



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The City Planning Commission will conduct a Limited Public Hearing on the Modified Project and additional request prior to making a determination on the requested actions. **Please note that your attendance at the hearing is optional.**

**Project Site:** 6100 North Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 21931 West Oxnard Street; and 6101 North Owensmouth Avenue, Woodland Hills, CA 91367

**Case No.** ZA-2016-3908-MCUP-DI-SPP-DB-1A  
ZA-2016-3908-MCUP-DI-SPP-DB  
VTT-74587-1A, VTT-74588-1A, VTT-74589-1A

**Council No** 3 - Blumenfield

**CEQA No.** ENV-2016-3909-EIR (SCH No. 2016111027)

**Related Cases:** ZA-2016-3908-MCUP-DI-SPP

**Held By:** City Planning Commission

VTT-74587, VTT-74588, VTT-74589, and  
AA-2016-3910-PMEX

**Date:** March 26, 2020

**Plan Area:** Canoga Park-Winnetka-Woodland Hills-West Hills

**Time:** After 10:00 A.M.

**Zone:** (WC) Downtown-SN

**Place:** Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**Plan Overlay:** Warner Center 2035 Specific Plan (Downtown District)  
Warner Center Sign District

**Land Use:** Regional Center Commercial

**Applicant:** Westfield Promenade LLC  
Promenade Buyer, LLC  
Larry Green

Representative: Latham and Watkins, LLP  
Cindy Starrett/Shivaun Cooney

**Staff Contact:** Elva Nuño-O'Donnell, City Planner  
6262 Van Nuys Boulevard, Room 351  
Van Nuys, CA 91401  
[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
(818) 374-5066

**Appellant#1:** Jeff Bornstein

**Appellant#2:** Christine L. Rowe

**Appellant#3:** WHHO (John M. Walker, Esq.)

**Appellant#4:** Dr. Gina K. Thornburg

**Appellant#5:** Westfield Promenade, LLC  
Promenade Buyer, LLC  
c/o Larry Green

Representative: Latham and Watkins, LLP  
Cindy Starrett/Shivaun Cooney

[cpc@lacity.org](mailto:cpc@lacity.org)

Governor's Office of Planning & Research

MAR 02 2020

STATE CLEARINGHOUSE

**PROPOSED PROJECT:**

The Project proposes the redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center Specific Plan area on a 34-acre site (after dedication) consisting of the demolition of 641,164 square feet of existing floor area for the construction of a multiple-phase, mixed-use development comprised of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion, the Project would include a total of 3,271,050 square feet of floor area, resulting in a net increase of 2,629,886 square feet of new floor area, including 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 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 retail and three- to four-story creative office, to a 28-story office tower. The Project proposes 5,610 parking spaces on-site in a combination of parking structures, subterranean parking, and limited surface parking. The Project proposes approximately 5.6 acres of ground level, publicly accessible open space, including a central green space and plaza areas. The Project includes the removal and/or relocation of eight (8) on-site protected trees and 90 street trees.

**APPEALS- A public hearing was held on April 30, 2019 for the following entitlements which were subsequently appealed:**

Appeals of the July 17, 2019, **Zoning Administrator's determination** which:

**ENV-2016-3909-EIR (Supplemental)**

1. Pursuant to Section 21082.1(c) and 21081.6 of the Public Resources Code, and CEQA Guidelines, Section 15163 and 15093, Certified and Adopted the Supplemental Environmental Impact Report to the Warner Center 2035 Specific Plan Program EIR (ENV-2016-3909-EIR), findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3909-EIR (SCH No. 2016111027);

**ZA-2016-3909-MCUP-DI-SPP**

2. Approved, pursuant to LAMC Section 12.24.W.1, a Master Alcohol Conditional Use Permit for on-site alcohol sales of a full-line of alcoholic beverages within 12 restaurants, two hotels and the Entertainment and Sports Center, four residential buildings, and two (2) off-site sales of a full line of alcoholic beverages for one (1) full-service grocery store and one (1) pharmacy/drug store;
3. Interpreted, pursuant to LAMC Section 11.5.7.H, the use of an Entertainment and Sports Center with maximum seating of 7,500 seats as a permitted use within the Warner Center 2035 Plan Downtown District; and
4. Approved, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for the Warner Center 2035 Specific Plan, for, but not limited to, a fully-enclosed, 320,050 square-foot, 7,500-seat Entertainment and Sports Center, shared parking, multiple-phase project, master planned project, incentivized uses, and signage (Master Sign Plan), and dismissed the request for off-site parking as no longer necessary due to the reduction in the Entertainment and Sports Center seating from 15,000 seats to 7,500 seats.

With additional terms and conditions. (Refer to the Letter of Determination dated July 17, 2019).

Appeals of the July 22, 2019, **Advisory Agency's determination** which:

**ENV-2016-3909-EIR (Supplemental)**

1. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Promenade 2035 Supplemental EIR No. ENV-2016-3909-EIR (SCH No. 2016111027), certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum was required for the approval of the Project.

**VTT-74587**

2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, Vesting Tentative Tract Map No. 74587 to permit the merger and re-subdivision of 10.1 acres of the Project Site into two (2) ground lots and eleven (11) airspace lots for the phased development of approximately 85,000 square feet of retail uses, 417 residential units, approximately 114,000 square feet of office space in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings, an approximately 209,000 square-foot, 272-room hotel, two levels of subterranean parking accommodating approximately 600 parking spaces; a haul route for the import of 97,000 cubic yards of soil and export of 379,000 cubic yards of soil; and the removal of 22 street trees.

**VTT-74588**

3. Approved, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, Vesting Tentative Tract Map No. 74588 to permit the merger and re-subdivision of 7.3 acres of the Project Site into nine (9) ground lots for the phased development of 646 residential units (approximately 690,000 square feet), approximately 64,000 square feet of non-residential space within work-live units, 21,000 square feet of retail, two, six-level above-grade parking structures within two residential buildings providing approximately 1,140 parking spaces; a haul route for the import of 94,000 cubic yards of soil and export of 66,000 cubic yards of soil; and the removal of 23 street trees.

## **VTT-74589**

4. Approved, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, Vesting Tentative Tract Map No. 74589 to permit the merger and re-subdivision of 15.7 acres of the Project Site into four (4) ground lots and seven (7) air space lots for the development of a fully enclosed 7,500-seat, 320,050 square-foot Entertainment and Sports Center, 515,000 square feet of office, 76,000 square feet of retail, a 300-room hotel (260,000 square feet), 369 residential units (375,000 square feet); a haul route for the import of 153,000 cubic yards of soil and export of 985,000 cubic yards of soil; and the removal of 45 street trees and eight (8) protected trees.

With additional terms and conditions. (Refer to the respective Letters of Determination dated July 22, 2019).

## **LIMITED PUBLIC HEARING:**

In response to multiple appeals filed on the Promenade 2035 Project, and in a letter dated February 20, 2020, the Applicant requested that the Director of Planning, as well as the City Planning Commission, consider a Modified Project and an additional request as identified below. A separate public hearing has not been held on the Modified Project or additional request. The City Planning Commission Meeting being held on March 26, 2020, will serve as the limited public hearing:

## **Modified Project**

The Project proposes the redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center Specific Plan area on a 34-acre site (after dedication) consisting of the demolition of 641,164 square feet of existing floor area for the construction of a multiple-phase, mixed-use development comprised of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion, the Project would include a total of 3,271,050 square feet of floor area, resulting in a net increase of 2,629,886 square feet of new floor area, including up to 1,432 multi-family residential units, of which 54 units would be set aside for Very Low Income Households, 54 would be set aside for Workforce Housing units, and 54 units would be set aside for Stakeholder Housing, approximately 244,000 ~~280,000~~ square feet of retail/restaurant uses, approximately ~~629,000~~ 731,500 square feet of office space, up to 572 hotel rooms within two hotels, and an Entertainment and Sports Center approximately ~~320,050~~ 181,550 square-feet in size with and 45,000 10,000 seats, in size. The proposed uses would be provided in several buildings throughout the Project Site that would range in varying heights from one to two-story retail and three- to four-five-story creative office, to a 28-story office tower. The Project proposes ~~6,640~~ 5,655 parking spaces on-site in a combination of parking structures, subterranean parking, and limited surface parking, and shared parking and off-site parking. The Project proposes approximately ~~5.6~~ 6.0 acres of ground level, publicly accessible open space, including a central green space and plaza areas. The Project includes the removal and/or relocation of eight (8) on-site protected trees and 90 street trees.

## **ENV-2016-3909-EIR (Supplemental)**

1. Pursuant to Section 21082.1(c) and 21081.6 of the Public Resources Code, and CEQA Guidelines, Section 15163 and 15093, Certify and Adopt the Supplemental Environmental Impact Report to the Warner Center 2035 Specific Plan Program EIR (ENV-2016-3909-EIR), findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2016-3909-EIR (SCH No. 2016111027), and Erratum dated March 2020;

## **ZA-2016-3908-MCUP-DI-SPP-DB**

2. Pursuant to Section 12.22 A 25(g)(3)(ii), of the Los Angeles Municipal Code (LAMC), a Waiver of Development Standards (Off-Menu) Affordable Housing Incentive pursuant to providing 54 Very Low Income Household Units in the Northeast A Phase (5% of 646 units proposed) and Northeast B Phase (5% of the 417 units proposed), to allow a reduction in residential building heights for a mixed-use Project with a residential component where the highest residential dwelling unit would range in height from approximately 67 to 70 feet located in the Northeast A and Northeast B Phases, in lieu of the minimum 100-feet above the adjacent grade required pursuant to Section 6.1.2.3.5(c) of the WC2035 Plan.

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*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

## **GENERAL INFORMATION**

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**AGENDAS AND REPORTS**- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Staff and Appeal Recommendation Reports are hyperlinked to the case numbers on the agenda.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

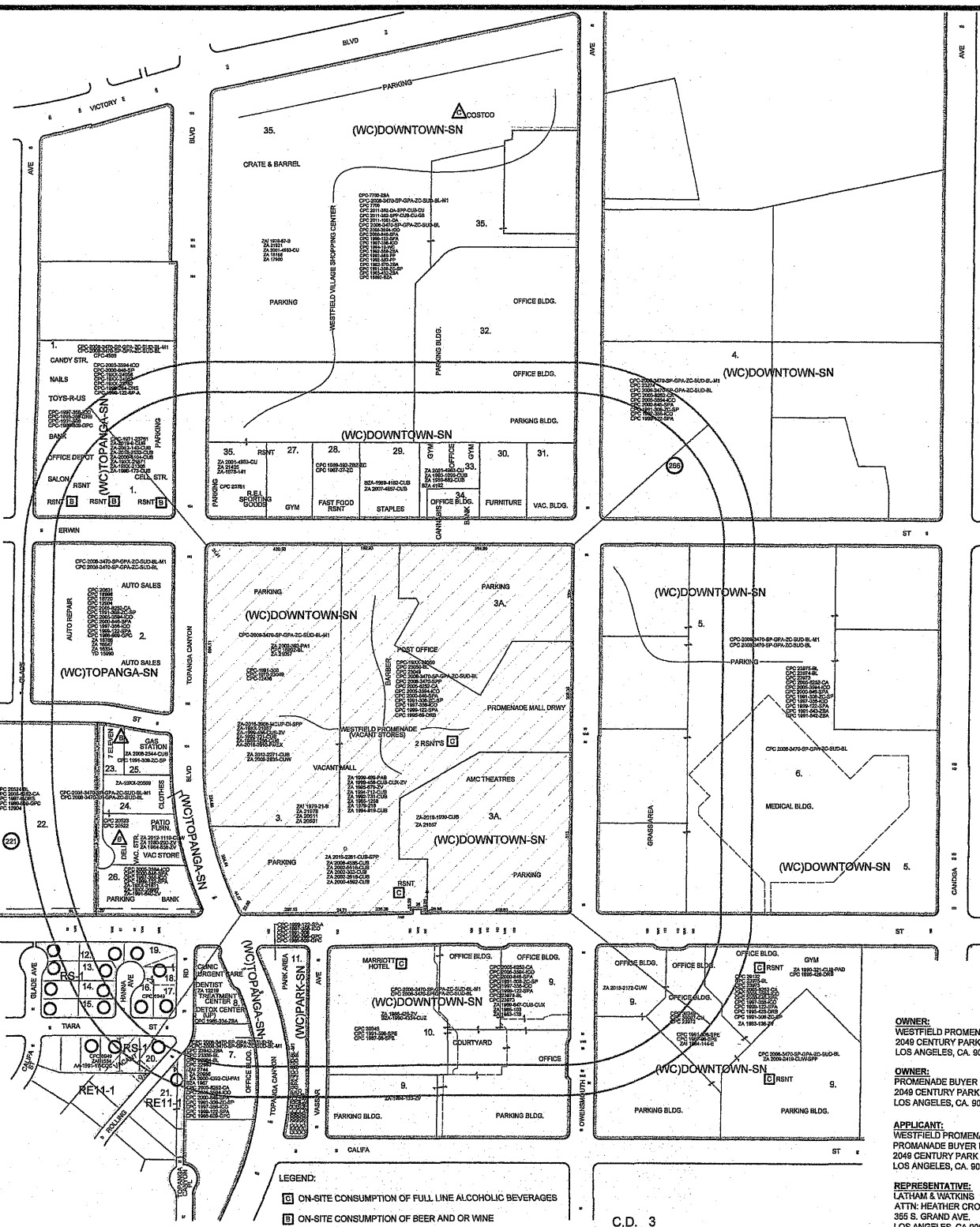
**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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 hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or 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](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, 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.





LEGAL: LOTS 2 & 4, TRACT NO. 23959,  
AND LOTS A & B, PARCEL MAP NO. 2519.

**GC MAPPING SERVICE, INC.**  
3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

VESTING TENTATIVE TRACT MAP NO. 74587  
VESTING TENTATIVE TRACT MAP NO. 74588  
VESTING TENTATIVE TRACT MAP NO. 74589  
CONDITIONAL USE - A.B.  
PROJECT PERMIT COMPLIANCE  
PROJECT PERMIT FOR SIGNAGE  
DIRECTOR'S INTERPRETATION  
FINAL E.I.R.

C.D. 3  
C.T. 1351.13  
P.A. CANOGA PARK-WINNETKA-  
WOODLAND HILLS-WEST HILLS

SITE: 6100 TOPANGA CANYON BLVD.

33.93 NET AC.

CASE NO.  
DATE: 03-26-2019  
SCALE: 1" = 200'  
USES FIELD  
D.M. 177 B 105,  
177 B 101  
T.B. PAGE: 530 GRID: A-7

OWNER:  
WESTFIELD PROMENADE LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90067

OWNER:  
PROMENADE BUYER LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90067

APPLICANT:  
WESTFIELD PROMENADE LLC &  
PROMENADE BUYER LLC  
2049 CENTURY PARK EAST  
LOS ANGELES, CA. 90067

REPRESENTATIVE:  
LATHAM & WATKINS  
ATTN: HEATHER CROSSNER  
365 S. GRAND AVE.  
LOS ANGELES, CA. 90071  
(213) 681-7742

