting.
Thank you for your consideration and review of the project. I hope it is approved by the City once all additional review is completed.
Sincerely,

Katherine Sison
23962 Eagle Mountain St
West Hills, CA 91304

P.S. – I did also want to mention something else. Since Westfield announced this project, they've really made an effort to tell us about it, and answer our questions. I've received quite a bit in the mail, and I know they've set up meetings and such. I think that should c

--
Kathy Sison
818-37-0177
6433 Topanga Canyon Blvd #906
Woodland Hills, CA 91303
www.WeBuyTheHome.com
www.NoCostSelling.com

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Case Number ENV-2016-3909-EIR_Review and Comment

Dave Slonaker <daslon@earthlink.net> Thu, Jul 26, 2018 at 11:56 AM
To: elva.nuno-odonnell@lacity.org

I am writing to voice my concerns with the proposed Promenade 2035 Project, Case Number ENV-2016-3909-EIR

As a 25 year homeowner in Woodland Hills, I have attended meetings and read and reviewed the Draft Supplemental Environmental Report and want to express my concern with this project.

Not once through the many years that I have lived, worked, and participated in youth sports, have my friends and I ever expressed a need for a stadium. What we have expressed, through the years, is the need for more recreational areas, for more soccer and baseball fields, for more police and safer streets. And, for better and more logical development.

I'm all for economic development but the Promenade 2035 Project will make our lives worse and negatively alter this area for future generations.

There are already times when we have traffic gridlock on local streets and the 101 freeway. I read of no specific solutions to this current problem, let alone how this will be addressed in the future.

The Promenade 2035 Project is flawed. The Warner Center Specific plan is flawed. It makes the assumption that there will be better jobs in this immediate area. That people will be able to live and work here without getting in their car. That is not practical in today's economy. That critical problem is not addressed with the Promenade Project.

Please consider Alternative 4: Studio Mixed-Use Development Alternative on page I-23 of the Draft Supplemental Environmental Impact Report as a more practical project for the future of the Woodland Hills community.

Thank you.

Sincerely,

David Slonaker
24529 Calvert Street
Woodland Hills, CA 91367
818-710-0680

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

RE: Environmental Case#: ENV-2016-3909-EIR

Patti Smith <patti@smithmillermoore.com> Mon, Jun 11, 2018 at 2:36 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Hi Elva,

Thank you for your response. Here's my mailing address:

Patti Smith
6219 Balcom Ave.
Encino, CA 91316

I appreciate you advising me to include my address so I can be kept apprised.

Much appreciated,
Patti Smith

Sent from my iPhone

On Jun 11, 2018, at 2:09 PM, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

> Dear Ms. Smith,
>
> Your comments regarding the Promenade 2035 DSEIR have been received. If you provide me your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.
>
> Sincerely,
>
> Elva
>
> On Thu, Jun 7, 2018 at 3:40 PM, Patti Smith <patti@smithmillermoore.com> wrote:
>
> > Dear Elva and Alison,
> >
> > PLEASE help us overrule the plan to build a 17,000 seat arena in our already terribly overcrowded San Fernando Valley.
> >
> > Our infrastructure is already overwhelmed, traffic is a nightmare, our environment is suffering, and so are all the
> >
> > people who already reside here.
> >
> > With out-of-control development and housing projects in Warner Center, developers are choking us out of our own neighborhoods
> >
> > and diminishing our quality of life.

It used to take me 12 minutes to drive to my doctor's office. It now takes 45 if I'm lucky.

PLEASE, PLEASE, PLEASE help us defeat this proposal for an arena in Warner Center.

Sincerely,

Patti Smith

Resident and Encino Business Owner

<image002.jpg>

Patti Smith

Advertising • Marketing • Public Relations – for Advanced Technologies
818-708-1704 / Fax: 818-344-7179
Cell: 818-424-7282
patti@smithmillermoore.com

www.smithmillermoore.com

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--

Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

RE: Environmental Case#: ENV-2016-3909-EIR

Patti Smith <patti@smithmillermoore.com> Thu, Jun 7, 2018 at 3:40 PM
To: elva.nuno-odonnell@lacity.org, alison.pugash@lacity.org

Dear Elva and Alison,

PLEASE help us overrule the plan to build a 17,000 seat arena in our already terribly overcrowded San Fernando Valley.

Our infrastructure is already overwhelmed, traffic is a nightmare, our environment is suffering, and so are all the

people who already reside here.

With out-of-control development and housing projects in Warner Center, developers are choking us out of our own neighborhoods

and diminishing our quality of life.

It used to take me 12 minutes to drive to my doctor's office. It now takes 45 if I'm lucky.

PLEASE, PLEASE, PLEASE help us defeat this proposal for an arena in Warner Center.

Sincerely,

Patti Smith

Resident and Encino Business Owner

SMITH MILLER MOORE

Patti Smith

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818-708-1704 / Fax: 818-344-7179
Cell: 818-424-7282
patti@smithmillermoore.com

www.smithmillermoore.com

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Travis Smith <Travis@reflexsalesgroup.com> Thu, Jun 7, 2018 at 1:27 PM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org

Hi Elva,

I'm sure you are getting bombarded with emails for this so I apologize in advance.

In regards to the sports arena, as a home owner in Woodland Hills, I fully support modernization and development. The Village was a great add. The suggested park will be great. But on top of the hotels and new apartments being added, the area simply cannot sustain adding a sports complex of that size. It's like putting the Forum in the middle of a residential area.

The traffic is already a problem the city is struggling to solve, and this blatantly goes against that mission. The amount of daily stress it will cause the average citizen of the area should dramatically outweigh the joy of a sports/concert arena will bring.

Thanks for reviewing this.

TRAVIS SMITH

CEO

Reflex Sales Group

Closeout and Overstock Solutions

C 818.257.0509 | O 818.935.5399 | F 866.213.1843
6219 Balcom Ave., Suite 101 | Encino, CA 91316

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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

JAN SOBEL <jansobel@aol.com> Wed, May 9, 2018 at 12:28 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

AVG. This email has been checked for viruses by AVG antivirus software.
www.avg.com

Westfield Promenade letter.msg.docx
14K

May 9, 2017

To: City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

From: Jan Sobel
5177 Alhama Dr.
Woodland Hills, CA 91364

Proposed Westfield Promenade 2035
ENV-2016-3909-EIR

Dear All,

In an effort to keep my remarks brief, I appreciate how much work has gone into making this Environmental report available to the public.

I am a long time Valley resident. I support the Warner Center Plan that was put together by the community including: residents, stakeholders and City officials. Upon reviewing this Draft Environmental Impact Report, I believe that this project falls well within the envelope of the Warner Center Plan.

I believe the community put the Warner Center Plan together for a purpose, and projects like Promenade 2035 fit that purpose. I personally am very glad to see the Warner Center Plan coming to life.

Very sincerely,

Jan Sobel

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

"Westfield Promenade," "Promenade project,"

Brenda Sosoban <bsosoban@gmail.com> Thu, Jul 26, 2018 at 11:44 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Hello,

Please see attachment.

Thanks.

Brenda Sosoban
6421 Neddy Ave., West Hills, CA 91307

Letter_to_Ms. Elva Nuno-O'Donnell.docx
15K

Ms. Elva Nuno-O'Donnell
City of Los Angeles - Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
ENV-2016-3909-EIR

July 26, 2018

Ms. Nuno-O'Donnell,

I've seen what Westfield has done with The Village, so I'm confident the Promenade project will be a great asset to the community as well.

I'm looking forward to enjoying concerts at the new entertainment venue, walking/relaxing in the public park, dining at new restaurants and perhaps even working in the new office space.

Here's hoping Westfield Promenade receives the city's support and approval.

Brenda Sosoban
6421 Neddy Ave.
West Hills, CA 91307

All john spaulding, search your mailbox Home john

Compose Archive Move Delete Spam More

Add Gmail, Outlook, AOL and more

Inbox (9999+)
Drafts (701)
Sent
Archive
Spam
Trash
Smart Views
Important
Unread
Starred
People
Social
Shopping
Travel
Finance
netflix
Folders
honeywell
Junk
Notes
saved emails
Recent

warneer center 2035 plan

People

john spaulding <jrspaulding@yahoo.com> Today at 10:08 AM

To susan@susanshelley.com

Re ENV-2016-3909-EIR

I have been a homeowner in Woodland Hills for over 40 years. I have been dismayed to see the transformation over the last 5 years. We have traded good paying professional jobs in manufacturing and engineering for high density apartment developement. At least if there was condominium construction there would be some pride of ownership. I've been around long enough to know once the developers make their money these apartments devolve into what we once called "projects".

Most of my neighbors are not very familiar with the 2035 plan. But they are decidedly unhappy with the apartment construction and the terrible traffic it is bringing.

I finally attended a Woodland Hills neighborhood council meeting at the fire station on Burbank Blvd a couple weeks back to gauge the tenor of the crowd. I now better understand how corrupted this process is. I watched the Westfield execs, the unions and Rep Blumenfields people steamroll the agenda. These special interests berated the council members for not giving earlier notice of this meetng so they could pack in even more of their people. There was standing room only as it was.

Neither my wife and I, or my neighbors ever recall being able to vote on this project, or the 2035 plan. We also were not able to vote on giving 40 million dollars in tax relief to Westfield to build on what was already the most desireable property in the valley. Is there no way some kind of referendum can be put to the citizens of the west valley regarging this quality of life issue?

I'm soon to retire, so I guess I can vote with my feet.

John Spaulding

Woodland Hills, CA 91367

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JUL 23 2018
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Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035

Andrea Spencer <andreaaddawn@gmail.com> Mon, Jun 18, 2018 at 5:53 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew Pennington <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Westfield Promenade 2035: ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

Westfield Promenade 2035 is a terrific project! The recently released draft environmental impact report provides further evidence that this project must move forward.
A new urban and pedestrian-friendly district with housing, offices, restaurants and the like are appealing to a longtime resident like me, but I'm especially excited about Westfield's plans to build an entertainment and sports center.
While I love living here, I have long hoped for more entertainment options in the valley. I'm ecstatic that with the new center, this may soon be a reality. I'm looking forward to attending concerts, cultural and sporting events without having to make the awful drive downtown.
Westfield has done a spectacular job with Promenade so far and I know they will find the right tenant for the new entertainment and sports venue.

Thank you,

Andrea Spencer
6670 Glade Ave Apt 334
Woodland Hills, Calif. 91303

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

My support to Westfield Promenade project

Alok Srivastava <alok1008@yahoo.com>
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Mon, Jun 25, 2018 at 6:53 PM

Ms. Elva Nuno-O'Donnell

Los Angeles City Planning Department

6262 Van Nuys Boulevard, Room 351

Van Nuys, CA 91401

Regarding: Promenade 2035, Case #ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell:

I appreciate the opportunity to submit my comments on the Draft Environmental Impact Report (DEIR) for the Promenade 2035 project. This will be an important investment in my community and it deserves the careful attention the City is giving it. Fortunately, the DEIR confirms what a great many people who live here already know: it's the right project in the right location, and it will be an asset to Warner Center.

Promenade 2035 will expand the upgraded and revitalized properties from Topanga Plaza through the Village to create a great new neighborhood with balanced uses and public space. Westfield has proposed a thoughtfully designed project that complies with local zoning and will have opportunities for living, working, shopping and just walking through landscaped public spaces. I particularly appreciate the sustainable aspects of its construction and operation, and I hope the City will encourage all projects to take similar actions to make conservation of limited resources a central feature of development.

The Promenade 2035 project is thoughtful and forward-thinking. The DEIR has shown that it has only a few short-term impacts and many long-term benefits. I hope it will be approved

Thank you,

Alok Srivastava

5192 Knollwood Way, Woodland Hills, CA 91364

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

(no subject)

Patrick J. Statham <stuntsonly@gmail.com> Wed, Jul 11, 2018 at 9:47 PM
To: elva.nuno-odonnell@lacity.org

How about a beautiful park with a huge fountain and coffee shops and a dog run?

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: a new huge park with a beautiful fountain like they have in Italy. With a huge area for dogs. 9 Bronco Lane, Bell Canyon, CA. 91307

2 messages

Patrick J. Statham <stuntsonly@gmail.com> Fri, Jul 13, 2018 at 11:03 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

On Fri, Jul 13, 2018, 10:11 AM Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

> Dear Mr. Statham,
>
> Your comments regarding the Promenade 2035 DSEIR have been received. If you provide me your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.
>
> Sincerely,
>
> Elva
>
> On Wed, Jul 11, 2018 at 9:47 PM, Patrick J. Statham <stuntsonly@gmail.com> wrote:
>
> > How about a beautiful park with a huge fountain and coffee shops and a dog run?

–
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to 4:30 p.m. *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Fri, Jul 13, 2018 at 11:13 AM
To: "Patrick J. Statham" <stuntsonly@gmail.com>

Thank you.
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: park.

Patrick J. Statham <stuntsonly@gmail.com> Fri, Jul 13, 2018 at 11:22 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Also with vendors and small coffee and sandwich shop. A place to really hang out. Like the Grove but more park than shops.

On Fri, Jul 13, 2018, 10:11 AM Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

> Dear Mr. Statham,
>
> Your comments regarding the Promenade 2035 DSEIR have been received. If you provide me your mailing address, your name will be added to the Project's "Interested Parties" list and you will receive future notifications as this Project moves through the entitlement process. At this time, we are only able to notify interested parties by USPS mail.
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> Sincerely,
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> Elva
>
> On Wed, Jul 11, 2018 at 9:47 PM, Patrick J. Statham <stuntsonly@gmail.com> wrote:
>
> > How about a beautiful park with a huge fountain and coffee shops and a dog run?

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to 4:30 p.m. *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Concerns about Westfield Promenade Development

Kriss Stauber <kkstauber@icloud.com> Fri, Jun 29, 2018 at 12:46 PM
To: elva.nuno-odonnell@lacity.org

Some of my concerns with the Westfield Promenade Development include the fact that the proposed 12,000-seat arena at the corner of Oxnard and Topanga may draw rowdy crowds from all over Los Angeles and Ventura counties. We don't even know whether the arena will be open or roofed. Could mean a lot of noise, traffic, air pollution, great demand on the already limited number of police officers in our area. Can our city count on a budget to meet all the additional stress?

Also, many are concerned about possible brown-outs, water rationing, that we may face because of the huge number of new residents that will reside in all the new condos, apartments, and hotels that are to be built. We currently don't have the infrastructure to adequately provide for current resident needs--particularly through the hot months of summer and fall. Can the DWP really be counted on to handle all the overload?

Thank you for your consideration

Kriss Stauber
20559 Aetna Street
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case #:ENV-2016-3909-EIR - Promenade 2035

Susan Stearns <susans4re@aol.com> Mon, Jun 4, 2018 at 3:40 PM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org

Dear Ms. O'Donnell:

I am writing you to express my opposition to this proposed plan .. specifically, the 15,000 seat stadium. This 15000 seat stadium is terribly out of place for this residential area. To the west of this proposed 15,000 seat stadium is a community of 220 homeowners with the Fountain Park community, and hundreds more single family homes just to the south. These communities are residential, not hotels or apartment buildings. these are homeowners within the community and established neighborhoods, not transients.

Not only is this a disruption of the Woodland Hills community, but the increased traffic of all the cars that would be coming and going on the streets, the air pollution, the transient population, etc. Traffic on the streets is unbearable. Street racing is increasing each day and night.

Westfield has stated they have done a sound test. I would really like to see this. To my knowledge, no one at Fountain Park has been contacted. We get enough noise from the Marriott Hotel in the summer time from the music they play around the pool. We have all complained to them about this.

Please take the above into consideration and plan to move this stadium elsewhere.

Susan Stearns, Homeowner

Susan Steams, GRI
Berkshire Hathaway
California Properties
818.251.2423 direct
818.876-3100 fax
818.223.9100 main office
818.370.1624 cell
23925 Park Sorrento
Calabasas, CA 91302
BRE #00888511

Attn: Elva Nuno-O'Donnell

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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MAY 31 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Regarding Project - ENV-2016-3909-EIR

Today, the Promenade site sits largely empty. It always makes me a little sad when I drive by during the course of my day. I remember decades ago when it was thriving, but it feels like it never really kept up with the times and all that's left is that old Macy's building.

Maybe that's why I'm so excited about Promenade 2035, and its potential to reinvigorate a once vibrant landscape and bring people back to the space.

One of the things that I was most interested to learn about in the Draft Environmental Impact Report on the Promenade project was that they conducted a thorough cultural review. It was interesting to learn that the actual Macy's Building is not listed on the National Register of Historic Places or the California Register and that it has not been designated as a City of Los Angeles Historic Cultural Monument.

I appreciate that SurveyLA sees some significance in its design, but really, it feels very tired. I think the Promenade 2035 project stands the opportunity to improve the overall cultural significance of the space and so I support Promenade 2035. And I applaud them for taking steps to ensure that the Macy's building is well documented if future students wish to study it.

It's a fair and thoughtful way to move forward.

Sincerely,

Mickie Stern
4637 Park Mirasol
Calabasas, CA 91302

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Stefan Storace <stefanstorace@yahoo.com> Wed, Jul 25, 2018 at 7:58 AM
To: elva.nuno-odonnell@lacity.org

Robberies / crime is up in the Woodland Hills area since the Village opened up. Crime also goes up when subways come to the neighborhood.
We don't care about the housing shortage. Get your priorities straight, fix the freeway traffic problems first.

Don't allow Westfield or any other developers to do any more development.
Cancel the Warner Ctr 2035 plans. We don't need anymore traffic and we certainly don't need one more car on the 101 and 405 freeways.

15,000 seat arena, totally crazy. Don't add downtown to Woodland Hills.

We don't need 2 hotels, Apts, Restaurants and Art Galleries. We have enough. The only thing we need is a department store.

So.....right now we are in the midst of a heat wave...and DWP has announced a FLEX alert...

Is the electrical and water infrastructure there, or planned for all the massive building of apartments, condos, office, retail and entertainment projects in progress and being planned? Or will this further drain our resources?

Sent from my iPhone

City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Promenade 2035
ENV-2016-3909-EIR

Dear City Planning Team,

The older I get, the more I believe how you say something matters. Doing what you say you will, matters. And, telling the truth, matters. Perhaps it doesn't seem like it in our political climate today, but partnerships rely on honest brokering.

I wish to applaud City Planning on their tireless work on the Environmental Review as well as Westfield for being an honest broker and partner with my community. From the moment they announced this project, they told us their plans, and met with us to make sure that we understood in great detail, and listened to our concerns.

What I find so reassuring is that everything that Westfield told us they were planning for the site has been reviewed in great detail by the City. This is the type of relationship you want with your community partners.

In particular, I am thrilled about Promenade Square, Westfield has described this new green space as a community asset and I am excited about what this space will mean to the local community.

I support this project. I thank Westfield for their outreach and I appreciate the City for all of their hard work.

Very Sincerely,

Patricia Streeter
18331 Tarzana Dr.
Woodland Hills, CA 91356

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Diane Sukiennik <dianejs@hotmail.com> Wed, May 9, 2018 at 1:51 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

Dear Ms. Nuno-O'Donnell

I write to you in regard to the proposed Westfield project, called Promenade 2035 (ENV-2016-3909-EIR), and share my personal support.

I was able to review the Environmental Report that was put together by the City and couldn't be more excited about what this project will mean for my community, particularly the open space designed as part of the project.

I love that Promenade 2035 will be so walkable, but more than that, I love that there are places to just enjoy being outside. Promenade Square seems like a win for the community. I like the idea of an activated outdoor space, and this is well over an acre of space that will be open to the public, almost like a small-town square. That sounds exciting to me.

I can see this becoming a real gathering place, not just within the Warner Center, but for all the Valley.

Diane Sukiennik

Diane Sukiennik
23371 Mulholland Dr. #124

Woodland Hills, CA 91364

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

2035 Plan Entertainment and stadium center

3 messages

John L. Sundahl <jsundahl@pacbell.net> Tue, May 1, 2018 at 9:50 AM
Reply-To: "John L. Sundahl" <jsundahl@pacbell.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

The plan to increase the total floor space over 5 fold is bad enough. When the additional units come on line to the north on the old Aero-jet site, living in this area will be untenable. When there are events at the Stadium, the entire area will be gridlocked. Who in their right mind who lives in this area would agree to this and want it. Travel will be impossible. We have enough event stadiums in Los Angeles without this. And no one said anything about the Homeless. This is all about money and taxes

Build a freeway and monorail in the Los Angeles Riverbed. You say no MONEY.

Thank you

John
John L. Sundahl
Sundahl Consulting Services LLC
818 703 2611

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> Tue, May 1, 2018 at 10:14 AM
To: "John L. Sundahl" <jsundahl@pacbell.net>

Dear Mr. Sundahl,

Your comments regarding the Promenade 2035 DSEIR have been received. If you would like to receive future notifications regarding this Project, please provide me with your USPS mailing address and your name will be added to the Project's "Interested Parties List." At this time, we are only able to notify interested parties by USPS mail.

Sincerely,

Elva
[Quoted text hidden]
--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

---

jsundahl <jsundahl@pacbell.net> Tue, May 1, 2018 at 10:19 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>
Cc: jsundahl@pacbell.net

Sup address 22843 Erwin St, Woodland Hills, 91367 Ca

Sent from my Verizon, Samsung Galaxy smartphone
[Quoted text hidden]

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: WHHO - Warning the time for the Promenade Public Comment is running out - 7/26 is the last day!

John L. Sundahl <jsundahl@pacbell.net> Thu, Jul 19, 2018 at 5:11 PM
Reply-To: "John L. Sundahl" <jsundahl@pacbell.net>
To: "John M. Walker" <johnmwalker@earthlink.net>, "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Warner center Entertainment center ENV-20 16-3909-EIR

The
Warner Center Entertainment Center will completely change the character of the Woodland Hills area. We are already unable to handle the increased traffic and crime that has increased in this area due to "Budgetary Problems" The police are overtaxed and we are told there will be no more officers available. The roads and streets are badly in need of serious repairs. The additional traffic will only make these matters worse. There is no need for this facility in the area with the acception of our politicians who want more tax revenue.

Do not build this project as it is designed. If it must be built, put it on vacant and under-used commercial property to the north

John L. Sundahl
Sundahl Consulting Services LLC
818 703 2611

On Thursday, July 19, 2018 2:35 PM, John M. Walker <johnmwalker@earthlink.net> wrote:

WHHO - wants you to know that you have ONLY until 4PM, Thursday, July 26th to submit your comments on record about Promenade Development Project.

If you wish to have your comments or complaints go on the official record, you only have until Thursday, July 26. no later than 4:00 P.M.)

The Project IS BIG and would specifically include approximately
1,432 multi-family residential units, approximately
244,000 square feet of retail/restaurant uses, approximately
629,000 square feet of office space, approximately
572 hotel rooms, and an approximately
320,000-square-foot, and
15,000-seat Entertainment and Sports Center.

It is the last time you can respond to the Draft Supplemental Environmental Impact Report (DSEIR), which means if you or your group have any hope of correcting, changing or eliminating some aspect of

the proposed Promenade redevelopment project, you'd better hurry.

The City extended the Public Comment period and it officially ends at 4 PM on July 26. Any comments, complaints or suggested changes to the proposed plans and the Draft version of the Supplemental Environmental Impact Report must be received by the Planning Clerk before 4 P.M. that day, or they will not be considered for the final report.

This is an important step that puts specific concerns that have been expressed on the official record. This is the only way those issues can be put forth in future appeals and possibly even in legal actions.

Here is what WHHO suggests you do:

1. Read the Executive Summary for the Draft Supplemental Environmental Report (DSEIR) which you can find at the www.whho.com web page. (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).

The complete 3,000+ page Draft Supplemental EIR– including the Executive Summary and Index can all be found at the link on the WHHO website (www.whho.com). You will also find the email address for where your letter must be sent before 4 PM July 26, as well as the regular mail address. The DSEIR is filed under ENV-20 16-3909-EIR.

2. You will see a number of categories listed in the Executive Summary. Read the ones you are most interested in and then form your comments, suggestions, and criticism for each into a letter.

3. At the top of your Comments, please reference the **Environmental Case No: ENV-20 16-3909-EIR.**

4. Submit your written Comments by Thursday, July 26,2018, no later than 4:00 P.M. to the following address: (either mail or email is acceptable).

Mail:
Elva Nuno-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

Remember if you do not submit your comments they will not be part of the Administrative Records and any legal challenges may be limited to the comments submitted.

Thank you for your involvement and concerns for our community. It is through each of your efforts that our community will be a better place to live, work and play.

John M. Walker, Esq.
President, Woodland Hills Homeowners Organization (WHHO)
www.whho.com

JOHN M. WALKER, Esq.

5850 Canoga Ave.
4th Floor
Woodland Hills, CA 91367
818-719-9181

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 SEIR

maureen tamuri <mtamuri@yahoo.com> Tue, Jul 24, 2018 at 5:21 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "gmichitsch@yahoo.com" <gmichitsch@yahoo.com>, maureen tamuri <mtamuri@yahoo.com>,
"johnmwalker@earthlink.net" <johnmwalker@earthlink.net>

Dear Ms. **Elva Nuño-O'Donnell,**

Thank you for the opportunity to provide my comments to the Draft EIR for the proposed Promenade 2035 project. We are residents on Califa Street and reside within 900 feet of the proposed development. As such, the impacts to us will be significant on a number of areas as identified within the draft document. Our overall assessment is that the SEIR fails to identify and analyse the impact of noise, pedestrian movement, safety and necessary improvements associated with the over 15,000 residential units located with a 1/2 mile radius of the site, and the identified need and use of 2,390 remote parking locations identified in the traffic analysis.

As an affected party in an identifed sensitive neighborhood, we offer the following comments:

Draft SEIR IV. .J.1 Police Protection

The analysis of the project does not include any consideration of pedestrian movement within a 1/4 mile of the[reject to and from the 2,390 remote parking locations identified in the LAC traffic study.

The project should be conditioned to implement design safety measures, such as adequate pedestrian lighting, landscaping and adequate walkway widths, coupled with the provision of private security patrols and shuttle services for employees and project patrons to nd from remote parking sites relied upon in the traffic analysis.

Appendix B. Lighting technical report

The lighting analysis is flawed in that it does not consider additional off-site lighting requirements, such as new pedestrian lighting inprovements associated with pedestrian pathways to and from the development.
A revised study addressing off-site pedestrian lighting associated with safe travel to and from remote shuttle and parking locations should be conducted.

Appendix I Noise

The noise analysis looked at only two variables; traffic and construction noise. It did not consider any impacts from pedestrian travel to and from the proposed development to the 2,380 off-site parking locations discussed but not identified in Appendix M, Traffic. Arguably, hundreds if not thousands of persons walking to and from remote parking locations will generate noise, a noise generating component which was not considered as highly impactful to the residential neighborhoods surrounding the site. The study should be conducted once a plan identifying remote parking areas and shuttle stop locations is prepared.

Appendix M Traffic:

Page 4, A1. Specific Project requirements, TDM program: The analysis properly identified the need for the TDM program to address pedestrian and bicycle travel to and from the complex, but offers no analysis of the demand or area to be studied, nor any quantifiable estimates of the number of users to be accommodated.

The Project analysis is grossly flawed in that no analysis of pedestrian and bicyclist travel to and from the site is available, and should be required in order to generate a master plan of improvements comparable to that of the traffic improvements.

PAGE 5, A.2 mobility fees
Mobility plan fees are inadequate to cover off site pedestrian and bike way improvements, and should also be tied to a regional CIP inflation factor in order to adequately cover the 20 year building cycle for this project. The mobility fees should also cover future review efforts indicated under 5.B Event Management Plan

Page 7, 4.C: The analysis cites the need for up to 2,380 off site parking spaces to support the proposed development. However, there are no associated improvements to pedestrian pathways to and from those sites. Currently, sidewalks throughout the area are narrow, uneven, overgrown and lacking in safety features such as pedestrian lighting or trash receptacles. Section 5. B indicates that off site parking may require remote parking locations up to 1/4 mile from the development.

In order to accommodate safe pedestrian movement to and from remote sites, we request that the project be conditioned to identify all 2,380 off-site parking spaces and improved sidewalks from those locations to include pedestrian lighting, trash receptacles, shuttle stop locations and appropriate landscaping. Shuttle stop locations should also be identied to determine if adequate right of way exists to house both the shuttle stop, and queuing area.

Page 9, 5 H. Neighborhood impact analysis.
Bullet #4 should be corrected to read "Oxnard to the north, Burbank blvd. To the south, Shoup Blvd. to the West and Topanga Canyon to the east. This correction is necessary to describe the (our) "Rolling Road" single family residential community closest to the project site.

Thank you for your consideration of the recommended additional studies and project conditions.

Respectfully,

Maureen Tamuri, AIA, AICP
Glenn Michitsch, LEED AP
22112 Califa Street
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Joy Tangarone <joydesign@att.net> Tue, May 1, 2018 at 7:31 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Elva,

Thank you for your response.

My information to stay informed about the Promenade 2035 project is as follows:

Joy Tangarone
4201 Esteban Road
Woodland Hills, CA 91364

Sincerely,

Joy

On May 1, 2018, at 1:06 PM, Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org> wrote:

> Dear Ms. Tangarone,
>
> Your comments regarding the Promenade 2035 DSEIR have been received. If you would like to receive future notifications regarding this Project, please provide me with your USPS mailing address and your name will be added to the Project's "Interested Parties List." At this time, we are only able to notify interested parties by USPS mail.
>
> Sincerely,
>
> Elva

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Joy Boothe <joydesign@att.net> Tue, May 1, 2018 at 12:41 PM
To: elva.nuno-odonnell@lacity.org

Dear Elva,

I am responding to the draft of the EIR report for the Promenade 2035 Project in Woodland Hills.

Please note that I do not believe there is enough parking being planned for this development. Traffic congestion is already an issue in our city and 5,610 spots are not enough for this size planned development.

My view regarding the development of an 15,000 seat entertainment and sports complex is that this is not good for our community. The area
of topanga and oxnard is not well suited for something of this size. The environmental impact would be devastating to our area as traffic and crime
issues would escalate. The sound travels already when open air concerts are held on the lawn near the Marriot and this is nothing of the size in
which the city plans for the promenade are being proposed. It gets well over 100 degrees for weeks at a time during August and September so an open
air stadium I am opposed to altogether.

Any type of sports or entertainment complex should be limited in size and with a closed roof facility. My suggestion for the city to consider is to plan
two separate smaller venues. One venue could be similar to the LALive Microsoft Theater in size and which could also provide their own security for events.
The other type of sports complex would be a professional ice skating rink and all purpose sports facility where the floor could be changed out for
college basketball tournaments and other events. This sporting facility could host mixed sporting events like ice skating, boxing, martial arts, dance, gymnastics and
other family events. Traffic concerns are a huge issue as well as crime and noise pollution.

The homeless issue also needs to be addressed as well as the drug trafficking around the mall. It has gotten to the point that al the freeway ramps in this area
are having encampments and families are discouraged from enjoying the community with their children. People have had issues with public indecent exposure in the parks, on the streets. The hygiene and cleanliness of our community needs to be addressed in the planning of the Promenade. Bathroom facilities and fountains are a concern,

I do have empathy for the police officers and fire department whom serve the community as they are limited by laws that were put in place to protect the few rather than
the whole of our San fernando Valley. The Promenade 2035 plan needs to include private security and additional LAPD enforcement. Officers on foot or bicycle can be
warnings to those thinking it is ok to peddle drugs and publicly relieve themselves in our parks, streets and community. It is not good that marijuana is being smoked in
our parks and so many think they can drive under the influence as the authorities are limited in fighting this problem.

The Promenade 2035 also needs to be wise to protect our community from terrorist threats. Large scale sculptures, rocks and trees to keep any idiots whom might try
and plow down people with vehicles needs to be planned. We live in a different world now and public safety must be a top priority when planning large developments.

Thank you for your review of my concerns as a resident of this community.

Sincerely,

Joy Tangarone

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

PLEAAE READ - WESTFIELD PROMENADE PROJECT

Vivian Teasdale <vivianteasdale@gmail.com> Wed, May 2, 2018 at 11:48 AM
To: elva.nuno-odonnell@lacity.org

Best Regards,

Vivian Teasdale
818-321-2321

Scannable Document on May 2, 2018 at 11_47_24 AM.pdf
570K

Vivian Teasdale
7014 Middlesbury Ridge Circle
West Hills, CA 91307

May 2, 2018

City Planning Department
City of Los Angeles
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Westfield Promenade Project - ENV-2016-3909-EIR

Dear City Planning,

In Los Angeles, it is so tempting to want to stop all growth. Our roads are crowded, our air polluted, and we need to be better when it comes to conservation of our natural resources. I understand why it's tempting to just want to say no to every new development that comes along. I imagine that you have received letters suggesting just that in regard to many projects you review.

But to think that stopping growth and development will somehow help our current situation is counterintuitive. What would help would be to think about growth differently – to think about growth in the way that cities similar in size do. We must change our patterns. We must build homes in proximity to the things people wish to be in proximity too. We must give commuters new ways to get to and from places and all of this is possible if the public works with private investment.

I believe from all that I have read in the Promenade 2035 Draft Environmental Impact Report, this is such a project for Los Angeles. I'm excited about the addition of new apartments connected to amenities and near transit. With Promenade 2035, residents would have direct access to the Warner Center Transit hub, which allows for easy connection to downtown Los Angeles, Santa Clarita, Antelope Valley and half a dozen local Metro lines. Additionally, the project has more than 1500 bicycle parking spaces, both short-term and long-term and bicycle amenities. And, even better, this project co-locates residential, commercial and office all on the project site.

Can you imagine a Los Angeles where you can actually walk to work? It's a new model worth pursuing. Let's start by approving Promenade 2035.

Sincerely,

Vivian Teasdale

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade 2035 Development Comment - case number ENV-2016-3909-EIR

Jane Terjung <janeterjung@gmail.com> Wed, Jul 25, 2018 at 1:05 PM
To: elva.nuno-odonnell@lacity.org

I am sending this email as an official comment for the record regarding the newly proposed Westfield Development in Woodland Hills (Promenade 2015 - case number ENV-2016-3909-EIR).

I live in Topanga canyon and believe that the proposed changes in this project will have a very negative impact on traffic in Topanga canyon, causing gridlock and safety problems.

Topanga canyon only has one way in from the Westside at Pacific Coast Hwy (Topanga Cyn Blvd) and 2 ways out on the Valley side (Topanga Cyn Blvd & Old Topanga Cyn) and they are already over-loaded during rush hour. The added occupants who may very well have jobs on the Westside will only make this worse. On weekends, the newly proposed Stadium would most certainly attract drivers from the Westside, once again clogging our roads.

In addition to the traffic congestion issues, Topanga Cyn is at high risk for brushfire and it is already in current danger with drivers throwing cigarette butts and idling cars stuck in traffic igniting roadside brush.

PLEASE take this into consideration and reduce the size of this project.

sincerely,
—Jane Terjung
1639 Oak Drive
Topanga, CA 90290

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Here are my comments regarding ENV-2016-3909-EIR

Gina K. Thornburg <gtwriter5@sbcglobal.net>
Reply-To: "Gina K. Thornburg" <gtwriter5@sbcglobal.net>
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thu, Jul 26, 2018 at 3:54 PM

Dear Ms. Nuno-O-Donnell,

Attached herewith are my comments. I have also copied them into the email in both Word and PDF formats. Thank you!

Gina K. Thornburg, PhD
5146 Comercio Avenue
Woodland Hills, CA 91364
(818) 451-3977
GinaT.cfvn@gmail.com

July 26, 2018

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

RE: Comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Promenade 2035 Project, Environmental Case No: ENV-2016-3909-EIR

Dear Ms. Nuño-O'Donnell:

As a longtime resident (nearly 28 years) of the western San Fernando Valley, as a geographer, concerned citizen, mother, and scholar-activist, I respectfully submit the following comments pertaining to several areas of concern in the Draft SEIR (DSEIR) of Unibail-Rodamco-Westfield's (U-R-W) proposed Promenade 2035 Project (the Project). Thank you in advance for your consideration of these comments.

1. False Scale Relations, Population, and Environmental Justice

This DSEIR employs a few deceptive tactics to render invisible the actual environmental setting of the proposed Project. It fails to relate environmental impacts to the local geography, climate, and population demographics and instead relates the estimated environmental impacts of the Project to the region of Southern California. This false scale relation, i.e., relating the activities on 34 acres in Woodland Hills, California, in the southwest corner of the mountain-rimmed San Fernando Valley, to the 6,345-square-mile South Coast Air Basin is misleading, illogical, and deceptive (see page IV.B-2 in Chapter IV, Environmental Impact Analysis, B. Air Quality). Indeed, the DSEIR defines the "environmental setting" of the Project as this regional 6,345-square-mile area. This is nonsensical. The actual environmental setting is the southwest San Fernando Valley. The Valley does not enjoy off-shore air flows that push polluting air contaminants out to the Pacific Ocean. The Valley is also much sunnier

than coastal areas, which regularly enjoy the moderating effects of low fog, or the marine layer. Significantly for the quality of air that area residents breathe is the location of US Highway 101, which not only cuts through the middle of Woodland Hills but has also been deemed to feature the second-worst congested stretch of freeway in the United States, with drivers losing 51 hours per year in traffic delays; this stretch is the approximately 25-mile distance from Topanga Canyon Blvd. to the exit for Vignes Street in downtown LA's Chinatown (see the INRIX Global Traffic Scorecard at http://inrix.com/scorecard/). A recent study by a UCLA professor of atmospheric chemistry found that pollution from mobile sources, namely automotive traffic, travels farther from freeways than previously believed.[1] Given that the southern boundary of Warner Center is US 101, the cumulative effects of pollutants from the freeway must be considered along with the pollutants produced by the all of the projects in the construction boom in Warner Center. Not only cumulative construction-related impacts in conjunction with pollutants from US 101 but also cumulative operational air-quality impacts in conjunction with pollutants from US 101, and all major arteries and streets in and adjacent to Warner Center, must be considered in calculating the health impacts of airborne pollutants to the local residential and regular-occupying (such as employees and schoolchildren) populations. Sensitive receptors include residents and area schools, particularly Woodland Hills Academy, which is nearly adjacent to US 101. As well, current and updated measurements must be used to calculate the cumulative impacts of air pollution, not the outdated data from the 2003 Air Quality Management Plan, as cited in Chapter IV, Environmental Impact Analysis of the DSEIR.

Moreover, Woodland Hills is the hottest geographic location in the City of Los Angeles, with summertime temperatures regularly exceeding 100 degrees. The maximum temperature in July 2017 was 112°F, and thus far in July 2018, temperatures measured at the Pierce College Weather Station were at or exceeded 100°F on 13 days between and including July 6 and July 26. On July 7, the maximum temperature was 117°F.[2] The excessive heat that characterizes Woodland Hills has been omitted in the DSEIR. This is a fundamental and devastating flaw in the calculations for air-quality impacts to the local community and area. Heat and sunlight are drivers in the formation of ozone, or smog.[3] According to the Environmental Protection Agency, nitrogen oxides, or NO_x, are highly reactive gases formed from the burning of fuel. "The primary sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels".[3] "Ground-level Ozone … is formed when NOx and volatile organic compounds (VOCs) react in the presence of heat and sunlight".[3] Significantly, "[c]hildren, the elderly, people with lung diseases such as asthma, and people who work or exercise outside are susceptible to adverse effects such as damage to lung tissue and reduction in lung function. Ozone can be transported by wind currents and cause health impacts far from the original sources." Woodland Hills is characterized demographically by an average older population than the rest of the City of Los Angeles, which is significant when considering the environmental impacts of the Project.

According to the US Census Bureau, 23.2% of the population of the City of Los Angeles in 2016 was age 55 years or older. The median age for Los Angeles city is 35.6 years (see US Census Bureau, American FactFinder, 2016 American Community Survey 1-Year Estimates). In contrast, both of the ZIP codes in Woodland Hills are residence to older populations on average. In ZIP code 91364, 32.4% of the population is age 55 or older, while in ZIP codes 91367, 30.4% are. The median age for 91364 is 43.2, while the median age for 91367 is 40.9. The aging and already elderly population of Woodland Hills constitutes a class of people protected from discrimination.

According to the State of California Department of Justice,[4] Government Code section 11135, subdivision (a) states:

> No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state ….

The developer of the Project relies on the guidance of the Warner Center 2035 Specific Plan (Warner Center Plan), a municipal ordinance. As such, residents in Woodland Hills and surrounding communities should have reason to trust the Los Angeles Department of City Planning (LADCP) to do all within its authority to ensure that area residents enjoy "the benefits of a healthy environment" and that the "burdens of pollution" are not "focused on sensitive populations or on communities that already are experiencing its adverse effects" (Harris, 2012). The above-average aging and elderly population of Woodland Hills is a sensitive population that already experiences the undue burdens of stationary and mobile sources of pollution, from the numerous construction projects underway and planned and from the US 101 and all traffic that these new development projects are generating. And yet, the DSEIR has betrayed the people of Woodland Hills by failing to consider the cumulative air-quality effects of the many thousands of vehicle trips that would be generated at completion of the Project. This error of omission is environmentally unjust and discriminatory to all area residents, but particularly to the sensitive population of aging and elderly people in Woodland Hills. New analyses must be made employing current and updated measurements of the concentrations of operational pollutant emissions at full buildout of the Project, including VOC, NO_x, CO, SO_x, PM_{10} and $PM_{2.5}$, as these pollutants relate to the expected traffic generated by the Project to the Project.

The above-average concentration of people age 55 or older must be considered a sensitive-receptor population for the purposes of reevaluating this project. The localized impacts from on-site construction activities will likely be significant and unavoidable because of the loophole in Warner Center Plan Mitigation Measure AQ-1. To wit, "Warner Center Plan Mitigation Measure AQ-1 requires the use of off-road diesel-powered construction equipment greater than 50 hp to meet the Tier 4 emission standards, *where available*" (Executive Summary, page I-44; emphasis added). What if these types of trucks and other equipment are not available? Of the 15-year buildout of the Project, on how many days would such Tier-4-compliant construction equipment not be available? On which locations within the 34 acres of the Project would such non-Tier-4-compliant construction equipment not be available? In estimating the "maximum localized construction emissions for sensitive receptors" the DSEIR relies heavily on the "incorporation of Warner Center Plan Mitigation Measure AQ-1" (see Executive Summary, page 1-43). However, the loophole may result in a lack of mitigation for the "maximum construction emissions" that the DSEIR estimates "would exceed the SCAQMD-recommended localized screening threshold for NO_x in Years 2019–2021 and PM_{10} and $PM_{2.5}$ in Years 2019–2021 and 2031 primarily as a result of grading and hauling activities." This has significant implications for the lung health of all people living and working in Warner Center and adjacent neighborhoods or Census blocks.

The San Fernando Valley as a place has been rendered invisible through the scale comparison with the entire region encompassed by two administrative units: the SCAQMD and the SCAG. However, the SFV has unique conditions, particularly the fact that it is rimmed by mountains of varying heights, including the Simi Hills, the Santa Susana Mountains, the Santa Monica Mountains, and the San Gabriel Mountains. The Valley has a shape akin to a huge bowl, with a river, the Los Angeles River, and many of its tributaries, running through it. The land throughout the Valley gently slopes downward toward the river. This slope is easy to perceive from several north-south streets, from upper floors of office buildings, and from hillside communities.

2. Further Impacts on Air Quality

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Gina K. Thornburg, PhD
Geographer, writer, editor

Founder
Rally to Save the Valley

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2 attachments

Thornburg_Gina_Public Comment_ENV-2016-3909-EIR.pdf
196K

Thornburg_Gina_Public Comment_ENV-2016-3909-EIR.docx
29K

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July 26, 2018

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

RE: Comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Promenade 2035 Project, Environmental Case No: ENV-2016-3909-EIR

Dear Ms. Nuño-O'Donnell:

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Moreover, Woodland Hills is the hottest geographic location in the City of Los Angeles, with summertime temperatures regularly exceeding 100 degrees. The maximum temperature in July 2017 was 112°F, and thus far in July 2018, temperatures measured at the Pierce College Weather Station were at or exceeded 100°F on 13 days between and including July 6 and July 26. On July 7, the maximum temperature was 117°F.[2] The excessive heat that characterizes Woodland Hills has been omitted in the DSEIR. This is a fundamental and devastating flaw in the calculations for air-quality impacts to the local community and area. Heat and sunlight are drivers in the formation of ozone, or smog.[3] According to the Environmental Protection Agency, nitrogen oxides, or NO_x, are highly reactive gases formed from the burning of fuel. "The primary sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels".[3] "Ground-level Ozone … is formed when NOx and volatile organic compounds (VOCs) react in the presence of heat and sunlight".[3] Significantly, "[c]hildren, the elderly, people with lung diseases such as asthma, and people who work or exercise outside are susceptible to adverse effects such as damage to lung tissue and reduction in lung function. Ozone can be transported by wind currents and cause health impacts far from the original sources." Woodland Hills is characterized demographically by an average older population than

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According to the US Census Bureau, 23.2% of the population of the City of Los Angeles in 2016 was age 55 years or older. The median age for Los Angeles city is 35.6 years (see US Census Bureau, American FactFinder, 2016 American Community Survey 1-Year Estimates). In contrast, both of the ZIP codes in Woodland Hills are residence to older populations on average. In ZIP code 91364, 32.4% of the population is age 55 or older, while in ZIP codes 91367, 30.4% are. The median age for 91364 is 43.2, while the median age for 91367 is 40.9. The aging and already elderly population of Woodland Hills constitutes a class of people protected from discrimination.

According to the State of California Department of Justice,[4] Government Code section 11135, subdivision (a) states:

> No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state ….

The developer of the Project relies on the guidance of the Warner Center 2035 Specific Plan (Warner Center Plan), a municipal ordinance. As such, residents in Woodland Hills and surrounding communities should have reason to trust the Los Angeles Department of City Planning (LADCP) to do all within its authority to ensure that area residents enjoy "the benefits of a healthy environment" and that the "burdens of pollution" are not "focused on sensitive populations or on communities that already are experiencing its adverse effects" (Harris, 2012). The above-average aging and elderly population of Woodland Hills is a sensitive population that already experiences the undue burdens of stationary and mobile sources of pollution, from the numerous construction projects underway and planned and from the US 101 and all traffic that these new development projects are generating. And yet, the DSEIR has betrayed the people of Woodland Hills by failing to consider the cumulative air-quality effects of the many thousands of vehicle trips that would be generated at completion of the Project. This error of omission is environmentally unjust and discriminatory to all area residents, but particularly to the sensitive population of aging and elderly people in Woodland Hills. New analyses must be made employing current and updated measurements of the concentrations of operational pollutant emissions at full buildout of the Project, including VOC, NO_x, CO, SO_x, PM_{10} and $PM_{2.5}$, as these pollutants relate to the expected traffic generated by the Project to the Project.

The above-average concentration of people age 55 or older must be considered a sensitive-receptor population for the purposes of reevaluating this project. The localized impacts from on-

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site construction activities will likely be significant and unavoidable because of the loophole in Warner Center Plan Mitigation Measure AQ-1. To wit, "Warner Center Plan Mitigation Measure AQ-1 requires the use of off-road diesel-powered construction equipment greater than 50 hp to meet the Tier 4 emission standards, *where available*" (Executive Summary, page I-44; emphasis added). What if these types of trucks and other equipment are not available? Of the 15-year buildout of the Project, on how many days would such Tier-4-compliant construction equipment not be available? On which locations within the 34 acres of the Project would such non-Tier-4-compliant construction equipment not be available? In estimating the "maximum localized construction emissions for sensitive receptors" the DSEIR relies heavily on the "incorporation of Warner Center Plan Mitigation Measure AQ-1" (see Executive Summary, page 1-43). However, the loophole may result in a lack of mitigation for the "maximum construction emissions" that the DSEIR estimates "would exceed the SCAQMD-recommended localized screening threshold for NO_x in Years 2019–2021 and PM_{10} and $PM_{2.5}$ in Years 2019–2021 and 2031 primarily as a result of grading and hauling activities." This has significant implications for the lung health of all people living and working in Warner Center and adjacent neighborhoods or Census blocks.

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the rest of the City of Los Angeles, which is significant when considering the environmental impacts of the Project.

According to the US Census Bureau, 23.2% of the population of the City of Los Angeles in 2016 was age 55 years or older. The median age for Los Angeles city is 35.6 years (see US Census Bureau, American FactFinder, 2016 American Community Survey 1-Year Estimates). In contrast, both of the ZIP codes in Woodland Hills are residence to older populations on average. In ZIP code 91364, 32.4% of the population is age 55 or older, while in ZIP codes 91367, 30.4% are. The median age for 91364 is 43.2, while the median age for 91367 is 40.9. The aging and already elderly population of Woodland Hills constitutes a class of people protected from discrimination.

According to the State of California Department of Justice,[4] Government Code section 11135, subdivision (a) states:

> No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state ….

The developer of the Project relies on the guidance of the Warner Center 2035 Specific Plan (Warner Center Plan), a municipal ordinance. As such, residents in Woodland Hills and surrounding communities should have reason to trust the Los Angeles Department of City Planning (LADCP) to do all within its authority to ensure that area residents enjoy "the benefits of a healthy environment" and that the "burdens of pollution" are not "focused on sensitive populations or on communities that already are experiencing its adverse effects" (Harris, 2012). The above-average aging and elderly population of Woodland Hills is a sensitive population that already experiences the undue burdens of stationary and mobile sources of pollution, from the numerous construction projects underway and planned and from the US 101 and all traffic that these new development projects are generating. And yet, the DSEIR has betrayed the people of Woodland Hills by failing to consider the cumulative air-quality effects of the many thousands of vehicle trips that would be generated at completion of the Project. This error of omission is environmentally unjust and discriminatory to all area residents, but particularly to the sensitive population of aging and elderly people in Woodland Hills. New analyses must be made employing current and updated measurements of the concentrations of operational pollutant emissions at full buildout of the Project, including VOC, NO_x, CO, SO_x, PM_{10} and $PM_{2.5}$, as these pollutants relate to the expected traffic generated by the Project to the Project.

The above-average concentration of people age 55 or older must be considered a sensitive-receptor population for the purposes of reevaluating this project. The localized impacts from on-

[4] See Harris, K. D. (2012). *Environmental Justice at the Local and Regional Level: Legal Background.* State of California, Department of Justice. Retrieved on July 25, 2018, from https://oag.ca.gov/environment/ceqa/planning

site construction activities will likely be significant and unavoidable because of the loophole in Warner Center Plan Mitigation Measure AQ-1. To wit, "Warner Center Plan Mitigation Measure AQ-1 requires the use of off-road diesel-powered construction equipment greater than 50 hp to meet the Tier 4 emission standards, *where available*" (Executive Summary, page I-44; emphasis added). What if these types of trucks and other equipment are not available? Of the 15-year buildout of the Project, on how many days would such Tier-4-compliant construction equipment not be available? On which locations within the 34 acres of the Project would such non-Tier-4-compliant construction equipment not be available? In estimating the "maximum localized construction emissions for sensitive receptors" the DSEIR relies heavily on the "incorporation of Warner Center Plan Mitigation Measure AQ-1" (see Executive Summary, page 1-43). However, the loophole may result in a lack of mitigation for the "maximum construction emissions" that the DSEIR estimates "would exceed the SCAQMD-recommended localized screening threshold for NO_x in Years 2019–2021 and PM_{10} and $PM_{2.5}$ in Years 2019–2021 and 2031 primarily as a result of grading and hauling activities." This has significant implications for the lung health of all people living and working in Warner Center and adjacent neighborhoods or Census blocks.

The San Fernando Valley as a place has been rendered invisible through the scale comparison with the entire region encompassed by two administrative units: the SCAQMD and the SCAG. However, the SFV has unique conditions, particularly the fact that it is rimmed by mountains of varying heights, including the Simi Hills, the Santa Susana Mountains, the Santa Monica Mountains, and the San Gabriel Mountains. The Valley has a shape akin to a huge bowl, with a river, the Los Angeles River, and many of its tributaries, running through it. The land throughout the Valley gently slopes downward toward the river. This slope is easy to perceive from several north-south streets, from upper floors of office buildings, and from hillside communities.

2. Further Impacts on Air Quality

The DSEIR repeatedly states, "In the event that soil on the Project Site is not suitable for recompaction … then 1,430,000 cubic yards of export and 344,000 cubic yards of import would be required" (see pages I-42–I-43 in the Executive Summary). What attributes would make the soil unsuitable for recompaction? Would contaminants extant in the soil make it unsuitable for recompaction? Will the soil be tested for contaminants that pose risks to human health?

The DSEIR relies too heavily on the mitigating effects of as-yet-undeveloped technological advances in transportation and mobility as a crutch in predicting less-than-significant impacts on local air quality. There is no guarantee that these technological advances will occur, will be affordable, or will be used by a significant proportion of the population to effect any meaningful reductions in the worst air pollutants. The planned conversion of the Orange Line to light rail is not slated to begin until 2051. In the meantime, people will continue to largely rely on fossil-fuel-burning personal vehicles for mobility.

3. Contaminated Groundwater

According to California's Groundwater Bulletin No. 118, South Coast Hydrologic Region, the San Fernando Valley Groundwater Basin is contaminated with VOCs. Specific VOCs that have been found in this groundwater are trichloroethylene (TCE), perchloroethylene (PCE), petroleum compounds, chloroform, nitrate, sulfate, and heavy metals. The western part of the basin has been found to have elevated sulfate concentrations. The DSEIR does not specify this groundwater contamination. In light of the stated excavation to 75 feet at the Project site, the developer should disclose where the soil was tested and whether or not the groundwater itself has been tested for VOCs. As the site is being excavated, how will contaminated groundwater, if found, be remediated, handled, and/or mitigated? What happens if such water were to evaporate or its droplets to become airborne?

4. Groundwater in General

The developer should include innovative permeable surfaces as part of the Project to ensure significant recharging of the aquifer from the percolation of stormwater underneath the site.

5. Population: False Scale Comparison

On page IV.1-17 of Chapter IV, Environmental Impact Analysis, Section I, Population, Housing, and Employment, subsection 3.d.(2)(a) titled Direct Population Impacts, the impacts of the projected additional 3,714 residents generated by the project, using a household size of 2.73 persons per household in multi-family dwelling units and a 95% occupancy rate, has been deemed by the SEIR as "less than significant." However, these additional residents must be considered as part of the greater whole of the forced and planned population increase in Warner Center and Woodland Hills caused by the addition of many thousands of residential units in a short period of time.

The SEIR relates this projected population growth on a 34-acre parcel within the 1.7-square-mile Warner Center to the 503-square-mile City of Los Angeles and the entire six-county region encompassed by the purview of the Southern California Association of Governments. Placing the projected population increase caused by the Promenade 2035 project within this much larger, regional context is nonsensical and misleading.

Instead, the SEIR should have considered this projected population growth in its local context, that of Woodland Hills, where thousands of residential units built in the last 10 years have already had deleterious effects on traffic, water and electric infrastructure, air quality, noise and light pollution, and community-serving businesses, such as grocery stores, clinics, and pharmacies. Many thousands more are currently being built or planned.

The SEIR is wholly deficient in considering the cumulative effects *to the local community* of not only the additional residents at Promenade 2035 but also the many thousands of guests and employees who would be expected to frequent the site on a daily basis. The local community must be defined as Woodland Hills and the western half of the San Fernando Valley. Therefore,

the final EIR should estimate the impacts of the projected population growth as they relate to Warner Center, Woodland Hills, and the adjacent communities of Canoga Park, Winnetka, West Hills, Calabasas, and Hidden Hills, not to the City of Los Angeles or region as a whole. This new calculation must be made, since if all units envisioned in the Warner Center 2035 Specific Plan are built and occupied at a rate of 2.73 persons per household, at full buildout, the population of Woodland Hills will grow by more than approximately 82% in a short period of time over its 2008 level of 63,414.

The basis for the figure of 63,414 residents in Woodland Hills in 2008 came from the L.A. Department of City Planning estimates. If the 19,000 additional units envisioned in the Warner Center 2035 Specific Plan are built, multiplying these 19,000 units by the factor of 2.73 yields 51,870 more people living in Warner Center. Since Warner Center is part of Woodland Hills, this population increase would represent 81.79% more people living in Woodland Hills over its estimated 2008 level of 63,414.

6. Trees

Because of the important ecosystem services provided by the nearly 290 trees on the Project site, most of these trees should be prioritized for preservation. At no time should removal of trees result in any temporal net loss of trees on the site. As trees are removed, similar mature trees in boxes should be placed on the site.

The urban forest of Los Angeles is in crisis. Thousands of trees are being lost per year. U-R-W should prioritize trees beyond just replacing trees at the end of each construction phase. As current trees are removed, replacement trees in boxes should be temporarily placed on site.

7. Historical Resources

Given the context of the pending loss of the architecturally significant Sears building nearby, also to U-R-W, the historically significant Macy's building should be preserved. Its bells should be reinstalled, and it should be retrofitted to withstand earthquakes and incorporated into the Project design.

8. Housing

Given the context of the housing crisis in Los Angeles and California more broadly, U-R-W should redesign the Project to avail itself of available funding sources to include at least 20% affordable units in the residential buildings. There are funds for transit-oriented developments such as the Promenade 2035 Project. An example is Measure JJJ. Otherwise, the Project engages in exclusionary development: only wealthy people will be able to afford to live there. People of middle to low income, particularly those individuals who would be expected to work in the numerous services, food, and retail establishments that the Project purports to attract, would simply not be able to afford to live in the luxury apartments planned for this development. SCAG promotes social justice, but there is nothing socially just about the Project, as proposed. Students

from Pierce College, for example, would not be able to live there. I have spoken with several people who work at Westfield's the Village. None of them live in Woodland Hills or in the Warner Center neighborhood, because it is too expensive to do so. Whether they are in the 20s or 50s, none of these people live nearby. I argue that U-R-W and all other developers in Warner Center should practice inclusionary development, otherwise, they are engaging in de facto redlining of specific districts, keeping all but the wealthy out.

9. Open Space

The publicly accessible open space is wholly inadequate and does not serve the local community. Woodland Hills needs more open, grassy areas where children and teenagers can run and play. As well, Warner Center needs a basketball court and a community center, both of which are gratis for community members to use. PAOS that is characterized by hardscaping, planter boxes, and constricted tight walkways (such as at the Village) do not afford area residents the space in which to play games such as Frisbee or throw a ball. U-R-W, if it wants to adhere to its principles of corporate social responsibility, should gift five acres of the 34 acres to the City of Los Angeles for the purpose of creating a community-serving park. This park would have many amenities, including structures for artistic and cultural purposes, as well as open grassy areas for athletic pursuits.

10. Greenhouse Gas Emissions

The statement on page I-63 of the Executive Summary is nonsensical. If individual projects are not considered for their impacts on global climate, then why have any environmental laws at all?

11. The Sports and Entertainment Center

This is the wrong location for this massive structure, particularly given the environmental context of already-poor air quality and congested traffic.

Sincerely,

Gina K. Thornburg, PhD

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

re: Westfield Promenade Support

Tran, Jennifer <Jennifer.Tran@lewisbrisbois.com> Tue, Jun 19, 2018 at 1:58 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

As a resident and homeowner of Woodland Hills, I'm excited about Westfield's plans to overhaul the old Promenade Mall. I love everything about the project – especially the new stores, restaurants, entertainment, and sports center. It will also allow us to have more things to do in the Valley verses commuting all the way to downtown. It will truly enhance the community for the better.

I also love the many benefits it will bring – namely, thousands of new jobs. It wasn't that long ago that we were in a recession, so it's important to continue to create jobs in the Valley.

I believe it's also imperative to convey the Valley is business-friendly. Please approve the Promenade project, this will let people know the Valley welcomes smart development projects and is pro-business.

Thank you for your time and consideration.

Sincerely,

Thao Jennifer Tran

5500 Owensmouth Ave. Unit 233

Woodland Hills, CA 91367

818.430.9240

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project 2035

Laura Trickey <thetrickeys@hotmail.com> Tue, May 8, 2018 at 10:20 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

To: City of Los Angeles

Planning Department

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

From: Laura Trickey

21021 Erwin St. #315

Woodland Hills, CA 91367

Regarding Promenade 2035: ENV-2016-3909-EIR

Dear Elva Nuno-O'Donnell,

My family and I have been residents of Woodland Hills Warner Center for the past three years. The Promenade 2035 Plan is a project that includes housing, office, hotel space as well as a major entertainment element. As a neighbor, I am completely excited about the entertainment element of the project even though I had some concerns about how the additional activity in the area would affect traffic, noise, etc.

After reviewing the Environmental Report, I can say my concerns have been assuaged. I was happy to learn that they extensively studied and addressed the impacts of the Entertainment Center. Knowing that these impacts are not significant has allowed me to focus on what I do love about the project, which is just how active it feels. I LOVE the idea of having a walkable community around the corner and being able to shop and enjoy my time locally. We already walk to the Village, the Topanga Mall and surrounding areas regularly. It will be amazing to have cultural, entertainment and possibly sports activities in our own neighborhood, rather than having to drive to Downtown L.A. or to West L.A.

We have attended the community meetings that Westfield has held and they have a great team in place. I look forward to what the future holds for our community.

Thank you for your time.

Best regards.

Laura Trickey

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

zennonuc@gmail.com <zennonuc@gmail.com> Thu, Jul 26, 2018 at 3:55 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Hi!

I would just like to say, as a 15-year-old who will be growing up into this housing crisis within the area, I am in full support of this development in all its aspects.

Best Regards,

Zennon Ulyate-Crow

2018/2019 Sophomore Class President,

Palisades Charter High School.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

zennonuc@gmail.com <zennonuc@gmail.com> Thu, Jul 26, 2018 at 6:34 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

If you could send notifications to PO BOX 680, Topanga, CA, 90290, that would be fantastic.

From: Elva Nuno-O'Donnell
Sent: Thursday, July 26, 2018 6:17 PM
To: zennonuc@gmail.com
Subject: Re: ENV-2016-3909-EIR

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental case No. ENV-20 16-3909-EIR

Cindy Verloop <cindy.v@me.com> Wed, Jul 25, 2018 at 4:46 PM
To: elva.nuno-odonnell@lacity.org
Cc: Love <maurice.v@me.com>

Dear Ms. Odonnell,

My husband and I are home owners in Woodland Hills and members of the WHHO. We'd like to add our voices to the deafening choir of other home owners who absolutely OPPOSE the referenced Promenade Development Project in our back yard.

Aside from the overwhelming number of shopping malls already in our neighborhood, and those that are already being built and/or refurbished nearby - and there are many! - our biggest concern is the massive increase in car traffic this project will inevitably generate.

We both work ~20 miles east of Woodland Hills and travel on the 101 every week day. Our normal commute in both directions is already a soul-crushing ONE HOUR - each way! While there are other highways that flow into Woodland Hills from the north, the massive traffic problem that already exists in our area must be addressed! Building more apartments, shopping centers, a sports complex, etc, etc will only serve to further deteriorate our quality of life.

Two years ago, we moved from Hollywood to Woodland Hills to escape the growing traffic congestion problem in Hollywood, as greedy developers have apparently been handed free reign over that once-great neighborhood. After 20 years in Hollywood, the city became so unpleasantly crowded, we sadly had to leave. Knowing our new commute would be longer, we were happy to find a quite place in Woodland Hills to which we can escape every evening while staying close enough to our employers to continue our employment there.

As we patiently sit in heavy traffic every morning and every night, we pass by ENORMOUS buildings along the 101 that are vacant and have FOR LEASE or FOR SALE signs on them. Why not refurbish some of those buildings instead of letting them fall into disrepair, become eye-sores and attract unwelcome guests.

PLEASE stop this ridiculously oversized "development" project! In the end, it will only benefit the pocketbooks of a few who are behind the proposal. We residents DO NOT WANT THIS PROJECT IN OUR NEIGHBORHOOD!

Thank you for providing us an opportunity to submit our thoughts on this project.

With gratitude and respect,

Cindy and Maurice Verloop

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental case No. ENV-20 16-3909-EIR

Cindy Verloop <cindy.v@me.com> Thu, Jul 26, 2018 at 10:24 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Thank you, Elva.

4215 Saltillo St.
Woodland Hills, CA 91364
[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promenade 2035 Project

John Vickers <johnavickers@sbcglobal.net> Thu, Jul 26, 2018 at 10:08 AM
Reply-To: John Vickers <johnavickers@sbcglobal.net>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Re: Case # **EVN-2016-3909-EIR**

I live in West Hills, just north of Woodland Hills. I used to frequent the stores and restaurants at what is now referred to as the "Westfield Topanga" mall, (between Vanowen and Victory). I also shopped at the "old" Costco on Roscoe Blvd.

I attempted to shop at the Costco and the Video and Audio Center, newly located in "The Village at Westfield" (between Victory and Erwin), but only once. The traffic, the crowds, and the horrific parking conditions, especially upon departure, have ended my patronage of ALL stores & restaurants in the "The Village".

As it currently stands, during Christmas and "Black Friday", I am forced to avoid the "Westfield Complex" entirely because of parking, crowds, and what had become an undriveable Topanga Blvd due to gridlock and traffic congestion.

With congestion the way it currently is, how on this earth could any "objective" study support cramming 244,000 square feet of retail and restaurant space, 629,000 square feet of office space, 572 hotel rooms, and, if you can believe it, a 15,000-seat entertainment and sports center into the Promenade and adjacent area? The "upside" is it will surely depress Woodland Hills' housing values and thus "help" make home ownership more affordable. Our so-called "planning officials" are intent on making the area as hostile to homeowners and cars as they can, and seek to eliminate what little mobility we presently have to drive around that area.

Furthermore, if this abusive and foolish project goes forward, anyone subsequently attempting to commute on the 101 south, will be forced to the major parallel streets, as is the case now. There's simply not enough "band width" on the 101 to handle today's traffic (compliments of California's auto-friendly government), let alone accommodate the traffic associated with the insane Promenade 2035 project.

I intentionally live in the suburbs to avoid the typical problems associated with "cities", such as awkward accessibility, congestion, crowds, crime, homelessness, drug use, slums, etc.; but the "city planners" seem bent on jamming a mini city in what has already become a seriously congested blight to our west valley suburb. If this doesn't perfectly characterize the decline of California living conditions, nothing else will. Thank goodness I will likely be dead by 2035.

John A Vickers
23757 Burton Street
West Hills, CA 91304
johnavickers@sbcglobal.net
(H) 818-716-9019

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Purnanand D. Wagle <p_wagle@yahoo.com> Mon, Jul 23, 2018 at 11:05 AM
Reply-To: "Purnanand D. Wagle" <p_wagle@yahoo.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell:

I wanted to let you know how excited I am about the Westfield Promenade project. Revamping the Promenade property is long overdue – the site served its purpose when we were more auto-centric, but today, people want to live closer to where they live, work and enjoy recreational activities (i.e., less driving and more walking and public transportation). Let's get this project started.

sincerely,
Purnanda Wagle
22330 Victory Blvd.
Woodland Hills, CA 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Case No.: ENV-2016-3909-EIR

Pat Walker <walkerdp01@hotmail.com> Fri, May 25, 2018 at 10:24 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Elva Nuno-O'Donnell,

We would like to comment on the Promenade development. There is too much traffic and congestion in the Valley now. Builders/developers seem to have priority. A stadium in the Promenade would increase the traffic and congestion. Right now people cannot find enough parking at the Village and use the Promenade lot.

Why couldn't a park be part of the Promenade? There is so much cement that those who do live in apartments nearby could utilize a green space.

Pat & Don Walker

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Woodland Hills Homeowner

Diana Williams <arbonne.diana@gmail.com> Tue, Jun 26, 2018 at 11:10 AM
To: elva.nuno-odonnell@lacity.org
Cc: Bob Blumenfield <councilmember.blumenfield@lacity.org>, Andrew.pennington@lacity.org

Elva Nuno-O'Donnell
City Planner, Department of City Planning-City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org
Subject: Case No. ENV-2016-3909-EIR

Ms. Nuno-O'Donnell,

I submitted a letter in favor of Westfield Promenade 2035 as CEO of the West Valley-Warner Center Chamber of Commerce. This letter is sent to reflect my personal views about the project.

In my job, I come across many companies and business leaders who take an active interest in the community. Westfield is one of them. They sponsor and host events, make charitable contributions to worthy causes and have created a sense of community in the West Valley with their Topanga and Village properties.

In short, Westfield has made tremendous investments to build a better community and I am thrilled that these will continue with the revitalization of the Promenade property. It will be great to have another place to dine and shop, wander around a new public park and catch an evening performance at the entertainment and sports venue. We will finally have night life, arts and cultural events available here in the West Valley. Together with the Warner Center Plan, the Promenade project will transform the neighborhood.

As someone who grew up in a small town in Illinois, I understand the importance of community. We are so fortunate to have Westfield committed to the West Valley to make it a better place to live, work and enjoy life.

I hope the city will give Westfield Promenade strong consideration.

Sincerely,

Diana Williams
5302 Don Pio Drive
Woodland Hills, CA 91364

[Quoted text hidden]

--
Elva Nuno-O'Donnell, City Planner
Major Projects
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
(818) 374-5066
*Work Schedule: 7:00 a.m. to **4:30 p.m.** *
RDO (Every other Friday 7:30 - 4:00 p.m.)

Ilene Karpman <ikarpman@earthlink.net> Wed, Jun 27, 2018 at 11:28 AM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Elva,

Thank you so much for your personal response. It's so nice to know my letter was read by a person and not just thrown in a pile of papers. I hope my opinion will be considered. I will inform other people in my neighborhood about the deadline. Again, thank you and have a lovely day.

Ilene

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Development

Wellford Wilms <wilms@ucla.edu> Wed, Jul 25, 2018 at 12:26 PM
To: elva.nuno-odonnell@lacity.org

I am asking that the City stop the planned Westfield development before it it too late. Topanga is a fragile link between the Valley and PCH. Over the 30 years I have lived here I've witnessed the degradation of Topanga's unique environment, much of it from an overwhelming amount of traffic. This plan will only make it worse. Why Topanga was not included in the SEIR is a mystery but it will suffer if this plan goes forward.

Thank you.

Buzz Wilms
2740 Marquette Drive
Topanga, CA 90290

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Rohan Wiratunga <rohanwiratunga@gmail.com> Tue, May 8, 2018 at 12:13 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org, maria@greerdailey.com

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City of Los Angeles
Department of City Planning
Elva Nuno-O'Donnell
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: ENV-2016-3909-EIR

To Whom It May Concern:

As a longtime Valley resident I have watched my community grow over the years. In Los Angeles, it seems growth is inevitable, but how we choose to go about it is entirely up to us. That is why I have supported the Warner Center 2035 Plan. The Warner Center 2035 Plan represents an important path to successfully grow forward as a community.

It's important to me that any further growth adhere to this plan and that's why I was relieved to learn in the Draft Environmental Impact Report that the Westfield Promenade 2035 plan does just that.

I understand that growth is inevitable, but growth like this, isn't growth for growth's sake. It's progress. It's a new way to think about our shared future. I think the Promenade Plan is to be applauded for its investment in outdoor space and walkability.

I for one support this project and hope to see it approved by the City Council quickly.

Sincerely,

Rohan Wiratunga
19850 Buttonwillow Dr.
Winnetka, CA 91306

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade project - support

randy@randywittproductions.com <randy@randywittproductions.com> Thu, Jul 26, 2018 at 10:23 AM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, Andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell

City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd., Room 351

Van Nuys, CA 91401

ENV-2016-3909-EIR

Ms. Nuno-O'Donnell:

As you review the Westfield Promenade project, I hope you recognize there's widespread support for it. Westfield is one of the first developers planning a large-scale project that will be consistent with the Warner Center 2035 Plan, which requires them to develop more public open space, new streets, and activate the streets to encourage walking and reduce the need for car trips. The Plan's requirements are designed to reinvigorate our community and the best way to do that is though master planning for the future, like Promenade 2035. The only way we are going to get great projects like this to come to our neighborhood is to make it easier, not harder, for developers to invest in our community.

I understand that some people may be concerned with the Entertainment & Sports Center, but this is the best alternative. The Warner Center Plan calls for non-residential uses that create jobs, and the Entertainment & Sports Center is a great use for this area. If this was not part of the Promenade project and was swapped out for a similar square footage of office space, there would be much more traffic in the peak hour every single day (unlike the Entertainment & Sports Center, which is a non-peak hour traffic use and therefore, much less impactful to the community as a whole).

I support the Promenade project and hope you will approve it.

Randy Witt

5121 Van Nuys Blvd., #222

Sherman Oaks, CA 91403

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR (PROMENADE)

Doug Wolf <douglas.j.wolf@gmail.com> Fri, May 18, 2018 at 12:29 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Dear Ms. Nuno-O'Donnell:

My wife and I are residents in West Hills, having lived here since 1985. We enjoy the area and are very pleased with the changes that have been and are continuing to occur in the area.

Specifically, I am thrilled that Westfield continues to add to the variety of choices in the area. I am excited about the prospects of Promenade 2035. I endorsed the project early on.

With the recently released Draft Environmental Impact Report, I continue to believe that the plans appear to be carefully developed, allowing for the proper complement of development and open space. It's reassuring to know that after a thorough analysis of potential project impacts, i.e., traffic, parking, noise, air quality, and more, the identified impacts could be addressed through mitigation measures. One needs to acknowledge that any large project is bound to produce potential environmental impacts.

For the sake of future generations in the Valley, I hope that Westfield will be allowed to move forward with its Promenade project.

Very truly yours,

Douglas J. Wolf

23651 Gerrad Way

West Hills, CA 91307

Telephone (818) 347-5336

Cell Phone: (818) 438-0087

Fax (818) 888-5307

Email: Douglas.j.wolf@gmail.com

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Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade Project

Patrick Yaghoobi <pyaghoobi@amplifydevco.com> Tue, Jun 19, 2018 at 2:38 PM
To: elva.nuno-odonnell@lacity.org
Cc: councilmember.blumenfield@lacity.org, andrew.pennington@lacity.org

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Subject: ENV-2016-3909-EIR

I understand the comment period for the draft environmental impact report on Westfield Promenade was extended from 45 to 90 days. I can't say I'm surprised, but I am disappointed.

These types of extensions seem to be the norm in Los Angeles. Quite frankly, it's surprising that any development projects get built as there is endless, costly red tape to delay or halt them.

Westfield Promenade is a terrific project and a win-win for the community and the local economy.

This project deserves your support, not extensions to delay its approval. We need to eliminate barriers to smart projects like Promenade.

Thank you for your time.

Best,

--
Patrick Yaghoobi
Managing Partner

AMPLIFY
DEVELOPMENT CO.

19730 Ventura Blvd, Suite 5, Woodland Hills CA 91364
M: (818)430-3517
pyaghoobi@amplifydevco.com

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Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Enviromental Case# ENV-2016-3909-EIR

cegyokoyama <cegyokoyama@yahoo.com> Tue, Jul 17, 2018 at 10:24 PM
To: elva.nuno-odonnell@lacity.org
Cc: Neighbor-Susan Stearns <susans4re@aol.com>, Dave Yokoyama <dyoko556@yahoo.com>

Dear Ms. Nuno-O'Donnell,

I hope this email finds you well. I am writing as resident of The Fountain Park community, specifically a townhouse close to the proposed construction of the Westfield's Promenade 2035. We are the closest neighborhood community affected by this proposed construction.

I am formally writing that my neighbors and myself are against the development as proposed. From the hotels to an entertainment sports center, not only will the daily traffic be severely congested, loud events booming at all hours, and a parking nightmare, but also the amount of people at late hours walking around is unsafe in light of current local and world affairs. Having more police in the area to regulate traffic, end public disturbances, etc. will also put undue financial stress on our beloved city.

Furthermore, we believe it destroys the property value of our neighborhood by making it an unappealing place to live. We bought here as a quiet, family-friendly, walkable neighborhood, as have countless others. The Promenade 2035 will inherently change that atmosphere. I feel it will no longer be safe nor quiet for my children. We also bought here to stay for a long time, gaining property value, and safely raising our family. Besides the nuisance laws and afterhours sound violations, the damages of property value lost will be incurred if we feel we have to prematurely move because it's unsafe, loud, and unappealing to live here.

I truly hope that the developers of Promenade 2035, and thus the City of LA, Dept of City Planning hear our heartfelt plea to change their plans due to the negative impact on our great community. Thank you for your time in reading my email!

My best regards,
Cynthia Yokoyama

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Promenade

Bryan Young <byoung2@gmail.com> Tue, Jun 19, 2018 at 2:31 PM
To: elva.nuno-odonnell@lacity.org
Cc: Andrew.pennington@lacity.org, councilmember.blumenfield@lacity.org

Ms. Elva Nuno-O'Donnell
Department of City Planning
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

As you look at the merits of Westfield Promenade, I hope you will consider the fact that the project will generate thousands of jobs, keeping people employed during and long after construction.

I think this fact gets lost as people tend to complain about noise, traffic and an overall "Not in My Backyard" sentiment with any development project. Without jobs, the economy suffers as do families, neighborhoods, businesses, etc.

Notwithstanding job creation, the project will be a great addition to the Warner Center. I look forward to seeing live performances at the entertainment and sports center, dining at the new restaurants and enjoying the many new retail stores.

I hope you will give Westfield Promenade your full support.

Regards,
Bryan Young
20734 Clark St.
Woodland Hills, 91367

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR/Promenade 2035

Rick Young <rickbyoung@yahoo.com> Wed, May 23, 2018 at 4:57 PM
To: elva.nuno-odonnell@lacity.org

From: Rick Young

23106 Park Contessa

Calabasas, CA 91302

To: City of Los Angeles

Department of City Planning

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

Dear Ms. Elva Nuno-O'Donnell:

My support for the Promenade 2035 project is very simple. I support green growth in my community. As our economy continues to grow, it's not just enough to bring a project to the table. You need to bring smart green projects to the table.

By my estimation, Promenade 2035 is doing this a two distinct ways. Firstly, they are committed to building green. From my reading of the Draft Environmental Impact Report, as released by the City, that means we can expect to see green features, both expected and unexpected, like low flow fixtures and daylight harvesting (which I had to look up).

But, as important as the building, is the green in the project design itself. This isn't just an office project, or an entertainment project, or a housing project, it's so much more. Its uniqueness is in the way everything will work together and how that will relieve stress on the roadways, on air quality and on a great many things.

The Warner Center Plan envisioned this. Promenade 2035 is making it a reality.

I support Promenade 2035.

Thank you for your time.

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case No: ENV-20 16-3909-EIR

Bob Moore <bob@tekjobs.com> Tue, Jul 24, 2018 at 11:50 AM
To: elva.nuno-odonnell@lacity.org

Elva,

Robberies / crime is up in the Woodland Hills area since the Village opened up. Crime also goes up when subways come to the neighborhood.

We don't care about the so call housing shortage. Get your priorities straight, fix the freeway traffic problems first.

Don't allow Wakefield or any other developers to do any more development.

Cancel the Warner Ctr 2035 plans. We don't need anymore traffic and we certainly don't need 1 more car on the 101 and 405 freeways.

15,000 seat arena, totally crazy. Don't add downtown to Woodland Hills.

We don't need 2 hotels, Apts, Restaurants and Art Galleries. We have enough. The only thing we need is a department store.

So…..right now we are in the midst of a heat wave…and DWP has announced a FLEX alert…

Is the electrical and water infrastructure there, or planned for all the massive building of apartments, condos, office, retail and entertainment projects in progress and being planned? Or will this further drain our resources?

Bob and Joyce Yovannone

22276 Buenaventura St

Woodland Hills, CA 91364-5006

818 704 7722

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Project Letter of Support

Sarah Stockham <SarahStockham@calhomebuilders.com> Fri, Jul 27, 2018 at 3:38 PM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>
Cc: "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "Andrew.pennington@lacity.org" <Andrew.pennington@lacity.org>, Matt Modrzejewski <Matt@calhomebuilders.com>

Good Afternoon Elva,

Please see attached letter of support for the Westfield Promenade 2035 Project.

Thank you,

Sarah Stockham

Asst. Construction Coordinator

818.999.9979 Office

520.360.0770 Cell

www.calhomebuilders.com

21510 Roscoe Blvd.

Canoga Park, CA 91304

sarahstockham@calhomebuilders.com

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2 attachments

image001.png
17K

Westfield Support Letter.pdf
56K

California Home Builders

July 27, 2018

Ms. Elva Nuno-O'Donnell
City of Los Angeles
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Dear Ms. Nuno-O'Donnell:

I am writing to express my support for Westfield's Promenade 2035 Plan. I am member of the Warner Center Association, an organization comprised of property owners and businesses with the mission to create and enhance opportunities for the benefit of Warner Center.

At the core of the Warner Center 2035 Plan is the idea of "local living", which envisions a community where one can live, work and play. The Warner Center 2035 Plan takes a thoughtful approach to planned growth that balances the need for housing, jobs and services for the broader community.

The Westfield Promenade 2035 Plan complies with the Warner Center 2035 Plan and will revitalize the area by creating an exciting mixed-use development within the Downtown District. The Plan will include residences, offices, hotels, retail, public open green spaces, new streets and pedestrian paths, more dining and leisure options as well as an entertainment/sports venue.

I am proud to support the Westfield Promenade 2035 Plan and believe it will greatly enhance the area and further Warner Center's goal for "local living."

Sincerely,

Matt Modrzejewski

Vice President, Land Development
California Home Builders
21510 Roscoe Blvd.
Canoga Park, CA 91304

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Topanga town safety

Carolyn Day <carolyn@usastunts.com> Fri, Jul 27, 2018 at 3:57 PM
To: elva.nuno-odonnell@lacity.org

TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY
PO BOX 352 TOPANGA CA. 90290
www.tasc4topanga.org
Los Angeles Department of City Planning
6262 Van Nuys Blvd
Van Nuys, Ca 91401
Environmental Case NO ENV-2016-3909-EIR
Project Name Promenade 2035
Project Applicant Westfield Promenade LLC

Our organization the TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY represents over 200 residents living in Topanga Canyon in the Santa Monica Mountains. Our organization has been involved in every land use battle in Topanga since 1963.

We have had the opportunity to review the above mentioned draft SEIR with an emphasis on the traffic studies. We are concerned that the traffic impacts to our community have not been considered nor addressed. We believe the SEIR traffic study is inadequate for the following reasons:

A. Proposed Project Traffic Impacts to Topanga Canyon

The entire town of Topanga has only one primary artery — Topanga Canyon Blvd. There are no alternative routes, so every commuter, every concert/sporting event attendee, and every shopper further clogs an already over-burdened highway, making the road more congested and hazardous for residents and our children. In 2008, a traffic study showed that over 18,000 cars per day traverse our canyon road, which has only increased in recent years.

Furthermore, Topanga Canyon Blvd is the first State highway west of the 405 freeway to connect Woodland Hills with the Pacific Coast Highway. As such, the proposed project will increase traffic substantially on Topanga Canyon Blvd.

We have not seen nor has any traffic Study been done by Caltrans or the LA County Dept of Public Works.

We are requesting that a full study be done before any approvals be given.

Some primary concerns are:

Westfield's proposed expanded center will increase daily traffic by the multiples of thousands on Topanga Canyon Blvd, which is already overloaded.

-The 15,000 seat arena, in particular, will draw people from the west side, not only increasing the number of cars on the road, but likely having drivers under the influence and/or smoking who will be navigating an unfamiliar, winding road as they return home.

- Traffic violations increase in direct correlation to the number of cars on the road. Most violations in Topanga are due to driving at unsafe speeds and DUI's. Many times, wildfires and death are the result.

Increased traffic will lead to the following impacts to Topanga:

1. Increased fire risks. The threat of wildfire is so great in Topanga, and escape time so narrow, that Topanga Canyon conducts periodic fire safety meetings with LA County Fire personnel to remind residents to be vigilant in fire safety. Commuters traveling through Topanga Canyon to a stadium are most likely unaware of the extreme fire dangers that are caused by a simple cigarette butt.
2. More congestion, longer travel times.
3. Trash along Topanga Canyon Blvd, which is also hazardous to the creek and animals.
4. Increased sound. This is especially problematic at night after an event – include in the proposed Traffic study a sound test must be included.
5. Reduced air quality, as exhaust pollution gets trapped between the mountains.

6. Ingress and egress problems with County neighborhood streets flowing onto Topanga Canyon Blvd.
7. Increased risk to wildlife crossing along Topanga Canyon Blvd.

B. The SEIR is incomplete and inadequate with examples below

The SEIR completely fails to take into account the impact that the proposed project will have on Topanga. In fact, Topanga Canyon was not even mentioned as an area of study in the SEIR. This is extremely concerning for the following reasons:

1. On p. IV. K-17, the SEIR states that 47 intersections were analyzed for the proposed project. Yet none of those 47 intersections were located in Topanga Canyon, which is a glaring omission.
2. Of the 47 intersections analyzed, 4 were determined to operate at LOS E or worse, which is defined as POOR and indicates long lines of waiting traffic. One of these 4 LOS E intersections is the intersection of Topanga Canyon Blvd and Ventura Blvd. As a point of reference, virtually every vehicle that travels north on Topanga Canyon Blvd, including residents of Topanga, already must encounter that intersection at TCB and Ventura Blvds. The fact that this intersection has already been determined to have the very POOREST conditions indicates that there is an existing major problem. The proposed project will increase traffic immensely at this already problematic intersection. This is unacceptable to residents of Topanga, and must be addressed.
3. Even worse, on p. IV. K-78, the SEIR studied the 47 intersections under the category "Existing with Full Promenade (Including ESC) Plus EMP". This study determined that 2 of the 47 intersections received the absolute worst rating, which is LOS F. The definition of LOS F = FAILURE. Incredibly, both of these 2 FAILURE intersections are 2 intersections in which Topangans are directly impacted, including the intersection of TCB and Ventura Blvd.
4. Mitigation: Throughout the SEIR, there are mentions of mitigation. Yet nowhere in the SEIR does it state any specific mitigations when it comes to the problematic intersection of TCB and Ventura Blvds. There is also no mention of any impact to Topanga traffic, much less any possible mitigation.

We believe that the traffic portion of the SEIR is inadequate. We ask that you incorporate the impacts that the proposed project will have on the 8000 residents of Topanga Canyon.

Sincerely,
Roger Pugliese
Chair person
Topanga Association for a Scenic Community

Carolyn

(310) 467-4949

Stuntwoman
http://www.imdb.com/name/nm2048625/

Master Gardener
University of California, Agriculture and Natural Resources, Extension

Garden Coordinator
Topanga Community Club
https://www.facebook.com/groups/childrensorganicgarden/

TOPANGA TOWN COUNCIL

P.O. BOX 1085 ♦ TOPANGA, CA 90290 ♦ 310.455.3001 ♦ www.TopangaTownCouncil.org

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REBECCA GOLDFARB
ADVISOR

July 26, 2018

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CITY OF LOS ANGELES
JUL 31 2018
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VALLEY OFFICE

Los Angeles Department of City Planning
6262 Van Nuys Blvd
Van Nuys, Ca 91401

Environmental Case NO	ENV-2016-3909-EIR
Project Name	Promenade 2035
Project Applicant	Westfield Promenade LLC

Of the 12,000 people who live in Topanga and the thousands more who already seek out our town as visitors, are attracted by its unique, natural mountain character. We are the largest urban wild land interface in the United States. Since Topanga's earliest days, it has required major effort on the part of residents, Federal, State and County representatives, many environmental agencies and organizations to preserve and protect that natural environment to which is of benefit to not only Topangans, but those beyond its borders.

All that is now being threatened.

We have several grave concerns about the deficiencies within the proposed Westfield development Environmental Impact Report (EIR) and how it will adversely affect Topanga---the greatest of which is traffic. Specifically, the serious omission of studying the impact of traffic on Topanga Canyon Boulevard from Woodland Hills ("the Valley") to Pacific Coast Highway ("PCH") will have serious harmful consequences. The EIR for the Westfield Development inexplicably neglects to address this key transit corridor in Topanga Canyon. We draw your attention to the following facts, observations and likely occurrences:

1. The massive Westfield development will increase daily traffic on Topanga Canyon Blvd ("TCB") by many thousands of cars, especially during peak hours. In 2008, a traffic study showed that over 18,000 cars per day traverse our canyon road. Traffic has increased over the years due to past valley and westside development and from phone traffic apps redirecting commuters from congested freeway systems.
2. Countless studies have shown that traffic violations increase in direct correlation to the number of cars on the road. CHP's monthly reports to the Topanga Town Council indicate the primary collision factors are from unsafe turning (22107 VC) and unsafe speed (22350). Inevitably these infractions will increase in number putting more people in jeopardy.
3. The proposed 15,000 seat arena, in particular, will draw people to and from the west side, not only increasing the number of cars on the road, but likely introducing many drivers under the influence (alcohol and cannabis) who will be navigating an unfamiliar, winding road as they return home from valley events.
4. The more cars on the road creates a greater likelihood of a wildfire caused by the spark from a hot engine coming into contact with dry brush or cigarettes being thrown out vehicle windows. Cal Fire statistics indicate that more than 300 wildfires between 2011 and 2016 were caused by these factors. As we all know, it only takes ONE wildfire to wipe out a town.

Other important concerns of the impact to Topanga of a massive adjacent development:

1. Topangans are extremely aware of the high fire risk of living and working in the canyon and take great precautions to protect our families, businesses, homes and environment. Increased traffic congestion will only further inhibit timely emergency response, both for the evacuation of residents and businesses and the accessibility of emergency responders. People unfamiliar with Topanga and who lack an understanding of its inherent dangers can become a real threat to the safety of our community.
2. Topanga has one main artery of ingress and egress that when congested, especially during peak hours, severely inhibits residents and patrons from safely entering the boulevard. With current traffic, it frequently takes five minutes or more to access TCB from side neighborhood streets, not to mention the additional travel time.
3. The increased traffic as a result of the development, especially the 15,000-seat arena, will willfully generate harmful air and sound pollution---contradicting Los Angeles County's commitment to clean air and a healthy environment.
4. More traffic leads to more trash which then results to many hazards: a) animals eat debris and get entangled, b) trash pollutes the creek thus creating clogged drains and pollution at the beach, c) creates a toxic environment for the animals, d) defaces our state sanctioned Scenic Highway 27.
5. Topanga has no wildlife crossing like that which is being constructed over the 101 freeway. Our wildlife must traverse Topanga Canyon Boulevard as part of their natural habitat. More cars equal greater risk of injury and death.
6. We concur with Topanga Association for a Scenic Community (TASC) regarding their evaluation of the SEIR.

In conclusion, The Topanga Town Council respectfully requests the following:

- Provide a detailed traffic study that includes data on the potential and probable impact on Topanga Canyon Boulevard from Ventura Blvd to PCH.
- Eliminating or relocating the arena to reduce traffic on TCB to PCH. If this is not an option, the developers should significantly reduce the arena capacity to under 500 occupants and devise a way to block or divert traffic from using TCB as a pass-through.
- After an event, traffic should be directed to side streets using timed signals, and traffic officers should steer cars away from using TCB as a means to access PCH.
- Encouraging bus or train service to reduce the number of cars through Topanga Canyon.
- Permanently increasing the number of CHP officers to manage the traffic, potential violations, and noise levels in our canyon.

The Town Council and the entire Topanga community appreciates your attention in this matter and your help in preserving our treasured mountain lifestyle.

Respectfully submitted,

Stacy Sledge, President

Topanga Town Council

Stacy Sledge	President
Carrie Carrier	Vice President
Lindsay Zook	Secretary/Treasurer
Tam Taylor	Community Liaison

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promendade Project comments

Sandra Berube <sberube107@gmail.com> Thu, Jul 26, 2018 at 4:02 PM
To: elva.nuno-odonnell@lacity.org

1. where are the cars going to be for the 15,000 seat 'stadium' ?
   the streets are crowded as it is

2. will there be any opportunity to make revisions for the project
   re: parking and density?

3. why not have **future hearings in the Promenade Mall itself ?**
   It's largely available and there's great parking!

   A lot more Valley concerned citizens would *be able to attend* ...

I hope my comments make it in time...

Sandra Berube
Tarzana

p.s. I have attended meetings and workshops about the
plans for the Promenade ...

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Promendade Project comments

Sandra Berube <sberube107@gmail.com> Thu, Jul 26, 2018 at 10:06 PM
To: Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

thank you for your prompt reply

my mailing address:

Sandra Berube
4409 Vanalden Avenue
Tarzana CA 91356

I look forward to receiving future notifications...

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case NO ENV-2016-3909-EIR Project Name Promenade 2035

Debra Shier Grether <dshiergrether@gmail.com> Thu, Jul 26, 2018 at 9:35 PM
To: elva.nuno-odonnell@lacity.org

To Whom It May Concern,

I am writing to express my concern about the above mentioned project. As a homeowner in Topanga for the last 19 years, I have seen traffic increase substantially. The impact of the proposed project on Topanga Canyon Blvd and it's residents has not been sufficiently evaluated. The traffic on Topanga Canyon Blvd is already bumper to bumper during commute hours. Thus, a project of this size and location will further tax an already busy commute route. I strongly oppose the proposed project.

~Debra Shier Grether

To Whom it May Concern: Regarding Promenade 2035 Project

My first question is WHY? And secondly, do those who think it is wonderful live nearby?

This project would change the whole nature of the West Valley., all for the worst. We already have lines to exit the freeway that occur at any hour of the day, especially at Canoga and Topanga. Today, July 18 for example, there was a line at Canoga at 11:30AM. Our quality of life will be totally diminished due to excessive traffic and noise. The traffic has already increased greatly in the last couple years due to the many new apartments that have been built in the general area surrounding the proposed project.

A 15,000 seat stadium - NOT DESIRABLE IN THIS LOCATION !!!! It will totally clog the streets when in use. We do not need it here!

And where will the water come from? (See "On the Brink" documentary if you have not seen it).

The people housed in the area will have at least one car per family. More trouble!!

This is NOT why we live in the valley (Woodland Hills) or what we expected, or want to see happen here..

Please rethink this project!! It is not good for any of the current residents!

Sincerely,

Paula Hayes

Paula Hayes
6532 Penfield Ave
Woodland Hills, CA 91367
Paulastravel2003@yahoo.com

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JUL 31 2018
CITY PLANNING DEPT.
VALLEY OFFICE

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Comments-Corinne Ho

corinne ho <corinnemho@gmail.com> Thu, Jul 26, 2018 at 4:24 PM
To: elva.nuno-odonnell@lacity.org

Ms Nuno O'Donnell,

Please find attached my comments.
Thank you
Corinne

Promenade 2035.docx
12K

July 20, 2018

Ms. Elva NuÑo-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Re: Promenade 2035 EIR Comments,
Environmental Case No: ENV- 2016-3909-EIR

Dear Ms. NuÑo-O'Donnell,

My name is Corinne Ho. I live in Canoga Park and for identification purposes only, I am the Immediate Past President of the Canoga Park Neighborhood Council for the past five (5 years) and now a Board member. The feedback provided in this email reflect my own and is based on the many conversations I had with the Canoga Park stakeholders. These feedbacks do not reflect those of our Neighborhood Council.

The residents in Canoga Park are excited that in addition to the Westfield Topanga and the Village, we will have the Promenade 2035 that will create tremendous job opportunities in the area and I think that the idea to have newness in everything is always appealing to most.

There are however concerns with the proposed project. As anyone would predict, the number 1 concern is traffic. We know that Westfield will take measures to mitigate the traffic generated by the overall proposed project and the stadium with a 15,000 seating. It would be very helpful for the community to hear specifics about how this will be done.

The community at large has indicated that they would like to see traffic studies including the concurrent projects that are happening in the Warner Center area.

There is an anticipation that new families are going to move into the residential units. The surrounding elementary schools could not support the influx of new families. Apart from paying the building permit to LAUSD, the community would like to see a concrete plan about how to accommodate the new enrollees coming into the area.

Lastly, as indicated in Page I-115, the propose project would increase the police service population from 196,840 persons to 218,634 persons. The community would like to see a considerable increase in the number of police officers/units assigned to the Promenade 2035. There is currently one Senior Lead Officer serving the Topanga Mall, the Village and the residents within the Warner Center. The community would like to see more officers assigned to the Promenade 2035 project.

Sincerely,
Corinne Ho

Cc: Councilmember Bob Blulmenfield

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Development

c hopey <chhopey@yahoo.com> Thu, Jul 26, 2018 at 4:46 PM
Reply-To: c hopey <chhopey@yahoo.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Really not a good idea.
People sit on Topanga Canyon in the morning for an hour+ what should take10-15minutes - for their morning commute.
And longer on PCH at times. Prices a little cheaper will be for those mostly commuting to westside, downtown, BH, etc. and some to hollywood area.
Then we have the 405 in the morning, evening and whenever.
Old Topanga Can. is already compromised with Calabasas speeders.
People who can afford this will mostly be commuters.
Develop wisely - this is not wise - and developers are foreigners - not a clue about traffic - and probably don't care.
You're messing with quality of life - first in Topanga with more noise and air pollution that the mountains hold in to the canyons.
Then in the valley, I do not even continue thru the valley on Topanga Canyon anymore because of delays at certain intersection - I switch to Canoga, which has it's many issues - talk about speeding!
Cops don't catch many of them - so many!!!.
And then with PCH, ocean recreation. westside traffic.
LA Traffic is already causing people to relocate - what are you thinking with over committing all the canyons, especially Topanga, the 101, 405,10 to more commuters, let alone just living here. You will start losing industry because no one wants to live
here - oh wait - that's already happening.
Plus traffic not conducive for all vacationers the economy depends on either!

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield Development

c hopey <chhopey@yahoo.com> Thu, Jul 26, 2018 at 4:50 PM
Reply-To: c hopey <chhopey@yahoo.com>
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Resending to add my address:
Charlene Hopey
1226 Old Topanga Cyn Rd.
Topanga, CA 90290

[Quoted text hidden]

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Re: Promenade Development

Nicole jacks <nicolejacks@me.com> Thu, Jul 26, 2018 at 10:14 PM
To: elva.nuno-odonnell@lacity.org

Dear Ms. Nuno-O'Donnell,

My Name is Nicole Jacks and I live at 19700 Arundel Place Woodland Hills, CA 91364.
I am opposed to this project. It is not beneficial to this community. We do not need this overdevelopment project.
I have been a resident of Woodland Hills since December 22, 1998. The appeal of this community was its open spaces.
It is a shame and very depressing to see what is becoming of this community and we residents have little power or control.
Please do not let this happen.

Sincerely,

Nicole Jacks

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Case Number: EVN-2016-3909-EIR -- The "Warner Center 2035 / Promenade 2035" Plan

Donald Kreuzberger <kreuzon@sbcglobal.net> Mon, Aug 6, 2018 at 3:52 AM
To: "elva.nuno-odonnell@lacity.org" <elva.nuno-odonnell@lacity.org>

Ms. Elva Nuno-O'Donnell,

Just because something CAN BE DONE does NOT mean it SHOULD BE DONE. Especially when it sneaks around the Backside of responsible community growth standards. The fact that our Sacramento "representatives" have found a shady way forward to exempt themselves from responsible planning (Senate Bill 743, tacked on to the California Environmental Quality Act, doesn't mean OUR local representatives should USE IT AGAINST US.

If someone finds a diamond ring on the ground, with no one around to witness it, ought the finder pocket the jewelry as if it now belongs to him/her? We are not in grade school. Finders-keepers doesn't play in a world where some person has lost something of immense value. As a member of a community we have a minimum responsibility to behave as we would hope others would in finding OUR belongings.

If someone finds a legal loop-hole which bypasses the will of constituents, ought they use it

I am a resident living within the area certain to be negatively impacted by the proposed "Warner Center 2035 / Promenade 2035" Plan.
I was all for them moving my Costco closer to me (from Roscoe and Canoga to Victory and Owensmouth.) I've done about 90% of my food and sundry shopping with that company for over fifteen years.

July 23, 2018

Elva Nuno-O'Donnell
City Planner, Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401
elva.nuno-odonnell@lacity.org

Promenade 2035 ENV-2016-3909-EIR

Dear Ms. Nuno-O'Donnell,

I am writing to you as a Business owner and Resident of the Woodland Hills since 1976 to make clear my full support for Westfield's Promenade 2035 project.

I researched the Draft Environmental Impact Report and found no reason why this project should be delayed but plenty of reasons why it should be allowed to go forward.

I believe the Promenade 2035 project embodies many of the key elements, goals, and vision for Warner Center. From the economic benefits of construction to new employment opportunities, the project has the potential to generate thousands of jobs and new revenues for the city.

Westfield's investment will bring major improvements to the area by creating a hub for creative offices, entertainment, and leisure activities.

In addition, the Westfield project will create 1,400 new residential units, helping to meet the city's growing demand for housing.

Promenade 2035 according to what I read, goes farther than anything I've seen proposed to date to meet the spirit as well as the intent of the Warner Center Specific Plan. For these reason and more I wholeheartedly support the Promenade 2035 Plan as contained in Westfield's DEIR.

Best regards,

Paul Lawler
Business: 6351 Owensmouth Avenue Ste 104, Woodland Hills, Ca 91367
Residence: 19811 Henshaw Street, Woodland Hills, Ca 91364

RECEIVED
CITY OF LOS ANGELES
JUL 31 2018
CITY PLANNING DEPT.
VALLEY OFFICE

From: Paul Lawler <lawlerpaul@aol.com>
To: odonnell <odonnell@lacity.org>
Date: Tue, Jul 24, 2018 4:42 pm

Hello,

I have been a resident and business owner in Woodland Hills since 1976.
I am in full support of the Westfield project as presented in the EIR for Warner center
It is very comprehensive and informative.
We need this project to move forward as soon as possible.

Best Regards,
Paul Lawler

Paul Lawler Risk Management
6351 Owensmouth Suite 104
Woodland Hills, CA 91367
(818) 222-8222

Simple and to the Point!

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Westfield development

Carol Riel <calyteri@gmail.com> Thu, Jul 26, 2018 at 11:55 PM
To: elva.nuno-odonnell@lacity.org

To whom it may concern,

As a Topanga resident, I am deeply concerned about the fire evacuation concern that the Westfield development will cause. Major fires in Topanga are not a matter of if but when. Any extra traffic both in the canyon and the roadways at the base of the mountain are extremely dangerous for all needing to evacuate. If Westfield continues with this monstrosity, I for one will never step foot on their development.

Carol Riel, Topanga CA 90290

Connect Create Collaborate

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

ENV-2016-3909-EIR

Terri Starrett <tstarr06@sbcglobal.net> Thu, Jul 26, 2018 at 4:48 PM
To: elva.nuno-odonnell@lacity.org

ENV-2016-3909-EIR - OPPOSE

I would like to go on record as OPPOSING the "Promenade 2035 Project ", the massive urban village planned for

Warner Center area of Woodland hills.

The traffic congestion caused by all the influx of Residential units, office space, restaurant, hotel sports center is going to be absolutely ridiculous…and no more additional roads or freeway onramps/offramps to handle this mess….
It is already getting more and more congested with the "Village " addition on Topanga Canyon.
The Traffic Movement is already rated an "F" .

I live in Woodland hills because I don't want to live in the awful traffic congestion on the West side caused by too much
development.

Where was the Public meetings where this project was explained to the public and the public got to voice their
opposition, views or concerns ???

Terri Starrett
tstarr06@sbcglobal.net

Elva Nuno-O'Donnell <elva.nuno-odonnell@lacity.org>

Environmental Case #:ENV-2016-3909-EIR - Promenade 2035

Susan Stearns <susans4re@aol.com> Sun, Jul 29, 2018 at 4:18 PM
To: elva.nuno-odonnell@lacity.org
Cc: alison.pugash@lacity.org

Dear Ms O'Donnell:

I am writing you to express my opposition to this proposed plan ... specifically, the 15,000 seat stadium. This proposed 15,000 seat stadium is terribly out of place for this residential area. To the west of this proposed stadium are 220 homeowners in the Fountain Park community, and hundreds more just to the south. These communities are residential, not hotels or apartments. These are established homeowners within the established neighborhoods, not transients.

Not only is this a disruption of the Woodland Hills community, but the traffic of all the cars, the quality of air being destroyed by the exhaust pollution is swill be added to with the apartment buildings and hotels being planned within the space.

Westfield stated at one Woodland Hills Homeowners association eeting ey had done a sound study and had

Susan Stearns, GRI
Berkshire Hathaway
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