

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019129069**

**Project Title:** De Soto/Burbank Master Plan Project

Lead Agency: City of Los Angeles

Contact Person: Tim Fargo, Ph.D.

Mailing Address: Department of City Planning, 6262 Van Nuys Boulevard, Room 430

Phone: (818) 374-9911

City: Los Angeles

Zip: 91401

County: Los Angeles

**Project Location:** County: Los Angeles County

City/Nearest Community: Los Angeles

Cross Streets: De Soto Avenue and Burbank Boulevard

Zip Code: 91367

Lat. / Long. (degrees, minutes, and seconds): 34° 10' 24.6" N/ 118° 35' 18.7" W

Total Acres: 24.4

Assessor's Parcel No.: 2149-017-004 through -013, -015, and -016

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: US-101

Waterways: \_\_\_\_\_

Airports: N/A

Railways: Metro

Schools: More than 10

**Document Type:**

- CEQA:  NOP
- Early Cons
- Neg Dec
- Mit Neg Dec

- Draft EIR
- Supplement/Subsequent EIR (Prior SCH No.)
- Other \_\_\_\_\_

- NEPA:  NOI
- EA
- Draft EIS
- FONSI

- Other:  Joint Document
- Final Document
- Other \_\_\_\_\_

**Local Action Type:**

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)
- Annexation
- Redevelopment
- Coastal Permit
- Other VITM

**Development Type:**

- Residential: Units 1,009 Acres \_\_\_\_\_
- Office: Sq.ft. 1.1 mil Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Commercial: Sq.ft. 0.3 mil Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Educational \_\_\_\_\_
- Recreational \_\_\_\_\_
- Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Transportation: Type \_\_\_\_\_
- Mining: Mineral \_\_\_\_\_
- Power: Type \_\_\_\_\_ MW \_\_\_\_\_
- Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Hazardous Waste: Type \_\_\_\_\_
- Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: Tribal Cultural Resource

**Present Land Use/Zoning/General Plan Designation:**

WC Commerce District/Regional Center Commercial

**Project Description:** (please use a separate page if necessary)

See attached Project Description

Governor's Office of Planning & Research

DEC 19 2019

STATE CLEARINGHOUSE

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## **Project Description for the De Soto/Burbank Master Plan Project**

20920-21051 Warner Center Lane & 20931 – 20971 Burbank Boulevard, Woodland Hills, CA 91367  
APNs: 2149-017-004 through -013, -015, and -016

The De Soto/Burbank Master Plan Project (Project) would be developed on an approximately 24.4-acre site located in the northwest quadrant of the intersection of De Soto Avenue and Burbank Boulevard (Project Site), in the Woodland Hills community of the City of Los Angeles (City). The Project Site is currently improved with a contemporary corporate office park (known as Warner Center Corporate Park), consisting of 12 low-rise commercial structures (Existing Buildings), each on a distinct parcel, ranging in height from one to three stories, supported by surrounding surface parking lots. The Existing Buildings include approximately 340,339 square feet of floor area.

The Project is located within the Commerce District of the Warner Center 2035 (WC2035) Plan Area and includes the phased demolition of the Existing Buildings and other improvements and the phased construction of a mixed-use development consisting of ten new buildings (New Buildings), varying in height from approximately 35 feet (two stories) to 350 feet (24 stories) in height. The Project would be constructed in eight phases and includes a total of approximately 2,634,268 square feet of floor area, with approximately 1,175,513 square feet of residential floor area (approximately 45 percent of the total floor area) and approximately 1,458,755 square feet of non-residential floor area, consisting of office, retail and hotel uses (approximately 55 percent of the total floor area). The Project's residential uses consist of approximately 1,009 multi-family units, including 841 apartment units (approximately 53 of which will be Work-Live Units, as defined in Section 4 of the WC2035 Plan) and approximately 168 condominium units (approximately 15 of which will be Work-Live Units). The Project's non-residential uses include approximately 1,140,746 square feet of office space, approximately 7,731 square feet of ground-floor restaurant space, approximately 15,741 square feet of ground-floor retail space, approximately 35,311 square feet of ground-floor restaurant and/or retail space, approximately 26,762 square feet of ground-floor office and/or retail space, approximately 4,068 square feet of community space, and an approximately 157,535 square-foot hotel with 228 hotel rooms. The overall floor area ratio (FAR) for the Project is 2.52:1.

Project parking would be provided within subterranean and podium levels beneath and within nine of the ten New Buildings. No stand-alone parking structures are proposed. Upon Project completion, onsite parking structures would provide 1,627 residential spaces and 3,921 non-residential spaces, for a total of 5,548 parking spaces. The Project also includes 870 long-term bicycle parking spaces and 264 short-term bicycle spaces, for a total of 1,134 bicycle parking spaces. In addition, a minimum of 280 parking spaces for motorcycles/scooters will be included as part of the Project.

The Project would be accessible from both Burbank Boulevard to the south and De Soto Avenue to the east. Vehicle access to the parking structures would be provided by an updated internal roadway network. Primary access through the Project Site would be provided by Warner Center Lane, which is a private street that would be reconfigured on a phased basis as part of the Project and qualifies as a "New Street" under the WC2035 Plan. Warner Center Lane would connect to two driveways – Commerce Drive to the west and Town Center Drive to the north. The internal circulation system also includes Adler Drive, a third driveway that would be directly accessible from Burbank Boulevard and Commerce Drive.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation           |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of         |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of      |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                      |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>8</u>   | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of   |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of            |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

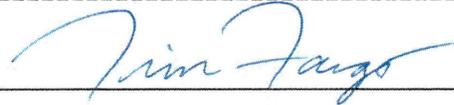
### Local Public Review Period (to be filled in by lead agency)

Starting Date December 19, 2019 Ending Date January 21, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>LLJ Adler WCCI, LLC and LLJ Adler WCCII, LLC</u>
Address: <u>80 South Lake Avenue, Suite 570</u>	Address: <u>21031 Warner Center Lane, Suite C</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Woodland Hills, CA 91367</u>
Contact: <u>Heidi Rous</u>	Phone: <u>(818) 884-2200</u>
Phone: <u>(626) 204-6170</u>	

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 12/17/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.