

CITY OF LOS ANGELES

CALIFORNIA



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July 19, 2007

CITY OF LOS ANGELES NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

<u>EAF NO.:</u>	ENV-2007-9914-MND
<u>PROJECT NAME:</u>	Westfield Fashion Square Expansion
<u>PROJECT ADDRESS:</u>	14006 RIVERSIDE DRIVE, SHERMAN OAKS, CA
<u>COMMUNITY PLAN AREA:</u>	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
<u>COUNCIL DISTRICT:</u>	Two (2) - Wendy Greuel
<u>COMMENT DUE DATE:</u>	August 20, 2007

The City of Los Angeles, Department of City Planning, as the Lead Agency, is requiring the applicant to prepare an Environmental Impact Report (EIR) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the EIR. A comprehensive project description and potential environmental effects are included below. Also included are the date, time and location of the Public Scoping Meeting (open house format), which will be held to solicit input regarding the content of the EIR.

PROPOSED PROJECT

Under previous entitlements, approximately 975,000 gross leasable square footage (GLSF) is permitted at the existing Fashion Square shopping center. A total of approximately 867,000 GLSF has been constructed to date. The proposed project entails construction of the remaining 108,000 GLSF of development previously permitted and the development of an additional 172,000 GLSF, for a total of approximately 280,000 GLSF of retail and restaurant uses. The EIR will examine the potential impacts associated with the addition of 280,000 square feet to the existing mall.

The proposed project will be located on the southerly portion of the site, primarily between the existing shopping center and the Ventura (101) Freeway. Access location on Hazeltine Avenue will not be changed. The existing access driveways along Riverside Drive would be closed in favor of a new signalized driveway. This new main driveway will be across from Matilija Drive. Access on Woodman would be restricted to right turn entry only driveway. Parking for the proposed project will be provided in both a new structure constructed as part of the development as well as rooftop parking constructed above the new mall, and surface



parking that will be reconfigured as a result of the development. The approximately 3.0 acre parcel located southwesterly of the Riverside Drive/Woodman Avenue intersection is not a part of this project

The project is proposed to be completed in one phase with two stages. The first stage would include the construction of a new 6 level parking structure, (grade level and 5 above grade levels) replacing the existing 2-level parking structure serving the existing Macy's department store. The second stage would include demolition of the southern, 3-level parking structure serving the existing shopping center and the construction of two levels of shopping mall with rooftop parking.

No substantial change or alteration will be made to the existing Bloomingdale's department store located on the northwestern corner of the site.

PROPOSED ENTITLEMENT REQUESTS

The proposed project includes discretionary requests to the City as follows:

1) Zone Change, pursuant Los Angeles Municipal Code (LAMC) Section 12.32.

A zone change is from the existing mix of (T)(Q)C2-1L, (Q)C2-1L, C2-1L, (T)(Q)PB-1L, (Q)PB-1L, and P-1L to (T)(Q)C2-1L. This request will consolidate and make consistent the zoning across the entire shopping center property and eliminate the patchwork zoning currently governing the site. The requested zone change is consistent with the existing Commercial designation of the site in the Community Plan.

2) Site Plan Review for any development project which creates, or results in, an increase of 50,000 square feet or more of non-residential floor area, pursuant to LAMC Section 16.05.

The proposed project is subject to Site Plan Review to ensure that the development is properly sited in relation to surrounding properties, traffic, circulation, sewers, other infrastructure and environmental setting, and to control or mitigate any and all impact identified in the project's environmental review process.

3) Conditional Use Permit to allow a "Major Development Project" (MDP) that exceeds the threshold of 100,000 square feet of non-residential development, pursuant to LAMC Section 12.24.U14.

The proposed project includes the addition of 280,000 square feet of commercial square footage thus subjecting it to a Conditional Use Permit for a "Major Development Project" to ensure that the development is compatible with the surrounding neighborhoods.

4) Zone Variance, pursuant to LAMC Section 12.27, for Commercial Corner developments not in conformance with the requirements established in LAMC Section 12.22.A23(a)(1).

The project request includes a zone variance from the height provisions of LAMC Section 12.22.A23(a)(1) to allow a deviation above the height limit of 45 feet to a maximum height of 75 feet.

5) **Conditional Use Permit**, pursuant to LAMC Section 12.24.W27, for Commercial Corner developments not in conformance with the requirements established in LAMC Section 12.22.A23(a)(2); LAMC Section 12.22.A23(a)(4)(i); LAMC Section 12.22.A23(a)(10)(i); and LAMC Section 12.22.A23(b)(3).

The project request includes a Conditional Use Permit for deviations from the requirements of LAMC Section 12.22.A23 (Commercial Corner) including: (1) Exceeding the allowable hours of operation (7:00am to 11:00pm) to permit uses from 5:30am to 12 midnight; (2) Relief from the requirement to provide a five foot landscaped area immediately adjacent to all street frontages; (3) Relief from the requirement to provide a minimum of fifty percent transparent windows along the first floor retail by providing approximately no glass along the Riverside Drive frontage; and (4) Relief from the restriction on tandem parking by providing tandem parking spaces.

6) **Conditional Use Permit for the on-site sale and consumption of a full line of alcoholic beverages (CUB)**, pursuant to LAMC Section 12.24.W1.

The requested CUB for on-site sale and consumption of alcohol is in conjunction with new sit-down restaurants at the existing shopping center and will be incidental to the main use of the site. The proposed retail and restaurant uses as a whole will enhance the local economy by providing jobs and compliment existing uses on the site.

7) **Shared Parking**, pursuant to LAMC Section 12.24.X20.

Prior development approvals at the shopping center (under ZA-95-0899-CUZ and CPC-94-0287-ZC) established a parking requirement for the entire site at 4.5 parking spaces per 1,000 square feet of gross leasable square footage (GLSF) which is applicable, but not limited to, retail, restaurant, and office uses. However, the project includes a request for Shared Parking to provide parking at a ratio of 4.25 parking spaces per 1,000 gross leasable square feet, providing approximately 4,875 parking spaces across the entire site.

8) **Lot line Adjustment**, pursuant to LAMC Section 17.50.B3.

The applicant may also requests the adjustment of property line within the site to conform to the ultimate configuration of the building at the shopping center.

9) **Haul Rout**, pursuant to LAMC Section 91.7006.7.

The applicant also requests a haul route for the necessary removal of soil and waste from demolition and construction.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Geology and Soils, Hydrology/Water Quality, Land Use/ Planning/ Urban Decay, Noise, Public Services, and Transportation/Traffic.

PUBLIC SCOPING MEETING DATE AND LOCATION: The Public Scoping Meeting will be held as follows:

Date: **Monday, August 6, 2007**
Time: **5:30 PM**
Location: **Marvin Braude Constituent Center
6262 Van Nuys Boulevard, First Floor Conference Room
Van Nuys, CA 91401 (see map)**

Parking is available under the building via the Sylvan Street Driveway

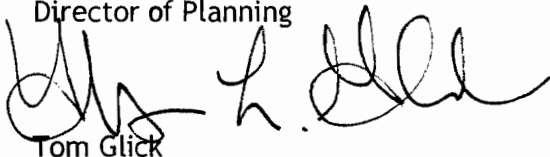
The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the EIR. The Scoping Meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the EIR. The Los Angeles Department of City Planning encourages all interested individuals and organizations to attend this meeting.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. The Environmental Review Section of the Department of City Planning welcomes all comments regarding potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **August 20, 2007**. Written and verbal comments will also be accepted at the Public Scoping Meeting described above.

Please direct your responses to:

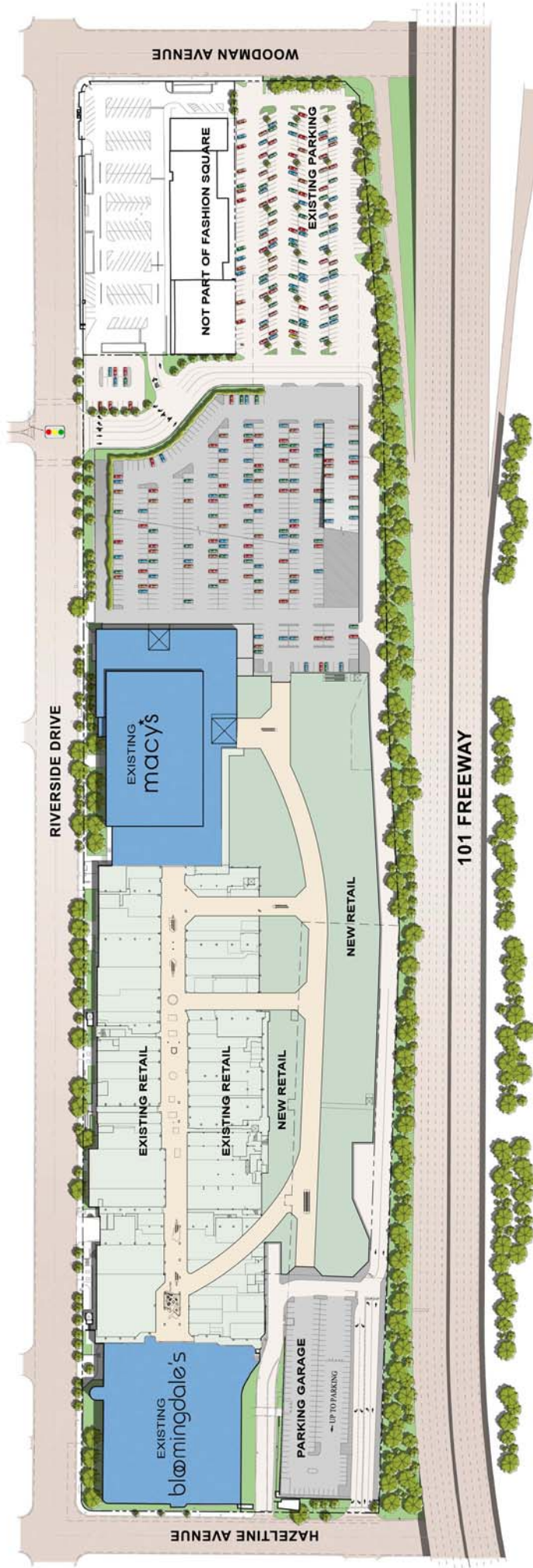
Tom Glick, City Planner
Los Angeles Department of City Planning
6262 Van Nuys Boulevard, Suite 351
Van Nuys, CA 91401
(818) 374-5062 (direct line)
(818) 375-5070 (fax)
Tom.Glick@lacity.org (email)

S. Gail Goldberg, AICP
Director of Planning



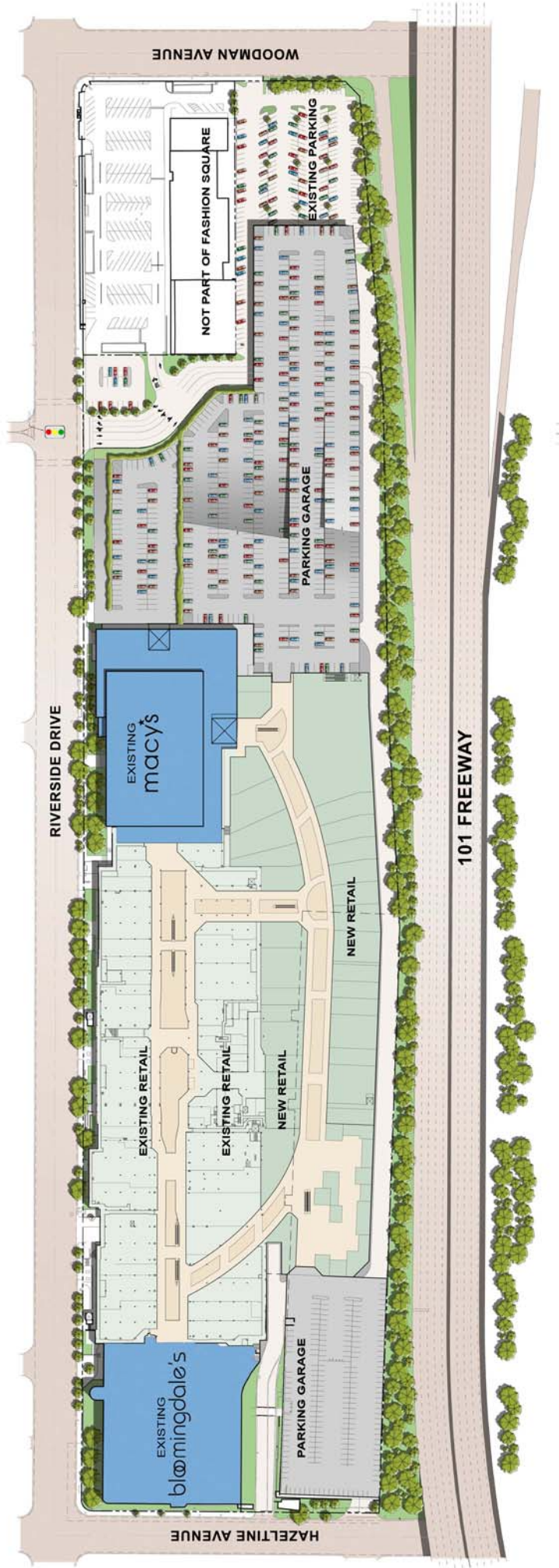
Tom Glick
City Planner, Valley Section
Community Planning Bureau
Department of City Planning

Enclosures



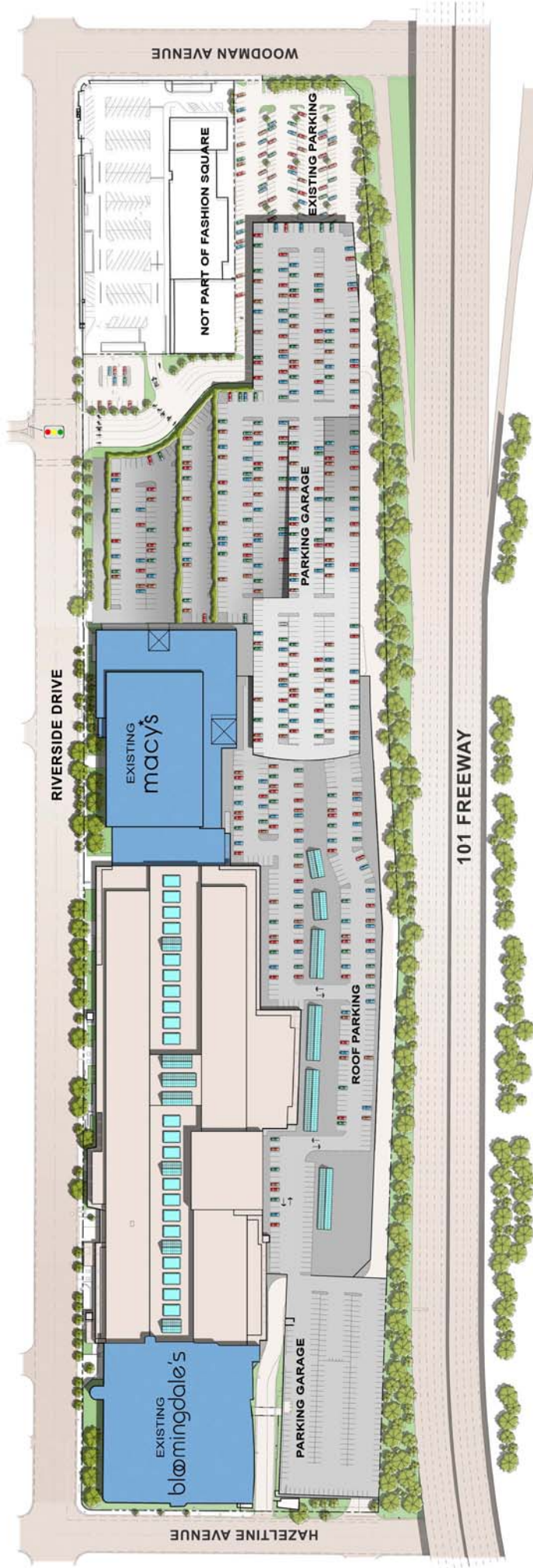
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FASHION SQUARE LEVEL 1



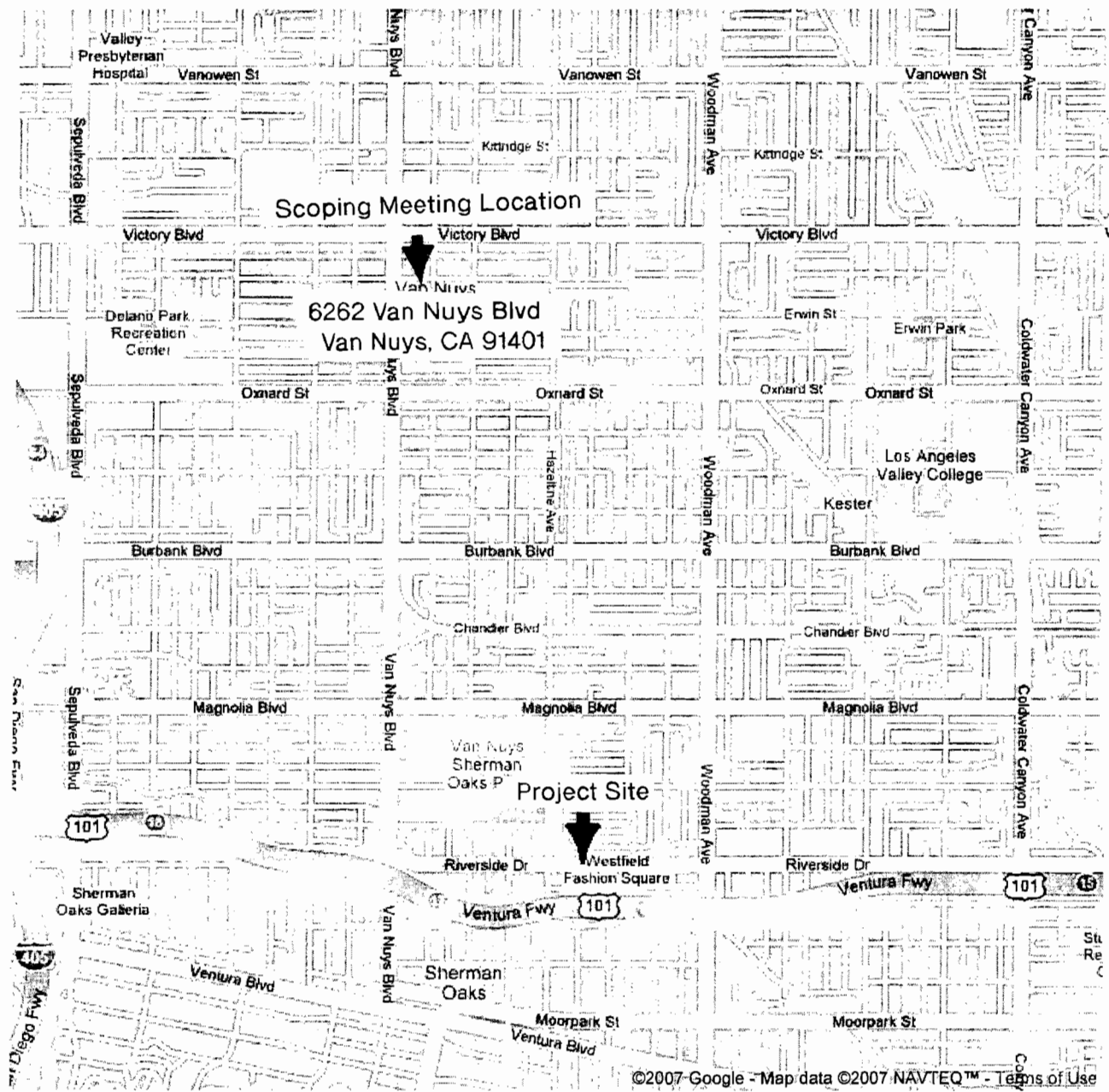
FASHION SQUARE LEVEL 2



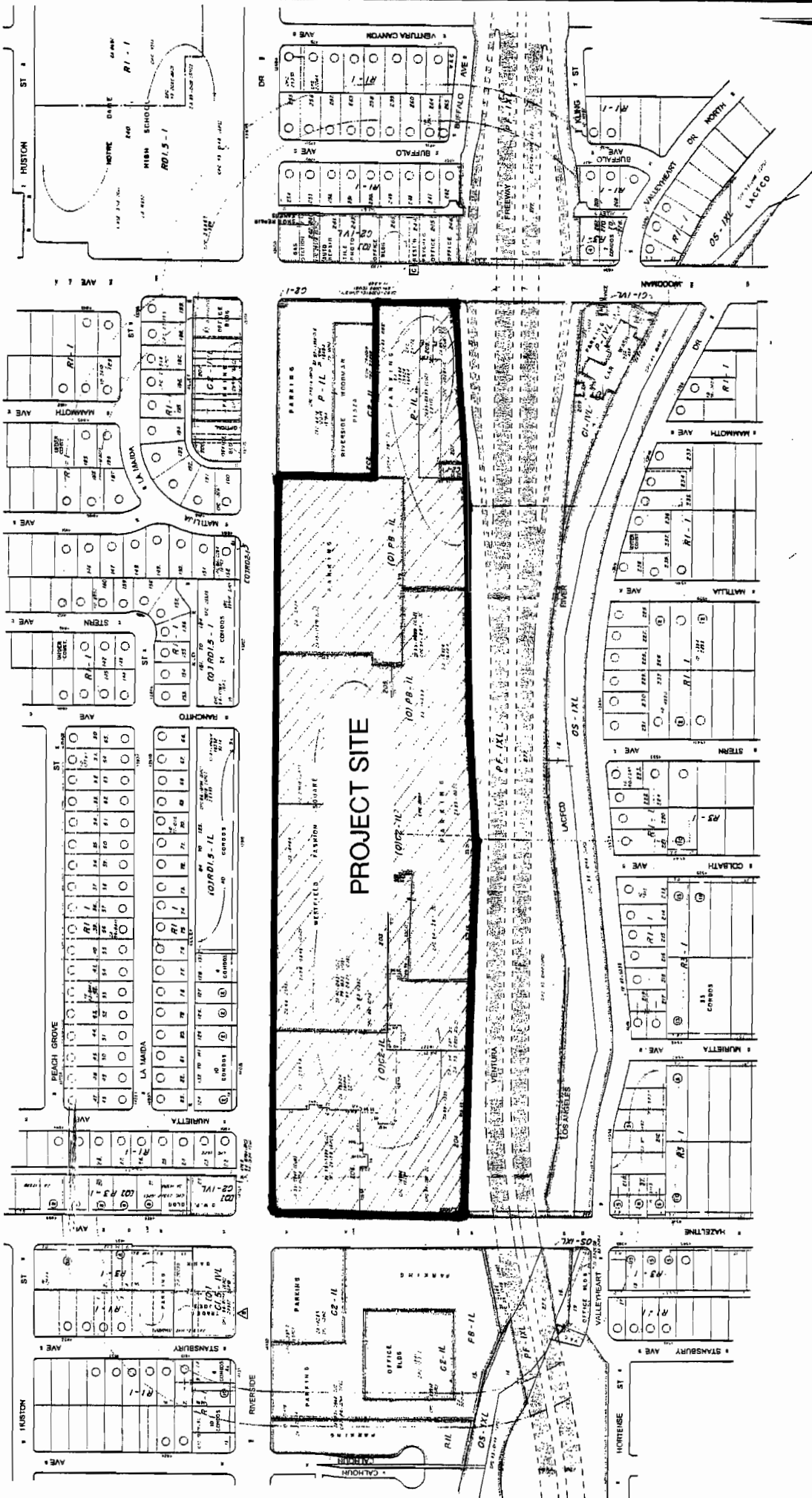


FASHION SQUARE ROOF LEVEL





Scoping Meeting Location:
Marvin Braude Constituent Services Center
1st Floor Hearing/Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401



CD. 2
 C.T. 21287.02.1246
 P.A. VAN HUY'S - NORTH SHERMAN OAKS

LEGEND
 (Q)C2-IL / C2-IL / (Q)PB-IL / P-IL TO (P)(Q)C2-IL

MAP DATE: 11-20-08
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GC MAPPING SERVICE
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 (626) 441-1090

LEGAL "REAPPLICATION"