

MITIGATED NEGATIVE DECLARATION (MND), ENVIRONMENTAL IMPACT REPORT (EIR), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Vesting Tentative Tract (VTT) appeals for the properties located at 20920-20970 West Warner Center Lane, 20935-21051 West Warner Center Lane, and 20931-21041 West Burbank Boulevard.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(1) and 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2017-1706-MND, as circulated on December 19, 2019, the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 certified on October 23, 2013 (Warner Center PEIR), and all comments received, with the imposition of mitigation measures included in the MND and applicable mitigation measures included in the Warner Center PEIR, there is no substantial evidence that the project will have any significant effects on the environment that were not examined in the Warner Center PEIR; FIND that the MND reflects the independent judgment and analysis of the City; FIND the mitigation measures included in the MND and the applicable mitigation measures included in the Warner Center PEIR have been made enforceable conditions on the project; FIND that the Soil/Water/Air Protection Enterprise (SWAPE) analysis provided by Mitchell M. Tsai (representing the Southwest Regional Council of Carpenters) lacks credibility and does not constitute substantial evidence due to inaccurate assumptions, facts, and analysis pertaining to the subject case; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the Findings of the PLUM Committee as the Findings of the Council, as amended by the PLUM Committee on April 15, 2021, attached to the Council file.
3. RESOLVE to DENY THE APPEALS filed by the Southwest Regional Council of Carpenters (Representative: Mitchell M. Tsai, Attorney at Law PC) and Jeff Bornstein (Representative: Jamie T. Hall, Channel Law Group, LLC), and THEREBY SUSTAIN the determination of the Los Angeles City Planning Commission (LACPC) in adopting the environmental clearance, MND, Mitigation Measures, MMP, related CEQA findings, and the applicable mitigation measures in the previously certified 2035 Warner Center EIR; and, approving an eight-phased VTT Map No. VTT-74891 to merge and re-subdivide the Project site, located at 20920-20970 West Warner Center Lane, 20935-21051 West Warner Center Lane, and 20931-21041 West Burbank Boulevard, for a maximum of eight parcels (Lots 1 through 8), including Lot 5 on which a new building with 168 residential condominium units would be developed, and a new street labeled Warner Center Lane, for the Project consisting of the demolition of 340,339 square feet of 12 one, two, and three-story buildings; and the construction of a master planned, multi-phased, mixed-use development with up to 2,634,268 square feet of combined residential and non-residential floor area of 1,062,923 square-foot lot

before dedications, to be spread across ten buildings on eight new lots at the conclusion of Phase 8, for a total of 1,175,513 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,458,755 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 4,608 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms; with buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street; a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces; a new street labeled Warner Center Lane; and, 121,683 square feet (approximately 5.3 acres) of Publicly Accessible Open Space (PAOS), for the properties located at 20920-20970 West Warner Center Lane; 20935-21051 West Warner Center Lane; and, 20931-21041 West Burbank Boulevard, subject to the Modified Conditions of Approval as amended by the PLUM Committee on April 15, 2021, attached to the Council file.

Applicant: Michael Adler, LLJ Adler WCCI, LLC and LLJ Adler, WCCII, LLC

Representative: Brad Rosenheim and Jessica Pakdaman, Rosenheim and Associates

Case No. VTT-74891-2A

Environmental Nos. ENV-2017-1706-MND; ENV-2008-3471-EIR; SCH No. 1990011055

Related Case: DIR-2017-1708-SPP-1A

Fiscal Impact Statement: The LACPC reports that that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE – APRIL 21, 2021

(LAST DAY FOR COUNCIL ACTION – APRIL 21, 2021)

Summary:

At a special meeting held on April 15, 2021, the PLUM Committee considered the LACPC report, Department of City Planning (DCP) report, and VTT appeals for the properties located at 20920-20970 West Warner Center Lane, 20935-21051 West Warner Center Lane, and 20931-21041 West Burbank Boulevard. DCP staff provided an overview of the matter. After an opportunity for public comment, presentations from Representatives of the Applicant and Appellant, the PLUM Committee recommended to deny the appeal and sustain the decision of the LACPC, adopt the MND and the MMP prepared for the MND;

and, adopt the amended Findings and Conditions of Approval, attached to the Council file. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

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