

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

A2 Railla Development Inc

5464 Skylane Blvd., Suite C, Santa Rosa, CA 95403
PHONE (707)527-6986 FAX (707) 5278516 CSLB. #: 906417
a2railladevelopment.com

August 13, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

We are writing in support of the two-phase project proposed by California Home Builders at 21300 Califa Street in Woodland Hills. We oppose the appeal and urge you allow for the construction of this mixed-use two-phase project, which includes two-buildings totaling 422,262 square feet at 21300 Califa Street.

The project was approved by the city and complies with the standards and goals of the Warner Center Specific plan. Most importantly, it will bring desperately needed housing to the community. The proposed development will create good jobs and promote economic development. In addition, the retail included in the development will enhance an area with virtually no existing retail to serve businesses and residents.

This housing development will be instrumental in achieving the vision of the Warner Center 2035 Specific Plan and will generate critical funds for the City of Los Angeles during this economic downturn. Such funds include park fees, mobility fees, and art fees, among others. Park fees will support the City's ability to build more parks to serve the community. Future revenues from the development will also support critical infrastructure improvements in the community and enhance cultural amenities with public art.

The design of the project at 21300 Califa will add vitality in an area that is currently an office park with low rise buildings. Finally, this development will be a catalyst for continued growth and vitality within Woodland Hills.

We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,


Andrew Railla
President
A2 Railla Development, Inc
5464 Skylane Blvd., Suite C
Santa Rosa, CA 95403



August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Albert Gonzalez
President
A A Gonzalez Inc
13264 ralston ave, Sylmar ca 91342

August 14, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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This housing development will be instrumental in achieving the vision of the Warner Center 2035 Specific Plan. The design of the project at 21300 Califa will add vitality in an area that is currently an office park with low rise buildings and will support continued growth within Woodland Hills.

We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



Richard S Gable
Managing Director
Adler Realty Investments, Inc.
21031 Warner Center Lane
Woodland Hills, CA



AMERICAN MAINTENANCE INC.

THE CLEANING TEAM FAST & FESTIDIOUS!

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

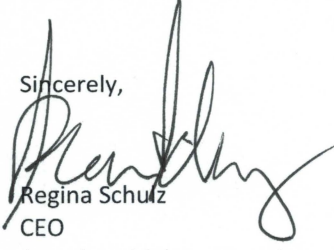
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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed. We need this project

Sincerely,

Regina Schulz
CEO
American Maintenance Inc.

P.O. BOX 492060
LOS ANGELES CA 90049

Phone: 310 962- 4424
Fax: 310 440- 3894
E- mail: REGINA@CLEANINGTEAM.TV
Website: CLEANINGTEAM.TV





August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amir S. Rudyan', with a stylized flourish at the end.

Amir S. Rudyan,
President and CEO

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Alec Elkind
Owner of
Awnings & Signs Unlimited
13414 Prairie Ave, Hawthorne CA 90250

September 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Forster", with a stylized flourish at the end.

Brian Forster
Managing Member
BFPH Investments, LLC
5940 Variel Avenue, Woodland Hills, CA 91367



August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, Ca. 91401

RE: 21300 Califa Street- Warner Center- Appeal of DIR-2018-2713-SPP and ENV-2008-2471_EIR

Dear Members of the South Valley Area Planning Commission,

We are writing in support of the two-phase project proposed by California Home Builders at 21300 Califa Street in Woodland Hills. We oppose the appeal and urge you to allow the construction of this mixed-use two-phase project, which includes two buildings totaling 422,262 square feet at 21300 Calif Street.

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Rose Brock
Operations Manager
Cal Coast Inspections & Testing



**CALIFORNIA
FIRE STOP, INC.**
CALIFORNIA'S PREMIER SPECIALTIES CONTRACTOR

August 6, 2020

South Valley Area Planning Commission C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351 Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Brian Lintner, CFO

California Fire Stop, Inc
2604-B El Camino Real #143 Carlsbad, CA 92008

Cannonball Pools Family Co
11100 Sepulveda Blvd
Suite 8-368
Mission Hills, CA 91345



August 18, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Hermelindo & Amber Garcia
Cannonball Pools Family Co
818-220-7889
ambergarcia@cannonballpools.biz

August 6, 2020

South Valley Area Planning Commission

C/O Los Angeles Planning Department

Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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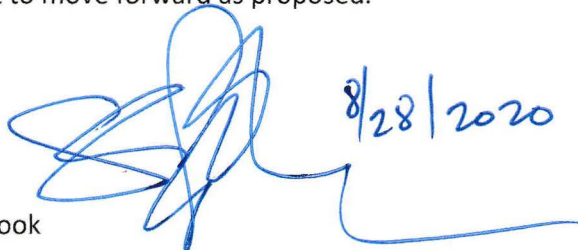
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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in blue ink, followed by the date "8/28/2020" written in blue ink.

Steve McCook

L.A./Ventura Senior Sales Manager

CAPO Fireside, 7122 Sophia Ave, Van Nuys, Ca. 91406



August 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Ann Stark'.

Julie Ann Stark
Partner | President of Design





August 13, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,



Ryan Frank
Vice President
Certified Service
309 W. Verdugo Ave. Burbank, CA 91502

**CHIP-ROCKE CONSTRUCTION INC.
CONTRACTORS LICENSE #973858
70 West Easy Street, #3, Simi Valley, CA 93065
805-522-6200 * FAX 866-991-6964**

August 27, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,
Chip-Rocke Construction, Inc.



Charlene E. Mueller
Sales Manager

August 27, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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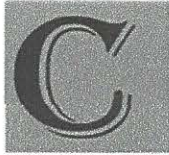
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Sincerely,

A handwritten signature in black ink, appearing to be 'RA' with a stylized flourish.

Rob Clerihan
President
Coast IT Partners, Inc.
6996 Whitecap Drive
Carlsbad, CA 92011



CONSTRUCTION DOORS & HARDWARE

August 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
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Sincerely,

Craig M. McCracken
President

2393 Teller Rd. #105, Newbury Park, CA 91320

☎ (805) 499-3239

☎ (805) 499-5668



August 17, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

We are writing in support of the two-phase project proposed by California Home Builders at 21300 Califa Street in Woodland Hills. We oppose the appeal and urge you allow for the construction of this mixed-use two-phase project, which includes two-buildings totaling 422,262 square feet at 21300 Califa Street.

The project was approved by the city and complies with the standards and goals of the Warner Center Specific plan. Most importantly, it will bring desperately needed housing to the community. The proposed development will create good jobs and promote economic development. In addition, the retail included in the development will enhance an area with virtually no existing retail to serve businesses and residents.

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The design of the project at 21300 Califa will add vitality in an area that is currently an office park with low rise buildings. Finally, this development will be a catalyst for continued growth and vitality within Woodland Hills.

We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Alberto Macias
President
Cubic Air Conditioning Inc.
15040 Lassen st
Mission Hills Ca 91345



August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Noam Hameiri

Chief Strategy Officer

A handwritten signature in blue ink that reads "Noam Hameiri". The signature is written in a cursive, flowing style.



Donald F. Dickerson Associates — consulting engineers

18425 Burbank Boulevard
Suite 404
Tarzana, California 91356

[818] 385.3600
FAX [818] 990.1669
www.dfda1.com

August 18, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



April K. Trafton
President

Eli Industries, Inc.

8928 Fullbright Avenue,
Chatsworth, CA 91311
Phone (818) 773-8389 Fax (818) 773-8425
License #739964

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Reference: 21300 Califa Street Warner Center–Appeal of DIR-2018–2713–SPP and ENV–2008-3471-EIR

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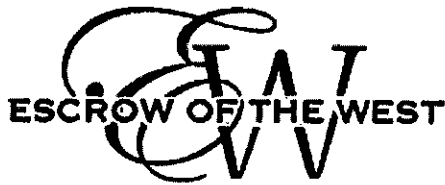
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Sincerely,



Moti Arnaldes, Project Manager
Eli Industries, Inc.



9440 Santa Monica Blvd., #310
Beverly Hills, CA 90210

Phone: (310) 402-5555
Fax: (310) 402-5489
www.escrowofthewest.com

August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Galit Ofengart
President/ CEO



QSD/QSP SERVICES • SWPPP • INSPECTION • TRAINING • SUSMP/WQMP • OSHA • LEAD COMPLIANCE • BIOLOGICAL

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
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Sincerely,

Ryan C. Paris, President, CPESC, QSD/P, ToR
Everest Environmental, Inc.

EVEREST ENVIRONMENTAL, INC.

- SOUTHERN CALIFORNIA -
6297 EAST AVENUE • RANCHO CUCAMONGA, CA 91739 • PHONE (909) 957-4239
WWW.EVERESTENVIRONMENTAL.COM



EXCELLENCE

Fire Protection Inc.

August 13, 2020

7244 Bellaire Avenue
North Hollywood, CA 90605
Tel: (818) 503-5212
Fax: (818) 503-5215
Lic # 714447

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Avishay Levanon
President



Tel (619) 446-6808

Fax (858) 274-6809

Lic# 1058621

Date: August 28, 2020

TO: South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

A handwritten signature in black ink that reads "Phil Borkowski".

Phil Borkowski

President

Fluid Sound, Inc.

5111 Santa Fe Street, Suite H

San Diego, CA 92109



Geotechnologies, Inc.

Consulting Geotechnical Engineers

439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

August 28, 2020

South Valley Area Planning
Commission
C/O Los Angeles Planning Department
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Edward F. Hill
President
Geotechnologies, Inc.

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,



Trevor Boynton
Estimating/project management
Glendale Fire Systems, Inc
6657 San Fernando Rd, Glendale, CA 91201



August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Rocco Cordola
Sales Manager



August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,


Monte Resch
Controller



SUPPORT LETTER

August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

A handwritten signature in blue ink, appearing to read "George Stroumboulis".

George Stroumboulis
CEO
IDEOLI GROUP, INC



www.imptile.com

8/11/2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda
Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351 Van Nuys, CA 91401

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Sincerely,



Guy Bachar
President
Imperial Tile & Stone
12503 Sherman Way
North Hollywood, Ca 91605

North Hollywood
12503 Sherman Way
North Hollywood, CA 91605
Ph: 818.764.8453
Fax: 818.982.0097

Anaheim
1449 State Collage Blvd
Anaheim, CA 92806
Ph: 714.284.1124
Fax: 714.284.1153



August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
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Sincerely,

Jose Escalera

CEO

Integral Property Solutions Inc.

August 12, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,



Ashley Calhoun
Partner
Isenberg & Associates, Inc.
461 ½ S Palm Dr
Beverly Hills CA 90212

August 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
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The design of the project at 21300 Califa will add vitality in an area that is currently an office park with low rise buildings. Finally, this development will be a catalyst for continued growth and vitality within Woodland Hills.

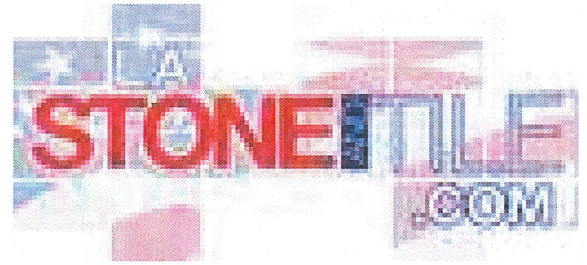
We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



M Elena Mercado
CEO
JP Construction Cleanup Co
PO BOX 920156
Sylmar, CA 91342

August 14, 2020



South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center - Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

We are writing in support of the two-phase project proposed by California Home Builders at 21300 Califa Street in Woodland Hills. We oppose the appeal and urge you allow for the construction of this mixed-use two-phase project, which includes two-buildings totaling 422,262 square feet at 21300 Califa Street.

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Ruben Escalera

CEO/President

LA Stone and Tile



August 22, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey A. Gould", is written over a circular stamp or seal.

Jeffrey A. Gould
Principal | Founder
Lineage Asset Advisors, Inc.
5959 Topanga Canyon Blvd, Suite 220
Woodland Hills, CA 91367

MBC

Mitchell Brothers Concrete, LLC

P.O. Box 789 Sun Valley, CA 91352
Mitchellbrothersconcrete@gmail.com
(747)228-4252

August 7, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



Mitchell Brothers Concrete

**M
D**

INSULATION COMPANY LICENSE #623669 M.B.E / D.B.E / S.B.E CERTIFIED

9702 KLINGERMAN STREET SOUTH. EL MONTE CA 91733

L1 (626) 579 - 4649 L2 (626) 579 - 1900 FAX (626) 579 - 3133

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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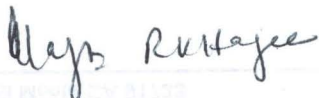
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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



MD. INSULATION CO.
9702 Klingerman Street
South El Monte, CA 91733-1729
(626) 579-4649

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



Josh Manevich
President
mgaM, Inc. Corporation
17942 Ventura Blvd.
Encino, CA 91316



Noddle Surety & Insurance Services, Inc.

19507 Ventura Boulevard

Tarzana, CA 91356

Phone (818) 881-1011

Fax (818) 881-1551

Lic. #0D94546

E-mail: david@noddlesurety.com

www.noddlesurety.com

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

David Noddle
President

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,



Diane Hackett
Account Executive
Outdoor Dimensions

tel - 714-899-8900
free - 888-743-0998
fax - 714-899-1188
PatriotLab.com

1041 S. Placentia Avenue, Fullerton, CA 92831



September 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,
Patriot Environmental Laboratory Services, Inc.

A handwritten signature in black ink that reads "Todd C. Wilson".

**Todd C. Wilson, MBA
Vice President, Sales & Marketing**



August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake McKee", written over a horizontal line.

Jake McKee
General Manager
PCS Service Center
2111 Eastridge Ave., Riverside CA 92507

August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,



Gil Priel
Managing Director
Peak Corporate Network
5900 Canoga Avenue #400
Woodland Hills, CA 91367

August 17, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

Rosalio Cordero
Owner/Manager
RC CARPET CLEANING & MAINTENANCE
Po Box 3187
Santa ana Ca, 92703



September 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,

A handwritten signature in black ink, reading "Craig Reibenspies". The signature is written in a cursive, flowing style with a large initial "C".

Craig Reibenspies, President

August 28, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,

Maria Husband

Maria Husband -Owner
Seismic Systems Service
225 Simi Village Drive. #941988
Simi Valley, CA 93094



August 12, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Carl Vaughn', is written over the 'Sincerely,' text.

Carl Vaughn
President
Sierra West Finish Inc
678 Parkridge Ave
Norco, Ca 92860

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,



Tom Rotchford P.E.
President
Solargy, Inc.
22028 Ventura Boulevard, Suite 207
Woodland Hills, CA 91364



August 14, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,

Rassa Sabet
Vice President
Sunrise Cleaning Service, LLC
19838 Archwood St.
Winnetka, CA 91306

August 27, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

Dear Honorable Members of the South Valley Area Planning Commission,

We are writing in support of the two-phase project proposed by California Home Builders at 21300 Califa Street in Woodland Hills. We oppose the appeal and urge you allow for the construction of this mixed-use two-phase project, which includes two-buildings totaling 422,262 square feet at 21300 Califa Street.

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We urge you to reject the appeal by the Southwest Regional Council of Carpenters and allow the project to move forward as proposed.

Sincerely,
Avi Lerner
Principal 

T/A WARNER Center Associates

21555 Oxnard St, Woodland Hills, Ca 91367

August 27, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
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Avi Lerner
Principal 

T/A WARNER Center Associates

21555 Oxnard St, Woodland Hills, Ca 91367



Tanda Group, Inc.
27016 Langside Avenue
Santa Clarita, CA 91351
Tel. 661-252-0400
www.torabian.com

8/11/2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Siamak Zarrindast
President, Tanda group inc. Consulting Engineers

A handwritten signature in black ink, appearing to read 'Siamak Zarrindast', is written over a light blue horizontal line.

August 14, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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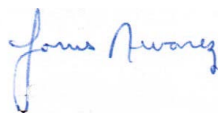
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Sincerely,



Louis Nevarez
Director of Operations
Tinco Sheet Metal, Inc.
958 N. Eastern Ave.
Los Angeles, CA 90063

August 18, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center – Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,

Oscar Tirado

Oscar Tirado
President
Tirado Design Associates, Inc.
6200 Canoga Avenue, Suite 201
Woodland Hills, CA 91367



TRADEMARK TILE, INC.

2624 CONEJO CENTER DR. — NEWBURY PARK CA 91320
CSLB #996819 DIR #000056478

August 10, 2020

South Valley Area Planning Commission

C/O Los Angeles Planning Department

Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

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Sincerely,

Michael Payne, CEO



August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Joshua Manevich
Vice-President
Trust Electric
17942 Ventura Blvd.
Encino, CA 91316

August 14, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fergo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

RE: 21300 Califa Street Warner Center -- Appeal of DIR-2018-2713-SPP and ENV-2008-3471-EIR

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Sincerely,



James Cubias
president
Valley Carpet Care Inc.
10717 Louise Ave
Granada Hills Ca 91344

VAN ELK, LTD.
323 864 0690

3312 FLOYD TERRACE

LOS ANGELES, CA 90068
FAX 323 421 9351

August 16, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely, *P Daskaloff*

Peter Daskaloff
RMO for VAN ELK LTD
VAN ELK LTD
627 Jamestown Rd
Burbank CA 91504

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Moe Fakh', is written over the word 'Sincerely,'.

Moe Fakh
Principal
VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868

September 10, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

Attention: **Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo**

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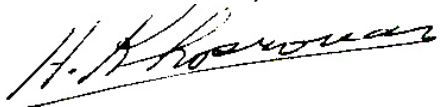
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Sincerely,

Veneklasen Associates, Inc.



Hooshang Khosrovani, Ph.D., P.E.
Principal



KITCHEN & BATH CENTER

Family Owned & Operated Since 1981

August 6, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
Van Nuys, CA 91401

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Sincerely,

Jim Williams
Manager



West Coast Technical Consultants, Inc.

Civil Engineering, Land Planning & Consulting
1197 E. Los Angeles Ave., C115, Simi Valley, Ca. 93065 818.216.0504

August 11, 2020

South Valley Area Planning Commission

C/O Los Angeles Planning Department

Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

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Sincerely,

David LaFaille

Founder, President

West Coast Technical Consultants, Inc.

1197 E. Los Angeles Ave., C115, Simi Valley, Ca. 93065

August 11, 2020

South Valley Area Planning Commission
C/O Los Angeles Planning Department
Attention: Ms. Delia Esmeralda Arriaga and Mr. Tim Fargo
6262 Van Nuys Blvd, Room 351
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Sincerely,



JOE CAMARENA
GENERAL MANAGER
WILCOX AND WILCOX

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

P: (626) 381-9248
F: (626) 389-5414
E: mitch@mitchtsailaw.com



155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA E-MAIL & U.S. MAIL

September 8, 2020

Mailed to: City of Los Angeles
South Valley Area Planning Commission
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

E-mail Delivery to: apcsouthvalley@lacity.org
delia.arriaga@lacity.org
vince.bertoni@lacity.org
blake.lamb@lacity.org
tim.fargo@lacity.org

**RE: RESPONSES TO APPEAL RECOMMENDATION REPORT FOR
SEPTEMBER 10, 2020 SOUTH VALLEY PLANNING COMMISSION HEARING
ON APPEAL OF CASE NO. DIR-2018-2713-SPP; 21300 CALIFA STREET**

Dear President Dierking, Honorable Commissioners, Mr. Bertoni, Mr. Lamb, Mr. Fargo, and Ms. Arriaga:

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenters**”), my Office is submitting these comments regarding our appeal of the City of Los Angeles’ (“**City**” or “**Lead Agency**”) Director of Planning’s (“**Director**”) determination on June 18, 2020 entitled “Warner Center 2035 Specific Plan and Warner Center 2035 Specific Plan Sign District Project Permit Compliance Review” for Case No. DIR-2018-2713-SPP, located at 21300 Califa Street (“**Project**”). (6/18/2020 Letter of Determination [“LOD”].)

The City’s South Valley Planning Commission (“SVPC”) released the Appeal Recommendation Report ahead of its September 10, 2020 hearing. This letter addresses and responds to the City’s responses to Commenter’s appeal points.

On June 18, 2020, the Director approved the Project by finding that the Project is within the scope of the Warner Center 2035 Program EIR (“**Program EIR**”), the environmental effects of the Project were covered in the Program EIR and no new environmental effects will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. (6/18/2020 LOD.)

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a strong interest in well-ordered land use planning and addressing the environmental impacts of development projects.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

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Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 CA4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“CEQA”), Cal Public Resources Code (“PRC”) § 21000 *et seq*, and the California Planning and Zoning Law (“Planning and Zoning Law”), Cal. Gov’t Code §§ 65000–65010. PRC Sections 21092.2, and 21167(f) and Gov’t Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

I. THE AREA PLANNING COMMISSION MUST GRANT THE APPEAL IN PART TO MODIFY CONDITIONS OF APPROVAL NOS. 24 AND 26 AS RECOMMENDED BY STAFF

Pursuant to LAMC 11.5.7(C)(4), the Director’s Project Permit Compliance decision “shall become effective after an elapsed period of 15 calendar days from the date of mailing of the written decision, unless an appeal is filed on the decision....” (LAMC 11.5.7(C)(4).) LAMC 11.5.7(C)(6) provides that filing a timely appeal gives the Area Planning Commission with jurisdiction to consider the Director’s decision. (*Id.* at (C)(6).)

The Appeal Recommendation Report proposes modifications to the Director’s determination in response to this appeal. Since the instant appeal provides the SVPC with jurisdiction to consider this matter, it cannot modify the Director’s decision unless the SVPC grants the appeal in part. Without granting the appeal, the SVPC lacks jurisdiction to modify the Director’s decision. Appellant herein requests that the SVPC grants this appeal in part in order to make said modifications.

II. THE PROJECT IS INCONSISTENT WITH THE WARNER CENTER 2035 PLAN AND THE LOS ANGELES MUNICIPAL CODE

a. The Director's Findings Under LAMC 11.5.7(C)(2) Are Unsupported.

The primary purpose of the June 18, 2020 LOD is to approve the Project with the determination that it is compliant with the Warner Center 2035 Specific Plan. Los Angeles Municipal Code (“LAMC”) 11.5.7(C)(2) requires that the Director make written findings prior to granting a Project Permit Compliance for Project in a specific plan area. The LOD then analyzes and concludes that the Project is consistent with the applicable general and specific plans, including the Warner Center 2035 Specific Plan. (*Id.* pp. 33-56.)

Specifically, before granting a Project Permit Compliance request, LAMC 11.5.7(C)(2) requires the Director to make written findings that the Project satisfies each of the following requirements:

- (a) That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and
- (b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible

For reasons stated below, the Project is inconsistent with the Warner Center 2035 Plan and the applicable Community Plan. And as explained in full below, the City fails to adequately respond to and/or resolve each issue previously raised by Commenter's appeal.

Thus, the Director's findings under LAMC 11.5.7(C)(2) are unsupported by substantial evidence.

1. *The Project Fails to Comply with the Warner Center 2035 Plan*

(a) The Project Does Not Comply with the Specific Plan's Cultural Amenities Trust Fund Requirements

The Warner Center 2035 Plan requires that projects with values of over \$500,000.00 pay into the Warner Center Cultural Amenities Trust Fund. (Warner Center 2035 Plan at pp. 15, 43, 111.) However, the Project's Condition of Approval No. 26 original Condition of Approval merely referenced the conditional requirements. (6/18/2020 LOD, P. 13.) Since the LOD admits that this Project would exceed the \$500,000 threshold and the estimated total Cultural Amenities fee will be \$1,982,631.05, the Condition of Approval No. 26 should be revised to state that the Applicant will be assessed Cultural Amenities fees under the Specific Plan because the Project meets the \$500,000 minimum threshold. The current conditional language is confusing and ambiguous.

Instead of clarifying the Condition of Approval, the City renders it more ambiguous by revising it. The Appeal Recommendation Report revised the Condition by deleting the entirety of the prior language and replacing it with a new one. (9/10/2020 Appeal Recommendation Report, p. A-2~3.) Most glaringly, the City's revised Condition removes all language about the amount of the estimated cultural amenities fees. (*Id.*)

The revised Condition 26 still fails to provide a simple statement that the Project's valuation will exceed \$500,000 and that the Project will be required to pay cultural amenities fees, or provide on-site cultural amenities in-lieu of fees, with an estimate of how much the amount would be would clarify this Condition. Without this clarification, the Project is inconsistent with the Warner Center 2035 Specific Plan.

(b) The LOD Fails to Apply the Fees from the Mobility Fee Update

The Letter of Determination applies Mobility Fees from the 2019 table and not from the recent Mobility Fee Update, Appendix D to the Specific Plan, which was amended by Ordinance No. 186,498 (effective March 10, 2020.) (June 18, 2020 LOD, pp. 43-44.) This is wrong and must be revised to reflect the fees from the Mobility Fee Update.

The Appeal Recommendation Report proposes to revise Condition of Approval No. 24 to merely “refer to” the 2020 Mobility Fee Ordinance but still maintains that the most recent Mobility Fees from the 2020 Mobility Fee Ordinance will not apply (referring to “the final determination to pay a Mobility Fee will be calculated using the appendix D Mobility Fee Table in effect at time application was deemed complete.”). (9/10/2020 Appeal Recommendation Report, p. A-4.)

But the City's refusal to determine the Mobility Fees at the time of approval, rather than the time of when the application was deemed complete, is wrong. Absent statutory exceptions under federal, state or local law, the City's decision as to whether to grant land use entitlements for the Project, are subject to the legal requirements at the time of approval. (*Arco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal. 3d 785, 793; 793 [stating “the government cannot be estopped to enforce the laws in effect when the permit is issued.”]; *Alameda County Land Use Assn. v. City of Hayward* (1995) 38 Cal. App. 4th 1716, 1724 [finding that “A local legislative body cannot surrender or impair its delegated governmental power or that of successor legislative bodies either by ordinance or contract.”]; *Trancas Property Owners Assn. v. City of Malibu* (2006) 138 Cal. App. 4th 172, 181 [finding that a City cannot agree not to enforce its current land use and zoning laws, since it would amount to an abdication of a City's “police powers.”].)

As Staff acknowledges, Condition No. 24 as stated in the Director's Determination incorrectly states that the Warner Center 2035 Plan would be calculated “using the Appendix D Mobility Fee Table in effect at time application was deemed complete. Section 7.3.1 of the Warner Center 2035 Plan states that “[t]he Mobility Fee rate shall be based upon those rates in effect at the time of building permit issuance.”

Moreover, the modifications proposed by Staff still misstate other portions of the 2020 Mobility Fee Ordinance (Ord. No. 186,498). The 2020 Mobility Fee Ordinance amended Warner Center 2035 Specific Plan to include that after “a maximum period of seven years following the effective date of this ordinance...the project shall be subject to the most current fee and credit rates.” (Ord. No. 186,498, section 7.3.1.) Thus, the most current fees and credit rates must apply after 7 years, i.e. March 10, 2027.

Finally, the modified language for Condition of Approval Number 24 assumes that the 2020 Mobility Fee Ordinance (Ord. No. 186,498) would still be in place at the time that the Project's building permits would be issued and therefore unlawfully constricts the City's legislative authority to modify the Warner Center 2035's mobility fee provisions to apply towards projects that were deemed complete prior to March 10, 2020. Moreover, by continuing to approve projects as part of the Warner Center 2035 Plan without ensuring that the revised requirements, like the Mobility fees, will equally apply to all projects as part of the Specific Plan, the City fails to safeguard that the projects within the Specific Plan will be carried out appropriately and consistently.

Furthermore, the City applies the Mobility Fee Update inconsistently to various cases within the Warner Center 2035 Specific Plan. In another Specific Plan case, Case No. DIR-2018-3394-SPP-1A, Project Site 6366-6410 Canoga Avenue, the City refused to apply the Mobility Fee Update, effective March 10, 2020, to that case because the Letter of Determination for the case was issued on January 2, 2020, before the effective date. (Case No. DIR-2018-3394-SPP-1A, Staff Report to South Valley Area Planning Commission, A-3.) In a different Specific Plan case, Case No. DIR-2017-1708-SPP, while the City correctly applied the Mobility Fee Update to the project, the Project Applicant appealed to apply the older Mobility Fees, but the City Planning Commission at the most recent appeal hearing expressed it would require the recent fees from the Mobility Fee Update.

The Mobility Fee Update went into effect on March 10, 2020 and the LOD was issued June 18, 2020. There is no excuse for to apply an outdated Mobility Fee here and the latest Mobility Fee Update must be applied.

- (c) The Project Should Be Stayed Until the City Implements City Council's Direction to Implement Additional Labor Standards, Local Hire, Prevailing Wage, and Affordable Housing Requirements

The City has recently approved a number of changes to the Warner Center 2035 Plan, including measures to implement labor standards, local hire, prevailing wage, and affordable housing requirements (Council Files 13-0197-S4, 13-0197-S9, 13-0197-S6), all of which are currently being ignored as part of the City's Warner Center 2035 Plan implementation process.

The City, in the Appeal Recommendation Report, rebuffs that no ordinances have been finalized regarding labor and affordable housing requirements for the Warner Center 2035 Specific Plan. (9/10/2020 Appeal Recommendation Report, p. A-6.) However, the City acknowledges that the City Council has directed the City departments and staff to draft and present an ordinance mandating affordable housing on projects within the Warner Center 2035 Specific Plan, failing to mention the other ordinances regarding local standards, hire, prevailing wage. (*Id.* [citing Council File 13-0197-S9].)

This City has dragged its feet for over 2 years in failing to implement the community benefits that were promised many years ago as part of approval of the Warner Center 2035 Plan. Now the City is approving and implementing projects within the Specific Plan without imposing any of said benefits. The City is failing its duties and the members of its community by reneging on its promises by now

saying it can't do anything about it. This is simply wrong and the City, especially the City Council, must act to rectify these very issues prior to approving any projects within the Specific Plan.

2. The Project is Inconsistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan

Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4 requires that projects “[p]rovide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.” (CPWWHWH Community Plan, p. III-4.) However, the Project proposes zero affordable or low income housing units. Therefore, the LOD fails to establish that the Project is consistent with the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4.

The City responds that LAMC section 11.5.7.C.2 merely requires a determination regarding compliance with the Specific Plan itself. (9/10/2020 Appeal Recommendation Report, p. A-6.) The City claims that consistency with the General Plan including the Community Plan is not a relevant issue anymore because the Specific Plan is deemed to be consistent with those plans based on the Government Code 65454’s requirement that “no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.” (*Id.*, p. A-6.)

The City is wrong. LAMC section 11.5.7.C.2 also requires compliance with CEQA, which means that the Project is required to determine whether the Project will conflict with any applicable land use plan, policy or regulation. Moreover, PRC section 21094 of CEQA allows tiering off prior EIRs only if the later project is (1) consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified and (2) consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located. (PRC § 21094(b).) Therefore, the City is still required to determine the Project’s consistency with the Community Plan’s affordable housing requirements.

Moreover, Gov’t Code section 65454 merely requires local agencies to ensure that they not adopt specific plans that are inconsistent with the general plan. It in no way goes as far as the City claims, that the adoption of a specific plan deems it to be consistent with the general plan and including the community plan.

The City must establish the Project’s consistency with the Community Plan, especially its requirement to “[p]rovide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.” (Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Objective 1-4.)

3. *The Project Fails to Adopt All Mitigation Measures from the Program EIR.*

As explained in the appeal justification letter, the LOD fails to require the Project to implement all of the mitigation measures adopted by the Program EIR. (6/18/2020 LOD, pp. 16-30.) The LOD excludes the following mitigation measures: AES-5, 6, 21, 22, 23, 24, 25, 26; AQ-2, 10, 11, 12, 13, 14, 16, 17, 18; BIO-2, 4, 5; CUL-1 and 2; GEO-13; HYDRO-1, 4, 12, 13; NOI-1, 2, 8, 9; TRS-1, 2, 3, 4,

5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, and 101.

As listed above, the LOD excludes 130 mitigation measures adopted by the Program EIR. And most shockingly, the LOD excludes ALL but one of the transportation/traffic mitigation measures adopted by the Program EIR (LOD only adopted TRS-100 out of a total of 101 mitigation measures). Despite excluding 130 mitigation measures from the Project, the LOD fails to explain why such exclusion was necessary. As such, the Director and the City failed to provide substantial evidence to support its decision to exclude a huge bulk of the mitigation measures adopted by the Program EIR, the only environmental document that supports this Project.

The City responds that “the Letter of Determination includes all mitigations that are applicable to the Project, and excludes those mitigation measures that are deemed infeasible either because they are not applicable to the Project because of its specific parameters or qualify as regulatory compliance measures that are applicable to the Project.” (9/10/2020 Appeal Recommendation Report, A-6.) However, the City never explained the rationale behind why it excluded certain mitigation measures from the Program EIR as “infeasible.” There is no evidence to support the exclusion of 130 mitigation measures and not applying them to the Project.

According to LAMC 11.5.7(C)(2)(b), the Director must find that the project incorporates mitigation measures to the extent physically feasible. Here, the Director’s finding that “the City has incorporated all feasible mitigation measures from the Program EIR on the Project” is unsupported and unreasonable.

II. THE PROJECT VIOLATES THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

a. The Program EIR is Insufficient

PRC section 21094 allows a prior program EIR to be used for a later project but only if the City determines all of the following:

- (1) Consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified.
- (2) Consistent with applicable local land use plans and zoning of the city, county, or city and county in which the later project would be located.
- (3) Not subject to Section 21166 .

As explained above, the Project must be consistent with the Warner Center 2035 Plan to rely on a prior Program EIR. (See Warner Center Regional Core Comprehensive Specific Plan EIR [ENV-2008-3471-EIR].) And for reasons explained above, the Project is inconsistent with the Warner Center 2035 Plan and the applicable Community Plan and therefore the City cannot rely on the prior Program EIR for the Project.

Moreover, the City fails to incorporate all relevant mitigation measures and fails to justify why some were excluded as infeasible. See PRC § 21094(a)(1).

Therefore, the City fails to provide substantial evidence to support its determination that the Program EIR sufficiently analyzed the environmental effects of the Project and the Project does not require any site-specific environmental review.

- b. Due to the COVID-19 Crisis, the City Must Adopt a Mandatory Finding of Significance that the Project May Cause a Substantial Adverse Effect on Human Beings and Mitigate COVID-19 Impacts

CEQA requires that an agency make a finding of significance when a Project may cause a significant adverse effect on human beings. PRC § 21083(b)(3); CEQA Guidelines § 15065(a)(4).

PRC section 21166 of CEQA requires the City to conduct supplemental environmental review under three circumstances:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The public health crisis presented by COVID-19 qualifies as substantial changes to circumstances and new information that were not known at the time the Program EIR was prepared for the Warner Center 2035 Specific Plan. The City must prepare an EIR or a supplemental Program EIR to analyze the Project's impacts on human beings due to COVID-19.

Public health risks related to construction work requires a mandatory finding of significance under CEQA. Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.¹

SWRCC recommend that the City adopt additional CEQA mitigation measures to mitigate public health risks from the Project's construction activities. SWRCC requests that the City require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

The City, in its Technical Memorandum, dismiss the Commenters' request by stating that effects of the environment on a project are not subject to CEQA review, citing to *California Bldg. Indus. Assn. v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369, 378. (8/13/2020 CPC Technical

¹ Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* <https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx>.

Memorandum, pdf pg. 29.) However, the City is wrong because COVID-19 is not an existing environmental hazard of the Project site. And even if it were an existing condition, but it is exacerbated by the Project construction itself, putting construction workers at grave risk.

Based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]

- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

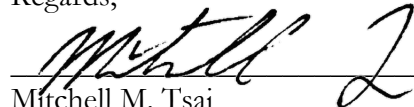
- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.²

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

III. CONCLUSION

For aforementioned reasons, Commenter requests that the City grant its appeal and send the Project back to be re-analyzed and considered for its consistency with the Warner Center 2035 Plan and compliance with CEQA.

Regards,



Mitchell M. Tsai

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Attorneys for Southwest Regional Council of Carpenters

² See also The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVID-19 Standards for U.S. Construction Sites, available at https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, available at https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.