



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 1, 2022

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3637*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-575-EIR
<b>PROJECT NAME:</b>	Panorama City Center
<b>PROJECT APPLICANT:</b>	Primestor CFIC/CG, LLC
<b>PROJECT ADDRESS:</b>	8309, 8333, 8339, 8353, 8363, 8389, 8401, 8403, 8405, 8409, 8415, 8419, 8425, 8431, 8433, 8435, 8437, N. Van Nuys Boulevard: 14520, 14550, 14610, 14612, 14614, 14616, 14634, W. Chase Street: 14525, 14601, 14641, 14645 W. Roscoe Boulevard: and 8444 N. Tobias Avenue, Panorama City, Los Angeles, CA 91402
<b>COMMUNITY PLAN AREA:</b>	Mission Hills – Panorama City – North Hills
<b>COUNCIL DISTRICT:</b>	6 – Martinez
<b>PUBLIC COMMENT PERIOD:</b>	June 1, 2022 - July 1, 2022
<b>SCOPING MEETING:</b>	June 15 <sup>th</sup> , 5:00 P.M. - 7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Panorama City Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation (NOP) to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The Project Site contains approximately 863,922 gross square feet (19.83 acres) of lot area and is generally bound by Chase Street to the north, Van Nuys Boulevard to the east, Roscoe Boulevard to the south, and Tobias Avenue to the west. The Project Site is identified by the street addresses identified above and Assessor Parcel Numbers (APNs): 2638-038-002, 2638-038-016, and 2638-038-017.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California section 65962.5. (See attached Project Location Map)

The Project Site is currently improved with a 142,948 square-foot retail center (Panorama Mall), two restaurants that total 11,812 square feet, a 165,000 square-foot retail store (Walmart) and associated surface parking. See Table 1, Existing Uses, below.

Existing Uses	
Existing Uses	Size
Panorama Mall	142,948 sf
Walmart	165,000 sf
Restaurant	8,625 sf
Fast-Food Restaurant	3,187 sf
<b>TOTAL DEVELOPED FLOOR AREA <sup>a</sup></b>	<b>319,760 sf</b>
<b>Floor Area Ratio</b>	<b>0.37:1</b>
<i>sf = square feet</i> <i>a Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</i> <i>Source: DLR Group May 2022.</i>	

**PROJECT DESCRIPTION:** The Project would include the demolition of the Panorama Mall, two fast food restaurants, a Walmart retail building, and associated surface parking lot and the new construction of a mixed-use project consisting of 5,187,006 square feet of development including up to 3,544 multi-family residential dwelling units (3,965,106 square feet), 389,000 square feet of commercial retail uses (including 355,000 square feet of retail space, and 34,000 square feet of fitness space), 84,800 square feet of restaurant uses, 155,000 square feet of entertainment uses (including 75,000 square feet of event hall/banquet/museum space, 30,000 square feet of recording/movie studio space, and 50,000 square feet of cinema uses), 479,300 square feet of office uses (including 194,800 square feet of general office and 284,500 square feet of medical office uses), and up to 120 hotel rooms (113,800 square feet) (“Project”). The Project would include a maximum building height of 30 stories, not to exceed 350 feet. The Project would include up to two levels of subterranean parking to a depth of 25 feet below grade, which would require the export of up to approximately 581,389 cubic yards (“cy”) of soil. The Project would occur in up to four phases, completed over 20 years with full operation in 2043. The Project would include a Specific Plan which would provide specific development standards for the Project. The total FAR for the Project Site would be 6:1 under the proposed Specific Plan. See Table 2, Proposed Project Development Summary, below.

### Proposed Project Development Summary

Land Uses	Floor Area (sf) / Units	FAR
<b>Residential</b>		
Multi-Family	3,965,106 sf / 3,544 DU	4.58:1
<b>Retail</b>		
Walmart (existing)	165,000	0.45:1
Retail Shops	190,000	
Fitness	34,000	
<b>Subtotal Retail</b>	<b>389,000</b>	
<b>Food and Beverage</b>		
Restaurant	36,480	0.10:1
Fast Food	24,320	
Food Hall	24,000	
<b>Subtotal Food and Beverage</b>	<b>84,800</b>	
<b>Entertainment</b>		
Event Space/Banquet Hall/Museum <sup>b</sup>	75,000	0.18:1
Cinema	50,000 (2,300 seats)	
Recording/Movie Studio	30,000	
<b>Subtotal Entertainment</b>	<b>155,000</b>	
<b>Office</b>		
General Office	194,800	0.23:1
<b>Subtotal Office</b>	<b>194,800</b>	
<b>Medical</b>		
Medical Office/Clinic	284,500	0.33:1
<b>Hospitality</b>		
Hotel	113,800 sf / 120 rooms	0.13:1
<b>TOTAL</b>	<b>5,187,006</b>	<b>6:1</b>

Notes: sf = square feet; DU = Dwelling Unit

<sup>a</sup> The description of land uses in this table and subset of land uses within a broad land use category are provided for descriptive purposes and are intended to provide a conservative analysis with respect to assessing environmental impacts of the maximum allowable development under the proposed Specific Plan. It is anticipated that the range of land uses analyzed in the EIR will afford the Applicant flexibility in exchanging certain land uses for others within the parameters of environmental impacts disclosed in this EIR.

<sup>b</sup> Where multiple uses are grouped interchangeably the impact analysis will consider the most impactful of these uses as applicable to each environmental topic.

Source: DLR Group, May 2022.

**REQUESTED ACTIONS:** Approvals required for development of the Proposed Project may include, but not limited to, the following:

- **Vesting Zone Change:** Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change from [Q]C2-2D-CDO and [Q]P-2D-CDO to C2-2-SP.
- **Height District Change:** Pursuant to LAMC Section 12.32 F, a Height District Change from 2D to 2.
- **Specific Plan:** Pursuant to LAMC Section 11.5.7, establish the Panorama Specific Plan for allowable uses and development standards for the Site.
- **Amendment to CDO Boundaries:** Pursuant to LAMC Sections 13.08 and 12.32 S, a modification to the boundaries of the existing CDO to exclude the Project Site.

- **Vesting Tentative Tract Map:** Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
- **Haul Route:** Pursuant to LAMC Section 17.13, Advisory Agency review and approval of any haul route involving the export of 581,389 cy of soil.

Other approvals as may be necessary to execute and implement the Project, including permits to remove street trees within the public right-of-way, demolition permits, grading and associated building permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on an Initial Study, the Proposed Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources (Historic Resources), Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use/Planning, Noise, Public Services (Fire, Police, and Parks), Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems.

#### **PUBLIC SCOPING MEETING:**

Two Public Scoping Meetings (one presented in English and a second presented in Spanish) will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during each meeting which will begin with a presentation. The information presented at both meetings will be the same. After the Public Scoping Meetings have ended, a copy of the recorded presentations will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend one of these meetings. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meetings. A separate public hearing for entitlement requests, will be scheduled after the completion of the EIR. The dates, times, and virtual locations of the Public Scoping Meetings are as follows:

#### **English**

**Date:** June 15<sup>th</sup>, 2022  
**Time:** 5:00 P.M.–7:00 P.M.

Visit: <https://planning-lacity-org.zoom.us/j/82861648362>

**Location:** Dial by your location:  
 US: +1 213 338 8477 or +1 669 900 9128  
 Webinar ID: 828 6164 8362

#### **Reunión Pública de Alcance en Español**

**Fecha:** 16 de Junio, 2022  
**Horario:** 5:00pm-7:00pm

Visite: <https://planning-lacity-org.zoom.us/j/81055919244>

**Ubicación:** Marcar según su ubicación:  
 US: +1 213 338 8477 o +1 669 900 9128  
 ID del Webinar: 810 5591 9244

**INTERESTED PARTIES:** To sign up for the interested parties list for the project, please visit: <https://forms.gle/NDZc2X8tu5gc3dsV9>

#### **FILE REVIEW AND COMMENTS:**

The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020,

means to access Project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning4LA.com/development-services/eir/>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

Digital copies are also available for review at the following library locations:

- Los Angeles Central Library, Library Reference Desk, 630 West Fifth Street, Los Angeles, CA 90071
- Panorama City Branch Library, 14345 Roscoe Boulevard, Panorama City, CA 91402
- Mid-Valley Regional Library, 16244 Nordhoff Street, North Hills, CA 91343
- Van Nuys Branch Library, 6250 Sylmar Ave, Van Nuys, CA 91401
- West Valley Regional Library, 19036 Vanowen Street, Reseda, CA 91335

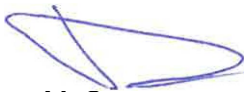
The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **July 1, 2022, no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

**Mail:** Jason McCrea  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

**E-mail:** [jason.mccrea@lacity.org](mailto:jason.mccrea@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 Public Scoping Meetings will be held virtually. 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.

VINCENT P. BERTONI, AICP  
Director of Planning



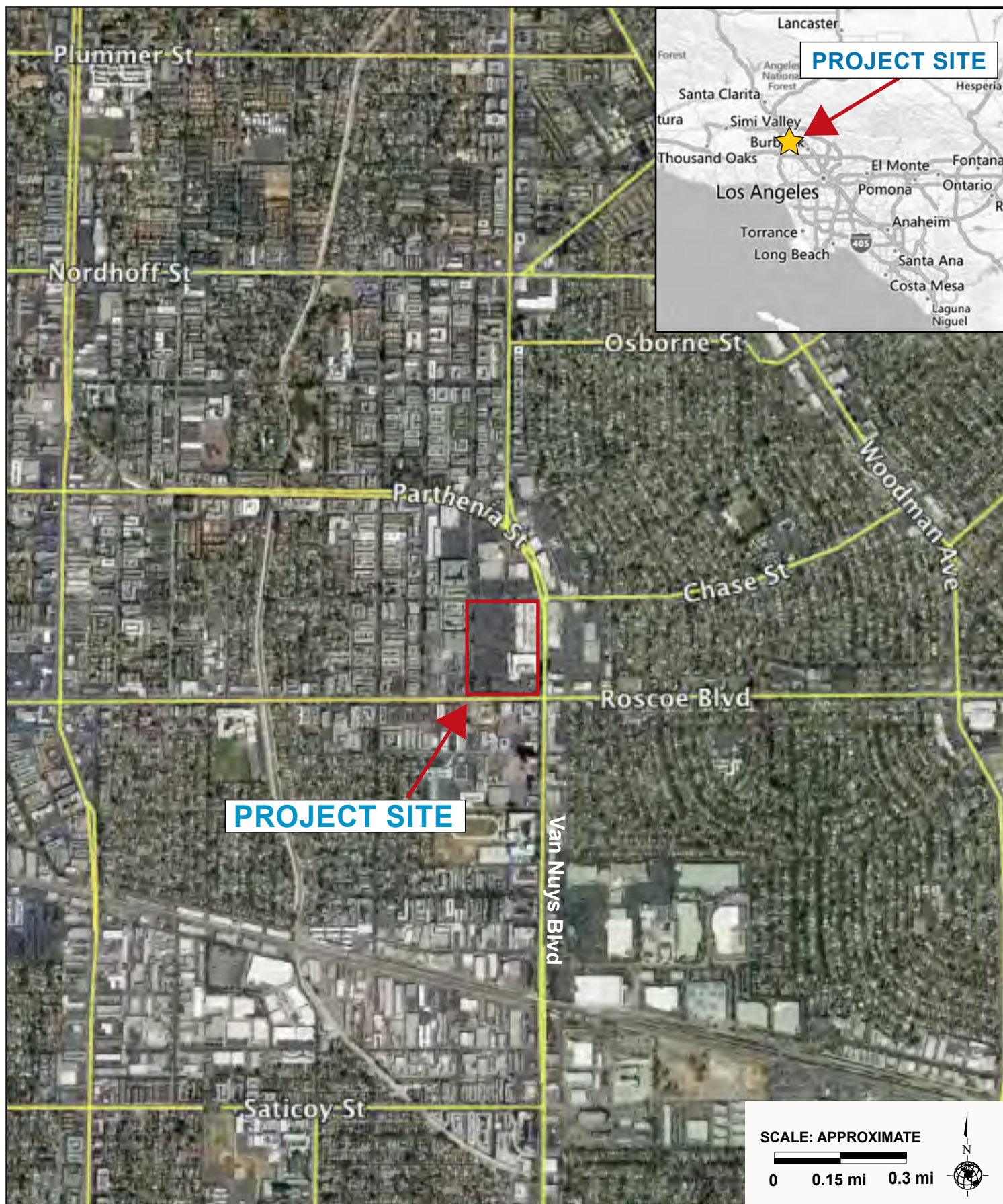
Jason McCrea  
Major Projects Section  
Department of City Planning  
(213) 847-3672

**Attachments:**

Figure 1: Project Location Map  
Figure 2: Site Aerial Photograph  
Figure 3: Proposed Site Plan

***Puede obtener información en Español acerca de esta junta llamando al (213) 847-3637.***

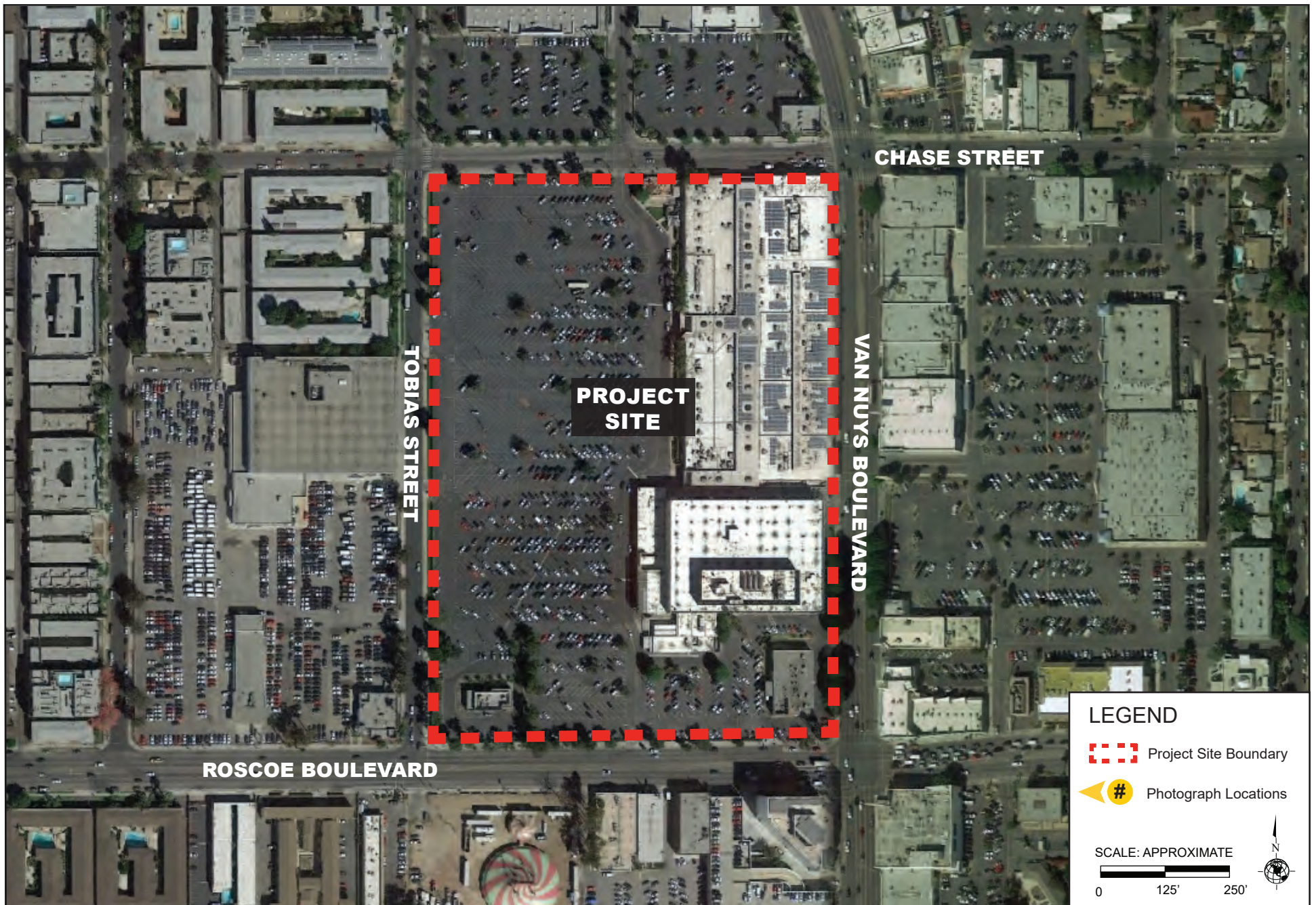




Source: Yahoo Maps, 2017.

Figure 1  
Project Location Map





Source: Google Earth, Aerial View, 2016.

Figure 2  
Aerial Photograph of the Project Site



Source: Primestor, June 2021.

Figure 3  
Proposed Conceptual Site Plan



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200 N. SPRING STREET, ROOM 525  
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**RE: Zoom Meeting Instructions for the Panorama City Center Project Scoping Meeting** - 8309, 8333, 8339, 8353, 8363, 8389, 8401, 8403, 8405, 8409, 8415, 8419, 8425, 8431, 8433, 8435, 8437, N. Van Nuys Boulevard: 14520, 14550, 14610, 14612, 14614, 14616, 14634, W. Chase Street: 14525, 14601, 14641, 14645 W. Roscoe Boulevard: and 8444 N. Tobias Avenue, Panorama City, Los Angeles, CA 91402 (Case No. ENV-2017-575-EIR).

**How to participate in the Virtual Public Scoping Meeting**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Panorama City Center Project (ENV-2017-575-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer/ tablet or smartphone, or a telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone or tablet. You may use the link on this Notice of Preparation or go to [zoom.us](https://zoom.us) and enter webinar ID **(English ID: 828 6164 8362)** **(Spanish ID: 810 5591 9244)** followed by #. When prompted for a participant ID, please press #.
- 2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the webinar ID followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand (or press \*9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

Click the hand raise button (if using a computer) or press \*9 if using a telephone.