



**Notice of a Public Joint Special Meeting of the
Woodland Hills Warner Center Neighborhood Council Board and the
PLANNING LAND USE & MOBILITY COMMITTEE**
(as a possible Quorum – Majority of Board Members may be present)

**Thursday, March 29, 2018 – 6:30 pm
City of Los Angeles Fire Station #84
21050 Burbank Blvd, Woodland Hills, CA 91367**

Stakeholders and the public are permitted to address the Committee on any item on the Agenda prior to the Committee taking action on said item. It is requested speakers complete a "Speaker Card" and hand it to the Chair. Comments from Stakeholders and the Public on Agenda items will be heard only when the respective item is being considered. Comments within the Committee's subject matter jurisdiction on other not appearing on the Agenda will be heard during the Public Comment period. Public Comment is limited to 15 minutes. Each speaker is limited to two minutes, unless waived by the presiding officer of the Committee.

Opinions, positions or actions taken by the Woodland Hills-Warner Center Neighborhood Council do not represent or imply similar opinions held by the Owner, Landlord, L.A.U.S.D, Business or representatives of any venue hosting a meeting of the Council Board, or Committee.

Meeting Minutes

1. Call to Order

*The meeting was called to order at 6:31 p.m. The following members were present:
Don Patterson, Lauren Coffman, August Steurer, Martin Lipkin, Nancy McLean, Henry Rice; Karen Koe arrived at 6:35; Peter Fletcher and Joyce Fletcher arrived at 6:38 p.m.*

2. Public Comment on matters of committee jurisdiction not on the agenda.

Don Patterson made a motion to reconsider the motion not supporting the Motion Picture and Television Fund parcel map; seconded by Nancy McLean.

VOTE:

Ayes: 6 NOS: 0 ABTAIN: 0

**3. Case No. DIR-2017-1708-SPP; ENV-2017-1706-EAF; VTT-74891
20920-21051 Warner Center Lane &
20971 Burbank Blvd.
Woodland Hills, CA 91367**

Second presentation of the Burbank DeSoto Master Plan project that includes phased demolition of existing buildings for the construction of a multi-phased, master-planned mixed-use development containing residential, office, hotel, and restaurant/retail uses. This meeting will focus on an overview of the project and its proposed uses, project density, building massing, and site design including vehicle and pedestrian circulation and public open space.

WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL

20929 Ventura Boulevard Suite 47-535, Woodland Hills, CA 91364

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Brad Rosenheim of Rosenheim & Associates introduced the project team, presented an overview of the current site, and presented a general overview of the entire project.

Mark Adler, representing the project owner, Adler Realty Investments, gave an overview of the company and its vision for the property. The current space is 94% leased. Using City guidelines, the created a vision to transform from 1980s suburban office park to a urban live, work, play master plan.

Charles Elliot the landscape architect. Denise DeBiase, the project architect, reviewed the proposal including the site layout, building placements, circulation, open space. The project has market rate apartments, market rate condos, office, hotel, retail, and restaurant. The residential buildings are generally on the northern portion of the parcel with the office space primarily along Burbank and the southern portion of DeSoto. The corner of DeSoto and Burbank includes what was described as a gateway plaza for entry into Warner Center. The pedestrian experience was developed to have nodes and linkages with focal points and outdoor collaborative work space. The size of the buildings range from five to twenty-four floors. The hotel has more parking than required and the pedestrian linkages were designed to be 40 to 60 feet wide.

Eugene Tan from Gibson Traffic Engineering spoke about vehicular access, including new signals at both ends of Warner Center Lane.

Members of the public spoke presenting a variety of opinions on the project including concerns with traffic, light, air pollution, water availability, concern with the lack of affordable housing, the density and massing of the project, shading on adjacent single-family neighborhood, and the need for a park. Some ideas presented included taller buildings in exchange for greater open space, the need for dog facilities, support for the condos, and some support for the project.

The Board provided comments on the project including ADA access, concern with access and vehicular flow including the connection from the project to Califa, a desire to see larger green spaces, questions on traffic safety of the project, impacts on traffic of the area, impacts on Police, Fire and infrastructure needs, a need to open more to the community, art and cultural space, rain water capture, type of housing, and preliminary comments on the building siting and massing.

4. Adjournment

The meeting was adjourned at 8:51pm.

Disabilities Act Notification:

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Brown Act Notification:

In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at www.whcouncil.org.

If you would like a copy of any record related to an item on the agenda, please contact:

j.fletcher@whcouncil.org

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