

EXECUTIVE SUMMARY
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FIGURE A
PROJECT LOCATION

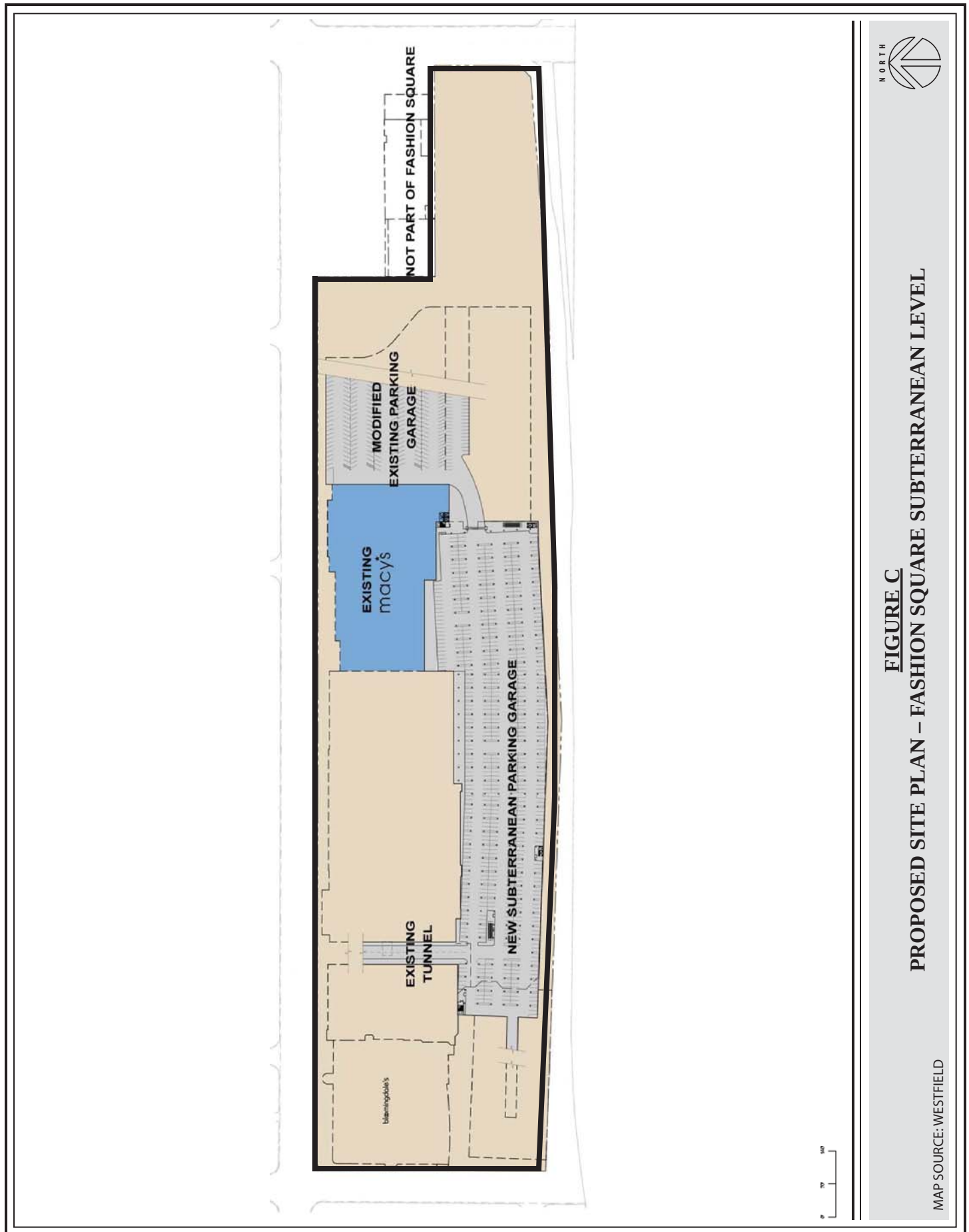
MAP SOURCE: THOMAS BROS. GUIDE





FIGURE B
PROPOSED SITE PLAN – FASHION SQUARE LEVEL 1

MAP SOURCE: WESTFIELD



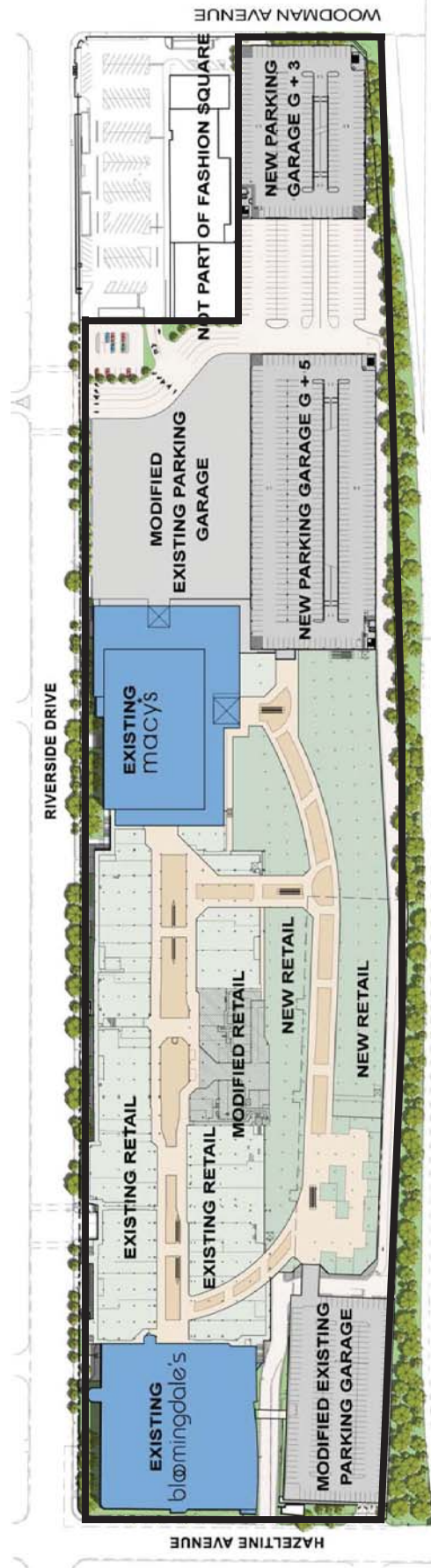


FIGURE D
PROPOSED SITE PLAN – FASHION SQUARE LEVEL 2

MAP SOURCE: WESTFIELD



FIGURE E
PROPOSED SITE PLAN – FASHION SQUARE ROOF LEVEL

MAP SOURCE: WESTFIELD

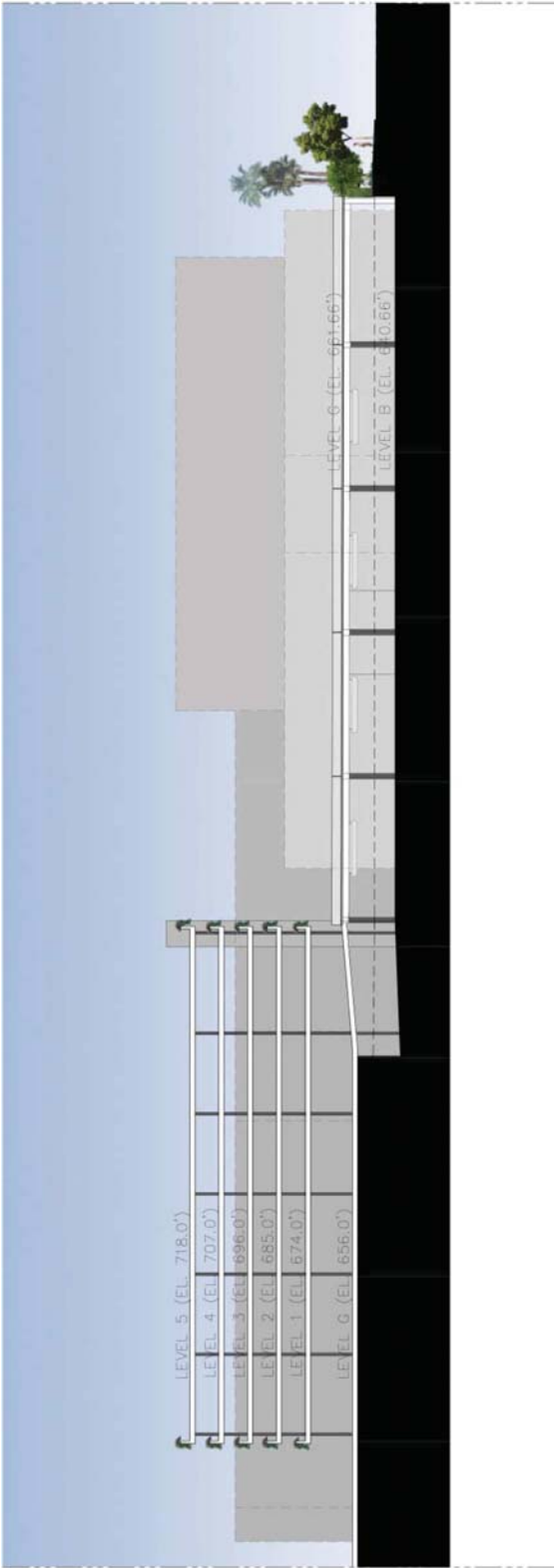


FIGURE F
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MAP SOURCE: WESTFIELD



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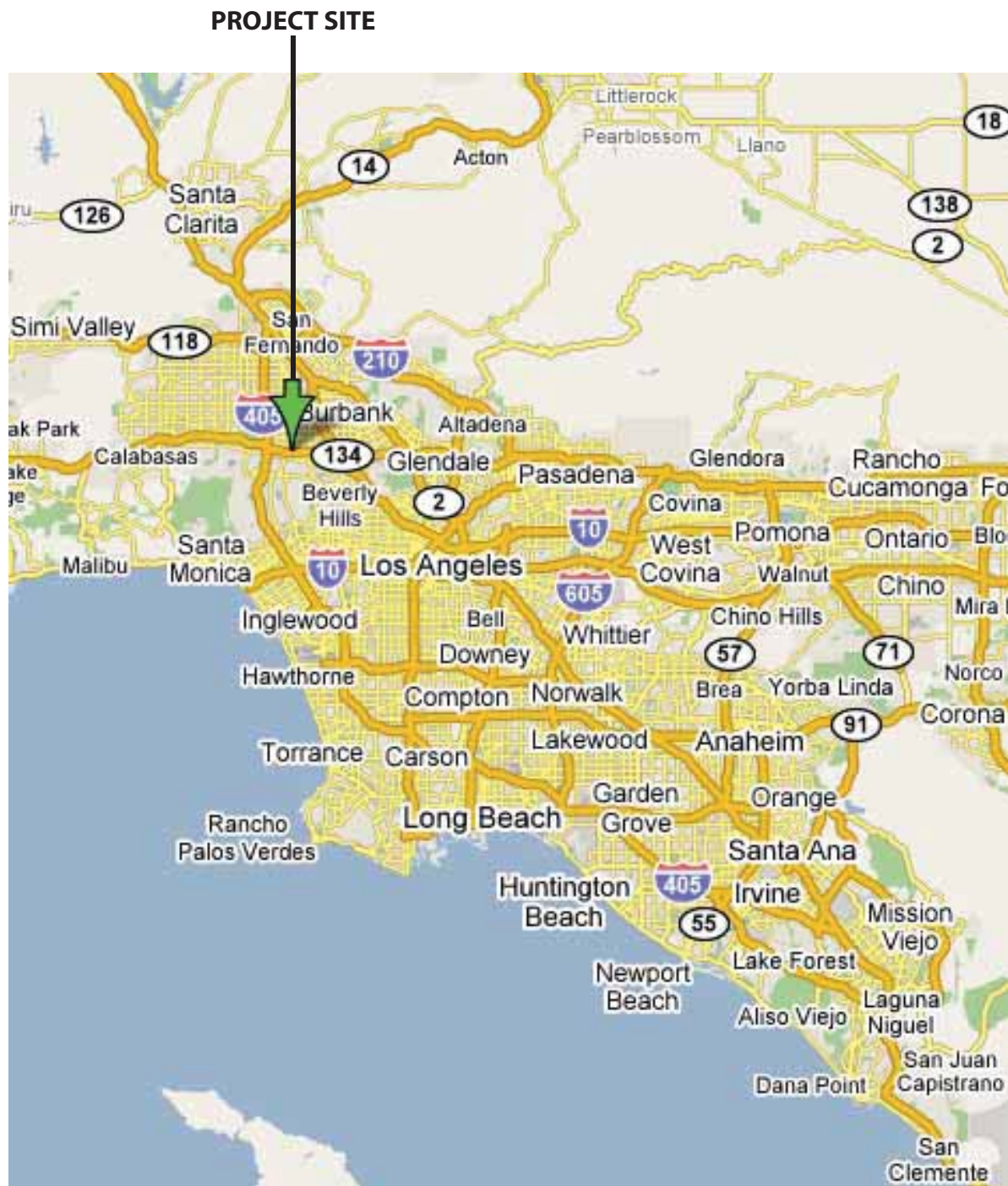


FIGURE 1
REGIONAL LOCATION

MAP SOURCE: MAPS.GOOGLE.COM





FIGURE 2
LOCAL VICINITY

MAP SOURCE: THOMAS BROS. GUIDE



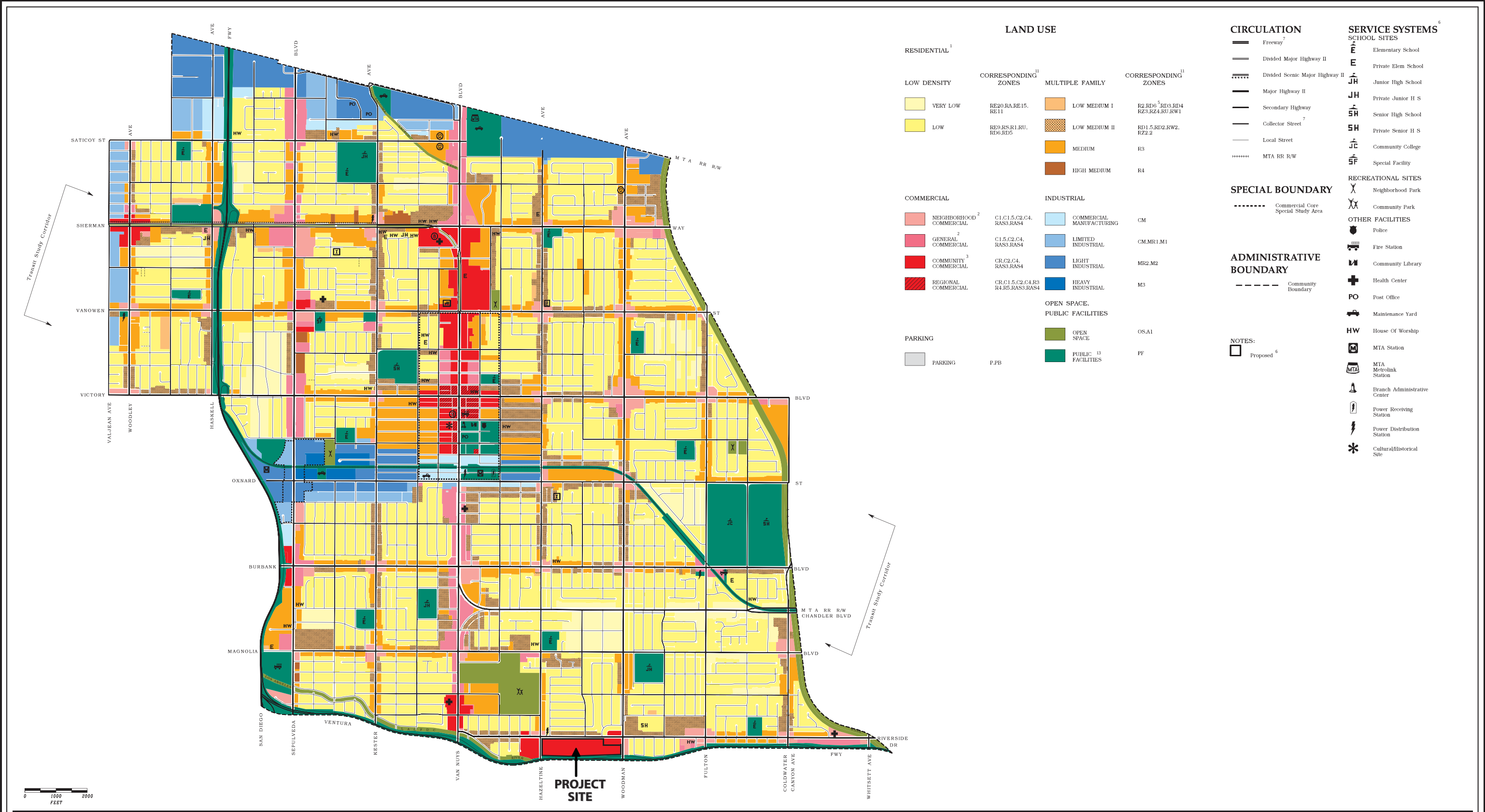


FIGURE 3
COMMUNITY PLAN DESIGNATION

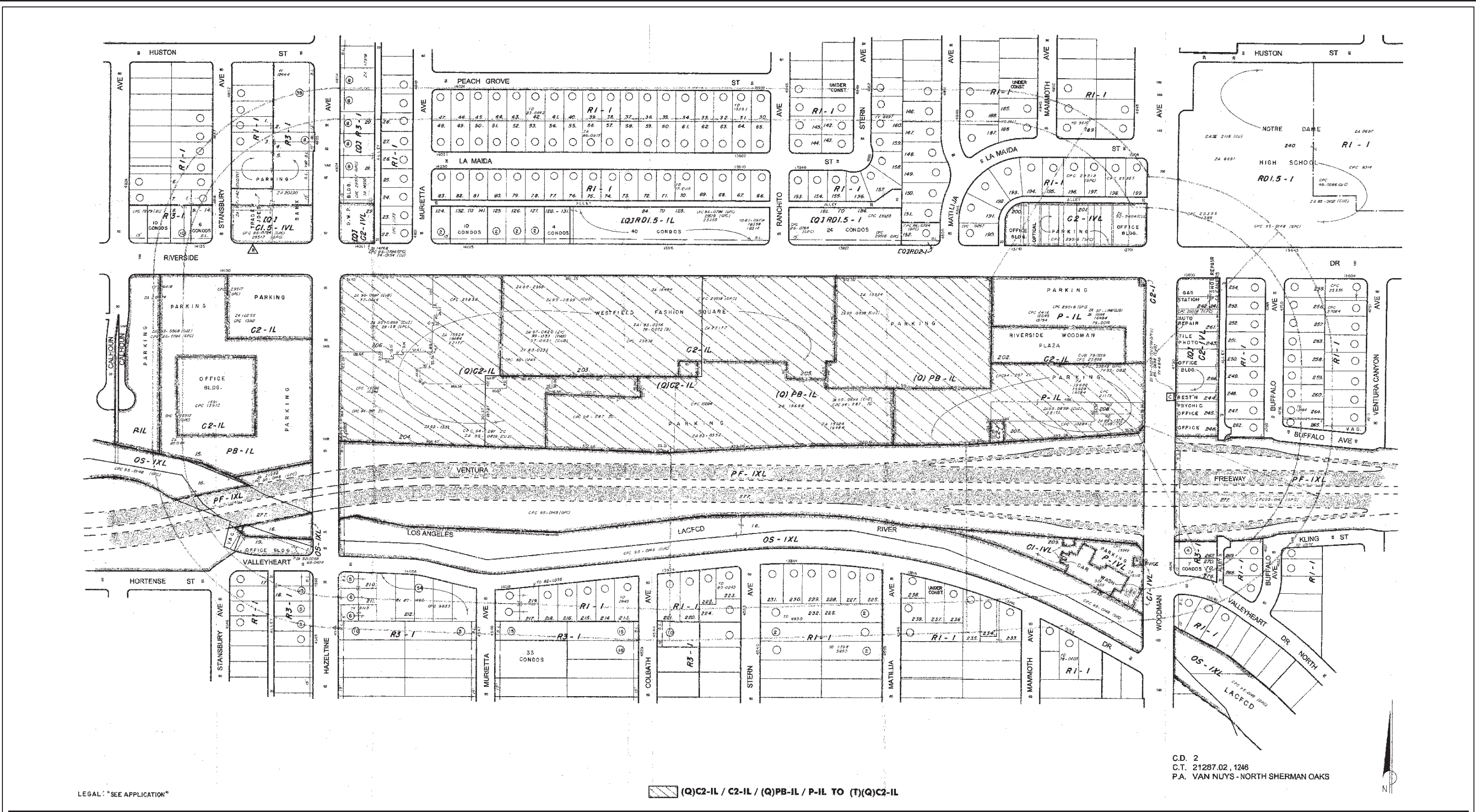


FIGURE 4
ZONING MAP



FIGURE 5
AERIAL OVERVIEW AND SURROUNDING USES

MAP SOURCE: WESTFIELD



FIGURE 6
PROPOSED SITE PLAN – FASHION SQUARE LEVEL 1

MAP SOURCE: WESTFIELD

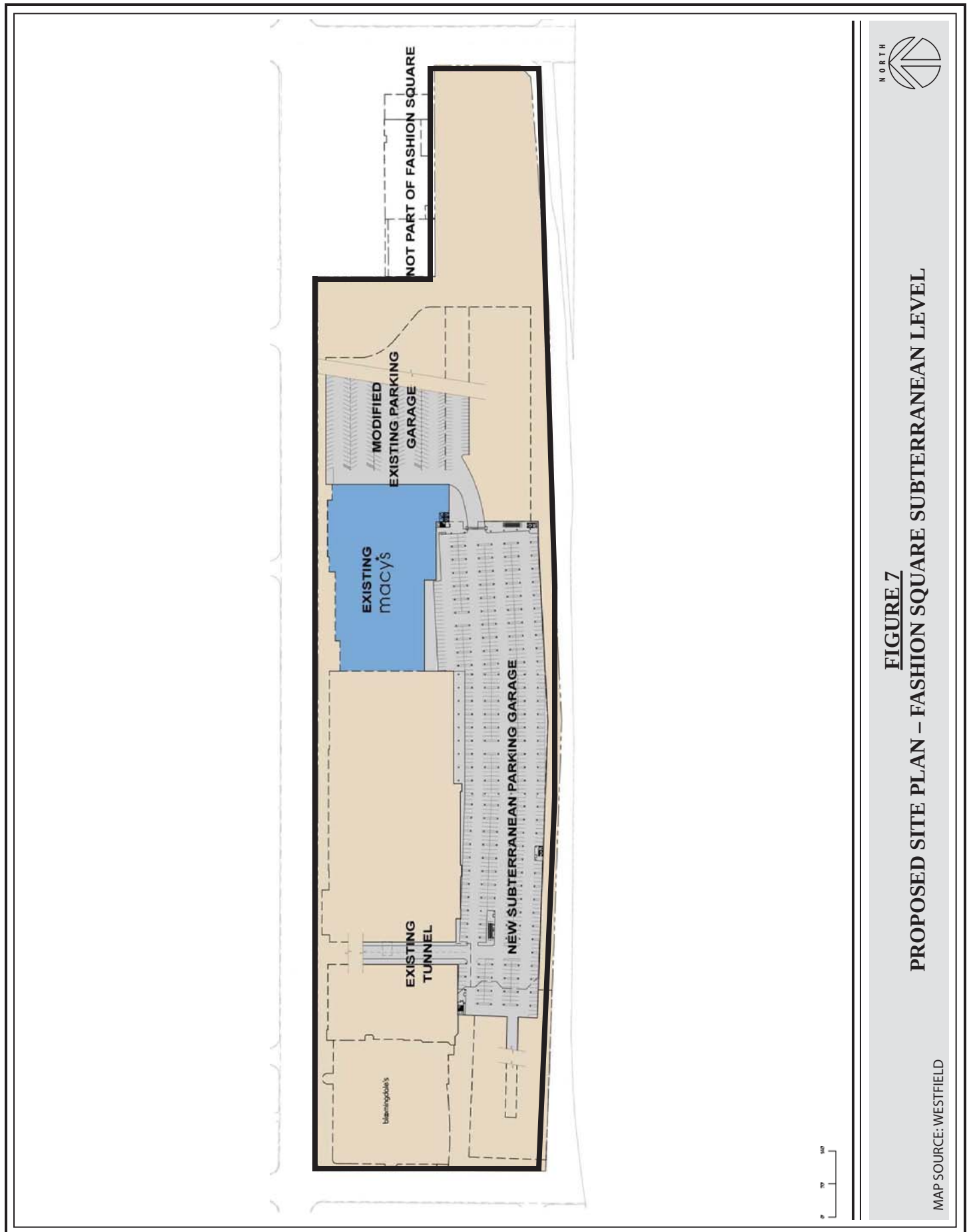




FIGURE 8
PROPOSED SITE PLAN – FASHION SQUARE LEVEL 2

MAP SOURCE: WESTFIELD



FIGURE 9
PROPOSED SITE PLAN – FASHION SQUARE ROOF LEVEL

MAP SOURCE: WESTFIELD

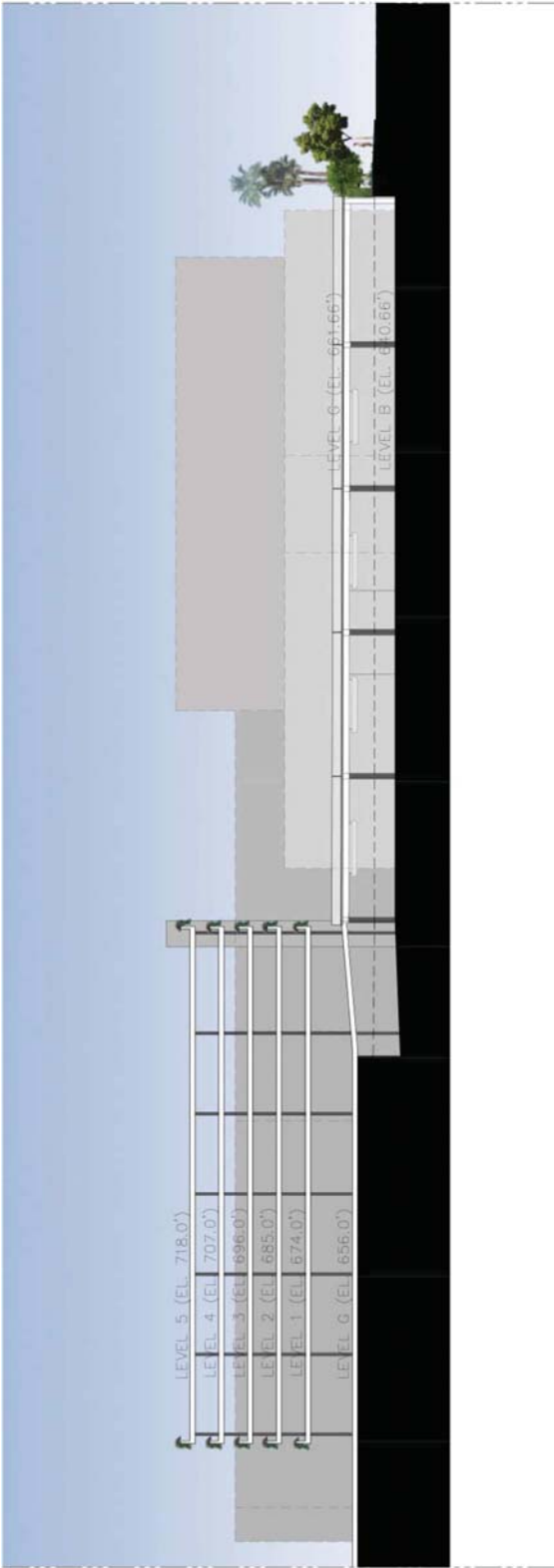


FIGURE 10
PROPOSED SITE PLAN – FASHION SQUARE CROSS SECTION

MAP SOURCE: WESTFIELD



FIGURE 11
 EXISTING SITE CIRCULATION AND ACCESS: RIVERSIDE DRIVE

MAP SOURCE: WESTFIELD

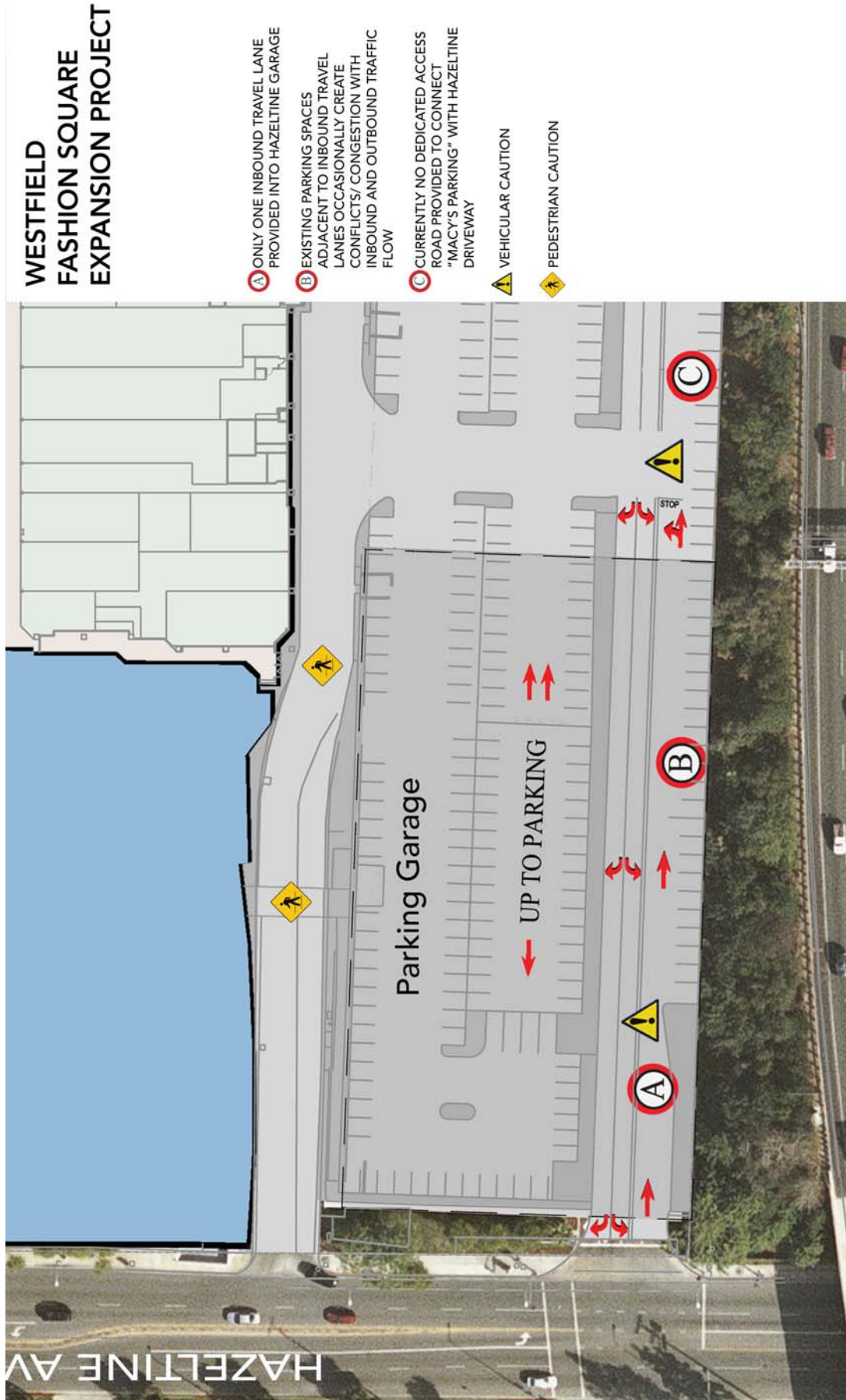


FIGURE 12
EXISTING SITE CIRCULATION AND ACCESS: HAZELTINE AVENUE

MAP SOURCE: WESTFIELD





FIGURE 13
SITE ACCESS AND DRIVEWAYS – PROPOSED INTERNAL CIRCULATION

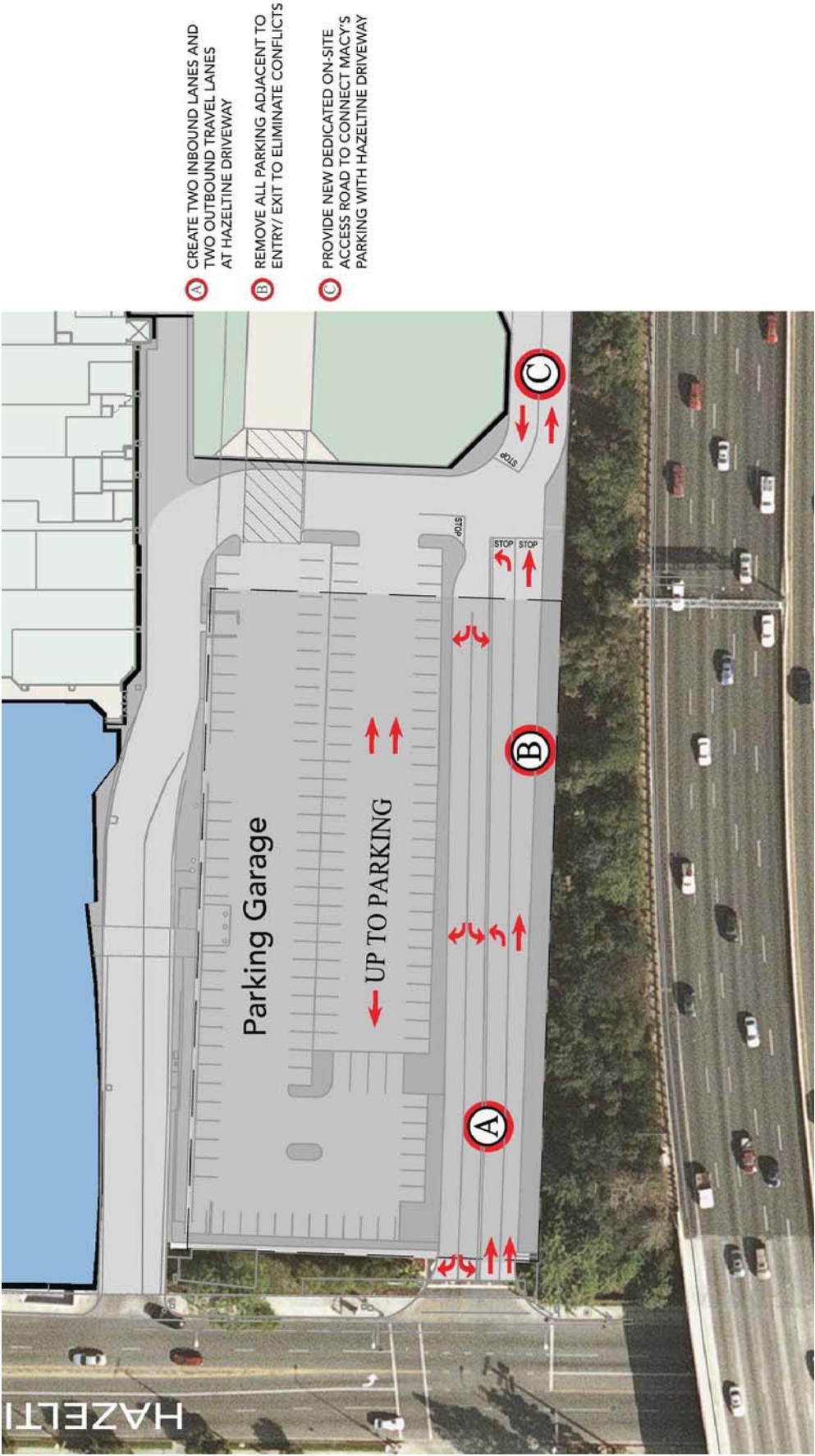


FIGURE 14
SITE ACCESS AND DRIVEWAYS – PROPOSED HAZELTINE AVENUE ACCESS

MAP SOURCE: WESTFIELD

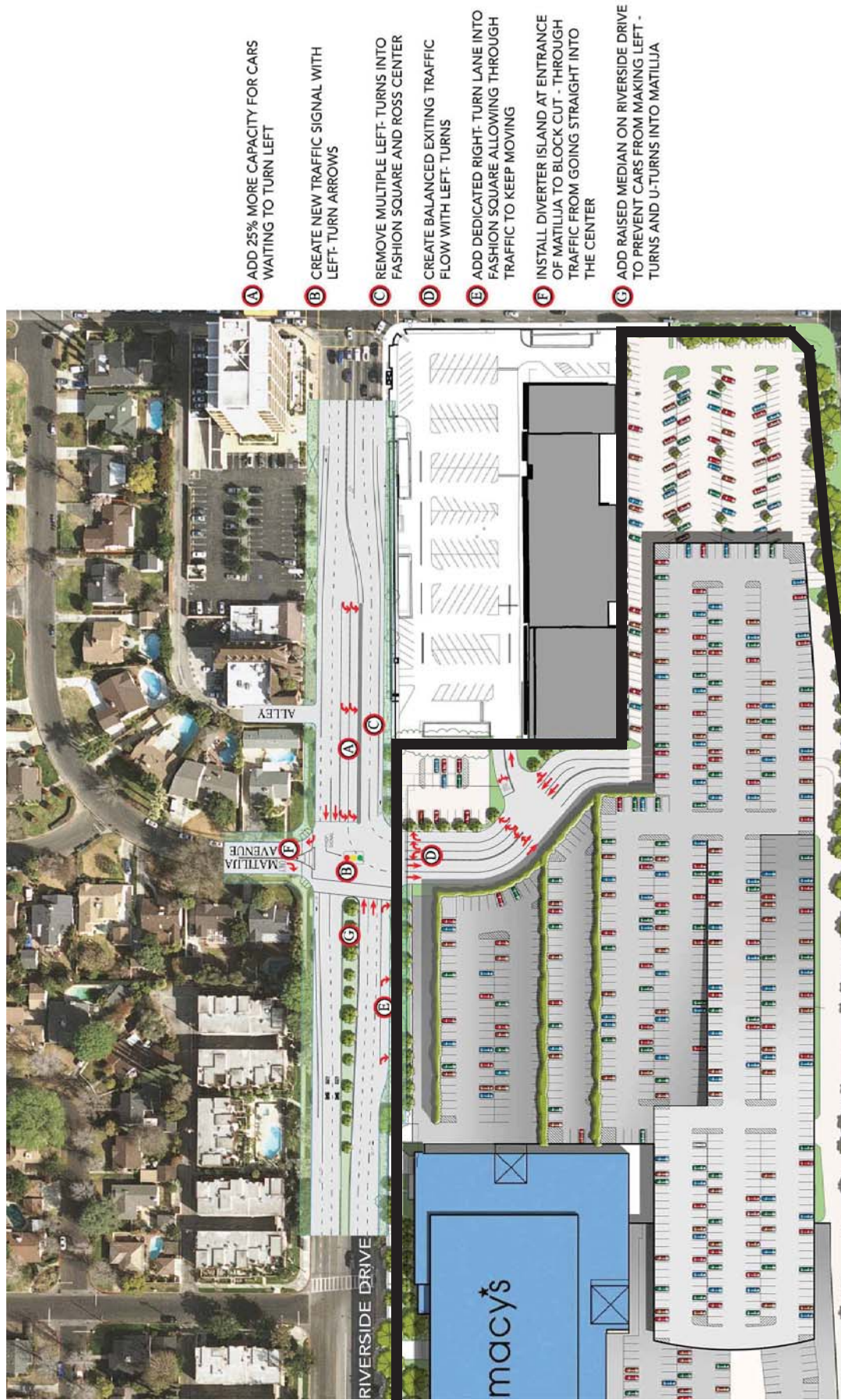


FIGURE 15
SITE ACCESS AND DRIVEWAYS – PROPOSED RIVERSIDE DRIVE ACCESS

MAP SOURCE: WESTFIELD



FIGURE 16
MATILIJIA AVENUE TRAFFIC BARRIER

SOURCE: WESTFIELD



EXISTING

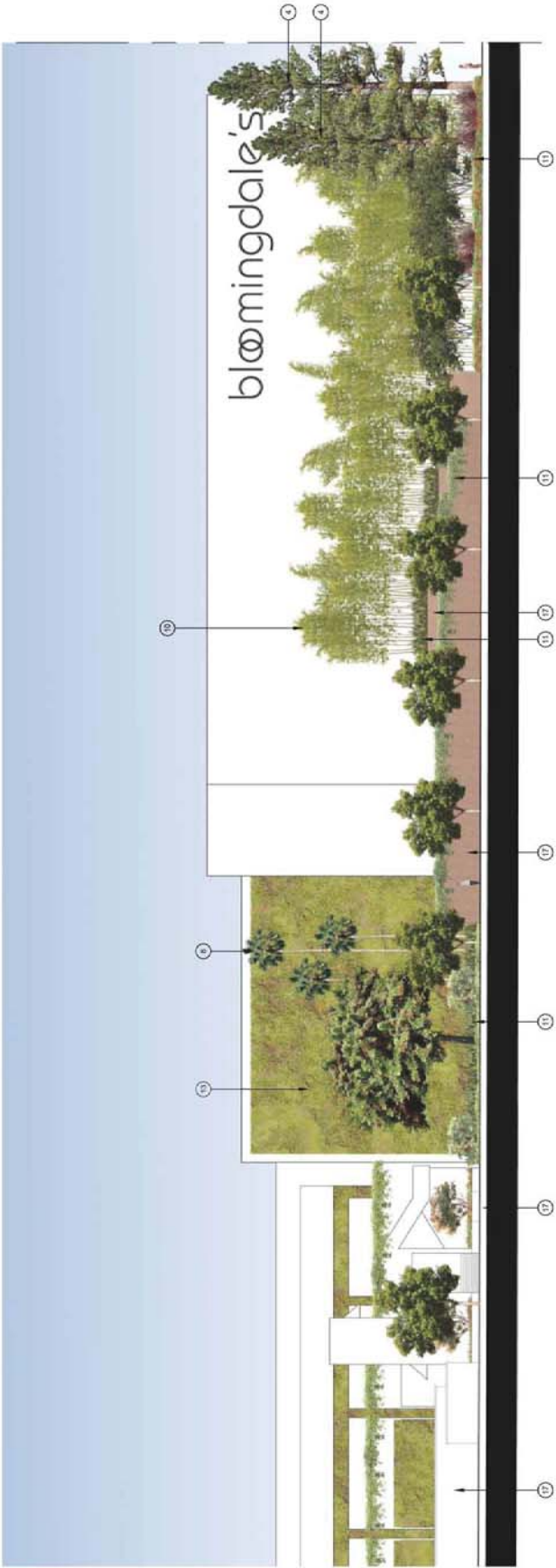


PROPOSED

FIGURE 17
PROPOSED BUILDING ELEVATIONS

MAP SOURCE: PLANNING ASSOCIATES, INC.



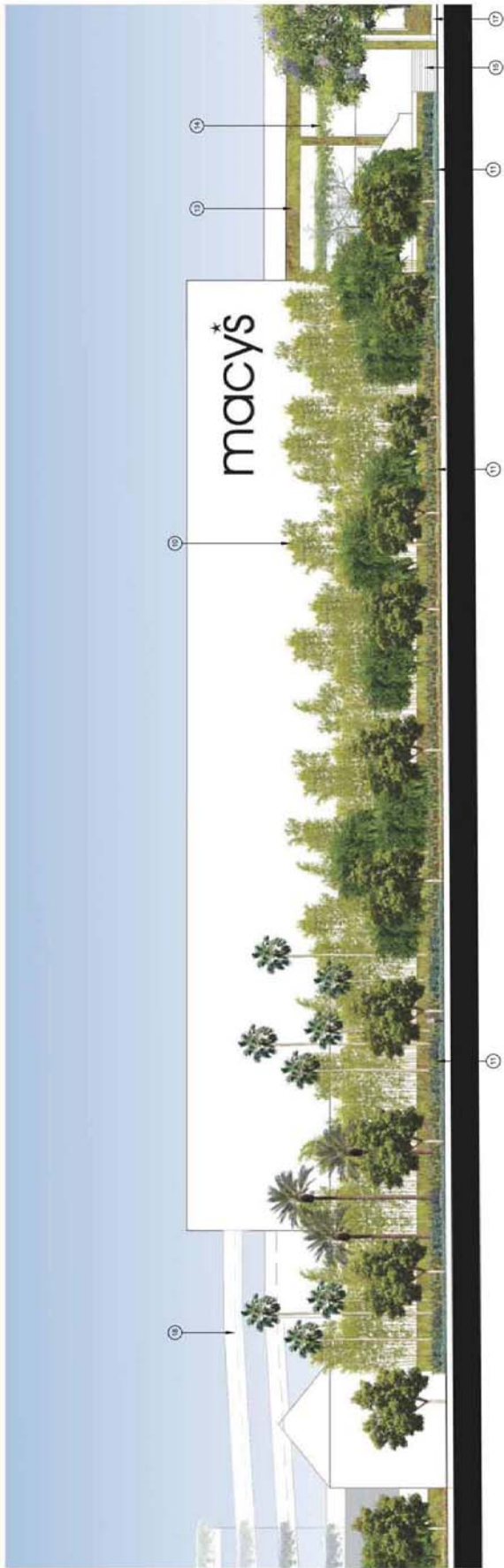


KEY NOTES

- | | | | |
|----|---|----|--|
| 1 | INFILL STREET TREE, SPECIES TO MATCH EXISTING | 12 | GREENSCREEN OR VINE CABLING ATTACHED TO BUILDING |
| 2 | EXISTING STREET TREE TO REMAIN | 13 | VINE ESPALIER |
| 3 | PROPOSED CANOPY SHADE TREE | 14 | PROPOSED PARAPET PLANTERS WITH DRAPING FOLIAGE |
| 4 | EXISTING CANOPY TREE TO REMAIN | 15 | EXISTING HARDSCAPE TO REMAIN |
| 5 | PROPOSED CANOPY SCREEN TREE | 16 | EXISTING SIDEWALK TO REMAIN |
| 6 | PROPOSED ORNAMENTAL ACCENT TREE | 17 | EXISTING WALL/PLANTER TO REMAIN BEYOND |
| 7 | PROPOSED ACCENT PALM TREE | 18 | PROPOSED PARKING STRUCTURE BEYOND |
| 8 | PROPOSED VERTICAL ACCENT PALM TREE | 19 | EXISTING PARKING STRUCTURE |
| 9 | PROPOSED SPECIMEN PALM TREE / ENTRY ICON | 20 | EXISTING VERTICAL ACCENT PALM TREE |
| 10 | PROPOSED BAMBOO SCREENING | 21 | REFURBISH EXISTING GREENSCREEN |
| 11 | PROPOSED UNDERSTORY PLANTING | | |

FIGURE 18
CONCEPTUAL LANDSCAPE PLAN -1

MAP SOURCE: WESTFIELD

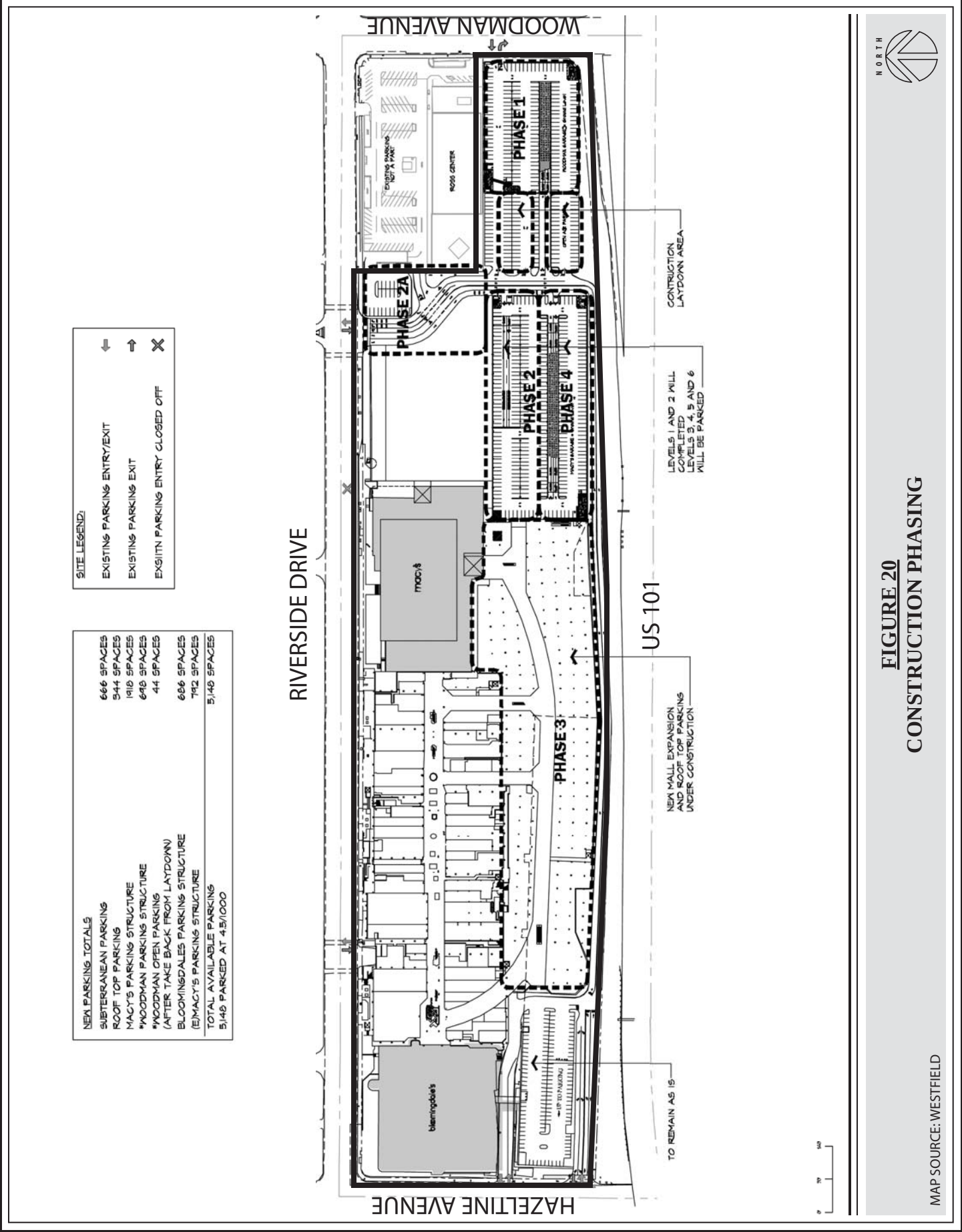


KEY NOTES

- | | | | |
|----|---|----|--|
| 1 | INTELL STREET TREE, SPECIES TO MATCH EXISTING | 12 | GREENSCREEN OR VINE CABLING ATTACHED TO BUILDING |
| 2 | EXISTING STREET TREE TO REMAIN | 13 | VINE ESPALLER |
| 3 | PROPOSED CANOPY SHADE TREE | 14 | PROPOSED PARAPET PLANTERS WITH DROPPING FOLIAGE |
| 4 | EXISTING CANOPY TREE TO REMAIN | 15 | EXISTING HARDSCAPE TO REMAIN |
| 5 | PROPOSED CANOPY SCREEN TREE | 16 | EXISTING SIDEWALK TO REMAIN |
| 6 | PROPOSED ORNAMENTAL ACCENT TREE | 17 | EXISTING WALL/PLANTER TO REMAIN BEYOND |
| 7 | PROPOSED ACCENT PALM TREE | 18 | PROPOSED PARKING STRUCTURE |
| 8 | PROPOSED VERTICAL ACCENT PALM TREE | 19 | EXISTING PARKING STRUCTURE |
| 9 | PROPOSED SPECIMEN PALM TREE / ENTRY ICON | 20 | EXISTING VERTICAL ACCENT PALM TREE |
| 10 | PROPOSED BAMBOO SCREENING | 21 | REFURBISH EXISTING GREENSCREEN |
| 11 | PROPOSED UNDERSTORY PLANTING | | |

FIGURE 19
CONCEPTUAL LANDSCAPE PLAN -2

MAP SOURCE: WESTFIELD



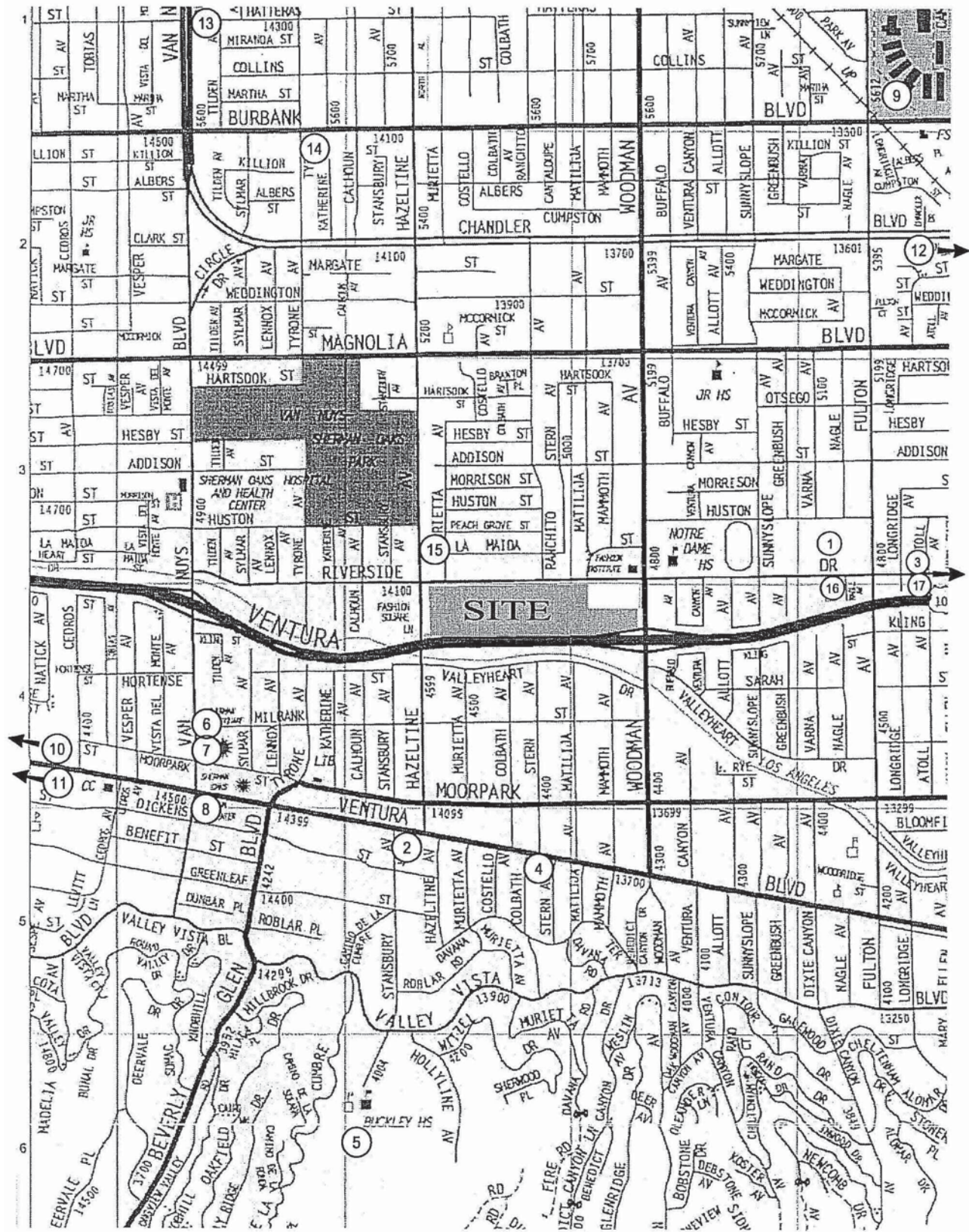


FIGURE 21
LOCATION OF RELATED PROJECTS

MAP SOURCE: THOMAS BROS. GUIDE





FIGURE 22
PHOTO OF SURROUNDING AREA

MAP SOURCE: WESTFIELD

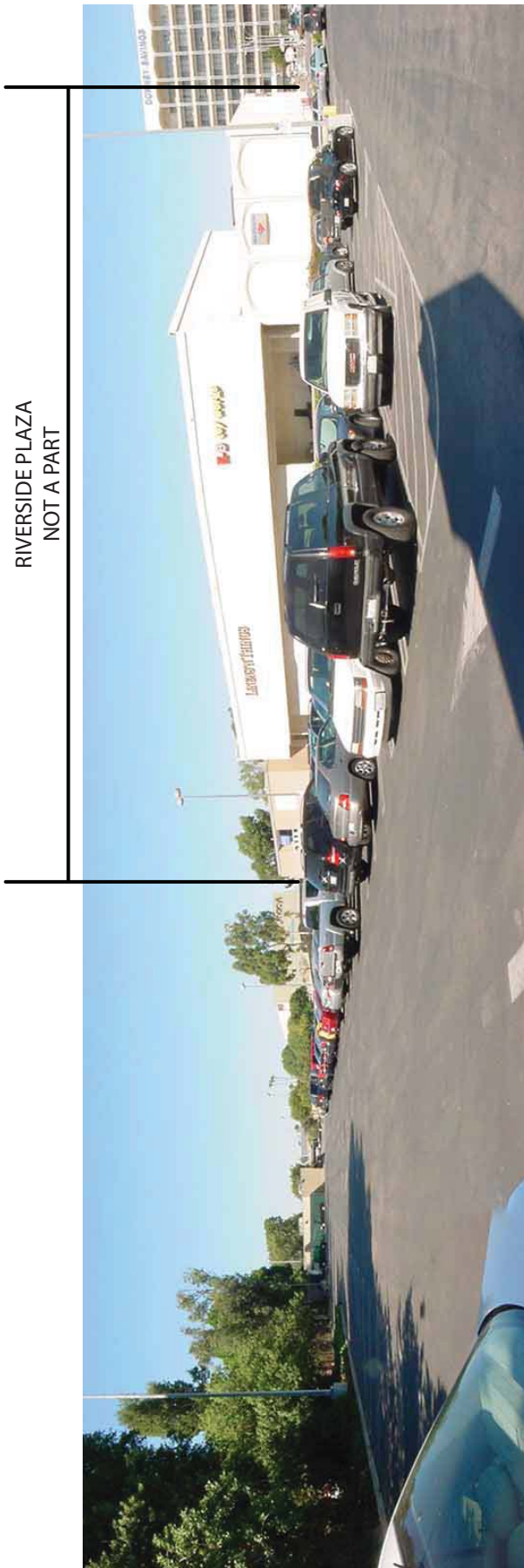


FIGURE 23
EXISTING VIEW – WOODMAN AVENUE FRONTAGE

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 24
EXISTING VIEW – RIVERSIDE DRIVE AND WOODMAN AVENUE INTERSECTION
MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 25
EXISTING VIEW – RIVERSIDE DRIVE

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 26
EXISTING VIEW – RIVERSIDE DRIVE

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 27
EXISTING VIEW – RIVERSIDE DRIVE AND HAZELTINE AVENUE INTERSECTION

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 28
EXISTING VIEW – HAZELTINE AVENUE

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 29
EXISTING VIEW – EXISTING RESIDENTS, NORTH OF RIVERSIDE DRIVE
MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 30
RIVERSIDE DRIVE RENDERING AT MATILAJA AVENUE

MAP SOURCE: PLANNING ASSOCIATES, INC.



LEGEND:

-  South Coast Air Basin
-  State of California

SOURCE: California Air Resources Board, State and Local Air Monitoring Network Plan, October 1998

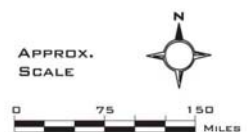
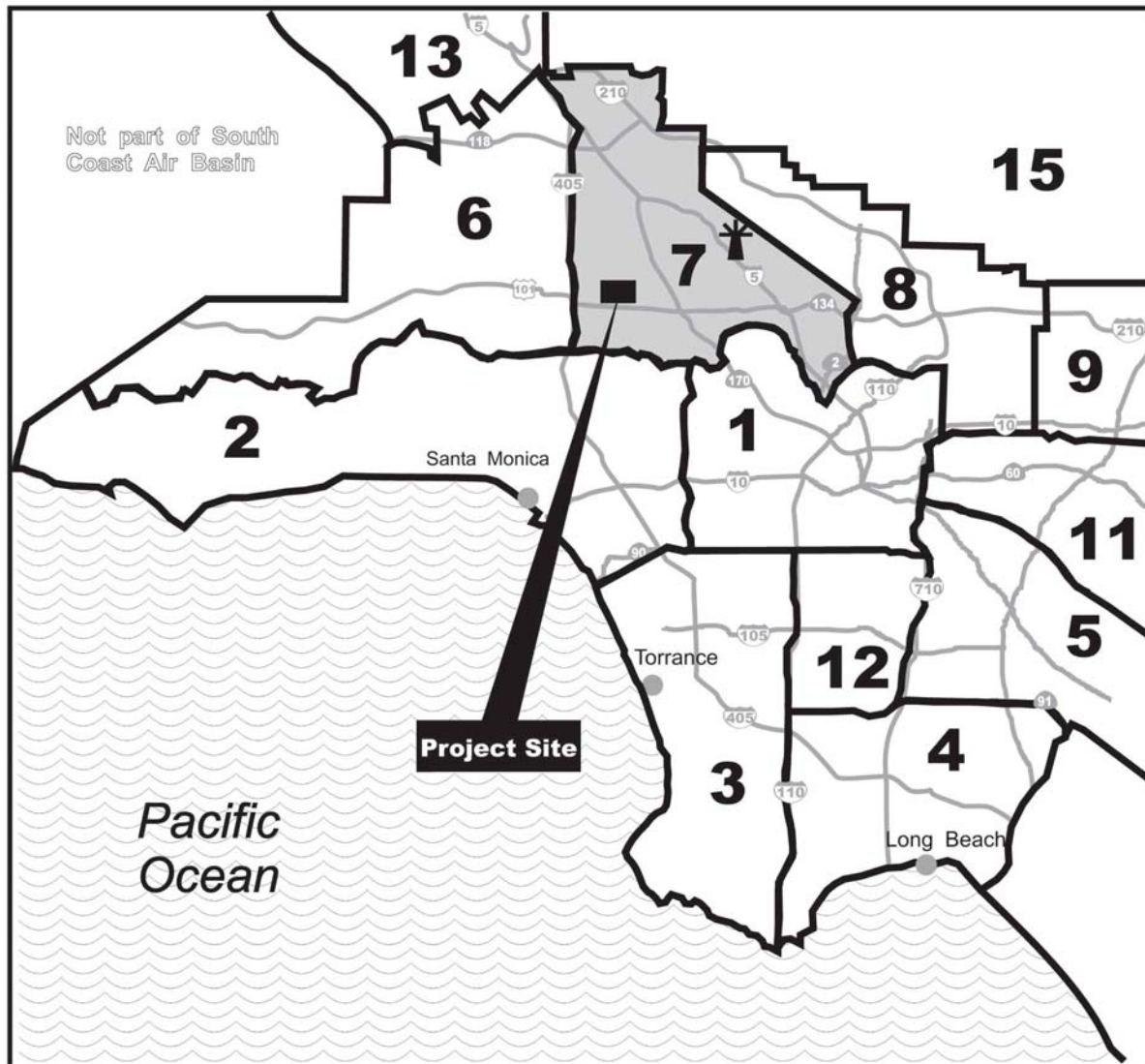


FIGURE 31
SOUTH COAST AIR BASIN



LEGEND:  Burbank Monitoring Station

Air Monitoring Areas in Los Angeles County:

- | | |
|---------------------------------|--------------------------------------|
| 1. Central Los Angeles | 9. East San Gabriel Valley |
| 2. Northwest Coastal | 10. Pomona/Walnut Valley (not shown) |
| 3. Southwest Coastal | 11. South San Gabriel Valley |
| 4. South Coastal | 12. South Central Los Angeles |
| 5. Southeast Los Angeles County | 13. Santa Clarita Valley |
| 6. West San Fernando Valley | 15. San Gabriel Mountains |
| 7. East San Fernando Valley | |
| 8. West San Gabriel Valley | |

SOURCE: South Coast Air Quality Management District Air Monitoring Areas Map, 1999

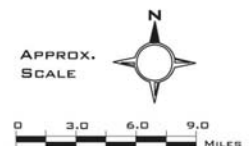
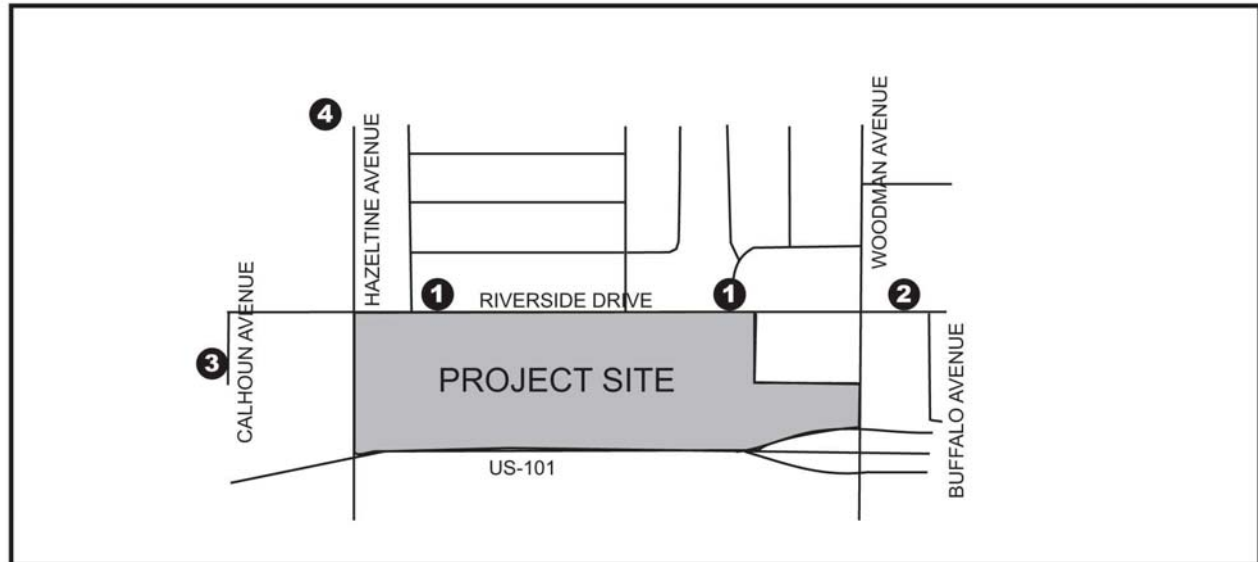


FIGURE 32
AIR MONITORING AREAS



LEGEND:

Air Quality Monitoring Locations

1. Multi-Family Residence on Riverside Drive
2. Notre Dame High School
3. Single-Family Residence on Calhoun Avenue
4. Van Nuys Sherman Oaks Park

FIGURE 33
AIR QUALITY RECEPTORS

SOURCE: TAHA, 2007



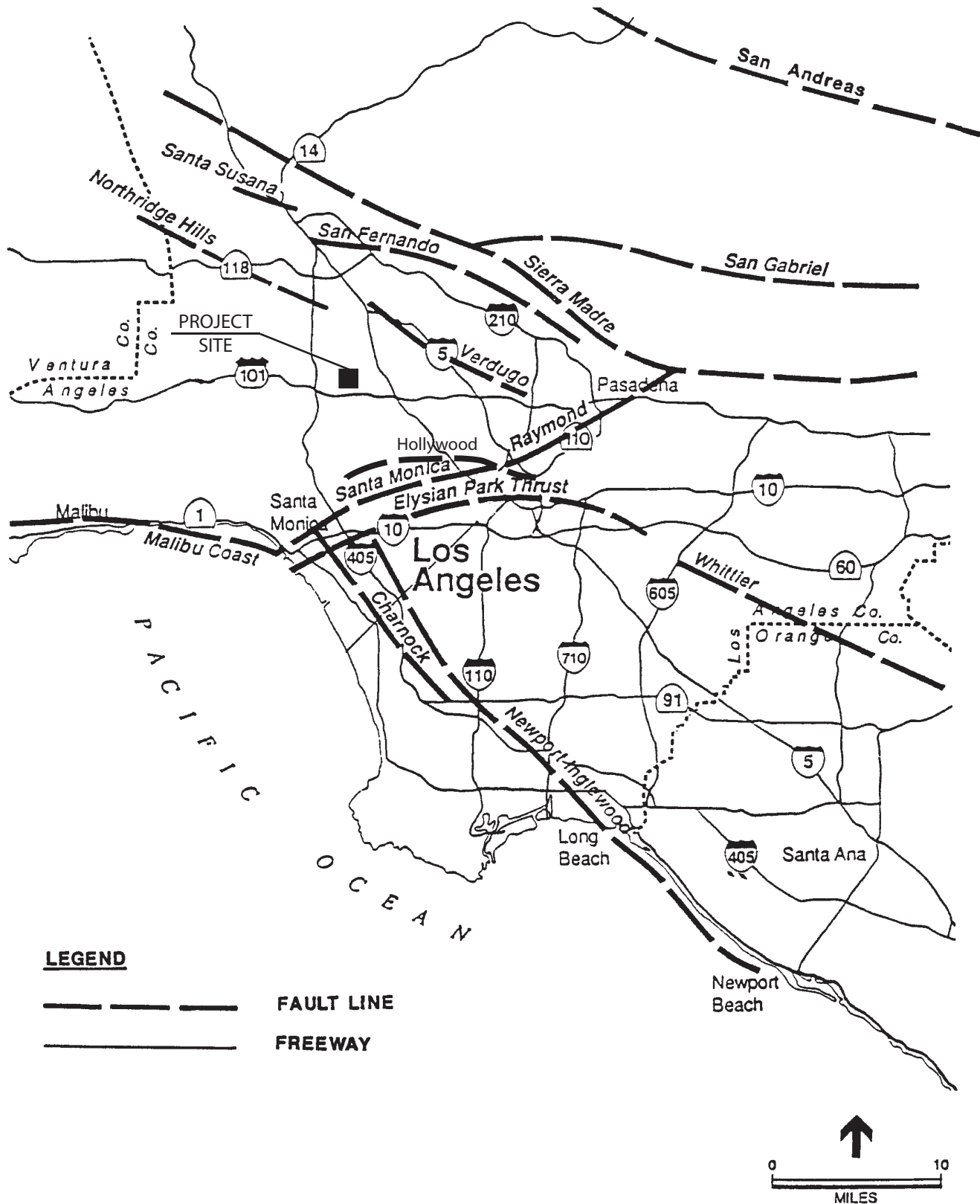


FIGURE 34
FAULT MAP

MAP SOURCE: PLANNING ASSOCIATES, INC.



FIGURE 35
EXISTING SURROUNDING LAND USES

MAP SOURCE: WESTFIELD

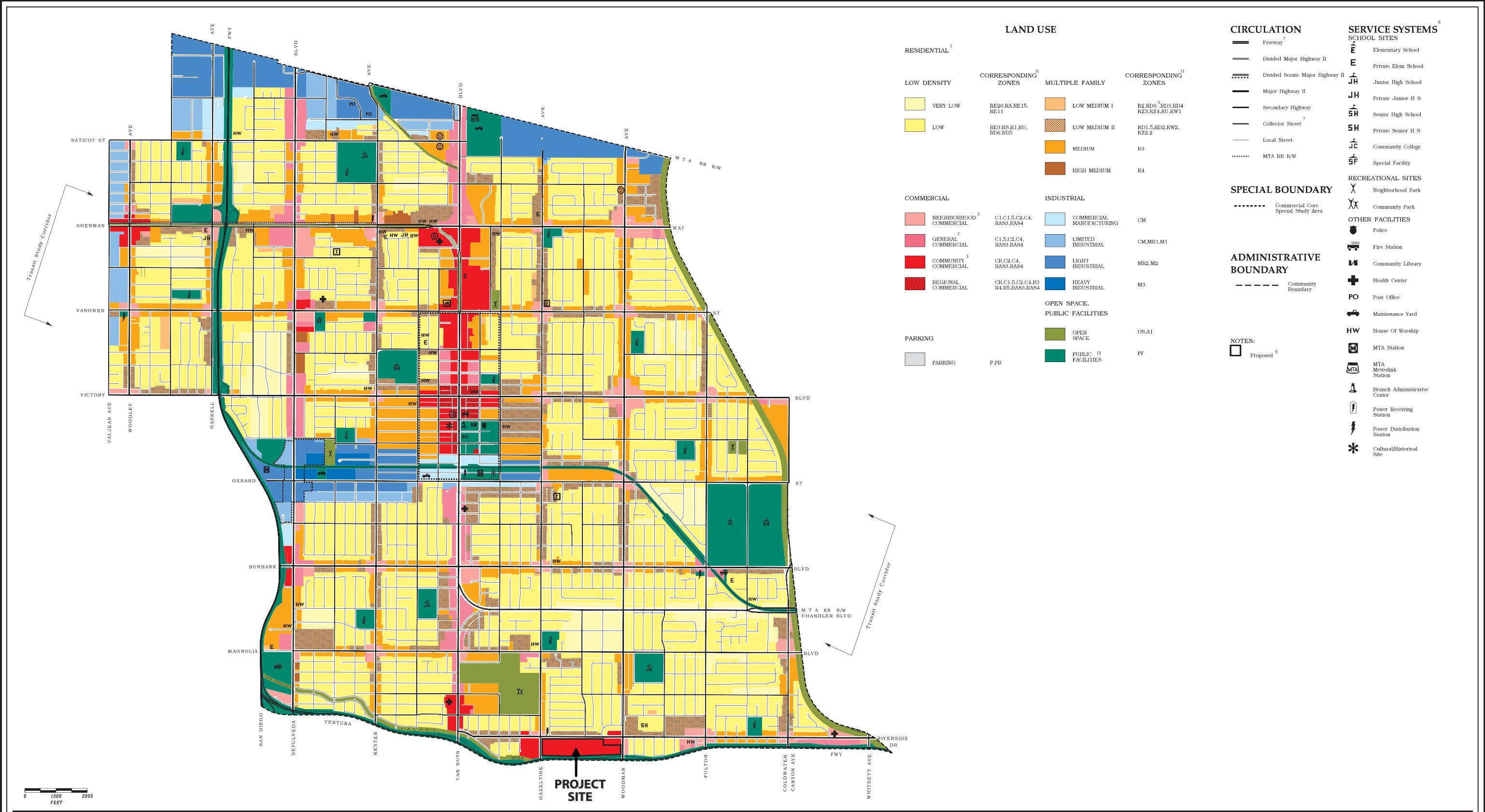


FIGURE 36
EXISTING COMMUNITY PLAN DESIGNATIONS

MAP SOURCE: CITY OF LOS ANGELES, PLANNING DEPARTMENT



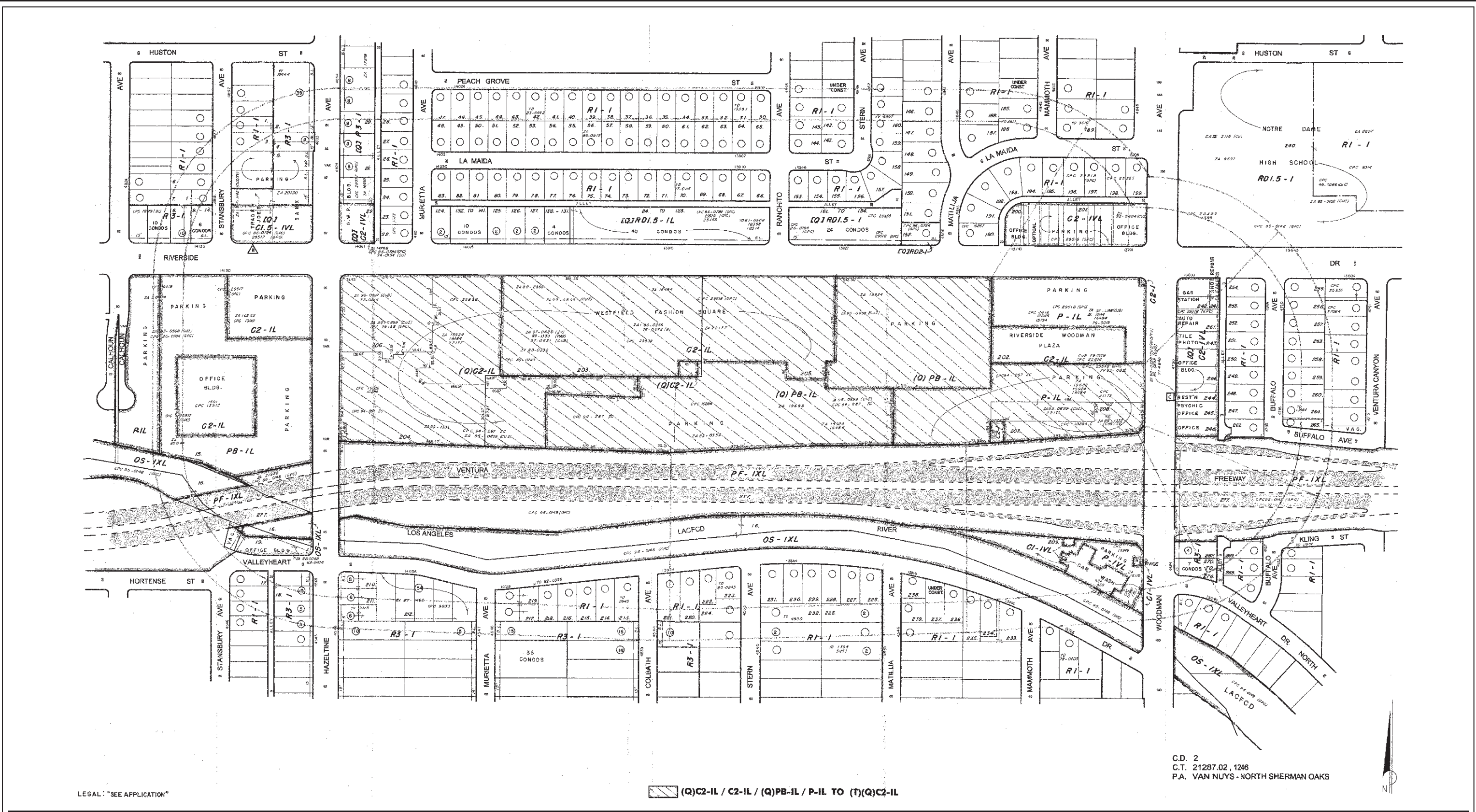
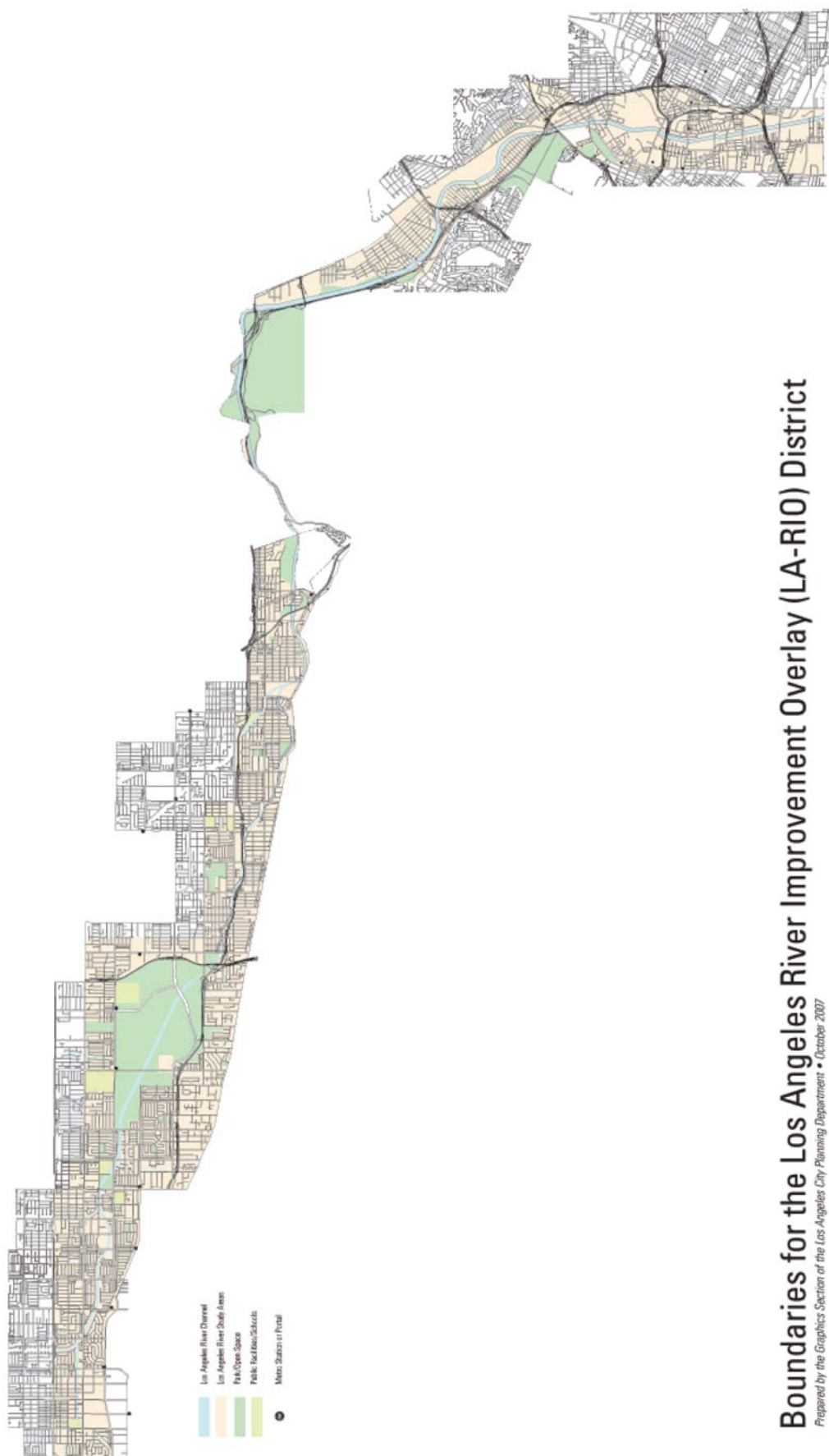


FIGURE 37
EXISTING ZONING

MAP SOURCE: PLANNING ASSOCIATES, INC.

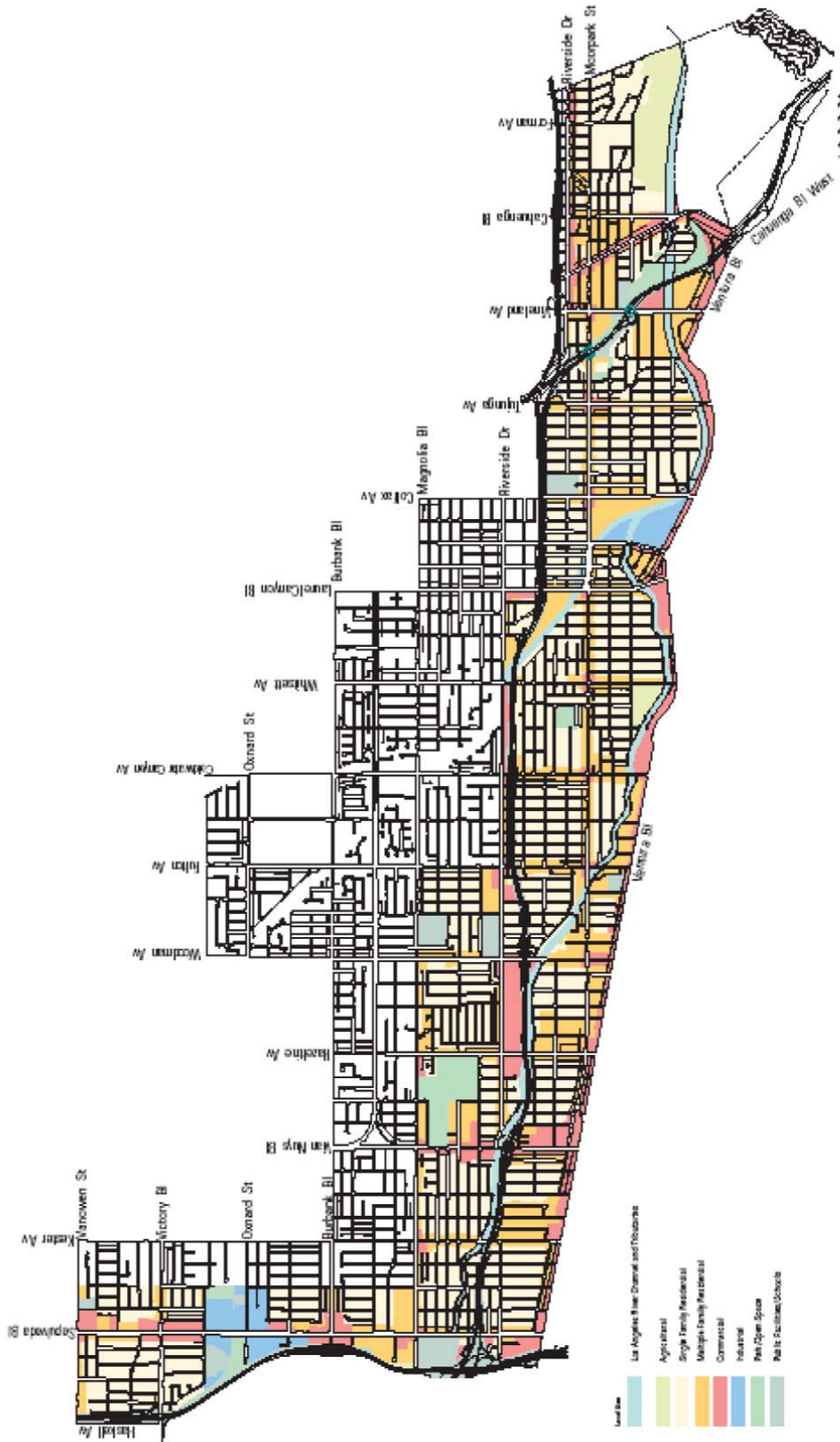




Boundaries for the Los Angeles River Improvement Overlay (LA-RIO) District
 Prepared by the Graphics Section of the Los Angeles City Planning Department • October 2007



FIGURE 38
BOUNDARIES OF THE LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT
 MAP SOURCE: RIVER IMPROVEMENT OVERLAY, DRAFT 2007



East Valley Area
 Generalized Land Use within the River Improvement Overlay

Prepared by the Regional Transportation Planning Agency, June 2007



FIGURE 39
PROPOSED EAST VALLEY RIVER IMPROVEMENT OVERLAY DISTRICT
 MAP SOURCE: RIVER IMPROVEMENT OVERLAY, DRAFT 2007

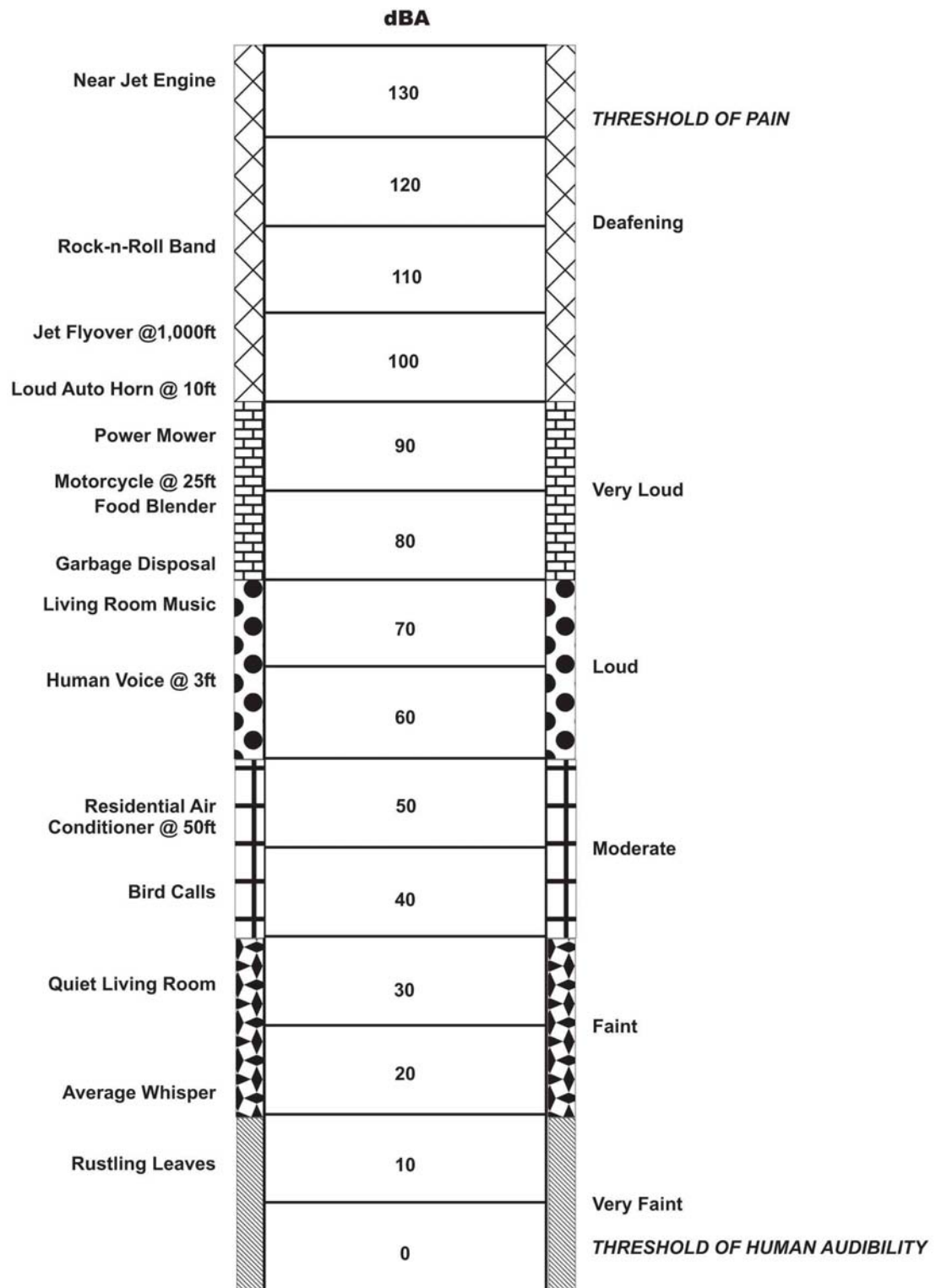
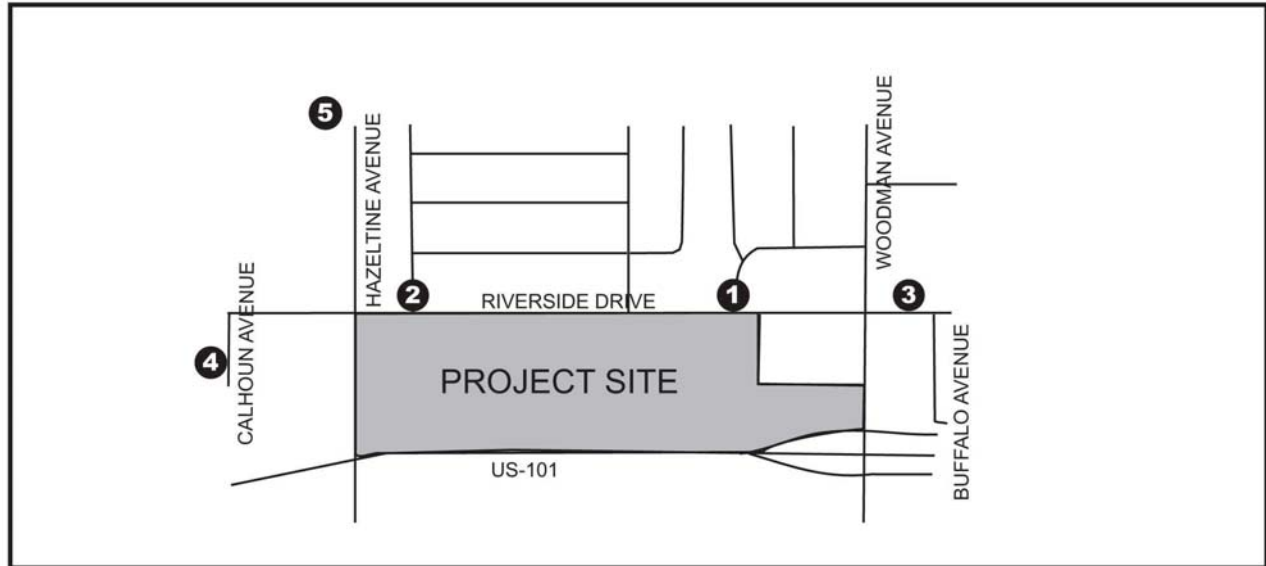


FIGURE 40
A-WEIGHTED DECIBEL SCALE

SOURCE: COWAN, JAMES P.,
 HANDBOOK OF ENVIRONMENTAL ACOUSTICS



LEGEND:

Noise Monitoring Locations

1. Multi-Family Residence on Riverside Drive
2. Multi-Family Residence on Riverside Drive
3. Notre Dame High School
4. Single-Family Residence on Calhoun Avenue
5. Van Nuys Sherman Oaks Park

FIGURE 41
NOISE MONITORING LOCATIONS

SOURCE: TAHA, 2007





FIGURE 42
EXISTING PUBLIC TRANSIT ROUTES

MAP SOURCE: METROPOLITAN
 TRANSPORTATION AUTHORITY



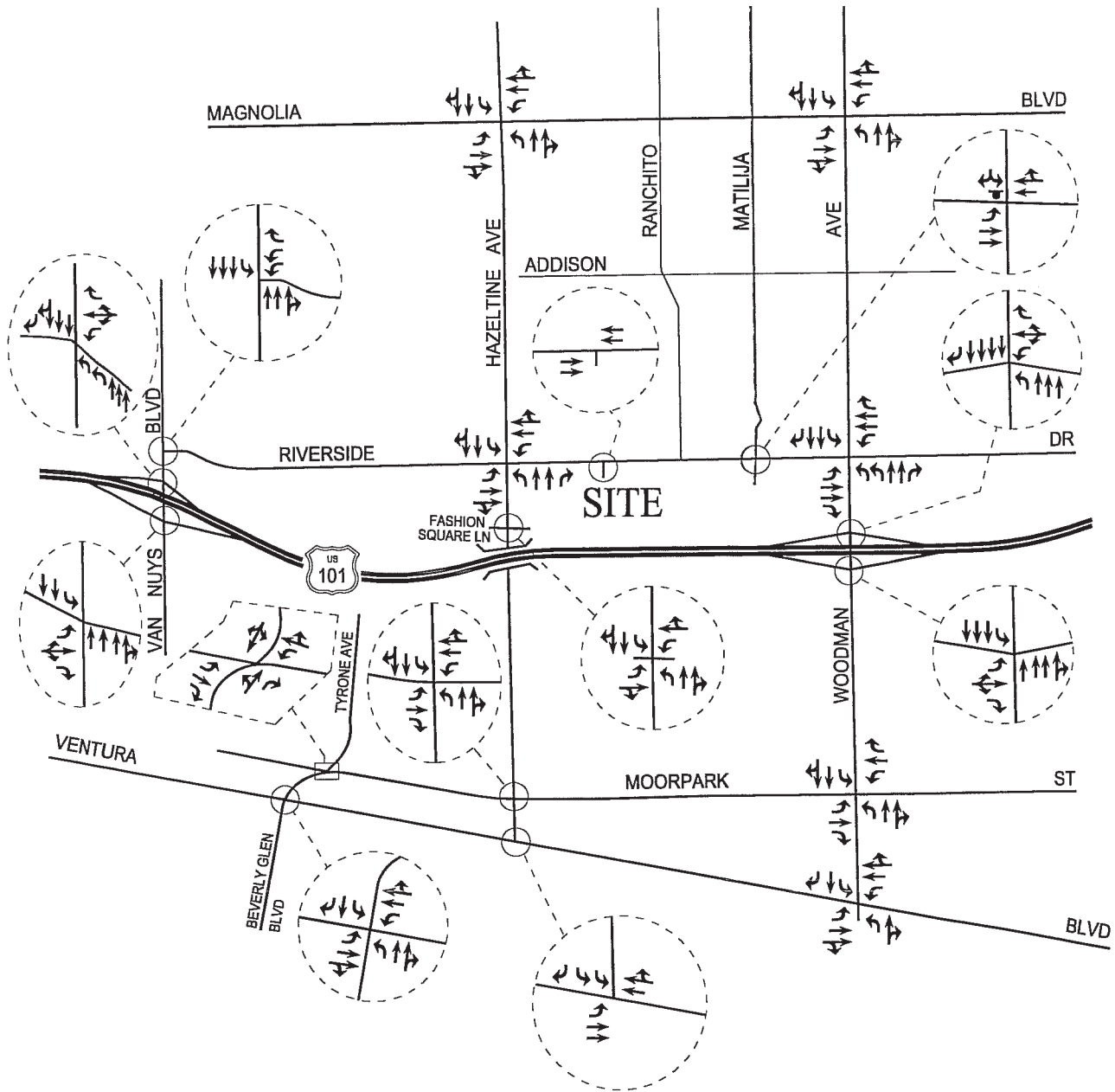


FIGURE 43

EXISTING LANE CONFIGURATION AT STUDY INTERSECTIONS

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



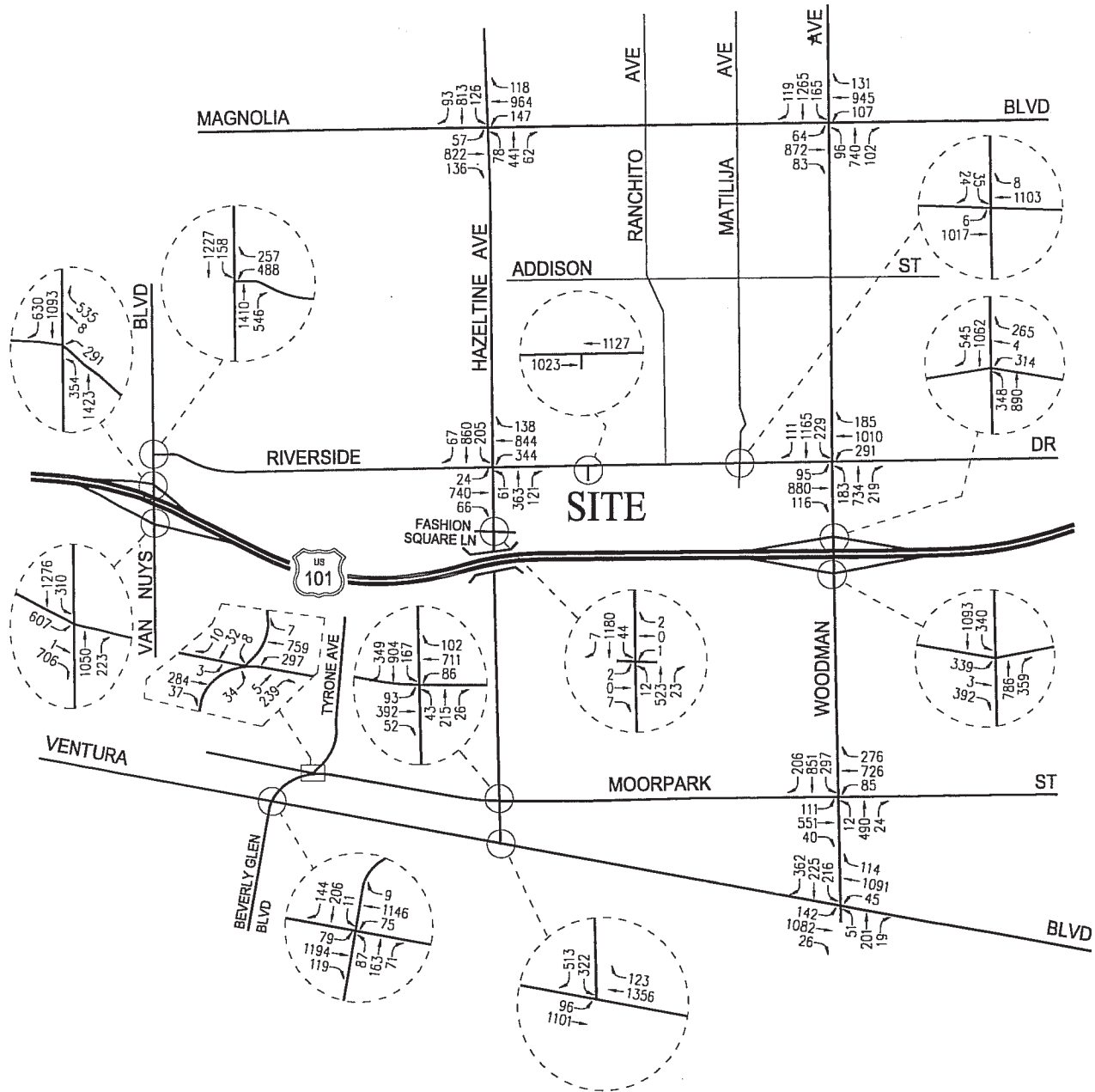


FIGURE 44

EXISTING TRAFFIC VOLUMES – WEEKDAY AM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



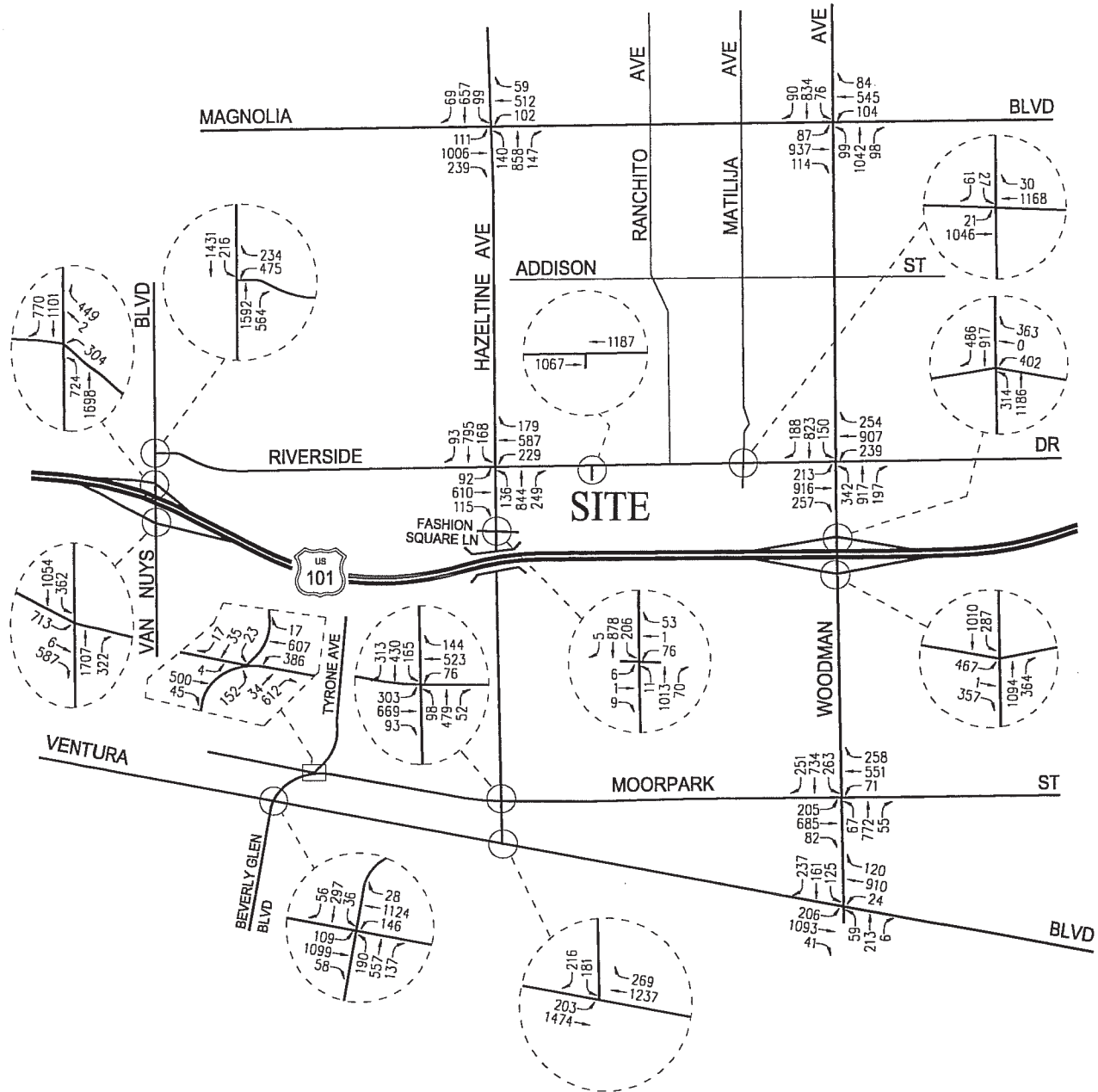


FIGURE 45

EXISTING TRAFFIC VOLUMES – WEEKDAY PM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



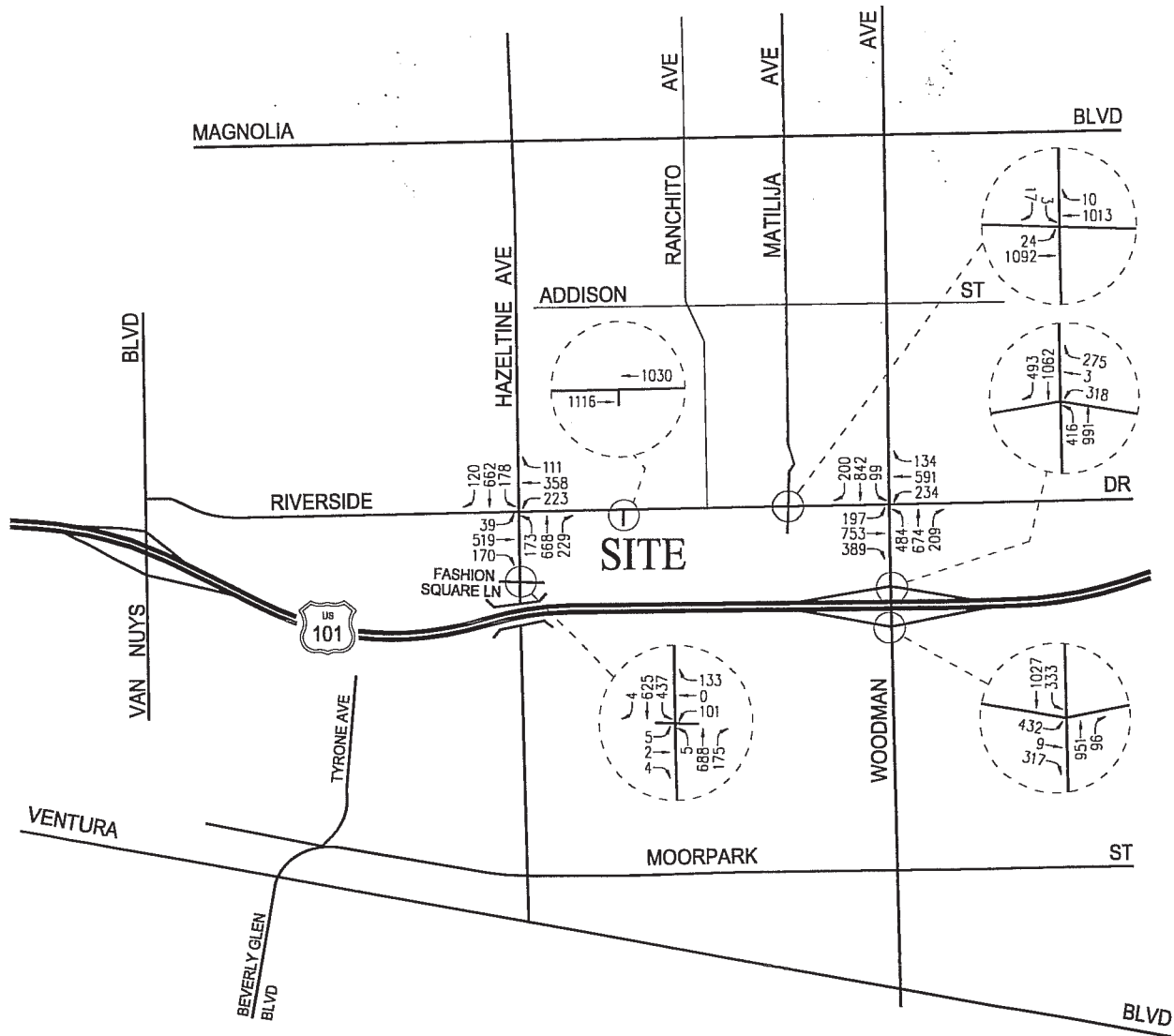


FIGURE 46

EXISTING TRAFFIC VOLUMES – SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



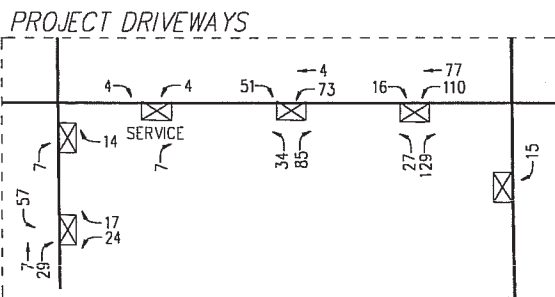
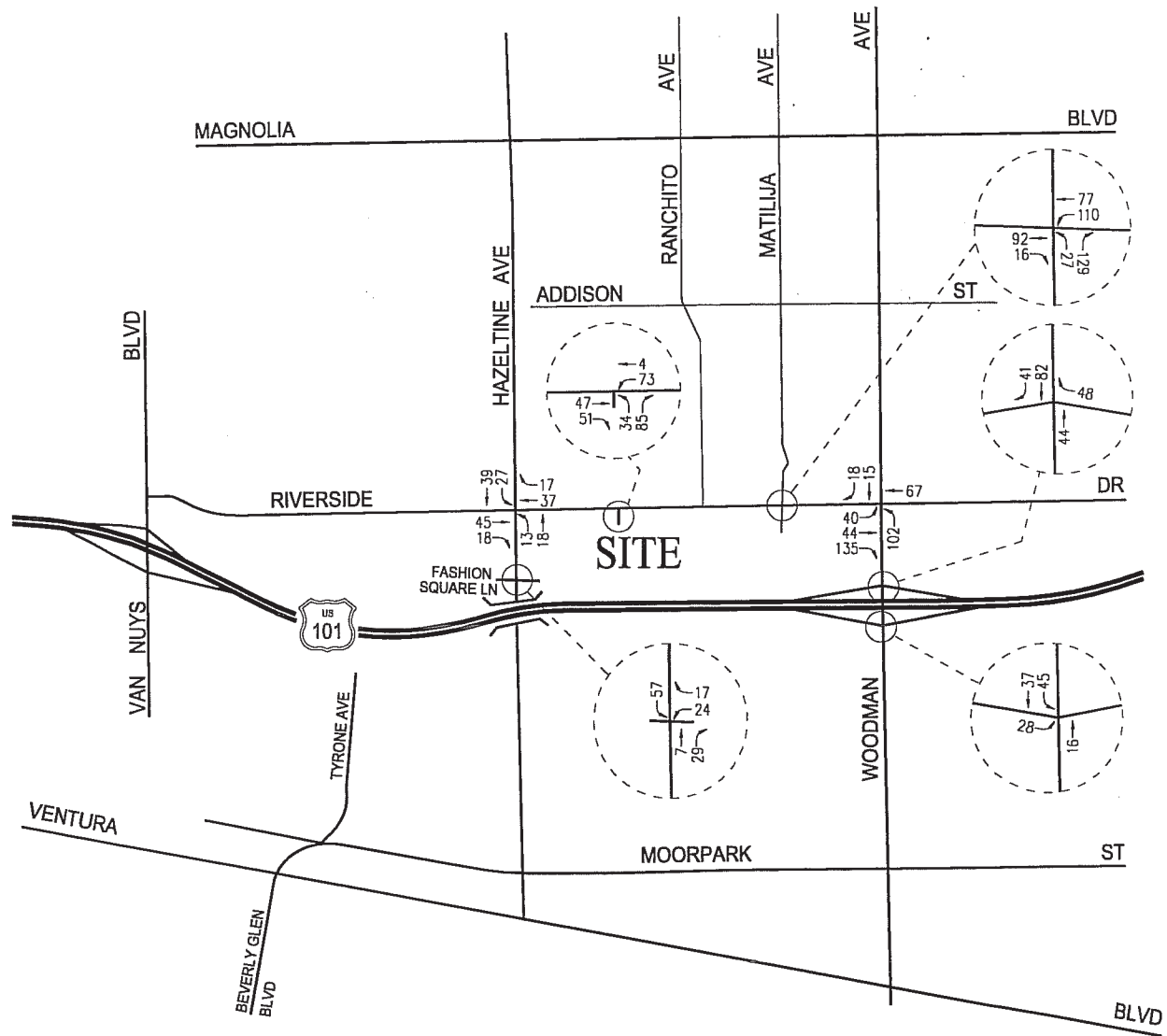


FIGURE 47

PROJECT TRAFFIC VOLUMES – SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



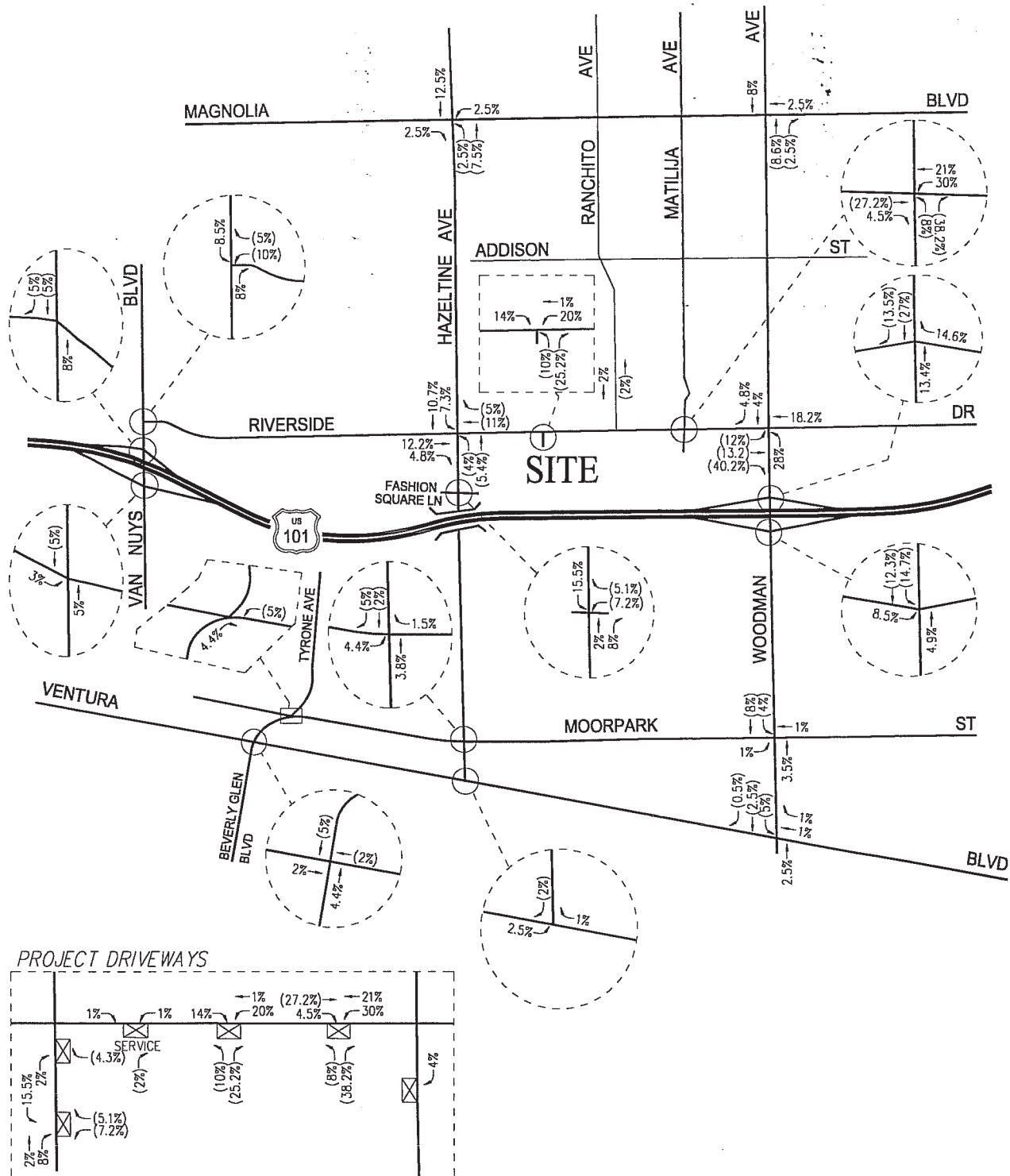


FIGURE 48
PROJECT TRIP DISTRIBUTION

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



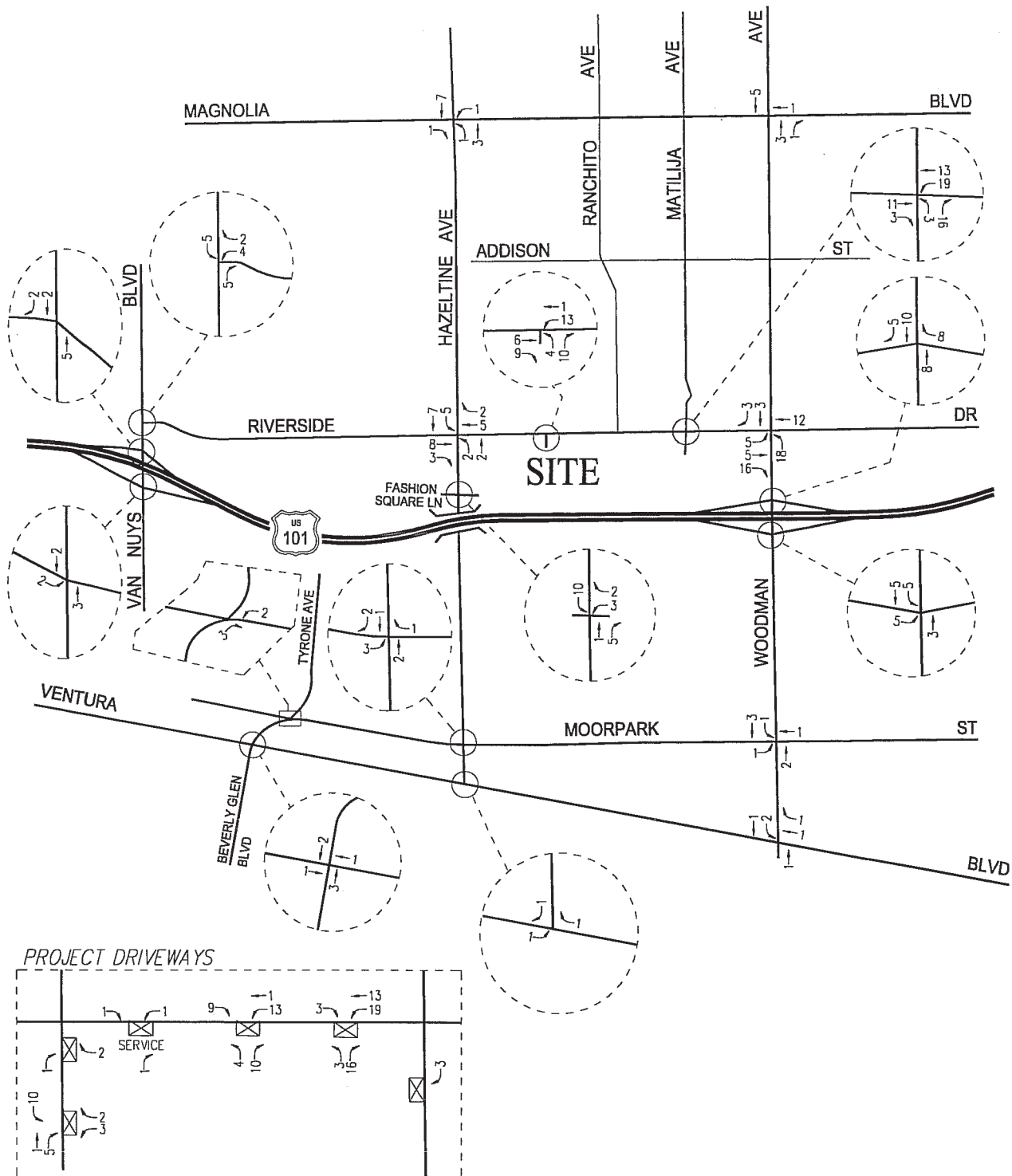


FIGURE 49

PROJECT TRAFFIC VOLUMES – WEEKDAY AM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



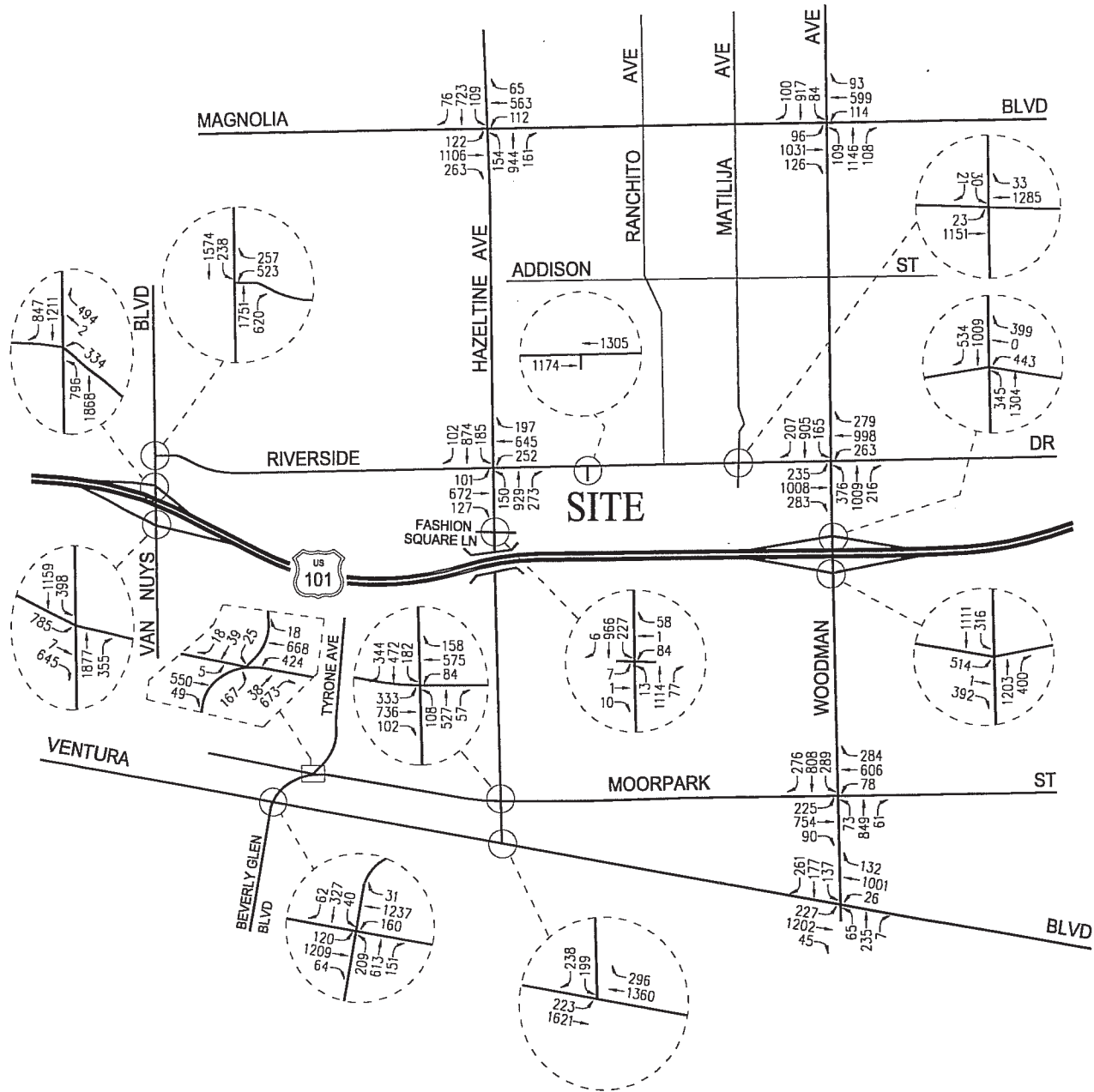
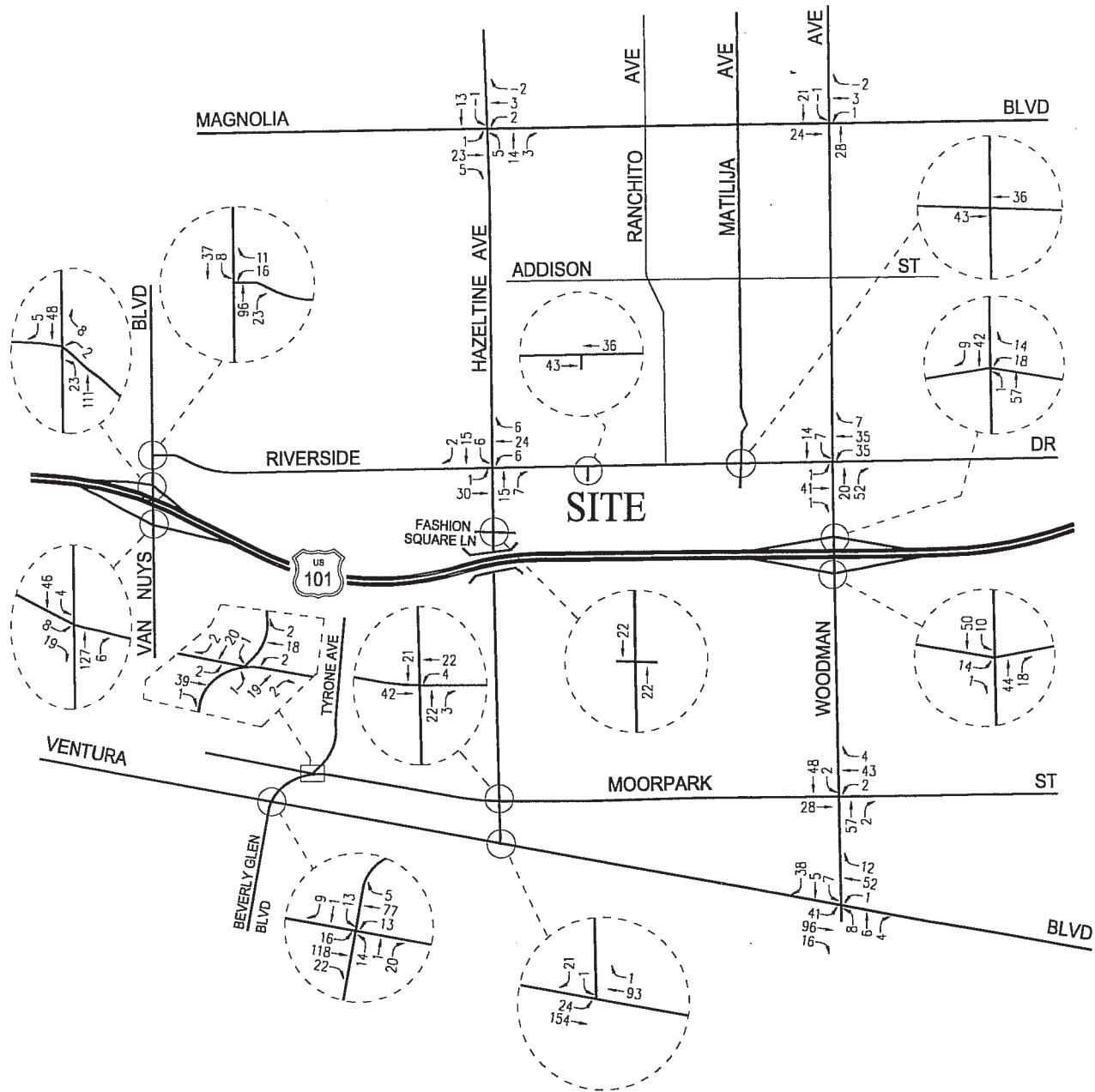


FIGURE 50

PROJECT TRAFFIC VOLUMES – WEEKDAY PM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS





RELATED PROJECTS TRAFFIC VOLUMES – WEEKDAY AM PEAK HOUR

NORTH

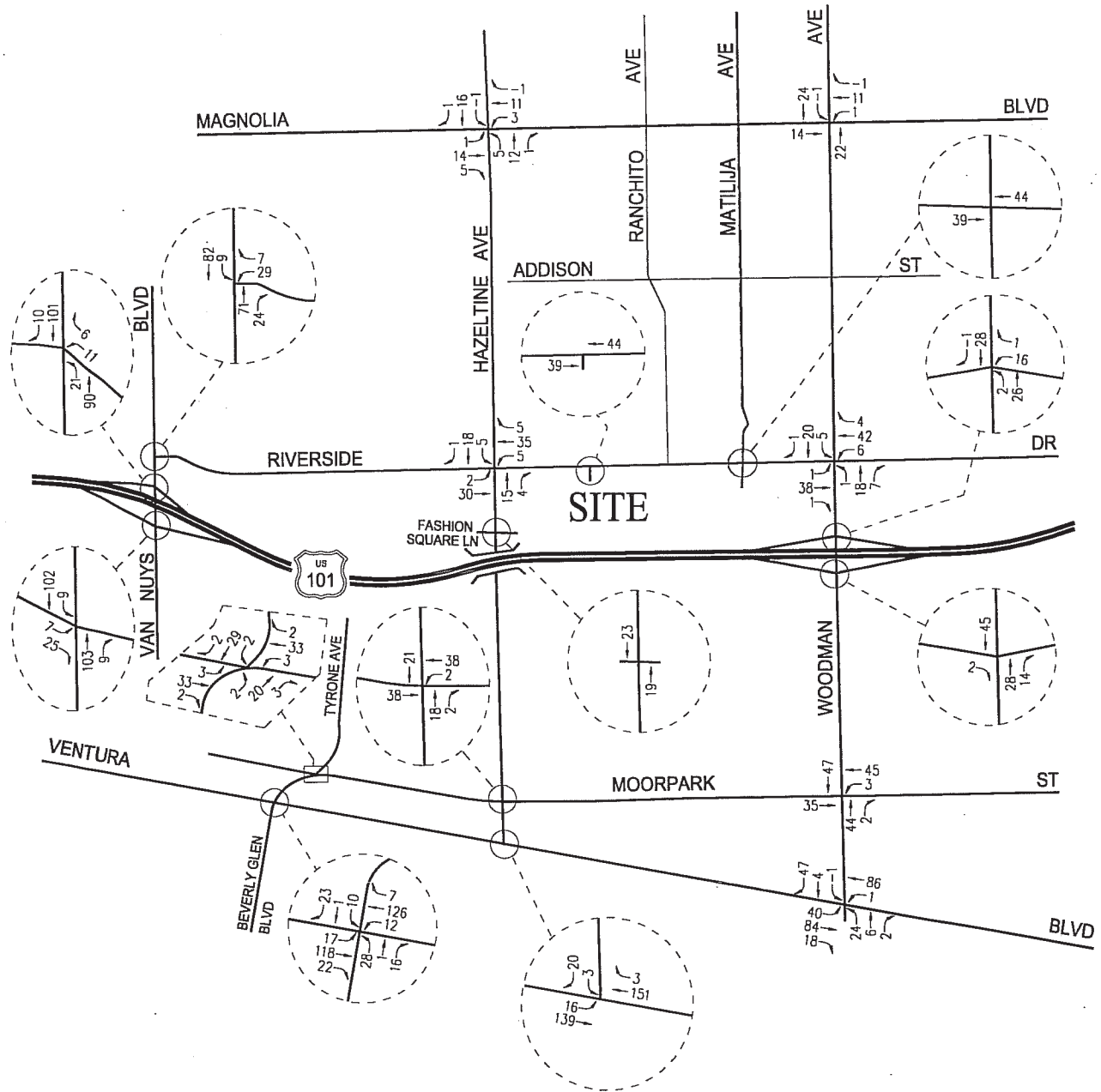


FIGURE 52

RELATED PROJECTS TRAFFIC VOLUMES – WEEKDAY PM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



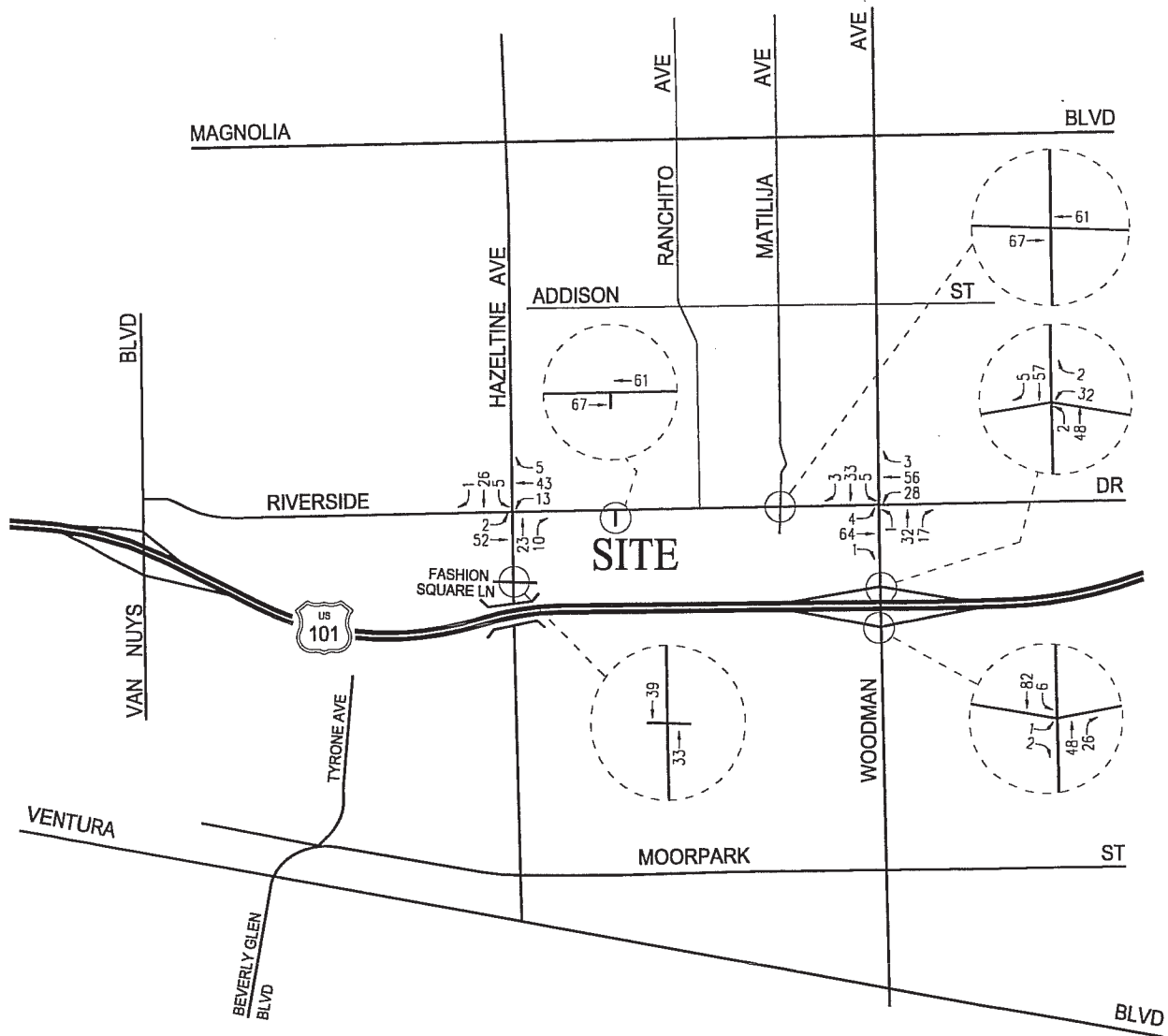


FIGURE 53

RELATED PROJECTS TRAFFIC VOLUMES – SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



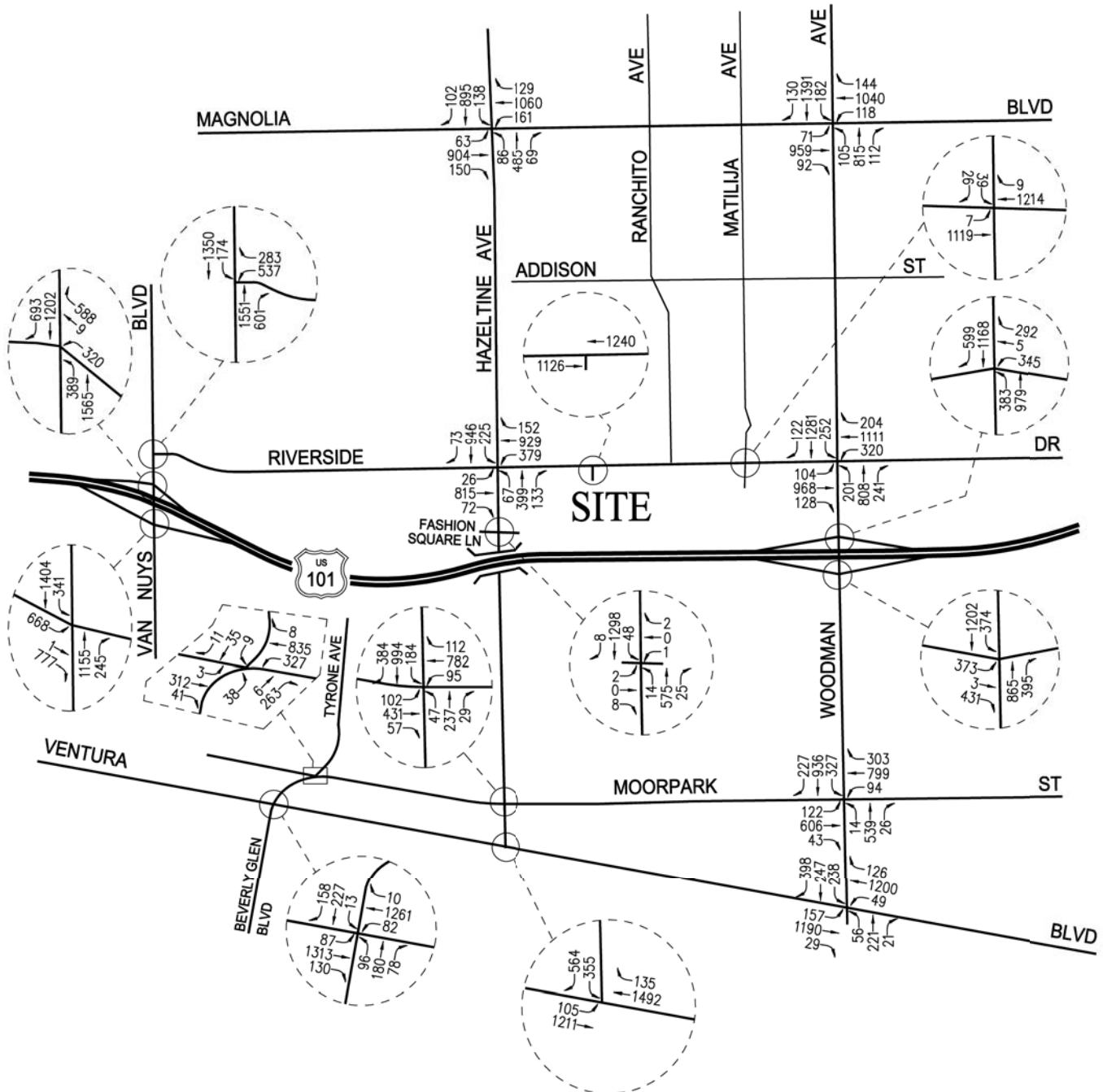


FIGURE 54
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES
 MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS **WEEKDAY AM PEAK HOUR**



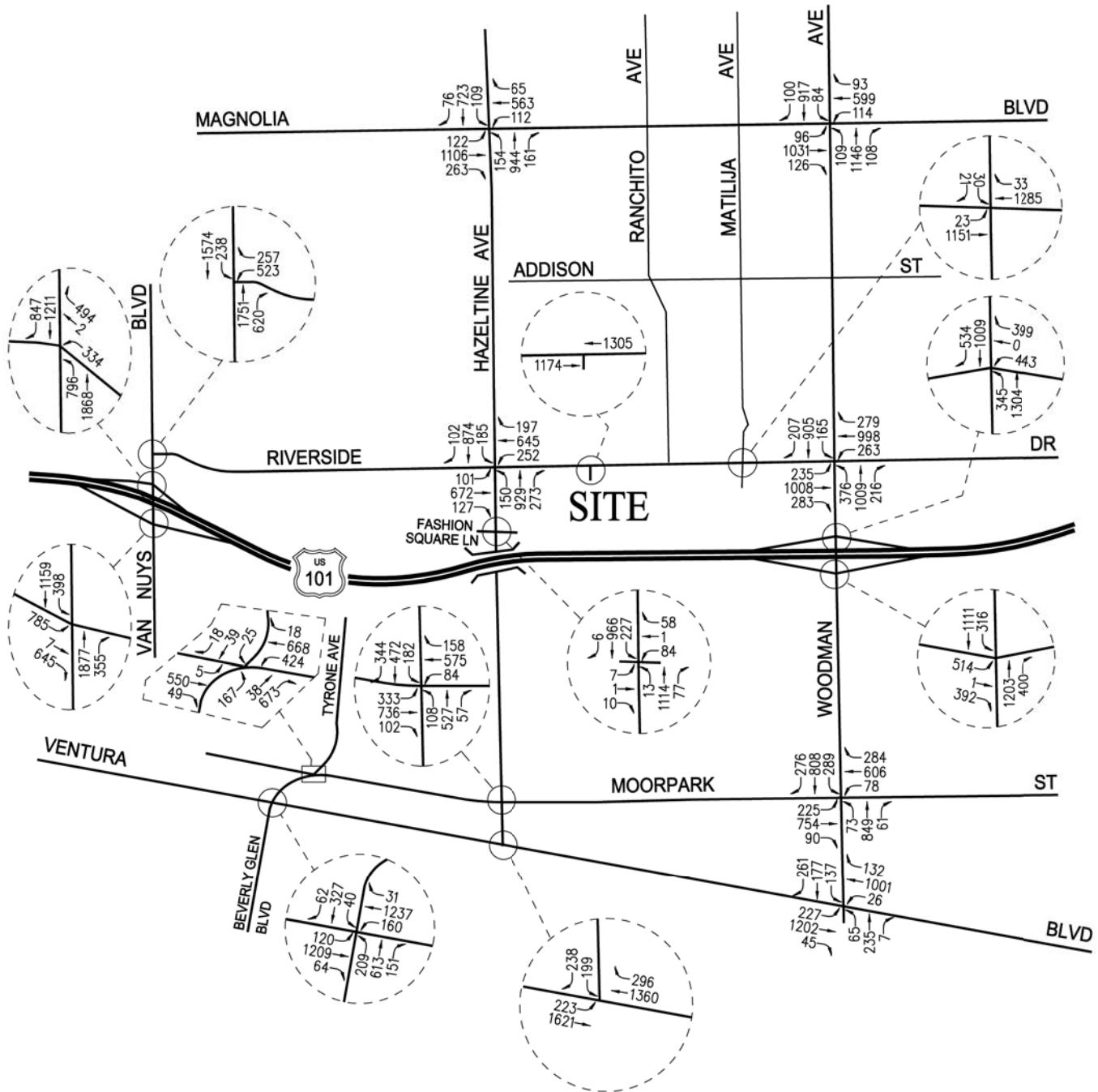


FIGURE 55
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES
 MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS **WEEKDAY PM PEAK HOUR**





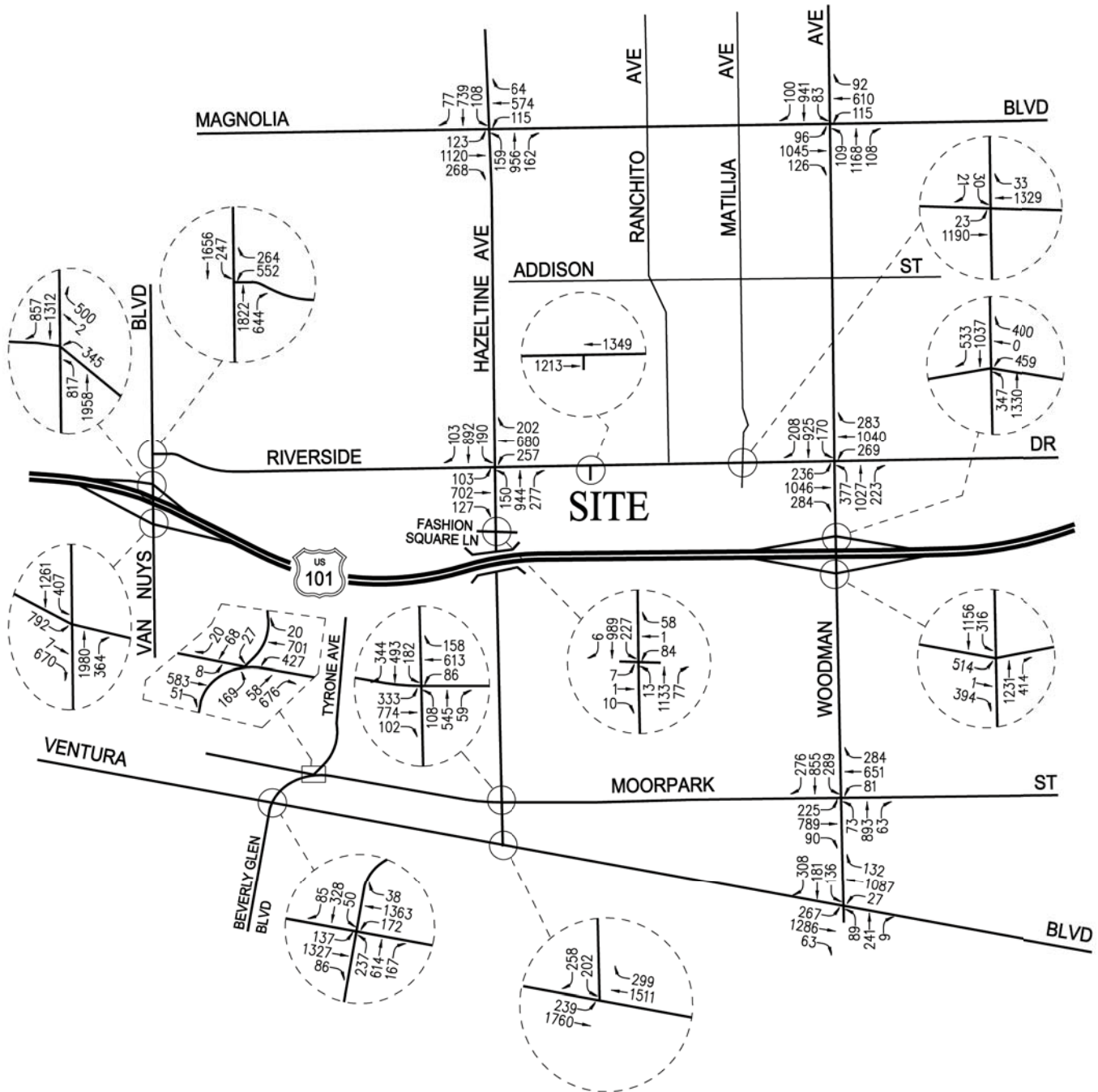


FIGURE 57

FUTURE PRE-PROJECT TRAFFIC VOLUMES – WEEKDAY PM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



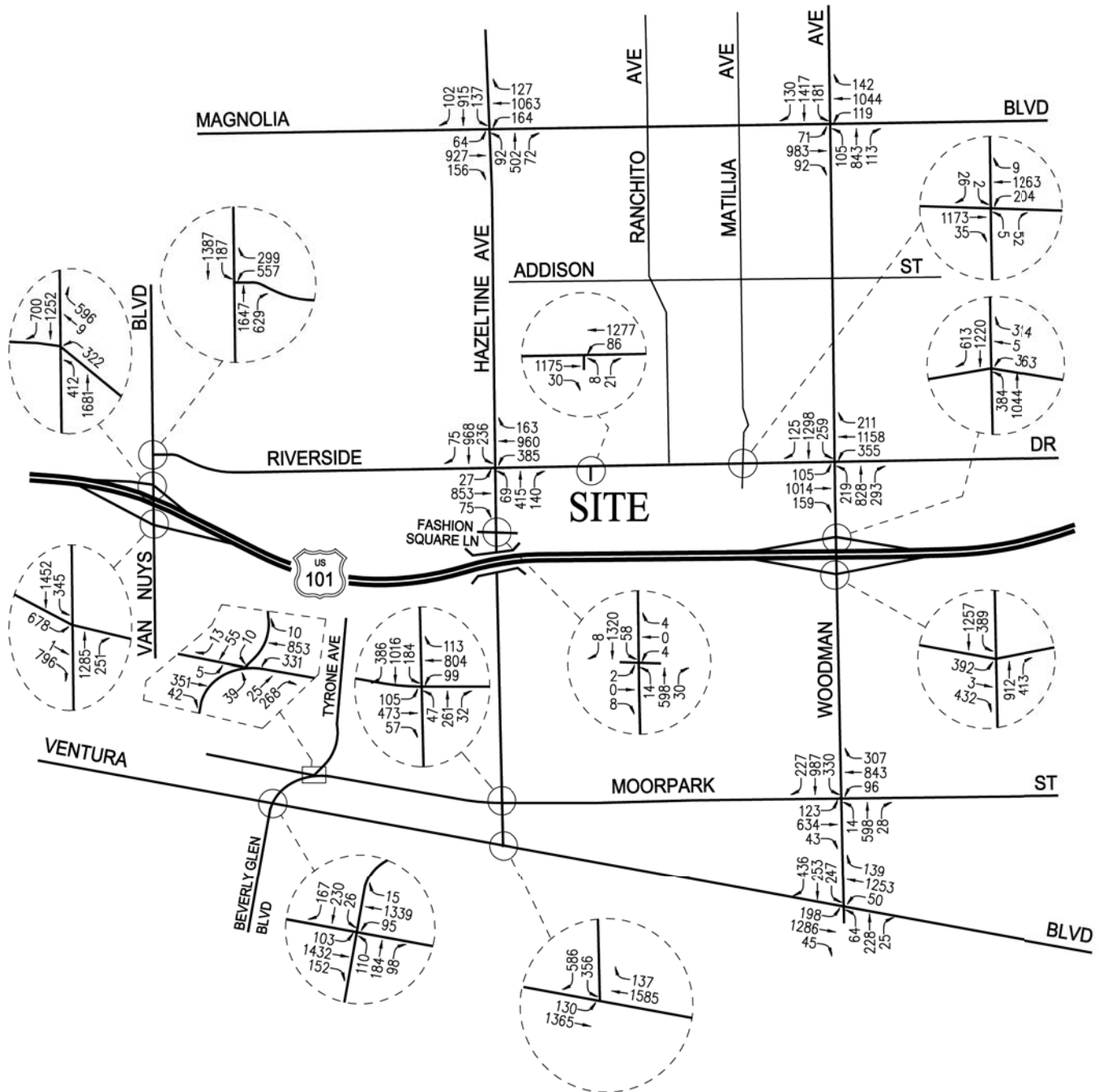


FIGURE 58

FUTURE WITH PROJECT TRAFFIC VOLUMES – WEEKDAY AM PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS





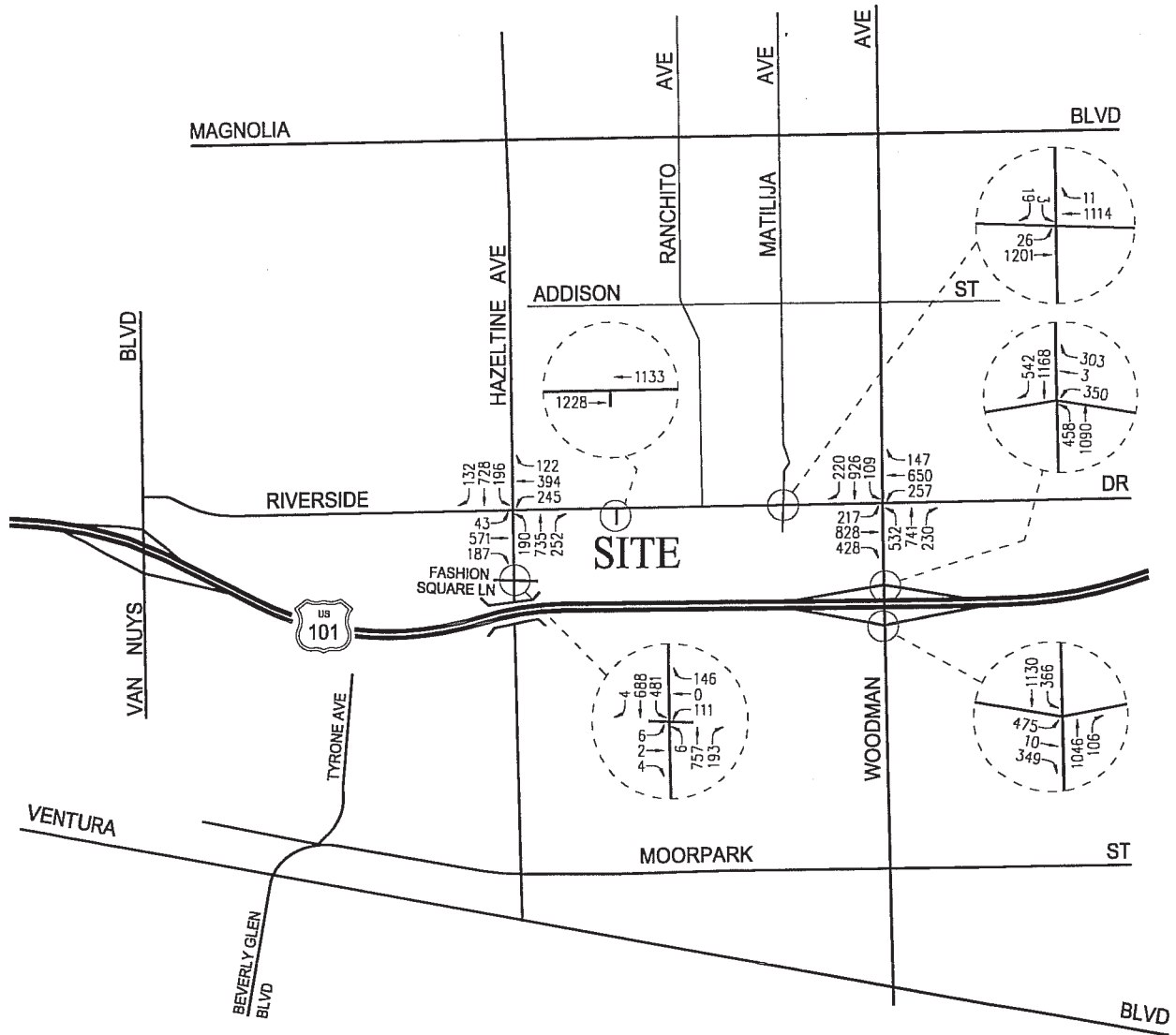


FIGURE 60
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES
SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS



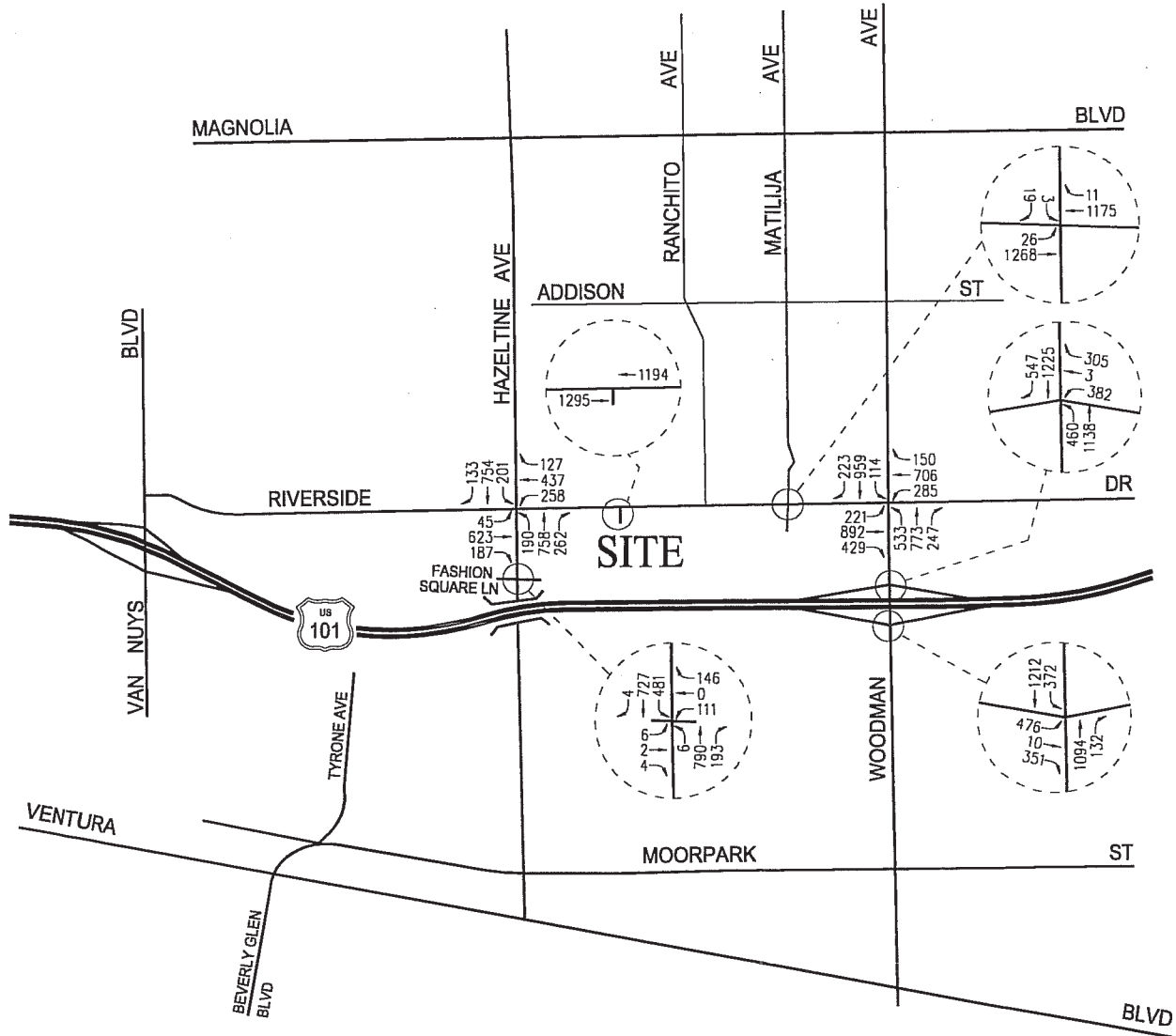


FIGURE 61

FUTURE PRE-PROJECT TRAFFIC VOLUMES – SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSBOTT, LAW & GREENSPAN, ENGINEERS



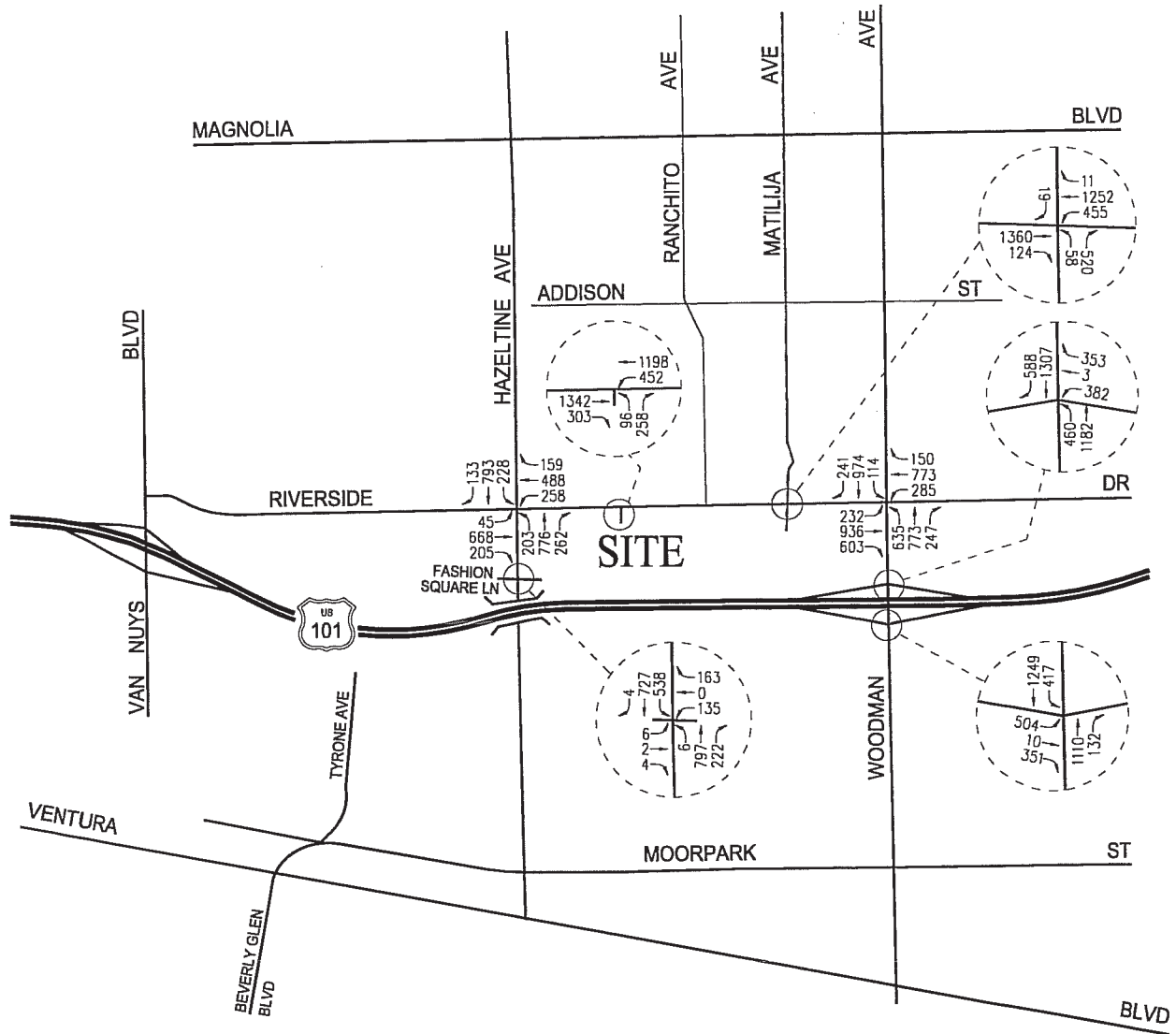


FIGURE 62

FUTURE WITH PROJECT TRAFFIC VOLUMES – SATURDAY MID-DAY PEAK HOUR

MAP SOURCE: LINSOTT, LAW & GREENSPAN, ENGINEERS





FIGURE 63
EXISTING ENTITLEMENT (108,000 GLSF) ALTERNATIVE – LEVEL 1

MAP SOURCE: WESTFIELD





FIGURE 65
REDUCED PROJECT 1 (235,000 GLSF) ALTERNATIVE – LEVEL 1

MAP SOURCE: WESTFIELD

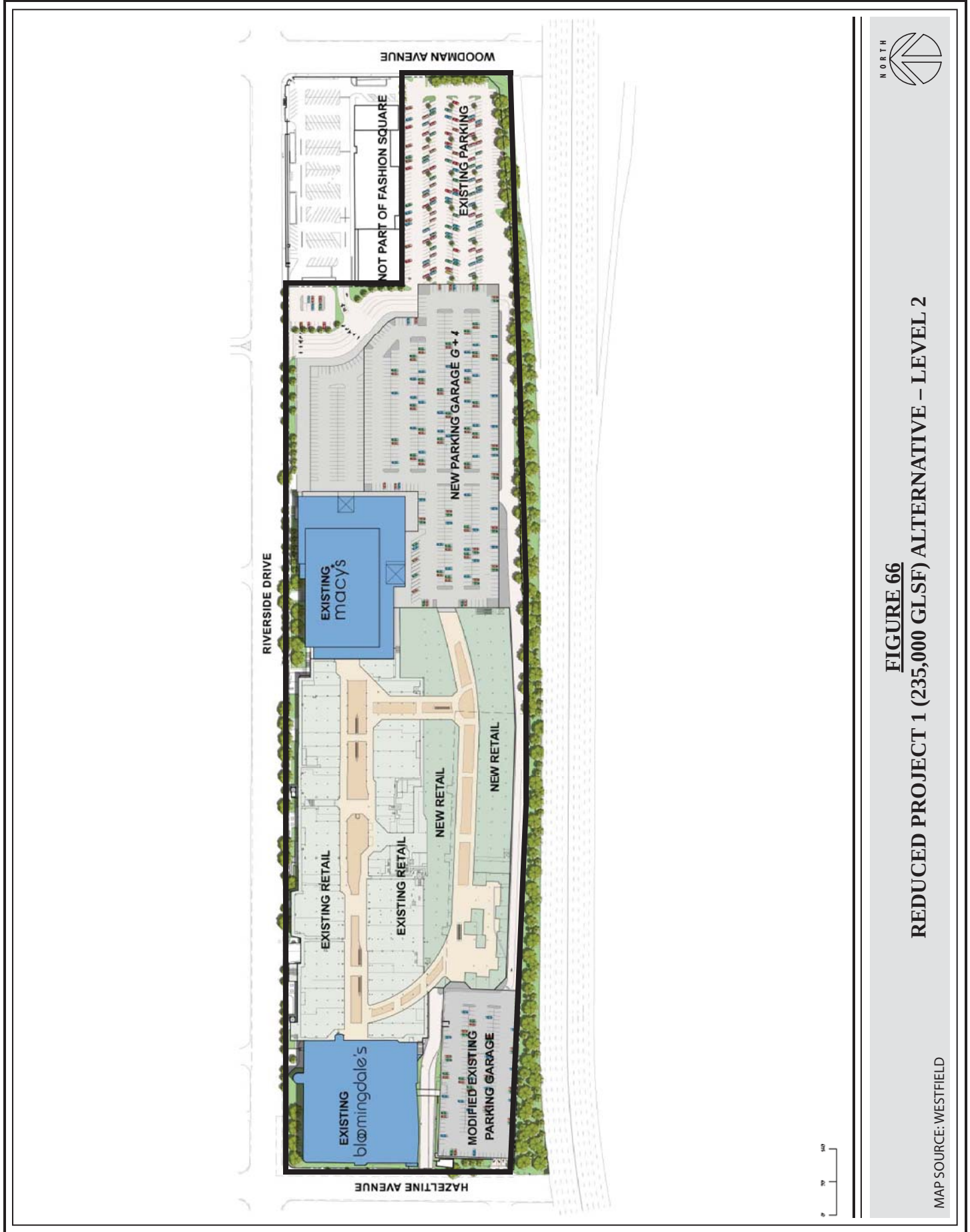




FIGURE 67
REDUCED PROJECT 1 (235,000 GLSF) ALTERNATIVE - LEVEL 3

MAP SOURCE: WESTFIELD

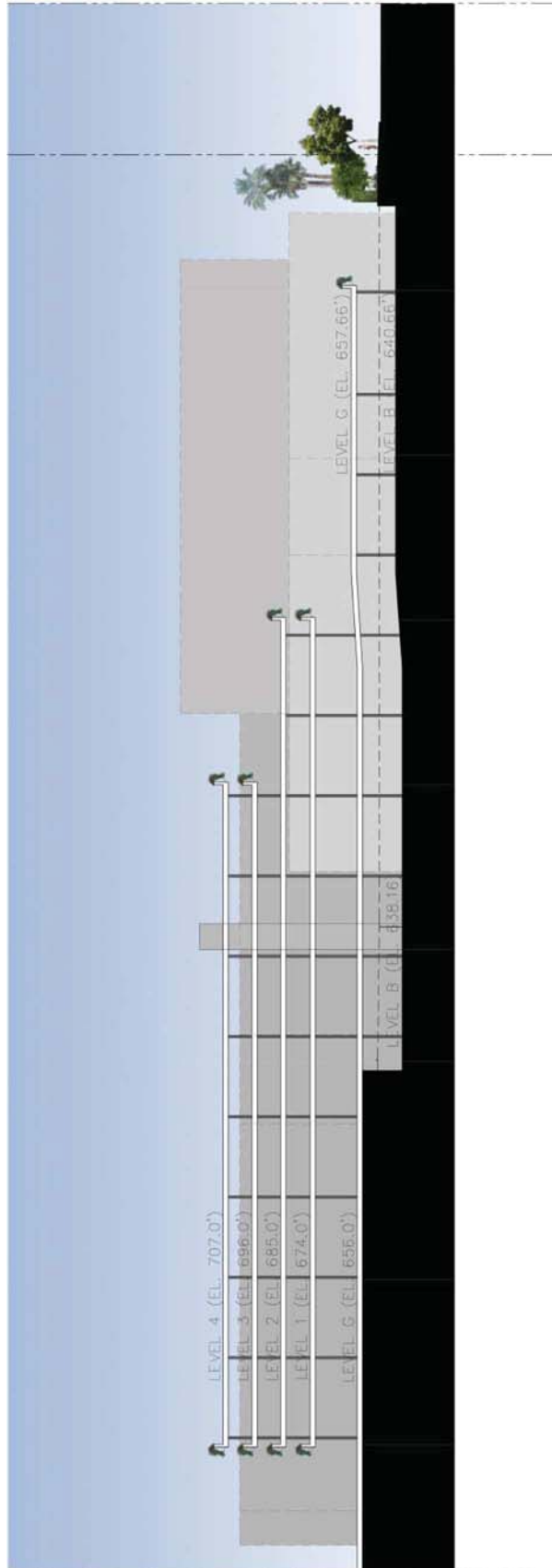


FIGURE 68
REDUCED PROJECT 1 (235,000 GLSF) ALTERNATIVE – CROSS SECTION

MAP SOURCE: WESTFIELD



FIGURE 69
REDUCED PROJECT 2 (235,000 GLSF) ALTERNATIVE – LEVEL 1

MAP SOURCE: WESTFIELD

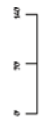


FIGURE 70
REDUCED PROJECT 2 (235,000 GLSF) ALTERNATIVE – LEVEL 2

MAP SOURCE: WESTFIELD



FIGURE 71
REDUCED PROJECT 2 (235,000 GLSF) ALTERNATIVE – LEVEL 3

MAP SOURCE: WESTFIELD

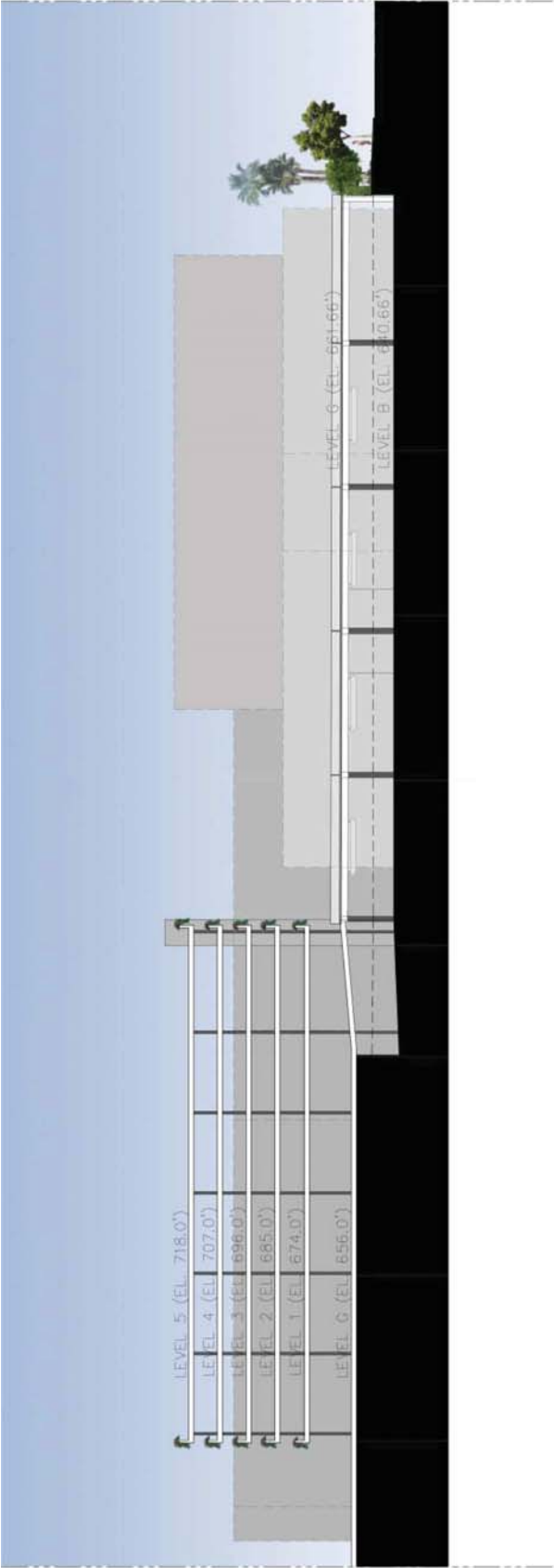


FIGURE 72
REDUCED PROJECT 2 (235,000 GLSF) ALTERNATIVE CROSS SECTION

MAP SOURCE: WESTFIELD





FIGURE 73
ALTERNATE SITE PLAN 1 (PROPOSED PROJECT/NO TUNNEL/NO SUBTERRANEAN PARKING
ALTERNATIVE – LEVEL 1

MAP SOURCE: WESTFIELD



FIGURE 74
ALTERNATE SITE PLAN 1 (PROSPECTED PROJECT/NO TUNNEL/NO SUBTERRANEAN PARKING
ALTERNATIVE – LEVEL 2

MAP SOURCE: WESTFIELD



FIGURE 75
ALTERNATE SITE PLAN 1 (PROPOSED PROJECT/NO TUNNEL/NO SUBTERRANEAN PARKING
ALTERNATIVE – LEVEL 3

MAP SOURCE: WESTFIELD

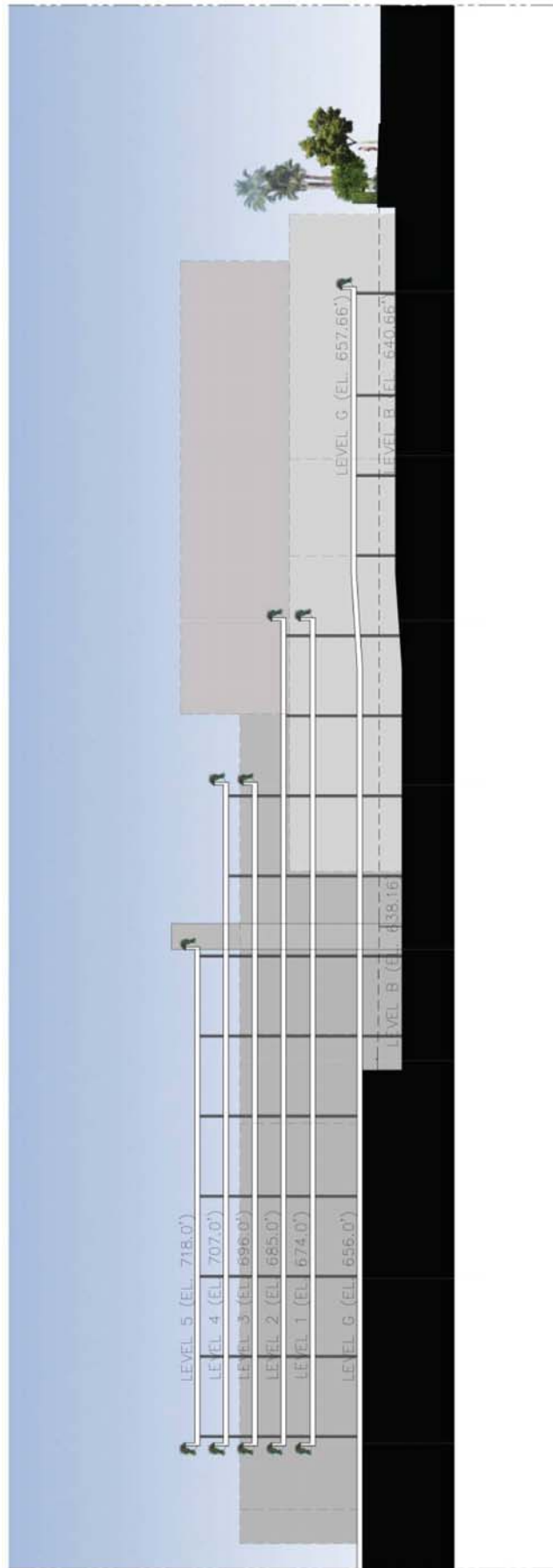


FIGURE 76
ALTERNATE SITE PLAN 1 (PROPOSED PROJECT/NO TUNNEL/NO SUBTERRANEAN PARKING
ALTERNATIVE CROSS SECTION

MAP SOURCE: WESTFIELD

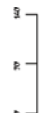


FIGURE 77
ALTERNATE SITE PLAN 2 (PROPOSED PROJECT/PEDESTRIAN ACTIVATION ON RIVERSIDE DRIVE)
ALTERNATIVE – LEVEL 1

MAP SOURCE: WESTFIELD

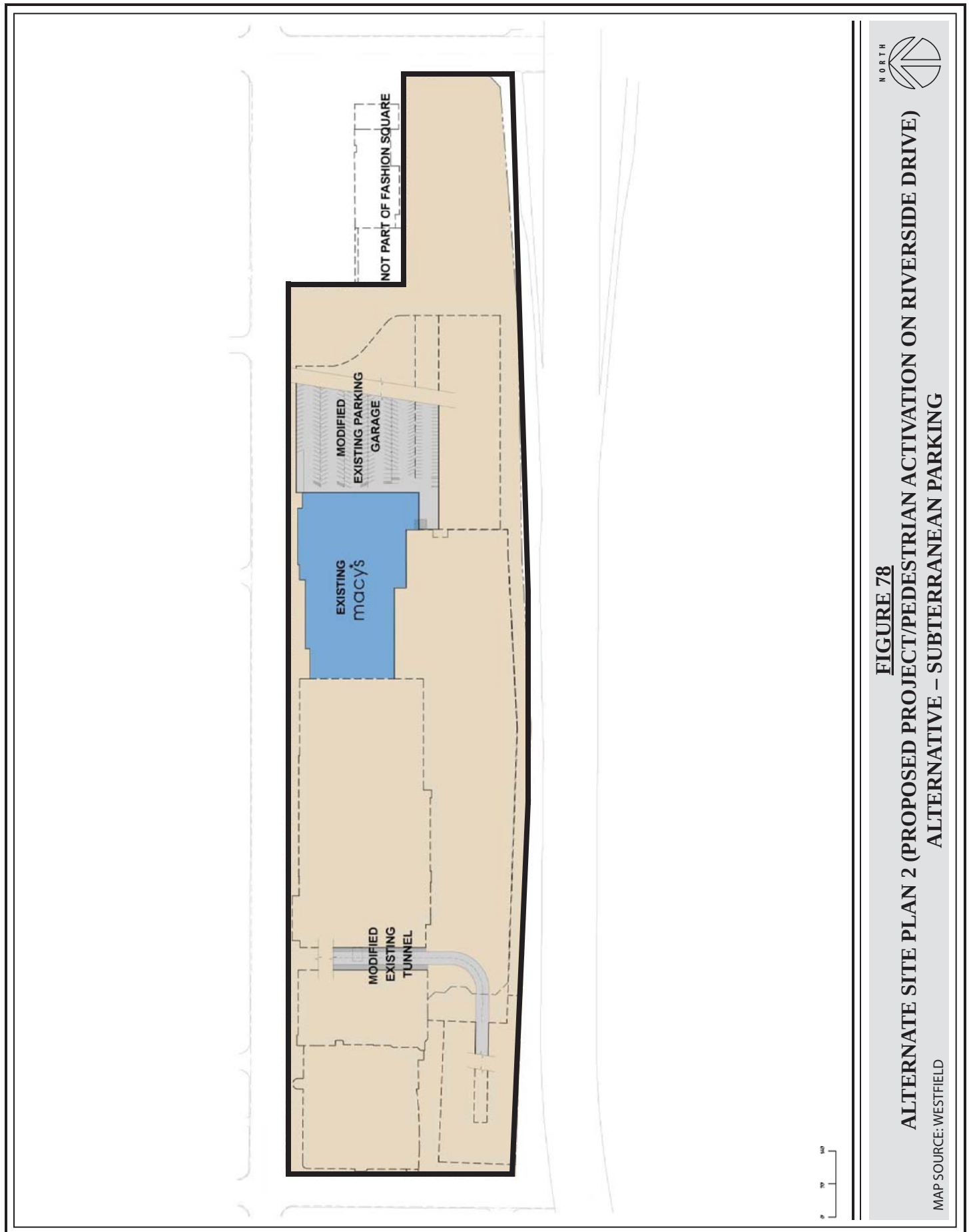




FIGURE 79
ALTERNATE SITE PLAN 2 (PROPOSED PROJECT/PEDESTRIAN ACTIVATION ON RIVERSIDE DRIVE)
ALTERNATIVE - LEVEL 2

MAP SOURCE: WESTFIELD

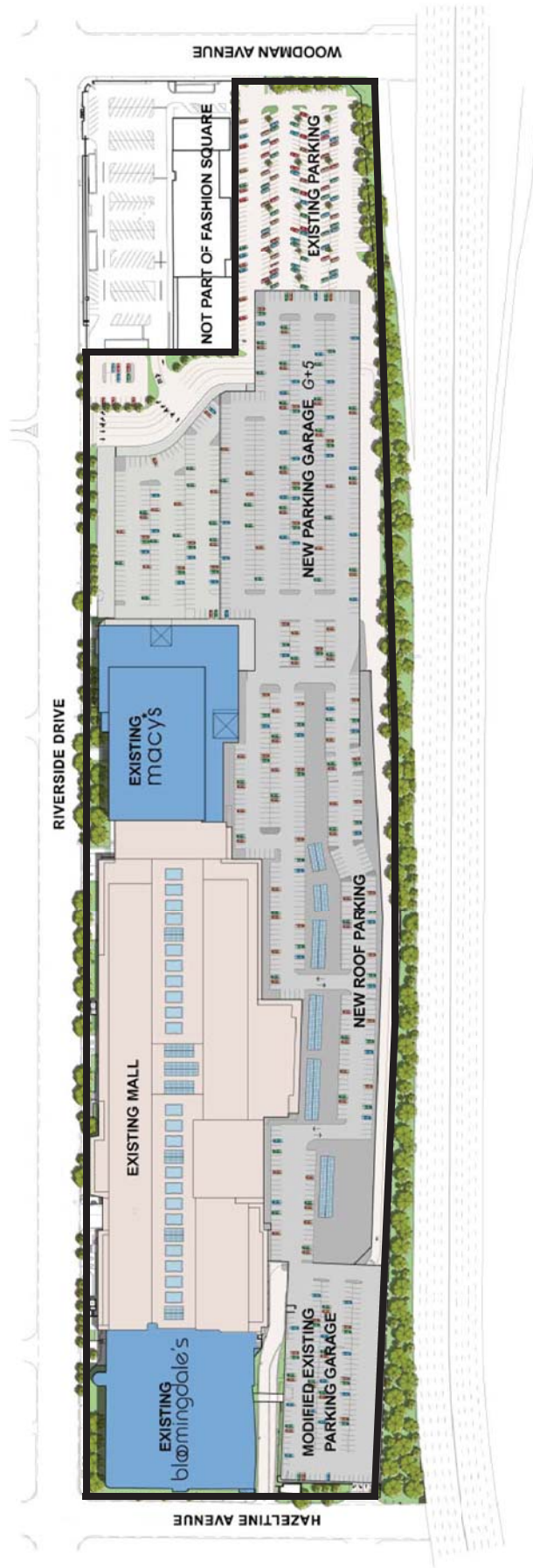


FIGURE 80
ALTERNATE SITE PLAN 2 (PROPOSED PROJECT/PEDESTRIAN ACTIVATION ON RIVERSIDE DRIVE)
ALTERNATIVE – LEVEL 3

MAP SOURCE: WESTFIELD

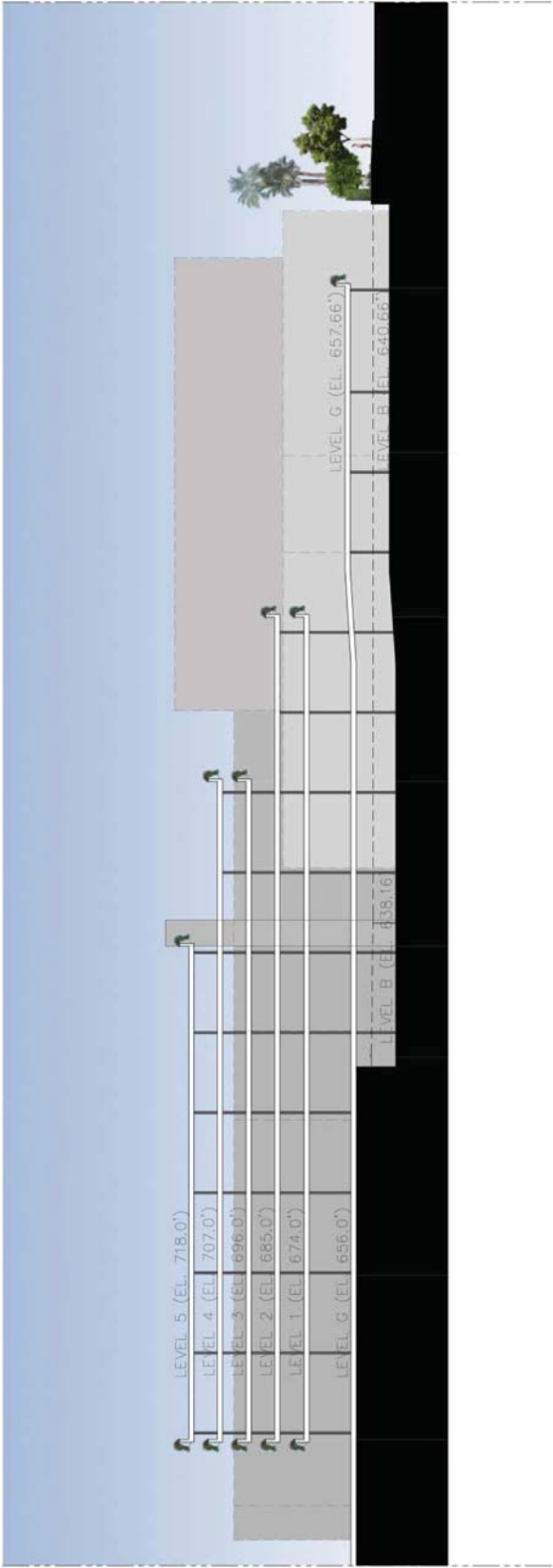


FIGURE 81
ALTERNATE SITE PLAN 2 (PROPOSED PROJECT/PEDESTRIAN ACTIVATION ON RIVERSIDE DRIVE)
ALTERNATIVE CROSS SECTION

MAP SOURCE: WESTFIELD



FIGURE 82
PROMENADE (REDUCED PROJECT/PEDESTRIAN PROMENADE) – LEVEL 1

MAP SOURCE: WESTFIELD

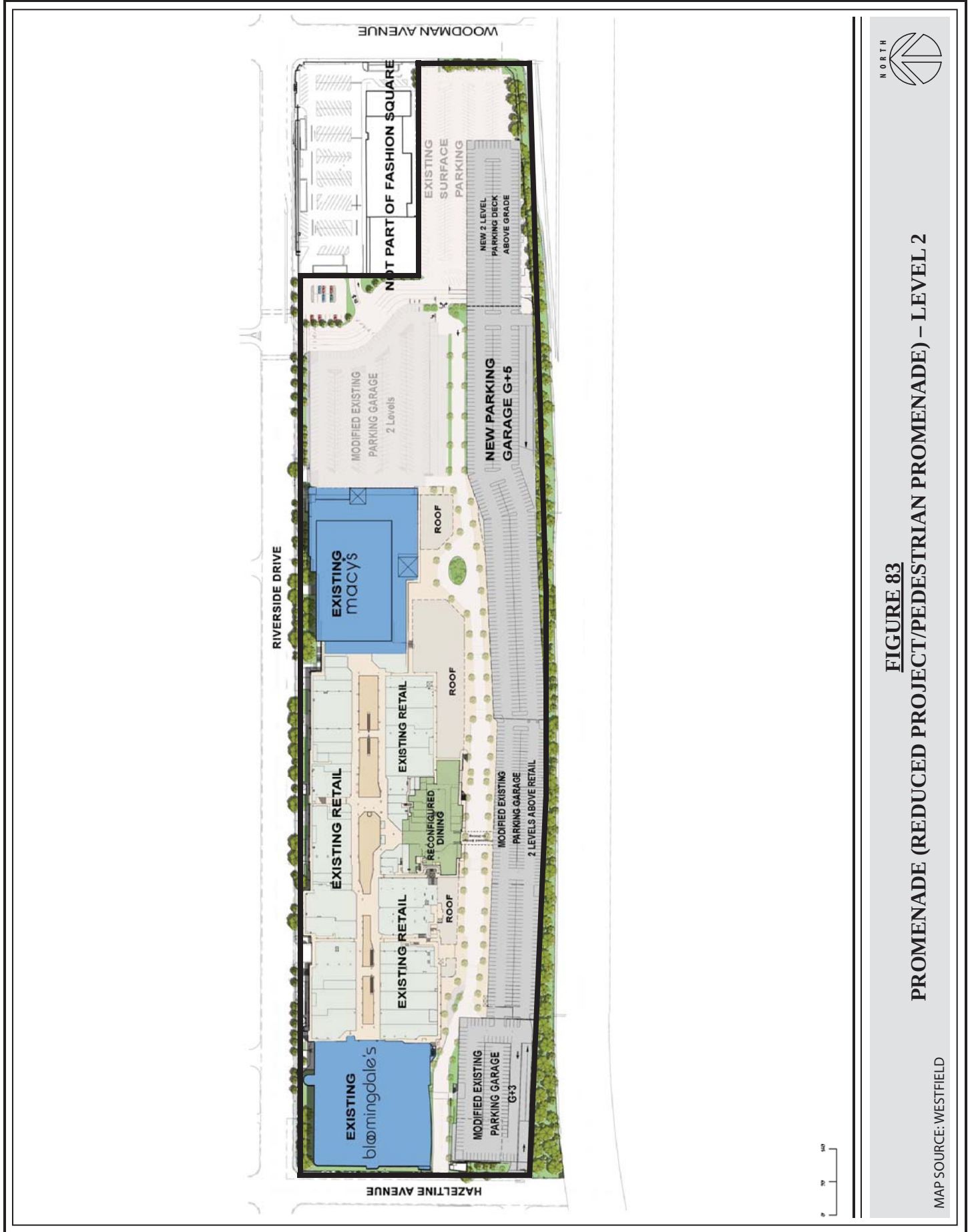


FIGURE 83
PROMENADE (REDUCED PROJECT/PEDESTRIAN PROMENADE) – LEVEL 2

MAP SOURCE: WESTFIELD

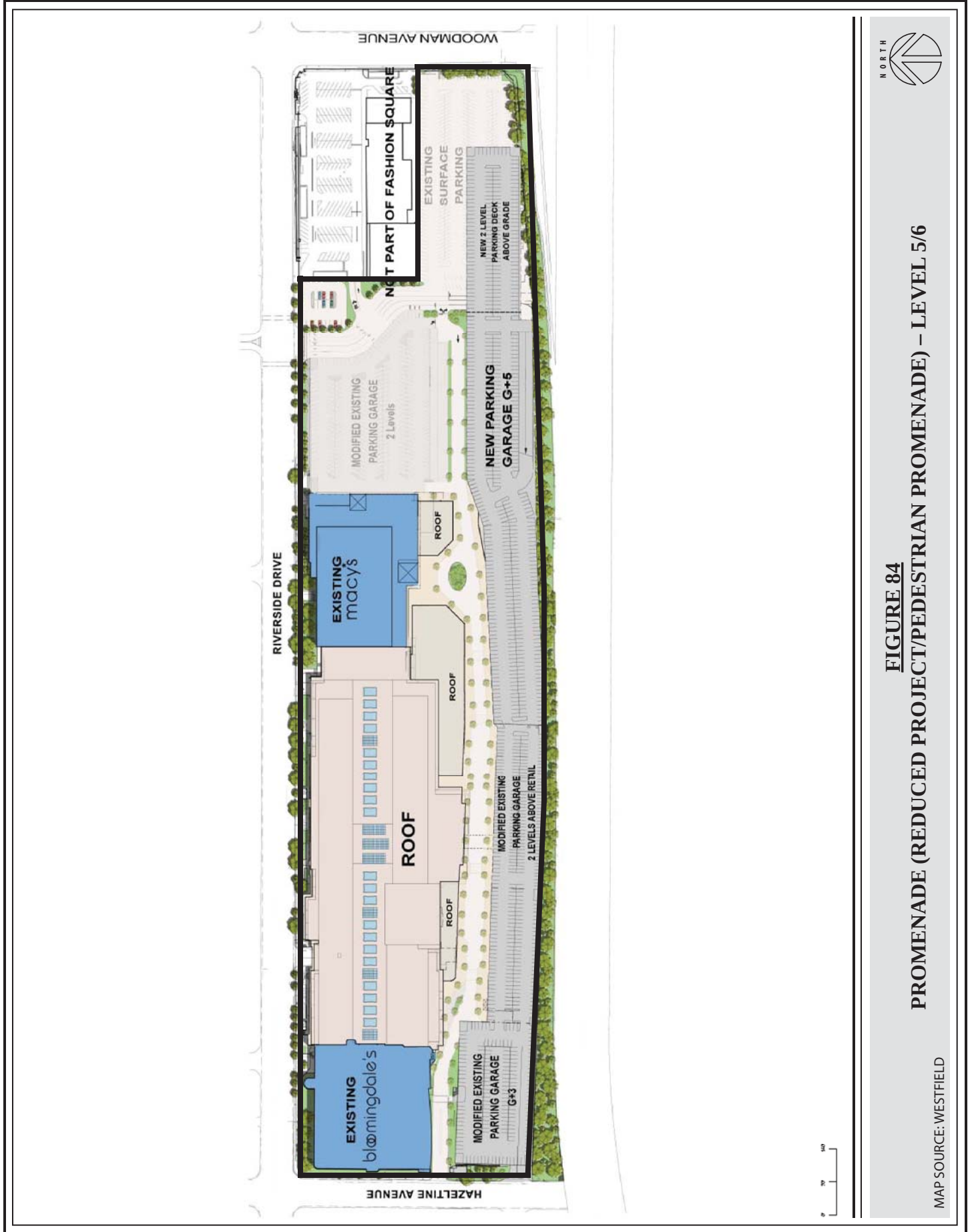


FIGURE 84
PROMENADE (REDUCED PROJECT/PEDESTRIAN PROMENADE) – LEVEL 5/6

MAP SOURCE: WESTFIELD

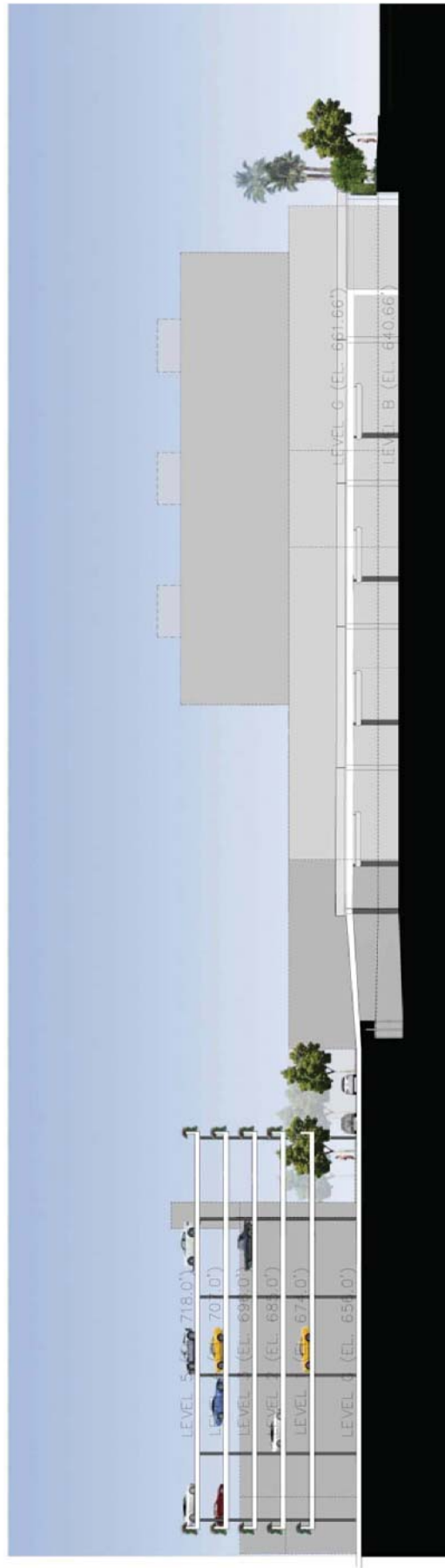


FIGURE 85
PROMENADE (REDUCED PROJECT/PEDESTRIAN PROMENADE) – CROSS SECTION

MAP SOURCE: WESTFIELD