November 9, 2016

NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: ENV-2016-3909-EIR
PROJECT NAME: Promenade 2035
PROJECT APPLICANT: Westfield Promenade LLC and Promenade Buyer LLC
PROJECT ADDRESS: 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
COMMUNITY PLANNING AREA: Canoga Park–Winnetka–Woodland Hills–West Hills
COUNCIL DISTRICT: 3—Bob Blumenfield
DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., December 12, 2016

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles’ intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. The EIR will be a Supplemental EIR to the Certified EIR prepared for the Warner Center Regional Core Comprehensive Specific Plan, now known as the Warner Center 2035 Plan (Warner Center Plan). This Supplemental EIR will be prepared by outside consultants and submitted to the Department of City Planning, Major Projects and Environmental Review Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the Supplemental EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency’s statutory responsibilities in connection with the Project. Your agency will need to use the Supplemental EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held on November 29, 2016. The Scoping Meeting will be in an open house format. THE SCOPING MEETING IS NOT THE REQUIRED PUBLIC HEARING FOR
MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the Supplemental EIR.

The environmental file for the Project is available for review at the Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during normal office hours, Monday–Friday, 8:00 A.M.–4:00 P.M. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at http://planning.lacity.org by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings.”

PROJECT LOCATION: The Project Site encompasses the existing approximately 34-acre site of the Westfield Promenade Shopping Center in the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area of the City of Los Angeles. The Project Site is generally bounded by Erwin Street to the north, Owensmouth Avenue to the east, Oxnard Street to the south, and Topanga Canyon Boulevard to the west.

PROJECT DESCRIPTION: The Project, located within the Warner Center 2035 Specific Plan (Warner Center Plan) area of the City of Los Angeles, would 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. 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, across from the existing high-rise office towers to the south.

The proposed uses would be supported by approximately 5,610 parking spaces at buildout, meeting the requirements of the Warner Center Plan. The proposed parking spaces would be distributed in both subterranean parking areas and above-grade parking. A limited number of surface parking spaces along Topanga Canyon Boulevard would also be provided.

The Project would also include approximately 2 acres of ground level, publicly accessible open space, as well as balconies, rooftop amenity decks for residents and hotel guests, and rooftop open space areas as part of the proposed office uses.

At buildout, the Project would remove approximately 641,000 square feet of existing floor area and construct approximately 3,271,000 square feet of new floor area, resulting in a net increase of approximately 2,630,000 square feet of new floor area within the Project Site. The Project would be developed in phases with buildout of the Project anticipated to be complete in 2033.

REQUESTED PERMITS/APPROVALS: The Applicant is requesting the following approvals from the City of Los Angeles:

- Project Permit Compliance for Multiple Phase Project, Master Planned Project, Entertainment Use, Signage, Shared Parking and off-site parking for the Entertainment and Sports Center during events, and Incentive uses;
- Director’s Interpretation for Entertainment Use (for Entertainment and Sports Center);
- Master Alcohol Conditional Use Permit for on-site and off-site alcohol sales;
• Three Vesting Tentative Tract Maps, including haul route and removal/relocation of protected trees and street trees;

• Parcel Map Exemption to permit lot line adjustments of existing lot lines;

• Certification of a Supplemental EIR to the Warner Center Plan EIR; and

• Other discretionary and ministerial permits and approvals that will or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and Caltrans approval.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics (Visual Quality, Views, Light/Glare, and Shading); Air Quality; Biological Resources (tree preservation); Cultural Resources (historical resources); Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services (fire protection, police protection, schools, parks, and libraries); Transportation/Traffic; Tribal Cultural Resources; and Utilities (water, wastewater, solid waste, and energy).

PUBLIC SCOPING MEETING DATE AND LOCATION: The Scoping Meeting will be held in an open house format on November 29, 2016, from 6:00 P.M. to 8:00 P.M. at the Rose Goldwater Community Center. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Supplemental Draft EIR. The Scoping Meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Supplemental Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 P.M. and 8:00 P.M. to view materials, ask questions, and provide written comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at the Scoping Meeting. Written comments may be submitted at the Scoping Meeting.

Date: November 29, 2016
Time: 6:00 P.M.–8:00 P.M. Arrive any time between 6:00 P.M.–8:00 P.M.
Location: Westfield Topanga
Rose Goldwater Community Center
21710 Vanowen Street
Canoga Park, CA 91303 (see attached map)
Northeast corner of Westfield Topanga, at the Vanowen Street and Owensmouth Avenue intersection

Free parking is available on-site to Scoping Meeting attendees. Parking is accessed from Vanowen Street and Owensmouth Avenue.

The Department of City Planning welcomes all comments regarding the environmental impacts of the Project and the issues to be addressed in the Supplemental EIR. All comments will be considered in the preparation of the Supplemental EIR. Written comments must be submitted to this office by December 12, 2016. Written comments will also be accepted at the Scoping Meeting described above.
Please direct your comments to:

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

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The scoping meeting location and its parking are wheelchair accessible. Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento es accesibles para sillas de ruedas.

Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated to, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted los pide en avanzado. Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide por escrito con un mínimo de siete (7) días en avanzado, por correo electrónico a: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento en escrito, por favor de incluir el documento que necesita ser traducido adjunto al correo electrónico. Si necesita información sobre este proceso, por favor llame a Elva Nuño-O’Donnell al número (818) 374-5066.

Vincent P. Bertoni, AICP  
Director of Planning

Elva Nuño-O’Donnell  
City of Los Angeles Department of City Planning

Attachments:  
Project Location Map  
Conceptual Site Plan  
500-Foot Radius Map  
Scoping Meeting Location Map
MEETING LOCATION:
Rose Goldwater Community Center
21710 Vanowen Street,
Canoga Park, CA 91303

Source: Google Earth, 2016.