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11th Floor
Los Angeles, CA 90025
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July 6, 2010

Dear Neighbor:

It is our pleasure to invite you to join us on Wednesday, July 28, 2010 as we present our plans for The Village at Westfield Topanga. Difficult economic times have not been easy for any of us, but Westfield remains committed to delivering a project that you will be proud of and will fulfill the intent of our Warner Center Specific Plan. We will be gathering at **Westfield Topanga, on the second level, in between Nordstrom and our Dining Terrace (former Ruehl store) from 5:00 to 8:00 pm on July 28th**. The most convenient parking is available in our parking structure on Owensmouth Boulevard. Please feel free to drop by at any time during the workshop, for only a few minutes or for as much time as you like.

The format will be very interactive, providing direct access to our experts on traffic, environmental impacts, design and architecture, legal processes, and construction management. While the project has evolved with the changing economy and needs of the consumer, we believe you will find the plans to be very appealing. Included in this mailing you will find some detailed environmental information specific to the project.

I hope you can join us to learn more about the exciting new vision for The Village. We are confident that it will not only revitalize an underutilized area of Warner Center, but will also complement and support the existing retail environment, amenities and activities at Westfield Topanga and Promenade.

Please RSVP via email at TheVillage@Westfield.com, or call 818-206-4222 if you plan on attending the event. We look forward to seeing you on July 28th at Westfield Topanga between 5:00 and 8:00 pm.

Sincerely,

John Alderson
Development Director
Westfield, LLC



July 06, 2010

**NOTICE OF COMMUNITY WORKSHOP FOR
THE PROPOSED VILLAGE AT WESTFIELD TOPANGA PROJECT**

EAF NO.: ENV-2007-3393-EAF
PROJECT NAME: The Village at Westfield Topanga
PROJECT ADDRESS: 6360 North Topanga Canyon Boulevard, 21700-21870 West
Victory Boulevard, 6351 North Owensmouth Avenue, 21919 –
21945 West Erwin Street, Woodland Hills, CA 91367
COMMUNITY PLAN AREA: Canoga Park – Winnetka – Woodland Hills – West Hills
COUNCIL DISTRICT: Three (3) – Dennis P. Zine

You are invited to a community workshop for updates on the proposed The Village at Westfield Topanga Project (Refined Project). The purpose of the workshop is to provide an update of the status of the Refined Project, including an overview of the modifications that have been made that reduce the size of the Refined Project. These modifications were in response to community comments received, including from the initial scoping meeting, and changes in economic conditions.

Workshop Date	Workshop Time	Location
Wednesday, July 28, 2010	5 pm to 8 pm	Westfield Topanga Shopping Center – second level between Nordstrom and the dining terrace

Below is a project description and an overview summary of the modifications that have been made to the Refined Project.

Project Description: Westfield, LLC, the project Applicant, proposes to develop The Village at Westfield Topanga, a mixed-use development on approximately 30.67 acres of land within the Warner Center area of the City of Los Angeles. The Refined Project would include uses which qualify as a Regional Shopping Center under the Warner Center Specific Plan, with a blend of shopping and dining, hotel, and office uses as well as potential movie theater uses. The site is Westfield's existing underutilized property in Warner Center, south of Victory Boulevard and Westfield's Topanga Shopping Center. The Refined Project would include the development of approximately 417,080 square feet of retail uses (including an approximately 146,640 square foot anchor retailer which would support an ancillary gas station and 270,440 square feet of shopping center retail space), approximately 51,995 square feet of restaurant

uses, an approximately 35,640 square foot specialty grocery store, a 275-room hotel with ground floor dining and retail uses, which would include approximately 190,000 square feet, approximately 285,000 square feet of office uses, approximately 14,250 square feet of community/cultural uses, and courtyards and gathering spaces.¹ The anchor retailer, together with the hotel and its ground floor retail and dining offerings, are both over 100,000 square feet. The Refined Project also includes an option to convert approximately 52,250 square feet of the approximately 270,440 square feet of shopping center retail space to an approximately 2,200 seat movie theater. The Refined Project would also include surface parking and multi-level parking facilities providing over 3,000 parking spaces upon full buildout. As part of the Refined Project, the existing low-rise commercial buildings on the Project site would be removed, with the exception of the Crate & Barrel and one office building in the northeastern portion of the site which would remain.

Overview of Modifications to the Project: The Refined Project has been modified to reduce the amount of overall development within the Project site. Specifically, residential uses are no longer proposed, eliminating 494,000 square feet of development. In addition, previously proposed office uses would be reduced by 274,835 square feet and the hotel would be reduced from 300 rooms to 275 rooms. New retail uses would also be reduced by approximately 9,585 square feet, and restaurant uses would be reduced by approximately 25,640 square feet. The square footage of the proposed grocery store and community/cultural uses would remain as originally proposed. Overall, the proposed modifications would reduce the size of the Refined Project by approximately 804,060 square feet. Table 1 provides a comparison of the Project with the Refined Project.

**Table 1
Village at Westfield Topanga: Comparison of Project with Refined Project**

	Project ^a		Refined Project ^a		Difference
Residential	360 units	494,000 sf	0 units	0 Sf	-494,000 sf
General Retail		426,665 sf		417,080 Sf	-9,585 sf
<i>Anchor Retail</i>		0 sf		146,640 sf ^b	+146,640 sf
<i>Shopping Center Retail</i>		426,665 sf		270,440 sf ^c	-156,225 sf
Restaurant		77,635 sf		51,995 Sf	-25,640 sf
Grocery Store		35,640 sf		35,640 Sf	No change
Hotel	300 rooms	193,600 sf	275 rooms	193,600 Sf	-25 rooms
Office		559,835 sf		285,000 Sf	-274,835 sf
Community/Cultural		14,250 sf		14,250 Sf	No change
Total		1,801,625 sf		997,565 Sf	-804,060 Sf

^a All floor area based on Section 12.03 of the City of Los Angeles Planning and Zoning Code's definition of floor area.

^b The anchor retail center includes ancillary gas station and auto sale uses, a 5,015 square foot tire center, 1,270 square feet of food service uses, and a 1,480 square foot employee locker room.

^c The reduced project includes an option to convert approximately 52,250 square feet of the approximately 270,440 square feet of shopping center retail space into a 2,200 seat theater. The original project would have converted 49,950 square feet into a 2,200 seat theater.

Source: Westfield, LLC, 2010.

¹ The anchor retailer would also support ancillary auto sale uses.

As part of the proposed modifications, a podium over parking would no longer be constructed. Thus, heights and massing of buildings closest to the street as viewed from the perimeter of the site would be reduced when compared with the heights and massing originally proposed. The heights of some buildings would be a maximum of 247 feet in height, compared to the 219 feet previously proposed. The Refined Project would be implemented in two phases referred to as Phase 1 and Phase 2. Phase 1 is anticipated to be completed in 2013 and Phase 2 is anticipated to be completed in 2016. Table 2 below provides an overview of proposed development by Phase.

**Table 2
Refined Project Phasing**

	Square Footage (sf)
Phase 1	
Anchor Retail	146,640
Shopping Center Retail	161,555
Restaurant	31,095
<i>Subtotal Phase I</i>	<i>339,290</i>
Phase 2	
Shopping Center Retail	108,885
Restaurant	20,900
Grocery Store	35,640
Hotel	193,600
Office	285,000
Community/Cultural	14,250
<i>Subtotal Phase II</i>	<i>658,275</i>
Total Development	997,565
<hr/> <p><i>Source: Westfield, LLC, 2010.</i></p>	

The entitlements for the Refined Project are generally the same as previously proposed, except that the property is now included within an Enterprise Zone which changes the minimum required parking ratios. The entitlements include, but are not limited to, the following:

1. **Vesting Tentative Tract Map** - Pursuant to Los Angeles Municipal Code ("LAMC") §17.00 et. seq.,
2. **Project Permit Compliance Approval (Warner Center Specific Plan)** - Pursuant to the Warner Center Specific Plan ("WCSP") and LAMC §11.5.7.C, a Project Permit Compliance Approval, including potential Shared Parking, Floor Area and Lot Coverage Averaging, a Height Increase, and a Uniform Sign Program.
 - o Pursuant to WCSP §12.D, Applicant may seek a shared parking request to permit a reduction in total number of required parking.
 - o Pursuant to WCSP §9.E, Applicant seeks approval of Floor Area Averaging in a unified development to allow an overall average maximum FAR of 1.5:1 for the Project, with individual lots exceeding the 1.5:1 FAR.

- Pursuant to WCSP §10.E, Applicant seeks approval of Lot Coverage Averaging in a unified development to allow an overall average maximum Lot Coverage of approximately 50 percent for the Project, with individual lots exceeding the 70 percent Lot Coverage limit specified in WCSP §10.D.
 - Pursuant to WCSP §10.A.2(b)(2), Applicant seeks a 50 percent increase in the permitted height of the office and hotel buildings, for a total of 247 feet, in-lieu of the 165-foot height limit established by the WCSP. The increase in height would require a 50 percent increase in the amount of Open Space provided.
 - Pursuant to WCSP §14.G, Applicant seeks approval of a Uniform Sign Program.
 - As part of the Project Permit Compliance, Applicant will also seek approval of significant aspects of the proposed design for the Refined Project, such as, but not limited to, building location, height, density, use, parking access, such that the Refined Project provides a compatible arrangement of uses, buildings, structures and improvements in relation to neighboring properties.
3. **Alcohol Conditional Use Permit (“CUP”)** - Pursuant to LAMC §12.24.W.1, conditional use approval to permit up to 19 establishments to sell alcoholic beverages as follows: 11 restaurant establishments offering a full line of alcoholic beverages for on-site consumption; five restaurant establishments offering only beer and wine for on-site consumption; a full service grocery store offering a full line of alcoholic beverages for off-site consumption; an anchor retail store offering a full line of alcoholic beverages for off-site consumption; and the hotel offering a full line of alcoholic beverages for on-site consumption in connection with any proposed in-hotel restaurant and bar, room service, and controlled access cabinets.
 4. **Regional Water Quality Control Board (RWQCB) Approval** of the Notice of Intent for stormwater runoff during project construction.
 5. **RWQCB Approval** of the Standard Urban Water Storm Water Management Plan for project operation.
 6. **Haul Route** - Pursuant to LAMC §91.7006.7, approval of a haul route for the necessary removal of soil and waste from demolition and construction.

In addition, the following are potential additional entitlements associated with the Refined Project:

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7. **Development Agreement** - Pursuant to California Government Code §65864, *et seq.*
 8. **Project Permit Compliance Approval (Warner Center Specific Plan)** - Pursuant to the Warner Center Specific Plan (“WCSP”) and LAMC §11.5.7.C, a Project Permit Compliance Approval, for Project Phasing, pursuant to WCSP §6.B.2.
 9. **Potential Conditional Use Permits for Auto Sales and Gas Station**, if the operational and design requirements of LAMC §12.14.A.6 and §12.22.A.28 are not met.

For further information regarding the Refined Project, please contact John Alderson at (310) 445-2400 (email is jalderson@us.westfield.com).

For information from the Department of City Planning, or to be placed on future mailings with regard to the Refined Project, please contact:

Elva Nuno-O'Donnell, City Planner
Community Planning Bureau - Department of City Planning
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401
Phone: (818) 374-5035
Email: Elva.Nuno-ODonnell@lacity.org

Enclosures: Project Location Map, Aerial Photograph, Conceptual Site Plan

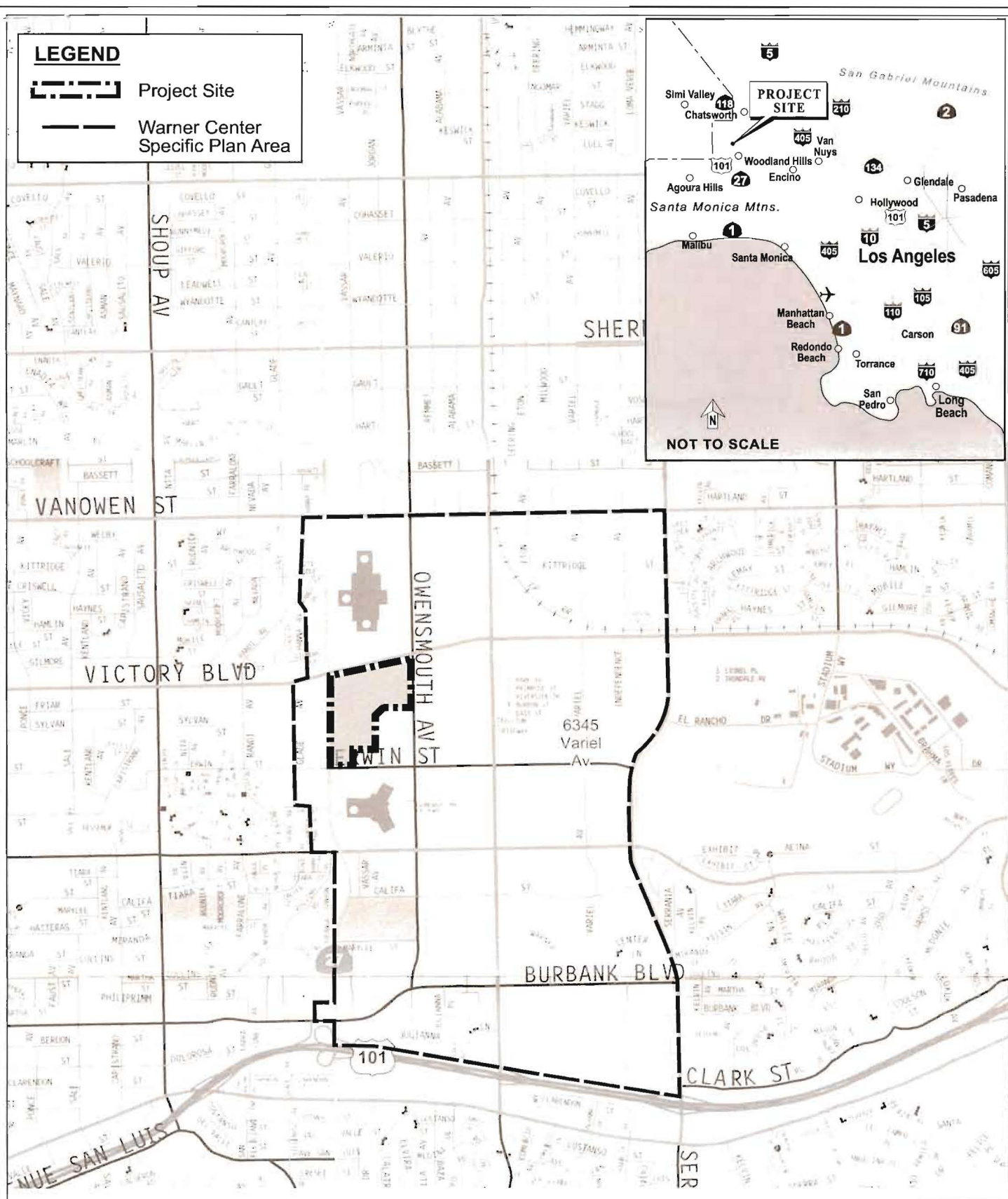
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Project Site



Warner Center
Specific Plan Area



The Village at Westfield Topangas



Project Location Map



LEGEND

— Project Boundary



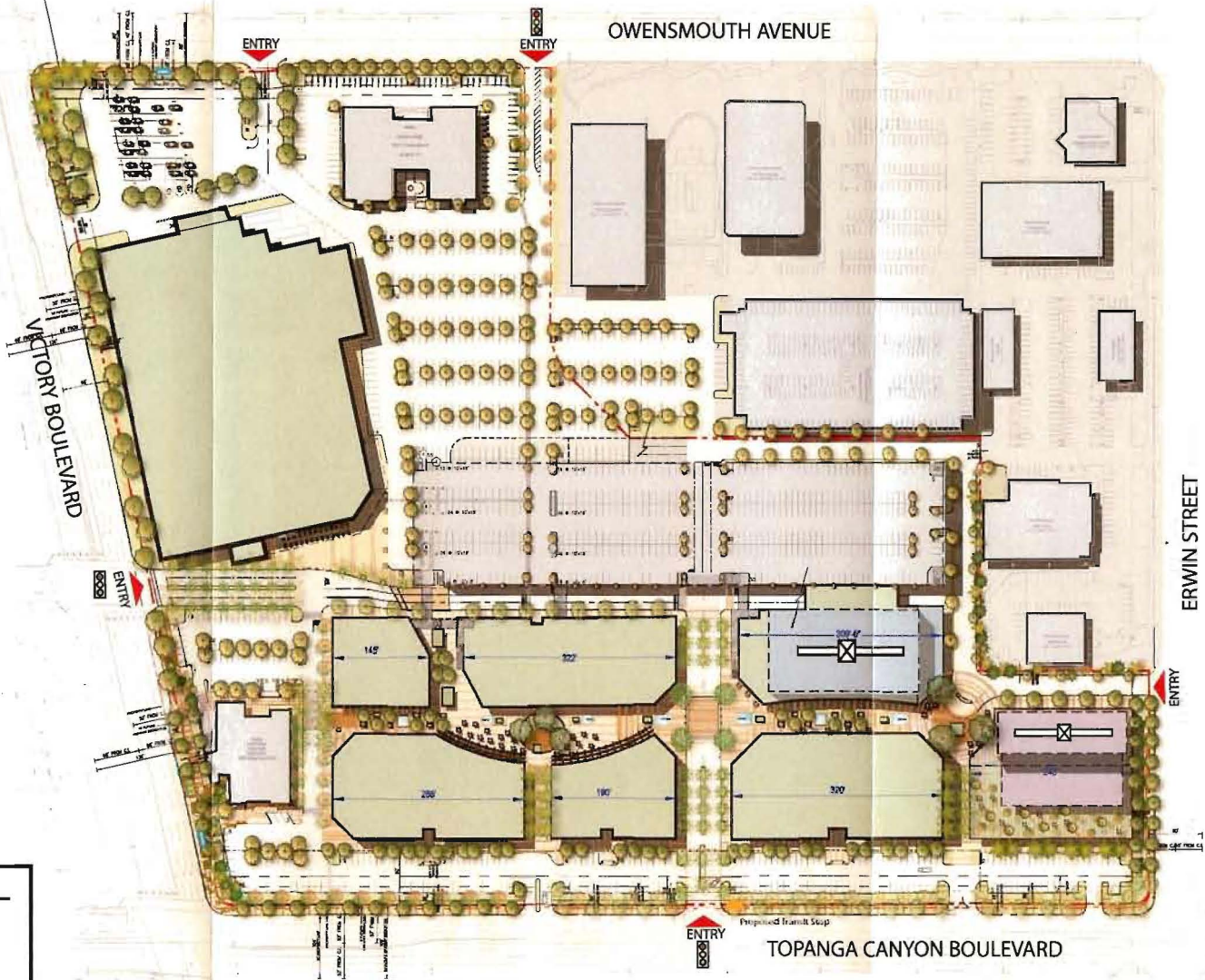
North

The Village at Westfield Topanga

Aerial Photograph



Source: Westfield, LLC, 2010.



Legend	
	Retail
	Office
	Hotel
	Existing Bus Stop
	Proposed Transit Stop

The Village at Westfield Topanga



Conceptual Site Plan

Source: Westfield, LLC, 2010.