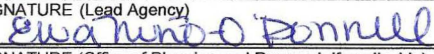


NOTICE OF
DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 6262 Van Nuys Boulevard, Room 351 Van Nuys, CA 91401		COUNCIL DISTRICT 3 - Blumenfield
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Promenade 2035	CASE NO. ZA-2016-3908-MCUP-DI-SPP-DB-1A; ENV-2016-3909-EIR; VTT-74587-1A; VTT-74588-1A; VTT-74589-1A	
PROJECT APPLICANT Westfield Promenade LLC, Promenade Buyer LLC		
PROJECT DESCRIPTION AND LOCATION The Project Site is 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. The Project proposes the redevelopment of the 34-acre existing Westfield Promenade Shopping Center site with a new multiple-phase, mixed-use development consisting of 1,432 multi-family residential units, approximately 280,000 square feet of retail/restaurant uses, approximately 731,500 square feet of office space, up to 572 hotel rooms, and a 181,550 square-foot, 10,000-seat Entertainment and Sports Center, 5,655 on-site parking spaces, and approximately 6 acres of ground-level publicly accessible open space. 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. The Project also proposes incentivized uses under the Warner Center 2035 Specific Plan, shared parking and a Master Sign Program. The City-approved entitlements for the Project include: <ul style="list-style-type: none"> • A Director's Interpretation that the definition of "Entertainment Uses" within the Warner Center 2035 Plan includes the use, maintenance and operation of an Entertainment and Sports Center with up to 10,000 seats, or similar uses. • A Project Permit Compliance Review with the Warner Center 2035 Specific Plan for the redevelopment of the 34-acre existing Westfield Promenade site, consistent with the Project description provided above. • A Master Conditional Use authorizing the following: 1) a full-line of alcoholic beverages for on-site sale and consumption for 12 restaurants; 2) a full-line of alcoholic beverages for on-site sale and consumption for two hotels in connection with: in-hotel restaurants, bar areas, banquet facilities, room and pool-side service, and controlled access cabinets at each hotel guest room; 3) a full-line of alcoholic beverages for on-site consumption within four residential buildings in connection with private indoor and outdoor lounge areas, pool areas, dining rooms, and other amenities; 4) a full-line of alcoholic beverages for the Entertainment and Sports Center; and 5) a full-line of alcoholic beverages for off-site sale for one grocery store and one pharmacy/drug store. • A Waiver of Development Standard (Off-Menu) Affordable Housing Incentive for the Northeast and Northwest Phases to allow a reduction in minimum residential building heights in connection with the provision of 5% Very Low-Income household units. • Vesting Tentative Tract Map No. 74587 for the merger and resubdivision of 10.1 acres (after dedication) into two ground lots and eleven air space lots, a haul route, and the removal of 22 street trees. • Vesting Tentative Tract Map No. 74588 for the merger and resubdivision of 7.3 acres (after dedication) into nine ground lots, a haul route, and the removal of 23 street trees. • Vesting Tentative Tract Map No. 74589 for the merger and resubdivision of 15.7 acres (after dedication) into four ground lots and seven air space lots, a haul route, and the removal of 45 street trees and 8 protected trees. 		
CONTACT PERSON Elva Nuño-O'Donnell, City Planner	STATE CLEARING HOUSE NUMBER SCH No. 2016111027	TELEPHONE NUMBER (818) 374-5066
This is to advise that on August 4, 2020 , on appeals of the cases listed above, the City Planning Commission issued its decision that approved the entitlements as described above; certified the Promenade 2035 Project Supplemental Environmental Impact Report (ENV-2016-3909-EIR); adopted a Statement of Overriding Considerations; and adopted a Mitigation Monitoring Program; and found no subsequent EIR, negative declaration, or addendum was required for approval of the Project.		
SIGNIFICANT EFFECT	<input checked="" type="checkbox"/> Project will have a significant effect on the environment. <input type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input checked="" type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION August 4, 2020
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)		* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012