



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

- | | |
|---|---|
| To Owners:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
<input type="checkbox"/> Abutting a Proposed Development Site | And Occupants:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
And: <input checked="" type="checkbox"/> Interested Parties/Others |
|---|---|

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.** [Governor's Office of Planning & Research](#)

JAN 17 2020

Project Site: 21031 W. Warner Center Lane

STATE CLEARINGHOUSE

Case No.: VTT-74891
CEQA No.: ENV-2017-1706-MND
Hearing Held By: Deputy Advisory Agency
Date: **Tuesday, February 11, 2020**
Time: **10:30 a.m.**
Place: Marvin Braude San Fernando Valley Constituent Service Center, 1B First Floor Conference Room
 6262 Van Nuys Boulevard
 Van Nuys, CA 91401
Staff Contact:
 Tim Fargo, City Planner
 6262 Van Nuys Boulevard, Room 430
 Van Nuys, CA 91401
tim.fargo@lacity.org
 818-374-9911

Council No: 3-Blumenfield
Related Cases: DIR-2017-1708-SPP
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Zone: (WC)COMMERCE-SN
Land Use: Regional Center Commercial
Specific Plan: Warner Center 2035
Applicant: Michael Adler
 LLJ Adler WCCI, LLC
 LLJ Adler WCCII, LLC
Representative: Brad Rosenheim
 Jessica Pakdaman
 Rosenheim and Associates, Inc.

PROPOSED PROJECT:

The phased demolition of the existing buildings and other improvements and the phased construction of a mixed-use development consisting of ten new buildings on eight lots (Lots 1-8), varying in height from approximately 35 feet (two stories) to 350 feet (24 stories) in height. The Project includes a Private Street (Warner Center Lane) from Burbank Boulevard through De Soto Avenue. 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.

REQUESTED ACTIONS:

1. The Advisory Agency shall consider, pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration (MND) No. ENV-2017-1706-MND, all comments received, and the Mitigation Monitoring Program; and pursuant to CEQA Guidelines Sections 15168 and 15162, that the MND is within the scope of the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055; and that no subsequent EIR nor major revisions to the Mitigated Negative Declaration are required for the approval of the Project; and,
2. Pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), an eight-phased Vesting Tentative Tract Map (VTTM 74891) to merge and re-subdivide the Project site into eight ground lots (Lots 1 through 8), including Lot 5 on which a new building with 168 residential condominium units would be developed, and Warner Center Lane (a private street); and,
3. Pursuant to Section 11.5.7 of the LAMC, a Project Permit Compliance for a multi-phase, master-planned, mixed-use Project with up to approximately 2,634,268 square feet of combined residential and commercial floor area in the Commerce District of the Warner Center 2035 Plan.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

DIVISION OF LAND (DOL) – Please note that the staff report will be available on-line five (5) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings", the specific "Area Planning Commission" where the project is located and "Agendas". Staff Reports are hyperlinked to the case numbers on the hearing agenda.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to the hearing via email, in person or by U.S. mail to the staff identified on the front of this page or to the decision-maker or hearing officer at the public hearing. **An original plus three (3) copies must be submitted prior to, or at the hearing. To the extent possible, please also submit all materials electronically (flash drive, CD or via email).** Materials must be presented on letter size (8 ½" x 11") or legal size (8 ½" x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



VESTING TENTATIVE TRACT #74891 - PROJECT PERMIT COMPLIANCE



Quality Mapping Service

14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

THOMAS BROTHERS
 Page: 560 Grid: C1

LEGAL LOT: 1-12
 TRACT: 42011
 M B 1028-30-36

ASSESSOR PARCEL NUMBER:
 2149-017-(004-013,015-016)
 SITE ADDRESS: 20920-21051 WARNER CENTER LANE
 20931-20971 BURBANK BLVD.
 CD: 3
 CT: 1371.04
 PA: 220 - CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS
 USES: FIELD

CASE NO:
 SCALE: 1" = 200'
 D.M.: 1748109

DATE: 02-15-17
 Update: 12-11-19

DRAWN BY:

CONTACT: ROSENHEIM AND ASSOCIATES

PHONE: 818-716-2786

NET AC: 24.38

