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February 5, 2021

VTT-74891-2A
ENV-2017-1706-MND; ENV-2008-3471-EIR; SCH No. 1990011055
Related Case: DIR-2017-1708-SPP-1A
Council District 3

NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, February 16, 2021** at approximately **2:00 PM** or soon thereafter to consider the following: Mitigated Negative Declaration (circulated on December 19, 2019), Environmental Impact Report (EIR), Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Southwest Regional Council of Carpenters (Representative: Mitchell M. Tsai, Attorney at Law PC) and Jeff Bornstein (Representative: Jamie T. Hall, Channel Law Group, LLC) from the decision by the LACPC to adopt the MND and MMP, and sustaining the Director of Planning's determination approving Vesting Tentative Tract Map No. 74891-1A 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 private street labeled *Warner Center Lane*, as shown on the revised Map stamp-dated June 7, 2019, 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 Modified Conditions of Approval.

Applicant: Michael Adler, LLJ Adler WCCI, LLC and LLJ Adler, WCCII, LLC
Representative: Brad Rosenheim and Jessica Pakdaman, Rosenheim and Associates

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at www.lacity.org/government/follow-meetings/council-committee-meetings. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012 or submitted at: LACouncilComment.com

In addition, you may view the contents of Council file No. **21-0134** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:		
Tim Fargo	(818) 374-9911	Tim.Fargo@lacity.org
For inquiries about the meeting, contact City Clerk staff:		
Armando Bencomo	(213) 978-1080	clerk.plumcommittee@lacity.org

Armando Bencomo
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.