



# INITIAL STUDY

## De Soto/Burbank Master Plan Project

Case Number: ENV-2017-1706-MND

**Project Location:** 20920 – 21051 Warner Center Lane & 20931 – 20971 Burbank Boulevard, Woodland Hills, CA 91367

**Community Plan Area:** Canoga Park – Winnetka – Woodland Hills – West Hills

**Council District:** 3 – Blumenfield

**Project Description:** The Applicant proposes to develop the Project, which 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.

**PREPARED FOR:**  
The City of Los Angeles  
Department of City Planning

**PREPARED BY:**  
ESA

**APPLICANT:**  
LLJ Adler WCCI, LLC and LLJ Adler WCCII, LLC

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