

# **I. Introduction**

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, the Lead Agency, must prepare a Final Supplemental EIR before approving a project. The purpose of a Final Supplemental EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Promenade 2035 Draft Supplemental EIR. Pursuant to CEQA Guidelines Section 15132, this Final Supplemental EIR includes revisions to the Draft Supplemental EIR; a list of persons, organizations, and agencies that provided comments on the Draft Supplemental EIR; and responses to comments received regarding the Draft Supplemental EIR. In addition, the Final Supplemental EIR includes a Mitigation Monitoring Program.

This Final Supplemental EIR constitutes the second part of the Supplemental EIR for the Project and is intended to be a companion to the Draft Supplemental EIR.<sup>1</sup> The Draft Supplemental EIR for the Project, which circulated for public review and comment from April 26, 2018, through July 26, 2018, constitutes the first part of the Supplemental EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 10 of the Draft Supplemental EIR).

## 1. Organization of the Final Supplemental EIR

This Final Supplemental EIR is organized into four main sections as follows:

**Section I. Introduction**—This section provides an introduction to the Final Supplemental EIR.

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<sup>1</sup> As noted in the Draft Supplemental EIR, the City certified a programmatic environmental impact report (EIR) to evaluate the potential environmental impacts of approving the Warner Center 2035 Plan (Warner Center Plan) in 2013. The Warner Center 2035 Plan EIR (Warner Center Plan EIR) evaluated the anticipated development within the Warner Center Plan area, including the anticipated development on the Project Site. However, because the Warner Center Plan EIR evaluated the Warner Center Specific Plan's impacts on a programmatic level, the Warner Center Plan EIR did not examine certain construction and operational impacts that are specific to the Project. Based on the Warner Center Plan EIR's analysis and pursuant to the conditions set forth in CEQA Guidelines sections 15162 and 15163, the City prepared the Draft Supplemental EIR to evaluate the Project-specific environmental impacts.

**Section II. Responses to Comments**—This section includes topical responses which have been prepared to address commonly raised topics by parties that commented on the Draft Supplemental EIR. In addition, this section presents a matrix of the parties that commented on the Draft Supplemental EIR and the issues that they raised. This matrix is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft Supplemental EIR. Copies of the full original comment letters are provided in Appendix FSEIR-1 of this Final Supplemental EIR.

**Section III. Revisions, Clarifications, and Corrections to the Draft Supplemental EIR**—This section provides a discussion of general corrections and revisions to the Draft Supplemental EIR as well as a list of revisions that have been made to the Draft Supplemental EIR for the Project based on comments received from the public and agencies and other items requiring revisions. In addition, this section also provides a discussion regarding the revised Appendix G Environmental Checklist questions as it relates to the analysis provided in the Draft Supplemental EIR.

These changes are minor and do not add significant new information that would affect the analysis or conclusions presented in the Draft Supplemental EIR. Section 15088.5(a) of the CEQA Guidelines specifically states:

*New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:*

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.*

- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5(b) provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As demonstrated in this Final Supplemental EIR, neither the comments submitted on the Draft Supplemental EIR, the responses to these comments, nor the corrections and additions presented in Section II of this Final Supplemental EIR, constitute new significant information warranting recirculation of the Draft Supplemental EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft Supplemental EIR is comprehensive and has been prepared in accordance with CEQA.

**Section IV. Mitigation Monitoring Program (MMP)**—This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic and identifies for each of the features and measures, the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

This Final Supplemental EIR also includes the following appendices:

- **Appendix FSEIR-1. Draft Supplemental EIR Comment Letters**—This appendix to the Final Supplemental EIR includes copies of all written comments received on the Draft Supplemental EIR.
- **Appendix FSEIR-2. Year 2016 Traffic Volume Data Comparison**
- **Appendix FSEIR-3. Street Segment Analysis Figure and Table**
- **Appendix FSEIR-4. Department of City Planning Response to Councilman Blumenfield**
- **Appendix FSEIR-5. Health Risk Assessment**
- **Appendix FSEIR-6. Indicators of Demand for the Promenade 2035 Project’s Proposed 15,000-Seat Entertainment and Sports Center**
- **Appendix FSEIR-7. Discussion of Modifications to Appendix G of the CEQA Guidelines**

As discussed in Section III, Revisions, Clarifications, and Corrections to the Draft Supplemental EIR, of this Final Supplemental EIR, the following revised Draft Supplemental EIR appendices are included in this Final Supplemental EIR:

- **Revised Appendix D.3 Air Quality Worksheets and Modeling Output Files**
- **Revised Appendix I.1 Noise Calculations: Methodology and Worksheets**
- **Revised Appendix K. Employee Estimate for the Entertainment and Sports Center**
- **Added Appendix I.4 Supplemental Off-Site (Traffic) Noise Analysis**
- **Added Appendix M.7 Additional Late-Night Operational Measures to the Event Management Plan**
- **Added Appendix U. Public Health Impacts**

## **2. Public Review Process**

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft Supplemental EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on November 9, 2016, for a 30-day review period. In addition, a public scoping meeting was conducted on November 29, 2016. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft Supplemental EIR.

Consistent with the requirements of Sections 15087 and 15105 of the CEQA Guidelines, the Draft Supplemental EIR was submitted to the State Clearinghouse, Office of Planning and Research and was circulated for public review commencing on April 26, 2018. The Draft Supplemental EIR was also made available for review on the City's website, at the Department of City Planning and at four public libraries. While CEQA requires a 45-day public comment period, the comment period for the Project was extended by 45 days to July 26, 2018, for a total review period of 92 days. Following the Draft Supplemental EIR public comment period, this Final Supplemental EIR has been prepared and includes responses to the comments raised regarding the Draft Supplemental EIR.

### 3. Overview of the Project

#### a. Existing Uses

The Project Site is a 34-acre site currently occupied by the 634,142-square-foot, Shopping Center building. The Shopping Center building is centered on the Project Site and is largely surrounded by surface parking areas on all sides with frontage along Erwin Street, Owensmouth Avenue, Oxnard Street, and Topanga Canyon Boulevard. A stand-alone one-story restaurant building currently occupied by P.F. Chang's and comprising 7,022 square feet, is also located on the Project Site just south of the Shopping Center building. The uses within the Project Site together comprise 641,164 square feet. The existing low rise buildings range in height from 25 feet to up to 50 feet. In total, 2,530 surface parking spaces are located on-site.

#### b. Proposed Uses

The Project would remove the existing buildings and surface parking in order to construct a new multiple-phased, mixed-use development consisting of residential, retail/restaurant, office, hotel and entertainment uses within the Warner Center 2035 Specific Plan area of the City of Los Angeles. 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. A limited number of surface parking spaces would be provided along Topanga Canyon Boulevard specifically for valet use.

The Project would also include approximately 5.6 acres of ground level, publicly accessible open space, including a central green area called "Promenade Square" and a number of plaza areas connecting the various uses. In addition, the Project would provide

private residential balconies, rooftop amenity decks for residents and hotel guests, and rooftop open space areas as part of the proposed creative office uses.<sup>2</sup>

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. The Project would be developed in multiple phases (seven subphases) with buildout of the Project anticipated to be completed in 2033.

### c. Necessary Approvals

The City of Los Angeles has the principal responsibility for approving the Project as the lead agency. Approvals required for development of the Project include, but are not limited to, the following:

- Certification of a Supplemental EIR to the Warner Center Plan EIR;
- 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;<sup>3</sup>
- Director's Interpretation for requested size of 15,000-seat 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; and
- Parcel Map Exemption to permit lot line adjustments of existing lot lines.

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<sup>2</sup> *In a phone conversation with Johnson and Fain, the Project architect, the following definition was provided: Creative office spaces are characterized by large floor plates with high ceilings, and open floor plan layout that is conducive to collaboration. Typically, but not necessarily, the spaces will have exposed building systems like air conditioning ducts, and materials that are of industrial vintage, such as polished concrete floors, exposes trusses, brick walls, and light finishes. The indoor/outdoor relationship is also often a key feature, as these kind of office spaces are typically designed to have access to outdoor places where informal business meetings, and collaboration can take place.*

<sup>3</sup> *Incentive uses include: (1) a grocery store that has at least 7,500 square feet of floor area and is located within a mixed-use building or structure; and (2) five or more Local-Service Retail business, all of which are located on the first floor.*

In addition to the specific necessary actions listed above, other discretionary and ministerial permits and approvals may be or will be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and Caltrans approval.

## **4. Areas of Concern**

Based on the comment letters received regarding the Draft Supplemental EIR, which are included in Appendix FSEIR-1 of this Final Supplemental EIR, issues known to be of concern include, but are not limited to: project description, air quality, land use consistency; noise; population, housing, and employment; public services (including police protection and schools); traffic, access, and parking; and development of the Entertainment and Sports Center. Comments were also provided regarding other environmental topics addressed in the Draft Supplemental EIR.