

**APPENDIX A-3:**

**NOTICE OF PREPARATION (NOP)**

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DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
CITY PLANNING COMMISSION

—  
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# CITY OF LOS ANGELES CALIFORNIA



JAMES K. HAHN  
MAYOR

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## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

AND

## NOTICE OF PUBLIC SCOPING MEETING / OPEN HOUSE

**EIR Case No.:** ENV-2002-6129-EIR

**PROJECT NAME:** The Village at Playa Vista

**PROJECT DESCRIPTION:** A 162.5-acre site with approximately 101.7 acres for development and approximately 60.8 acres of passive open space. Proposed uses include 2,600 dwelling units, 175,000 sq.ft. of office space, 150,000 sq.ft. of retail space, and 40,000 sq.ft. of community-serving uses. The Project also includes 9.3 acres of parks, 6.7 acres of riparian habitat, and 53.6 acres of bluff face/habitat restoration. Refer to Attachment A for further discussion.

**PROJECT LOCATION:** West Los Angeles, approximately two miles inland of the Santa Monica Bay. South side of Jefferson Boulevard, below the Westchester Bluffs, lying roughly between Beethoven Street on the west and Centinela and Westlawn Avenues on the east. See Attachment A for further discussion.

**PLANNING AREA:** Westchester-Playa del Rey

**COUNCIL DISTRICT:** 11

**DUE DATE FOR COMMENTS:** January 14, 2003

**AREAS OF POSSIBLE ENVIRONMENTAL IMPACT:** Aesthetics/Views, Air Quality, Biological Resources, Cultural/Historical Resources, Earth(Geology/Soils), Water Resources(Hydrology/Water Quality), Land Use/Planning, Noise, Population/Housing/Employment, Public Services (Fire, Police, Schools, Libraries, Parks/Recreation), Transportation (Traffic and Circulation, Parking, Bicycle Plan), Utilities/Energy Conservation, Light and Glare, Natural Resources, Safety/Risk of Upset, Mandatory Findings of Significance.



**REQUEST FOR COMMENTS:** The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this Project by this office. We welcome all comments on the possible environmental impacts of the Proposed Project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **January 14, 2003**.

**NOTICE OF PUBLIC SCOPING MEETING:** On December 12, 2002 an informational open house and a public scoping meeting will be held to receive public testimony regarding the appropriate scope and content of the environmental information to be included in the Draft Environmental Impact Report. Oral and/or written comments may be submitted at the public scoping meeting. Since the time may be limited for speakers, written comments summarizing oral testimonies are highly recommended. No decisions on the Project will be made at the scoping meeting. A separate public hearing notice will be given at a later date for discretionary actions required for the project. The scoping meeting will be held at:

Location : Furama Hotel  
8601 Lincoln Boulevard  
Westchester, CA 90045  
(310) 670-8111

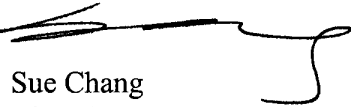
Time :	Open House:	Public Scoping Meeting:
	2:00 p.m. - 3:00 p.m.	3:00 p.m. - 5:00 p.m.
	5:00 p.m. - 6:00 p.m.	6:00 p.m. - 7:00 p.m.

Date : December 12, 2002, Thursday

Please direct your responses to:

Ms. Sue Chang  
City of Los Angeles  
Department of City Planning  
200 North Spring Street, Room 720  
Los Angeles, CA 90012

Con Howe  
Director of Planning

  
Sue Chang  
City Planner

Enclosures

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## ATTACHMENT A PROJECT LOCATION AND DESCRIPTION

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### 1.0 HISTORY AND EVOLUTION OF THE VILLAGE AT PLAYA VISTA PROJECT

The currently proposed Village at Playa Vista (the “Proposed Project”) reflects a project design that has evolved over the past two decades. Starting in the mid-1980s, the Summa Corporation (the property owner at that time), envisioned Playa Vista to be a regional, commercial and industrial center on a 1,086-acre property (the former “Playa Vista Planning Area”). This development was approved by local and state jurisdictions in 1985 and was to occur throughout the four sub-areas of the former Planning Area, known as Playa Vista Areas A, B, C and D. See Figure 1 on page 2.

In 1989, Maguire Thomas Partners – Playa Vista (MTP) acquired a controlling interest in Playa Vista, and downsized the Project and reshaped the fundamental elements and vision of the new Master Plan. The downsized project envisioned the development of an integrated mixed-use community with a total of 13,085 housing units, 5,280,000 sq.ft. of office uses, 595,000 sq. ft. of retail area, 750 hotel rooms, 640,000 sq. ft. of community serving uses, and habitat restoration and creation resulting in 126 acres of active open space and 383 acres of passive open space. This plan was documented in the Playa Vista Master Plan Draft Program EIR (EIR No. 90-0200).

In 1993, the first phase of this plan (the Playa Vista First Phase Project) was approved for mixed-use development within portions of Area D, and for a freshwater marsh in Area B. In 1995, the First Phase Project was amended to include development of the Playa Vista Entertainment, Media and Technology District at the eastern end of Area D.<sup>1</sup> The First Phase Project approval included a total of 3,246 housing units, 3,206,950 sq.ft. of office and studio related uses, 35,000 sq.ft. of retail, 120,000 sq.ft. of community serving, 36.6 acres of active and 80 acres of passive open space with 35 acres of a freshwater marsh.

Also in 1995, the City circulated a Notice of Preparation for a Project EIR that included the remainder of the MTP Master Plan (EIS/EIR 95-0086, State Clearing House No. 1995051011). That Project involved development and restoration activities within the 723 acres remaining within the Playa Vista Property (in Areas A, B, C and D). The Project envisioned at that time consisted of a total of 9,839 housing units, 2,073,050 sq. ft. of office uses, 560,000 sq. ft. of retail, 750 hotel rooms, 520,000 sq. ft. of community serving uses, a 700-slip marina, and habitat restoration including saltmarsh restoration, bluff restoration, and completion of the Freshwater Wetland System. As a result of the events outlined below, this proposal is no longer being pursued.

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<sup>1</sup> The First Phase Project was approved under VTTM 49104 and TTM 52092.

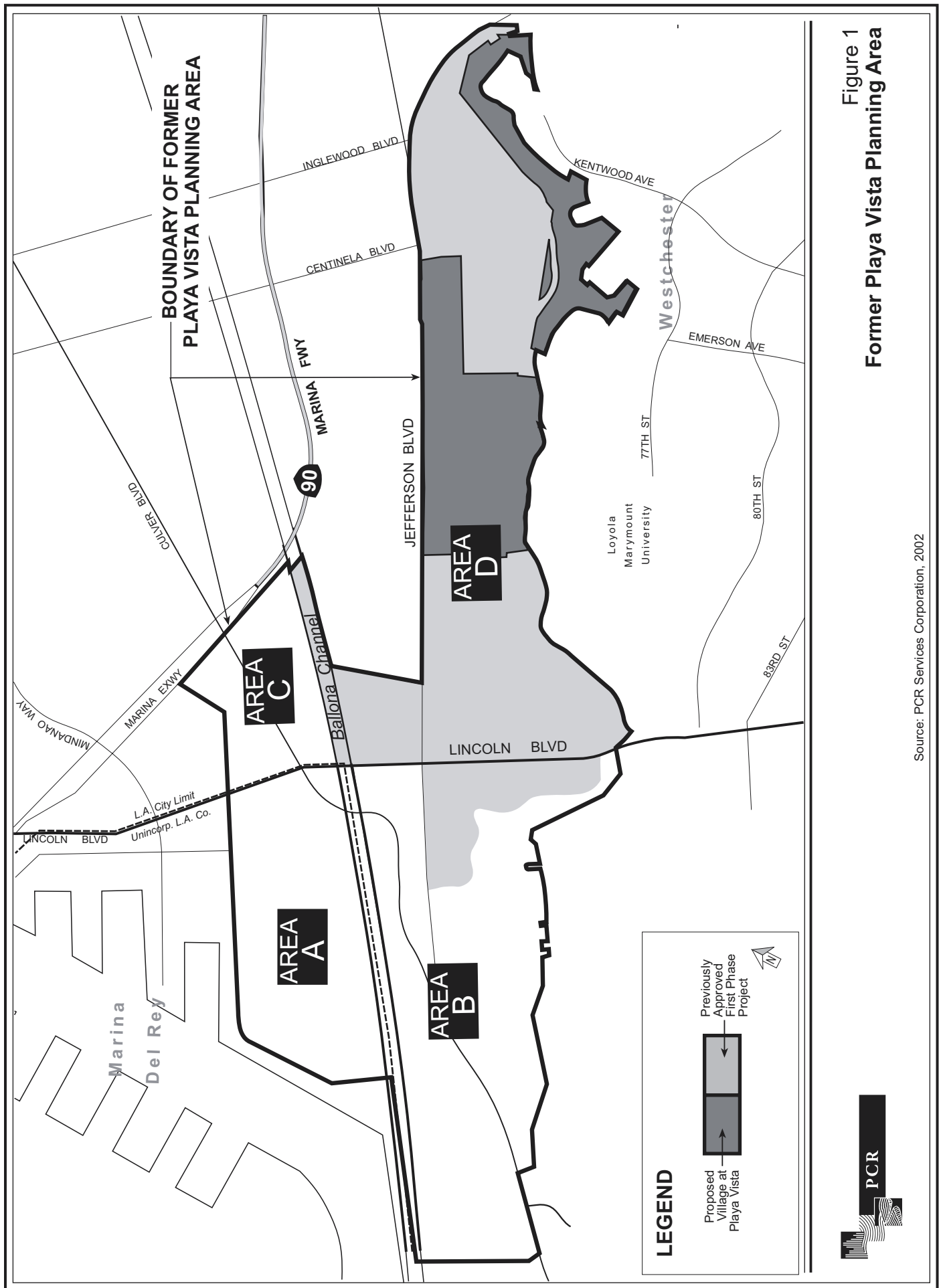


Figure 1  
Former Playa Vista Planning Area

Source: PCR Services Corporation, 2002

In 1997, Playa Capital Company, LLC (PCC) acquired the Playa Vista Project and continued to explore options for the implementation of further Playa Vista development. In response to the City Council's February 2001 resolution advocating the preservation of the Playa Vista parcels lying west of Lincoln Boulevard as open space, and similar positions taken by various interest groups, PCC stated its willingness to sell these parcels to a public entity if an equitable price could be agreed upon and adequate funding sources identified. The Trust for Public Land (TPL) Bargain Sale Option Agreement was entered into between Playa Capital and TPL in August 2001 granting to TPL an exclusive option to acquire for or on behalf of the State of California the parcels previously planned for development in the area formerly known as Playa Vista Areas A and B. The area subject to the option was subsequently expanded to include the balance of Area B other than the Freshwater Marsh and other acreage that Playa Capital is already obligated to convey to the state.

The current Proposed Project is defined in anticipation that TPL or the State will acquire the land formerly known as Playa Vista Area A and Area B (other than a 58-acre parcel comprised of the Freshwater Marsh and adjoining acreage that PCC is already obligated to convey to the State independent of the TPL transaction). This would place all such lands in public ownership and long term open space preservation. As a result, the Proposed Project greatly reduces the proposed scale of the Playa Vista development by limiting development to the remaining portion of Area D, adjacent to the First Phase Project. In so doing, all of Area B (other than the Freshwater Marsh), and all of Area A and Area C (as discussed below) are no longer part of the Playa Vista Project. Thus, other than the freshwater marsh in Area B and potential traffic mitigation measures affecting Lincoln, Culver and Jefferson Boulevards, no Playa Vista development will occur west of Lincoln Boulevard or north of the Ballona Channel.

The land formerly known as Playa Vista Area C lies to the east of Lincoln Boulevard, north of the Ballona Channel. Area C is currently held in trust by U.S. Trust Company of California for the benefit of the State. Playa Capital's option rights regarding Area C have expired and Playa Capital is no longer under obligation to entitle Area C for urban uses for the benefit of the State of California. As a consequence, Area C is no longer a part of the Proposed Project.

Based on this series of events, the Proposed Project area is now defined as shown in Figure 1 on page 2. The Proposed Project scales back the area proposed for urban development to approximately 100 acres of the 162.5-acre Project area. This 100-acre urban development area is 265 acres smaller in size than the approximately 365-acre urban development area proposed as part of the 1993 Playa Vista Master Plan. Development of the Proposed Project would occur between the east and west ends of the First Phase Project, and would complete the development of Playa Vista Area D as an integrated, mixed-use, master planned community composed of residential, commercial, recreation, habitat and community-serving uses. In addition to the reduction in the land area proposed for development, the Proposed Project would

also substantially reduce the intensity and amount of development proposed within the project area compared to the former Maguire-Thomas Master Plan as discussed in Section 3.0, below.

## **2.0 LOCATION AND BOUNDARIES**

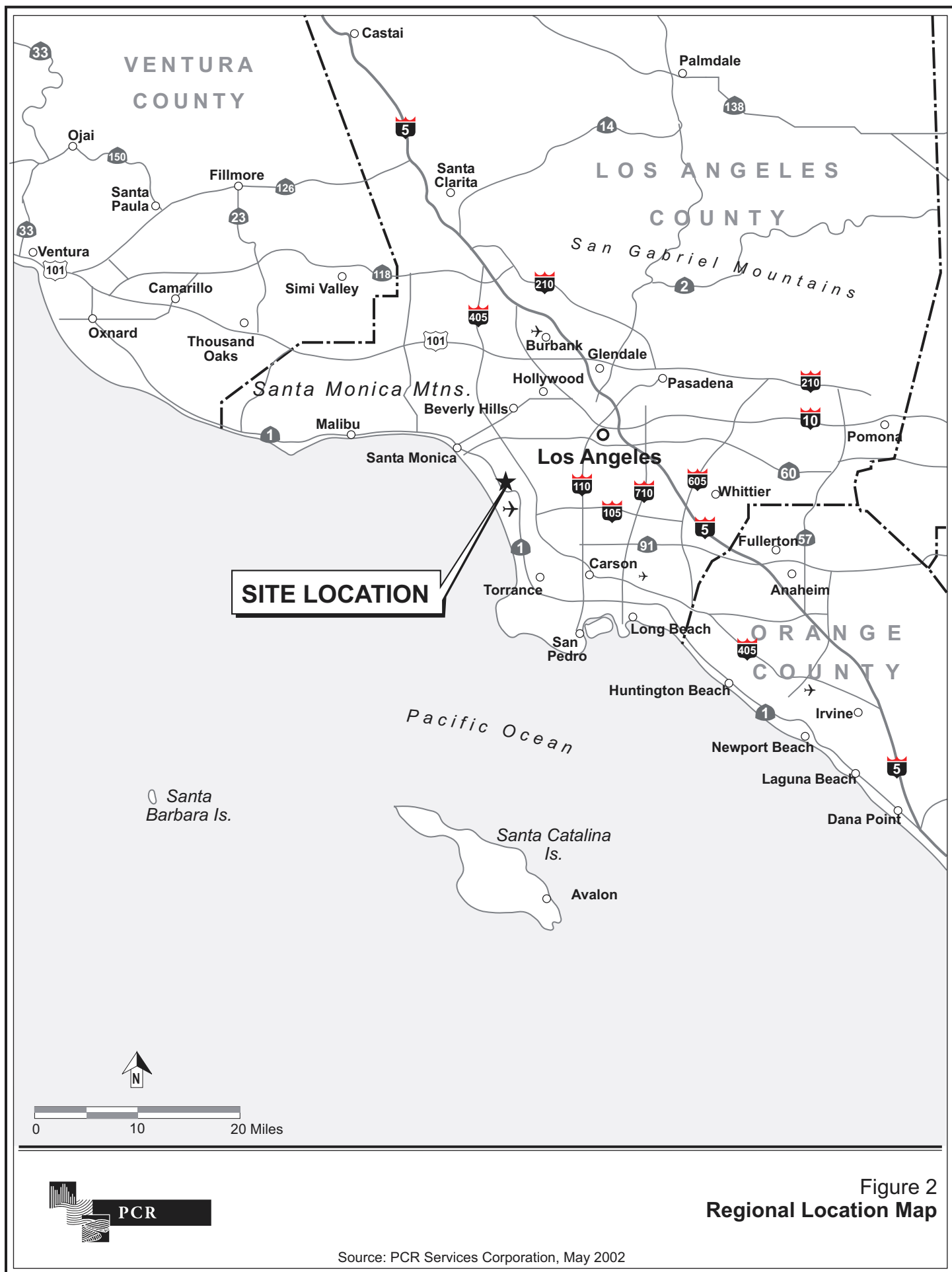
The Proposed Project is comprised of 162.5 acres located within the Westside area of the City of Los Angeles, approximately two miles inland from Santa Monica Bay. The Proposed Project site is bounded to the east and west by the First Phase Project. On the immediate west, currently vacant lands are scheduled for mixed-use development. Further west, First Phase mixed-use development is under construction. On the east, vacant lands and the former Hughes Aircraft Plant site are scheduled for development as The Campus at Playa Vista. The Village at Playa Vista site is bounded on the north by Jefferson Boulevard, with mixed office/commercial/apartment uses across from the Project site. The site is bounded on the south by the Westchester Bluffs that rise approximately 120 feet above the Project site. Loyola Marymount University and the Westchester community lie atop the bluffs.

In a larger context, the Proposed Project is surrounded by the existing City of Los Angeles communities of Westchester on the south, Del Rey to the northeast, Venice/Mar Vista further to the north and Playa del Rey further to the west. The Los Angeles County community of Marina del Rey lies further to the northwest, and the City of Culver City further to the east. Figure 2 through Figure 4 on pages 5 through 7, respectively, further illustrate the Project's relationship to its surrounding communities.

## **3.0 PROJECT DESCRIPTION**

The Proposed Village at Playa Vista Project would complete the development of Playa Vista as an integrated, mixed-use, master planned community composed of residential, commercial, recreational, and community-serving uses. It would also include completion of the riparian corridor, a portion of the Freshwater Wetland System, located along the foot of the Westchester Bluffs, and coastal sage scrub restoration within portions of the Westchester Bluffs. The development components are summarized on Table 1 on page 8. Table 2 on page 8 provides a comparison between the currently Proposed Project and the development proposed for the same Project area under the former Maguire-Thomas Master Plan. This Maguire-Thomas development was a component of the project for which a Notice of Preparation was circulated for public review in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

The implementation of these Project components would occur via amendments to the Westchester/Playa del Rey Community Plan, the existing Playa Vista Area D Specific Plan, and/or implementation of a new Village at Playa Vista Specific Plan, accompanied with appropriate zone changes. In addition, a Vesting Tentative Tract Map and/or Development Agreement may be requested, as well as various other discretionary approvals as the City may find necessary to implement the Project.





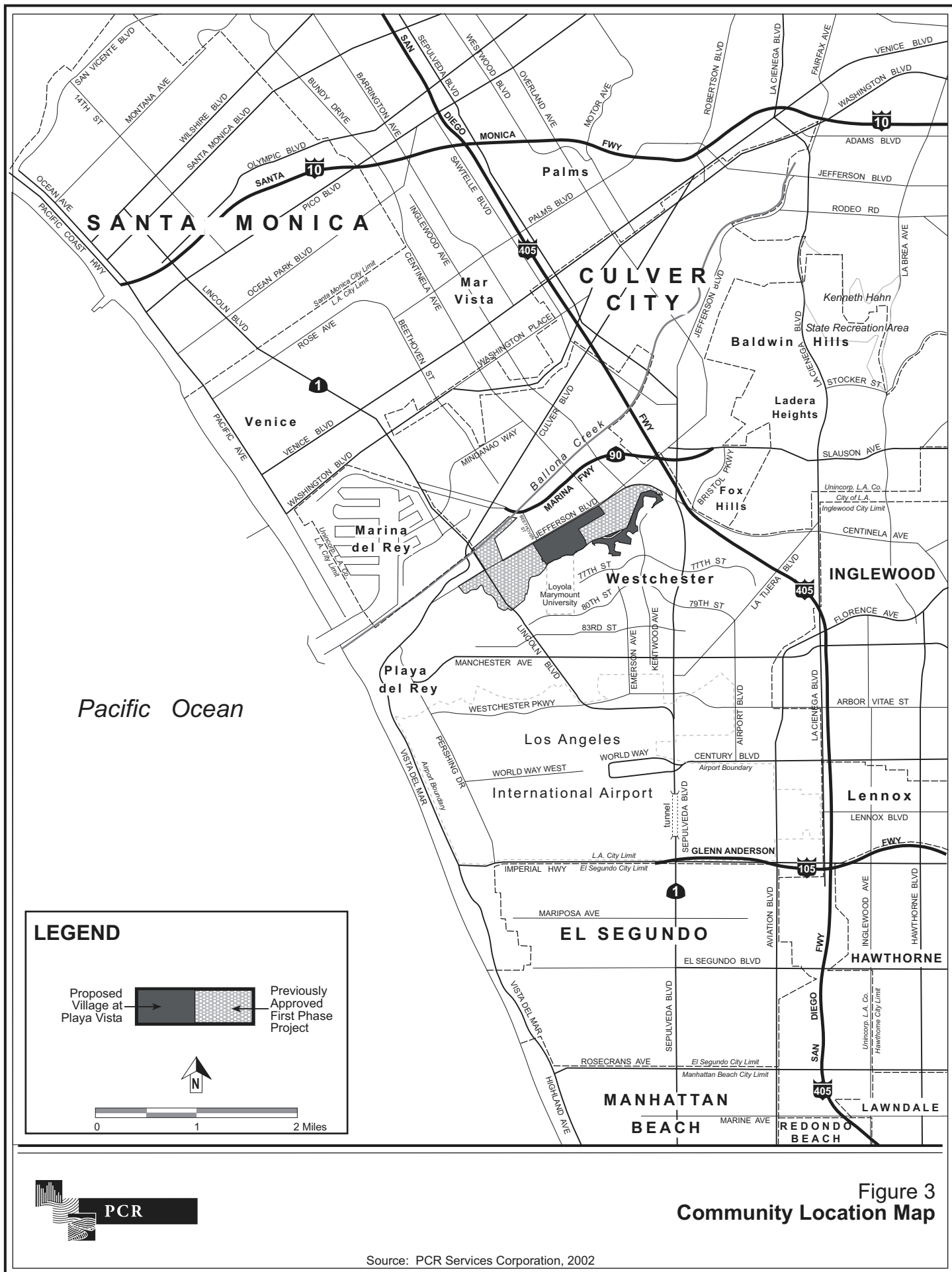






Figure 4  
Aerial Photograph  
of Site Locale



**Table 1**  
**PROPOSED PROJECT COMPONENTS**

<b><u>LAND AREAS</u></b>	<b><u>Size (acres)</u></b>	<b><u>Total Acreage</u></b>
Urban Development Area		
Developed Uses	92.4	
Parks	9.3	
<b>Subtotal</b>		101.7
Passive Open Space		
Riparian Corridor <sup>a</sup>	6.7	
Bluffs	53.6	
Other Passive O.S. <sup>b</sup>	0.5	
<b>Subtotal</b>		<u>60.8</u>
<b>Total Area</b>		162.5
<b><u>LAND USES</u></b>	<b><u>Size</u></b>	
Office	175,000 sq.ft.	
Residential Units <sup>c</sup>	2,600 du	
Retail	150,000 sq.ft.	
Community-Serving	40,000 sq.ft.	

<sup>a</sup> The 6.7 acres of riparian habitat would complete the implementation of a 25-acre riparian corridor along the foot of the Westchester Bluffs, which feeds into the First Phase Freshwater Marsh, thus establishing a 51-acre Freshwater Wetland System.

<sup>b</sup> Passive, landscaped area adjacent to the riparian corridor.

<sup>c</sup> 15% of the housing would be affordable units.

Source: Playa Capital Company, 2002.

**Table 2**  
**COMPARISON OF THE PROPOSED PROJECT WITH THE EQUIVALENT PORTION OF**  
**THE FORMER MAGUIRE THOMAS MASTER PLAN<sup>a</sup>**

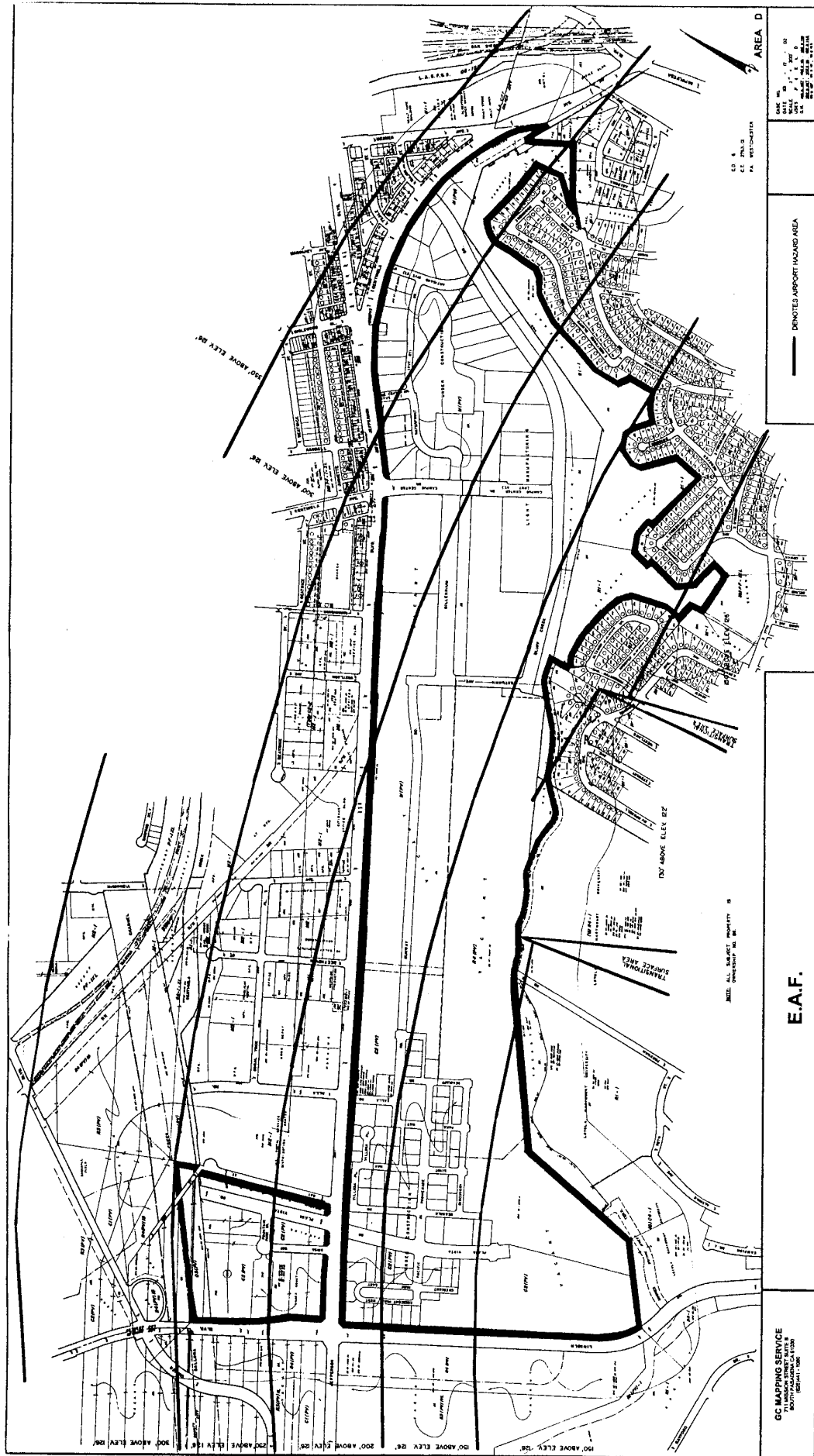
<b><u>Land Use</u></b>	<b><u>Proposed Village at</u></b> <b><u>Playa Vista</u></b>	<b><u>Former Maguire-</u></b> <b><u>Thomas Master Plan</u></b> <b><u>– Equivalent Portion</u></b> <b><u>of Area D<sup>a</sup></u></b>	<b><u>Reduction</u></b>
Residential	2,600 units	3,431 units	(831) -24.3%
Office	175,000 sq.ft.	1,048,050 sq.ft.	(873,050) -83.3%
Retail	150,000 sq.ft.	315,000 sq.ft.	(165,000) -52.4%
Community Serving	40,000 sq.ft.	375,000 sq.ft.	(335,000) -89.3%
Hotel Rooms	0	300 rooms	(300) -100%

<sup>a</sup> A Notice of Preparation for an EIS/EIR for the Maguire Thomas Partners development was circulated in 1995 (EIS/EIR 95-0086, State Clearing House No. 1995051011).

Source: Playa Capital Company, 2002

#### **4.0 PROJECT CONSTRUCTION AND SCHEDULE**

The Proposed Project is proposed to be developed over a period of approximately 5.5 years in a number of subphases. Site preparation is expected to begin in the winter of 2004. Larger infrastructure improvements would occur during site preparation, as would implementation of the riparian corridor and bluff restoration. Construction of buildings would occur throughout, with completion of the first buildings estimated to occur in the Winter of 2005 and completion of the last buildings in Summer 2010.



Note: Properties within 500 feet of the boundary shown on this map were used for public notification purposes. The boundaries of the Proposed Project are documented on Figures 1, 3 and 4 in Attachment A of the Notice of Preparation.