

# Apartments, Retail Rise at Former Ikea Location

**CONSTRUCTION:** \$400 million project will bring H&M, ice rink to consumers.

The former Ikea site in Burbank will be redeveloped to feature both retail and residential space, the City of Burbank Planning Division announced Jan 5.

Real estate development firm **Crown Realty & Development** and **CAPREF Manager LLC**, owner of the site at Burbank Town Center, plan to build almost 70,000 square feet of commercial space, 1,000 housing units and around 200 hotel rooms at 600 N. San Fernando Blvd.

The redevelopment has estimated cost around \$400 million with Dallas-based CAPREF putting an additional \$60 million to update the Burbank Town Center mall by adding dining and entertainment venues.

Tenants that will fill the space include H&M in a two-level store, an ice skating rink and a farmer's market.

**Jim O'Neil**, project manager for the former Ikea site, said that over the past five years the city has added less than 60 new housing units and during the same period it has gained more than 1,300 jobs. The mall originally planned to build 1 million square feet of office space, and while that never happened, O'Neil still wants to bring back daytime shoppers.

"We think that vision was a good plan and so the concept that we are purposing is the same type of plan that will bring that daylight population back. At the same time, we're filling the need of providing new housing," he said.



Rendering: Redevelopment of Burbank Town Center at 600 N. San Fernando Road.

The project will be built in phases subject to market conditions. It still requires a traffic and noise study, along with water-supply and air-quality analysis, all of which will be conducted after the environmental impact report is approved by the community, which could take six to eight months.

"The city is growing, it has to try and maintain thoughtful planning in projects in its community that will help it foster growth for the residents and its businesses," O'Neil said.

To O'Neil's knowledge there are no concerns yet with the project, and CAPREF has received support from the public, he said.

"The goal of Burbank's general plan is creating a new neighborhood downtown, putting density adjacent to transportation, retail and amenities, and creating a walkable environment. We've heard from people who live or work in the area who would love to be able to

live in Burbank but today can't because there is a lack of housing that they can move into," O'Neil added.

If the project obtains approval, construction would start in 2020.

## Ventura County Tourism

**Julie Mino** had a rough first week as president of the **Oxnard Convention & Visitors Bureau**.

Mino was appointed president on Dec. 4, but lost her home the following day in the Thomas Fire, putting her takeover of leadership on hold. Despite the rocky start, she has hope and new strategies for the future of Ventura County.

"I'm excited to be in this role and look forward to the years to come," she said.

Mino, who has worked in social and corporate event planning, believes she can build

**'We have quite a mix of mom-and-pop and locally owned businesses.'**

JULIE MINO,  
Oxnard Convention & Visitors Bureau

Oxnard's presence in the regional tourism marketplace. She plans to "strategize to market Oxnard as a destination for tourists, locals, day visitors, meeting planners and really getting us on the map through advertising and marketing."

She plans to work with restaurants, attractions, hotels and beach front activities, and specifically to learn what has worked and hasn't in the past. She plans on marketing in the virtual world and on social media.

Mino conceded that Oxnard is often overlooked by travelers and planners. "Our culture, Heritage Square, performing arts and different community aspects that we have make us such a unique and amazing destination for people," she said. "We have quite a mix of mom-and-pop and locally owned businesses as well as bigger names, brand-name attractions and businesses. And since there is such a mix, I think that everyone would benefit to have a bit of tourism."

Mino completed the hotel and restaurant management program at Santa Barbara City College and the Hilton Sales course. She has worked in the hospitality and nonprofit sector for more than 18 years.

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# Film Crews Keep Busy in Santa Clarita Valley

**PRODUCTION:** Variety of locations, soundstages and ranches lures projects.

Santa Clarita finished another strong year in 2017 with on-location film and television production.

The city issued 556 permits for a total of 1,385 shoot days for productions that included "Shooter," "S.W.A.T." and feature film "Jumanji: Welcome to the Jungle." In 2016, the city had issued 548 permits totaling 1,366 shoot days.

**Evan Thomason**, an economic development associate, said the city has been consistent in the number of permits given out over the last four years, always breaking the 500 mark.

"We are excited about that and things are going well out here in regard to filming," Thomason said.

Thomason attributed the filming activity to a number of factors, including the city's location within the

30-mile zone, a designation used to determine union wages for crew members. The region also has benefitted from the state's expanded production tax incentive program.

"We have many films and television shows that have been recipients of those funds and have kept them or had them relocate to California," Thomason said.

Starting in 2016, the state provided \$400

million annually in incentives to keep television and feature film production here.

Another reason for the strong year, was the number of locally based shows that use not only the 20 soundstages and 10 movie ranches in and around the city, but also film on location.

"When a show is based out here, they are able to film on location quite a bit because we have varied looks to our neighborhoods, to our businesses and we have lots of open space," Thomason said. "That is a real benefit to filming here."

Some locally based shows last year included "Ballers," "Myth Busters," "NCIS," "Santa Clarita Diet" and "Westworld." Other shows that have filmed in the city but not based there are "Agents of S.H.I.E.L.D.," "American Horror Story," "Arrested Development" and "Brooklyn Nine-Nine."

Feature films using soundstages in the city include "A Wrinkle in Time," while on-location filming was done for "The 15:17 to Paris," "A Star is Born" and "Horse Soldiers."

New soundstage projects are a possibility in the city.

Just outside the city limits is the 800-acre Golden Oak Ranch property of **Walt Disney Co.** Plans have been approved by L.A. County for building up to 12 soundstages as part of the Disney ABC Studios at the Ranch project and now the industry is just waiting on the Burbank entertainment and media giant to pull the trigger, Thomason said.

"That is one project that everybody has their eye on," he added.

## VES Awards

"Blade Runner 2049" tied for the most nominations for a feature film in the upcoming awards from the **Visual Effects Society**, it was announced Jan. 16.



Nominated: 'Blade Runner' at VES.

The Warner Bros.-distributed sci-fi film had seven nominations, the same as "War for the Planet of the Apes," as chosen by the membership of the Sherman Oaks professional society.

The Visual Effects Society presents awards in 24 categories, including work done for characters and environments in live-action and animated films, television series, commercials and video games. The awards will be presented Feb. 13 at the Beverly Hilton Hotel.

HBO series "Game of Thrones" led the field in total nominations with 11, while "Despicable Me 3," from Universal Pictures in Universal City, was the top animated film with five

nominations.

"The artistry, ingenuity and passion of visual effects practitioners around the world have come together to create truly remarkable imagery in a variety of media," VES Chairman **Mike Chambers** said in a prepared statement. "The VES Awards is the only venue that showcases and honors these outstanding artists across a wide range of disciplines."

Actor, writer and director **Jon Favreau** will receive the group's Lifetime Achievement Award and Academy Award-winning visual effects artist **Joe Letteri** will receive the Georges Méliès Award for groundbreaking work.

## Superhero Filmmaker

**Walter Hamada** was promoted to president of DC Films effective Jan. 4, according to **Warner Bros. Entertainment** in Burbank.

Hamada will oversee DC's upcoming slate of films and will work closely with **Geoff Johns**, president and chief creative officer of DC Entertainment. He replaces **Jon Berg**, who left last month to be a partner at production company Vertigo.

Prior to the DC position, Hamada had been executive vice president of production at New Line, also owned by Warner Bros. At New Line he was executive producer on hits "It" and "Annabelle: Creation."

Warner Bros. Pictures Group President **Toby Emmerich** called Hamada a great addition to the Warner Bros. Pictures team.

"I'm confident Walter and Geoff, working with our filmmaking partners, will deliver films that will resonate with both broad global audiences as well as DC fanboys and fangirls," Emmerich said in a prepared statement.

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ENTERTAINMENT

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