

DEPARTMENT OF  
CITY PLANNING

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
BARBARA ROMERO  
MICHAEL K. WOO  
VACANT  
VACANT  
VACANT

JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

VACANT  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

March 31, 2011

**RE: Extension of Draft Environmental Impact Report review period for The Village at Westfield Topanga Draft Environmental Impact Report (EIR Case No. ENV-2007-3393-EIR)**

Dear Sir or Madam:

The City of Los Angeles is the lead agency for The Village at Westfield Topanga, case number ENV-2007-3393-EIR, State Clearinghouse number 2007101117. This Draft Environmental Impact Report is currently in its public review and comment period. This review period was originally scheduled to end at 5:00 p.m. on April 4, 2011, but we have extended the end date to **5:00 p.m. on April 20, 2011**. A revised Notice of Completion and Availability with the new date is attached.

Thank you,

Elva Nuño-O'Donnell  
City Planner

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
BARBARA ROMERO  
MICHAEL K. WOO  
VACANT  
VACANT  
VACANT  
JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271  
ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272  
VACANT  
DEPUTY DIRECTOR  
(213) 978-1274  
EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273  
FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

March 31, 2011

**REVISED**

**NOTICE OF COMPLETION AND AVAILABILITY OF  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
ENV-2007-3393-EIR  
STATE CLEARINGHOUSE NO. 2007101117**

**To:** Owners of Property and Occupants and Other Interested Parties  
**Project Name:** The Village at Westfield Topanga  
**Applicant:** Westfield, LLC  
**Site Location:** 6360 Topanga Canyon Boulevard; 21700 - 21870 West Victory Boulevard;  
6351 North Owensmouth Avenue; 21919 - 21945 West Erwin Street,  
Woodland Hills, California 91367

**Community Plan Area:** Canoga Park-Winnetka-Woodland Hills-West Hills  
**Council District:** 3, Hon. Dennis Zine  
**Certified Neighborhood Council:** Woodland Hills- Warner Center  
**Comment Review Period:** February 17, 2011- **April 20, 2011**

**PROJECT DESCRIPTION:** Westfield, LLC, the project Applicant, proposes to develop The Village at Westfield Topanga. The proposed project would include the phased development of approximately 444,744 square feet of shopping center uses including an approximately 165,759 square-foot anchor retailer, which would support an ancillary member-only fueling station, tire installation center, and internet auto sales use, and approximately 278,985 square feet of shopping center retail space. In addition, the proposed project would include a 275-room hotel with ground floor dining and/or retail uses, which would consist of approximately 193,600 square feet. Also proposed as part of the project are approximately 53,635 square feet of restaurant uses, an approximately 36,765 square-foot grocery store, approximately 285,000 square feet of office uses, and approximately 14,250 square feet of community/cultural center uses. The proposed project includes an option to convert a portion (approximately 53,900 square feet) of the approximately 278,985 square feet of shopping center retail space to an approximately 2,200 seat movie theater. The proposed project would also include surface parking and multi-level parking facilities providing approximately 3,362 parking spaces upon full build-out of the project. Approximately 6.37 acres of landscape/hardscape open space acres would also be provided within the project site. Building heights would range to up to 247.5 feet.

The project is summarized in the following table:

LAND USE	PROPOSED PROJECT
Anchor Retailer (including fueling station, tire installation center, and internet auto sales)	165,759 square feet
Shopping Center Retail	278,985 square feet*
Restaurant	53,635 square feet
Grocery Store	36,765 square feet
Hotel	275 Rooms (193,600 square feet)
Office	285,000 square feet
Community/Cultural	14,250 square feet
<b>TOTAL</b>	<b>1,027,994 square feet</b>
*An option to construct a 2,200 seat movie theater (approximately 53,900 square-feet) would be included in this proposed square footage.	

The Applicant is requesting the following approvals from the City of Los Angeles as part of the proposed project: Vesting Tentative Tract Map; Warner Center Specific Plan Project Permit Compliance, including shared parking, project phasing, floor area and lot coverage averaging, a height increase, and a Uniform Sign Program; Alcohol Conditional Use Permit; Development Agreement; Conditional Use Permit for automotive uses; Haul Route Approval; compliance with the Green Building Ordinance; and concurrent consideration and processing of all entitlement requests. In addition, the project will require: demolition, grading, excavation, foundation, and associated building permits; street closure permits; Regional Water Quality Control Board (RWQCB) approval of a Notice of Intent for stormwater runoff; RWQCB approval of a Standard Urban Water Storm Water Management Plan; California Department of Transportation permits for transportation improvements and minor encroachments; submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration; and any additional actions as may be deemed necessary.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Significant and unavoidable impacts have been identified with regard to air quality (construction and operational emissions), noise (construction), and transportation (construction and operational impacts). In addition cumulative air quality and traffic impacts would also result during construction and operation of the project. Other issues addressed in the Draft Environmental Impact Report (DEIR) include aesthetics (visual quality, views, shading and light/glare); green house gas emissions; geology and soils; surface water hydrology and surface water quality; land use/planning; noise (operational impacts); public services (fire protection, police protection, schools, parks and recreation, and libraries); access and parking; water supply; wastewater; and solid waste. In addition, potential hazards associated with the operation of the fueling station are addressed

within the fire protection public services analysis. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts in these other issue areas addressed in the DEIR are expected with regard to construction or operation of the proposed project.

**DOCUMENT REVIEW AND COMMENT:** If you wish to review a copy of the DEIR or the documents referenced in the DEIR, you may do so at the City of Los Angeles, Department of City Planning at: 6262 Van Nuys Boulevard, Suite 351, Van Nuys, CA 91401. Copies of the Draft EIR are also available at the following Library branches:

- 1) Central Library: 630 W. 5<sup>th</sup> Street, Los Angeles, CA 90071
- 2) Woodland Hills Branch Library: 22200 Ventura Boulevard, Woodland Hills, CA 91364
- 3) Canoga Park Branch Library: 20939 Sherman Way, Canoga Park, CA 91303
- 4) Platt Branch Library: 23600 Victory Boulevard, CA 91367

The DEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org> (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIR can be purchased on cd-rom for \$7.50 per copy. Contact the City's Project Manager, **Elva Nuño-O'Donnell**, at **(818) 374-5066** to purchase a copy.

**If you wish to submit comments following review of the DEIR, please reference the file number above, and submit them in writing by 5:00 P.M. on April 20, 2011.**

Please direct your responses to the City's Project Manager:

Elva Nuño-O'Donnell, City Planner  
City of Los Angeles  
Department of City Planning  
6262 Van Nuys Boulevard, Suite 351  
Van Nuys, CA 91401  
[Elva.Nuno-Odonnell@lacity.org](mailto:Elva.Nuno-Odonnell@lacity.org) (e-mail)  
(818) 374-5066 (phone)  
(818) 374-5070 (fax)

Michael J. LoGrande  
Director of Planning



Elva Nuño-O'Donnell  
City Planner