



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

Tuesday, July 14, 2020 at 6:30 p.m.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, or paste the following link into your browser: <https://zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **949 7939 4001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- | | | |
|----|---|---|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from March 10, 2020 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|---|--|
| 6. | Discussion and possible action regarding a request to amend Council instructions ("I") and (Q") clarification, to allow for relocation and reduction in approved floor area and height related to Case CPC-2007-247-ZC-OPA-CU-SPR and Ordinance No 180,844. Site located at Roscoe and Fallbrook (northwest corner) | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair
Ms. Heather Waldstein |
|----|---|--|

New Business:

- | | | |
|----|--|---|
| 7. | Discussion and possible action on a resolution to allow NC's to communicate to any official regarding land use issues, senate and assembly bills and any issue that is of importance to an NC. | Mr. Bill Rose, Co-Chair
Ms. Charlene Rothstein, Co-Chair |
| 8. | Adjournment - Next meeting is August 11, 2020 | |

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Posting of Agendas: WHNC agendas are posted for public review at Shadow Ranch Park, 22633 Vanowen St., West Hills, CA 91307 or at our website, www.westhillsnc.org. You can also receive our agendas via email by subscribing to the City of Los Angeles Early Notification System at www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.

The Americans With Disabilities Act: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org If you are hearing impaired please call 711.

Public Access of Records: In compliance with Government Code Section 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 the meeting where such writing was considered or by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org Requests can be made for a copy of a record related to an item on the agenda.

Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.WestHillsNC.org.



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING

DRAFT MINUTES

March 10, 2020
Chaminade College Preparatory - Condon Center 2nd Floor
23260 Saticoy St., West Hills, CA 91304

Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Steve Randall, Bill Rose (left meeting at 6:35 PM), Charlene Rothstein, Myrl Schreiber

Absent: Anthony Brosamle, Margery Brown, Rob Sobel, Joan Trent, Alec Uzameck

1. **The Meeting was called to order at 6:30 p.m.**
2. **Quorum was established**
3. **Comments from the Chair:**
There were no comments from the Chair.
4. **Amended February 11, 2020 Minutes were reviewed** – after discussion, in paragraph #5, the words “west of the nature preserve” were added after “a building project by her home”, and after “the builder has ignored” the words “her and” were added. February, 2020, minutes were **approved as amended**.
5. **Public Comment on Non-Agenda Items: None.**

Old Business:

6. **Discussion and possible action regarding a proposal for a lot split into two lots, develop a new SFD and a new ADU on each lot at 6510 N. Capistrano Avenue, West Hills, Case #!!-2019-1802-PMLA:** David Moss, land use consultant for the owners of the subject property, the Feinstein family, and family member Jeremy Feinstein spoke about the history of the Feinstein ownership, the tragic fire more than a year ago, and the family’s plans proposing a lot split, plus plans to construct a new, two-story SFD and ADU on each lot, seeking an exemption for such plans due to shortages of total square footage and lot frontage. Char reported that at the City’s Zoning Department meeting, the advisory board advised that there is a problem with the amount of parking and that there be a third covered space for parking and also requested a re-design. Bob said most of the surrounding homes were single-story. Myrl asked

about a center courtyard, and questioned the selling price of the subject proposed homes and their effect on the values of present neighborhood homes. Approximately a dozen homeowners were present. Five of them spoke against the project as proposed, citing many reasons, especially emphasizing to desire to keep the neighborhood uniform.

Motion to approve project without the lot split and with one only one one-story home and only one one-story ADU passed with 5 yes votes, 2 no votes and two abstentions.

New Business

7. Discussion and possible action regarding a request to amend Council instructions (“P”) and (“Q”) Clarification, to allow for relocation and reduction in approved floor area and height related to Case CPC-2007-247-ZC-OPA-CU-SPR and Ordinance No. 180,844.

West Valley Department of Transportation director Ken Firoozeman initially spoke about the issues, concerns and possible remedies concerning the traffic to Corporate Pointe, which shortcuts from Topanga Canyon Blvd. over Eccles to Fallbrook to reach Corporate Pointe, causing problems for homeowner, causing increased traffic and affecting public safety in the neighborhood. Residents Steve and Bob expressed concerns about the area and how to remedy the situation. Representatives John Bowman and Heather Waldstein from Corporate Pointe landowners discussed Corporate Pointe’s position to support whatever the City decides should be done to correct the traffic issue. In addition Bowman and Waldstein discussed changes to the 2016 “Q” Qualification Phase 1 of Corporate Pointe and changes in ownership of portions of Corporate Pointe, leading to a re-allocation of 250,000 square feet to the 7- acre corner piece at Fallbrook and Roscoe, including the reduction in size of the proposed building on that 7-acre site to 180,000 square feet with a 45-foot setback, and to only three stories, and elimination of a parking structure. The discussion was tabled.

Adjournment – meeting adjourned at 8:07 PM.

ROSENHEIM & ASSOCIATES, INC.

21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367-7104 • TEL 818-716-2689 • FAX 818-593-6184

December 17, 2019

Mr. Vince Bertoni
Director of City Planning
Los Angeles City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

Re: Request for Amendment to Council Instructions [T] Classification and [Q] Clarification for Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR / Ordinance No. 180,844 (DIR-2016-317-ACI-CLQ and DIR-2017-2024-ACI-CLQ)

Dear Mr. Bertoni:

On behalf of our client, Brookfield Properties (the Applicant), we are requesting an Amendment of Council Instructions [T] Classifications and Clarification of [Q] Conditions adopted under Ordinance No. 180,844 and associated with City Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR. The Subject Property, which consists of an approximately 44-acre portion of the office and industrial campus known as Corporate Pointe at West Hills, is generally located at the northwest corner of Roscoe Boulevard and Fallbrook Avenue.

The original approval (CPC-2007-237-ZC-GPA-CU-SPR/Ordinance No. 180,844) permitted the addition of a new 250,000 sq. ft. office building, a new 110,000 sq. ft. office building, and a new parking structure with 969 parking spaces on the Subject Property. Under the originally-approved site plan, the 250,000 sq. ft. office building and the parking structure were proposed to be developed on the portion of the Subject Property identified as Parcel 2B on the attached Exhibit 1, and the 110,000 sq. ft. office building would be developed on the portion of the Subject Property identified as Parcel 1 on the attached Exhibit 1.

As explained in more detail below, the Applicant requests an Amendment to [T] Classification and [Q] Clarification in order to reallocate the 250,000 square feet of building floor area previously approved for Parcel 2B to Parcel 2A (each as identified in the attached Exhibit 1), with a reduced building floor area and reduced building height, and to eliminate the previously-approved parking structure.

BACKGROUND

On **June 3, 2009** the Los Angeles City Planning Commission conditionally approved CPC-2007-237-ZC-GPA-CU-SPR and adopted Mitigated Negative Declaration ENV-2006-10437-MND to permit (1) the change of use of an existing 106,000-square foot school building (formerly DeVry University) to an office building, (2) the addition of a new office building consisting of approximately 250,000 square feet, (3) the addition of a new office building consisting of approximately 110,000 square feet, and (4) a new parking structure to accommodate approximately 969 parking spaces, on the Subject Property.

On **August 7, 2009**, the Los Angeles City Council affirmed the City Planning Commission action, and approved the related General Plan Amendment and Zone Change (CF 09-1510). More specifically, the City Council approved a General Plan Amendment from Minimum Density Residential land use to Limited Manufacturing land use, a Zone Change from the A1-1 Zone to the [T][Q]M1-1 Zone (Ordinance No. 180,844), a Conditional Use Permit to permit a Commercial Corner Development which does not comply with the requirements enumerated in LAMC Section Nos. 12.22.A.23(a)(3) and 12.22.A.23(b)(3), and a Site Plan Review for a project that will result in an increase of 50,000 square feet or more of non-residential floor area located on the Subject Property. The City Planning Commission determination was not appealed and became effective on June 11, 2009, and Ordinance 180,844 became effective on September 28, 2009.

On **April 7, 2016**, the Department of City Planning issued a Determination Letter (DIR-2016-317-ACI-CLQ), pursuant to LAMC Section 12.32 H, approving the requested Clarification of [Q] Condition Nos. A.4, A.6, A.9, B.3 and C.2 of Ordinance Number 180,844 and the requested Amendment of [T] Classification of Nos. 1 through 7 of Planning Case Number CPC-2007-237-ZC-GPA-CU-SPR, relative to implementation of the proposed project in two phases. Phase I involved the portion of the Subject Property identified as Parcel 1 on the diagram labeled Exhibit 1 (per said zoning case), which was approved for a maximum 110,000-square foot building (Building 22951) and the change of use of the existing 106,000-square foot school building (Building 22801) to an office and research and development facility. Phase II will involve the portion of the Subject Property identified as Parcel 2 on the diagram labeled Exhibit 1, which was approved for a maximum 250,000-square foot building, and a parking structure.¹

On November 8, 2016 a Certificate of Compliance was recorded for Lot Line Adjustment AA-2016-0410-PMEX, which created the parcels identified as Parcels 1 and 2 on the diagram labeled Exhibit 1 in Planning Case No. DIR-2016-317-ACI-CLQ. On the same date, Parcel 1 was conveyed to an affiliate of Thermo Fisher Scientific.

On **May 26, 2017**, the Department of City Planning issued an additional Determination Letter (DIR-2017-2024-ACI-CLQ), pursuant to LAMC Section 12.32, approving the requested Clarification of [Q] Condition Number A.4 of Ordinance Number 180,844 and a revised Site Plan for Parcel 1 (Exhibit B-1 stamped and dated May 24, 2017), which corrected an inadvertent notation on the previously approved Site Plan relative to building height.²

¹ In the proposed new Exhibit 1 attached to this letter, Parcel 2 has been further divided into Parcels 2A and 2B. The boundaries of Parcel 1 have not changed.

² As part of the application request for Planning Case No. DIR-2016-317-ACI-CLQ, a conceptual Elevation Exhibit that limited the height of the structure to 27-feet, six inches for the new building proposed at 22951 Roscoe Boulevard was submitted. This resulted in an amendment to planning exhibits identified in [Q] Condition No. A.4 and an inadvertent limitation of the height of the building to be located at 22951 Roscoe Boulevard to a height less than that stated in the original approval which permitted a 45-foot height building. It was not the intent of the requested amendments to the council instructions [T] conditions, and clarification on the [Q] conditions associated with Ordinance 180,844 to restrict the building height to a scale that was less than originally contemplated by City Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR.

On **August 21, 2018** a Certificate of Compliance was recorded for Lot Line Adjustment AA-2017-1168-PMEX which, among other things, created Parcel 2A as identified on the attached Exhibit 1.

EXISTING SITE CONDITIONS

Construction of an approximately 46,900 square foot 38-foot height building on Parcel 1 (Phase I) was recently completed. Approval of building permits for the new building resulted from the most recent request for "Q" Clarification (DIR-2017-2024-ACI-CLQ). The building was originally approved as a 110,000 square foot 45-foot in height office building and was reduced in size to accommodate requirements of the current owner and operator.

The Lot Line Adjustment recorded on August 21, 2018 divided the approximately 35-acre area defined as Parcel 2 in DIR-2016-317-ACI-CLQ Exhibit 1 and created Parcels 2A and 2B (as identified on the attached Exhibit 1). Parcel 2A, which consists of approximately 7 acres located at the northwest corner of Roscoe Boulevard and Fallbrook Avenue, is currently developed with surface parking lots. Thermo Fisher Labs facility is located on Parcel 1. Parcel 2B is occupied by existing commercial buildings and surface parking lots.

CURRENT REQUEST

Brookfield Properties, the Applicant, is seeking an Amendment to [T] Classification of CPC-2007-237-ZC-GPA-CU-SPR and clarification of the [Q] conditions associated with Ordinance 180,844 as indicated in the attached Draft Amendment to [T] Classification and [Q] Clarification to allow for the reallocation of the 250,000 square feet of building floor area previously approved for Parcel 2B to Parcel 2A (as identified in the attached Exhibit 1) with a reduced maximum building Floor Area of 180,000 square feet and reduced maximum building height of 45 feet (currently approved for 85 feet). Due to the reallocation and reduction of the floor area with this instant request, the Applicant is also seeking to eliminate the 969 space parking structure included in the original approval. The parking structure would have replaced 350 surface parking spaces. Those surface parking spaces will now remain in place on Parcel 2B.

Thank you for your consideration of the request. Should you have any questions or require additional information, please feel free to contact me at (818) 716-2767.

Very Truly Yours,

Heather Waldstein
ROSENHEIM & ASSOCIATES, INC.

AMENDMENT OF [T] CLASSIFICATION AND
CLARIFICATION OF [Q] CONDITIONS
CPC-2007-237-ZC-GPA-CU-SPR
Ordinance No. 180,844 (CF 09-1510)

The following amendments to the [T] Classification and clarifications of [Q] Conditions are proposed:¹

Amendment of [T] Classification:

GENERAL

The [T] Tentative Classification may be removed in two phases. Phase I shall consist of that portion of the subject property identified as Parcel 1 on the diagram labeled Exhibit 1 dated November , 2019 ~~(attached)~~, ~~which is approved for a maximum 110,000 sq. ft. office building (Building 22951) and associated improvements.~~ Phase II shall consist of that portion of the subject property identified as Parcel 2 Parcels 2A and 2B on the diagram labeled Exhibit 1, ~~which is approved for a maximum 250,000 sq. ft commercial building (Building 8405), a parking structure (Building 22955), and associated improvements~~ dated November , 2019.

Clarification of [Q] Conditions:

A. Development Conditions:

3. **Use.** Allowable uses at the subject property ~~(i.e., existing and proposed buildings per Exhibit B)~~ shall be limited to the following:
 - a. The regulations of the M 1 zone (LAMC Section 12.17 .6) subject to the following use limitations:
 - (1) Advertising Studio;
 - (2) Broadcasting Studio;
 - (3) Child-care, nursery school, child-care center, adult day-care, or similar uses for on- site workers and their families or guests only;
 - (4) Community center;
 - (5) Computer component, parts, accessory manufacturing, and assembly;
 - (6) Corporate Headquarters;
 - (7) Electric parts, assembly and manufacturing;
 - (8) Electric appliances assembly;

¹ Proposed deletions are shown in ~~strikethrough~~, and proposed additions are shown underlined. All proposed changes are from the adopted [T] and [Q] conditions pursuant to Ordinance No. 180,844 as modified or clarified pursuant to Case Nos. DIR-2016-317-ACI-CLQ and DIR-2017-2024-ACI-CLQ.

- (9) Electric generator and motor manufacturing (small);
- (10) Electric products assembly and manufacturing;
- (11) Electric instruments and devices assembly and manufacturing;
- (12) Engineering services office;
- (13) Facilities for development and production and manufacture of computer equipment and media-related products and services, including hardware;
- (14) Film developing; printing machines, or similar services as technology evolves;
- (15) Film laboratory or similar services as technology evolves;
- (16) Film and tape editing or similar editing services;
- (17) Financial institution - administrative offices with only non-retail services;
- (18) Insurance agency, office or company, including corporate headquarters;
- (19) Laboratory - experimental film, motion picture, research or testing;
- (20) Laboratory - medical or dental;
- (21) Laboratory - quality control, as an accessory to headquarters or branch offices of a manufacturer or as an independent facility;
- (22) Laboratory - research and development;
- (23) Mail order production (not used as a primary distribution center);
- (24) Metal products x-ray inspection;
- (25) Motion picture reconstruction;
- (26) Motion picture, radio, or television studio or station with no outdoor sets permitted;
- (27) Office - business, medical, dental, institutional or professional with no walk-in patients;
- (28) Optical good manufacturing;
- (29) Parking areas (public) and parking buildings as accessory uses and loading space, as required or provided in connection with the permitted uses as provided in LAMC Section 12.21.A;
- (30) Printing establishment - wholesale only;
- (31) Publishing office with no wet printing permitted;
- (32) Radio and television assembly and manufacturing;
- (33) Recording studio;
- (34) Research and development facility;
- (35) School (other than "educational institution" as defined in Section 12.03 of the Los Angeles Municipal Code) -- offering professional, trade, vocational or occupational education and training, including associated administrative activities, subject to Site Character and Use Limitations of Development Conditions A.1 and A.2;
- (36) Scientific instrument and equipment manufacturing;
- (37) Software development;
- (38) Stereo equipment assembly;
- (39) Stereo equipment manufacturing;
- (40) Storage: All materials stored on site shall be involved in operations or activities conducted on the premises. (Self-storage, self-service, storage of household goods, and public storage are not permitted);

- (41) Warehouse, not used as a primary distribution center;
- (42) Wholesale businesses with no direct public sales; and
- (43) Wireless telecommunication facility subject to approval pursuant to the requirements of LAMC Section 12.24.G.

b. No other uses otherwise permitted in the M1 zone shall be permitted except for those listed above in Development Condition No. A.1.a. The following uses, otherwise permitted in the M1 zone, shall be prohibited as volunteered by the applicant:

- (1) Hospital, sanitariums, medical and dental offices and similar uses and uses with walk-in patient care.

c. Those C2 commercial uses permitted in the M1 zone shall be prohibited with the exception of the following provision:

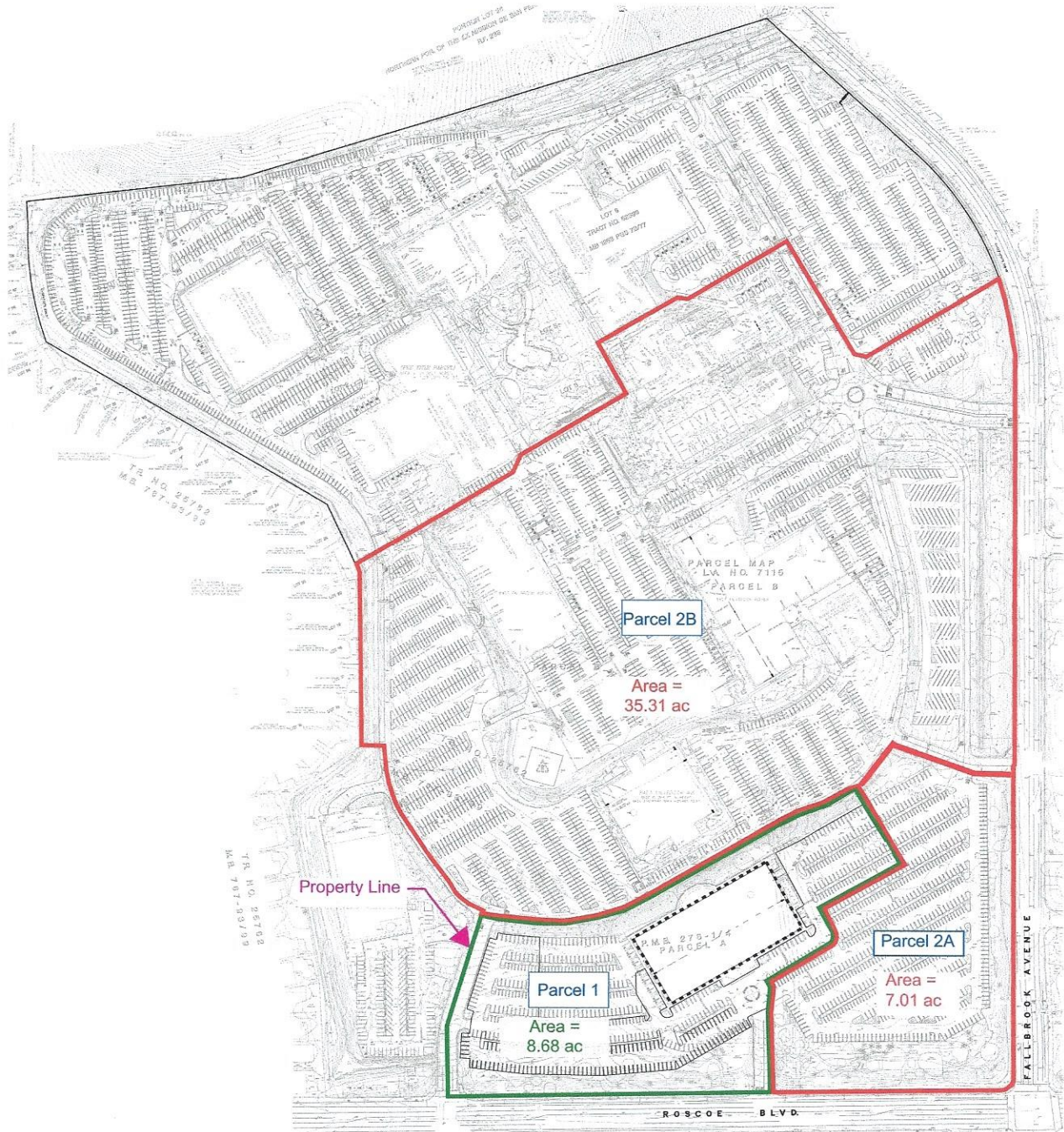
The following uses shall be considered "accessory" commercial/retail uses and shall be allowed on the property as long as these uses serve as amenities exclusive to the site employees/workers, including visitors conducting business on the site with no signage visible from outside the property's boundaries. These uses shall be limited to the following list:

- (1) Automatic Teller Machine;
- (2) Bank, credit union or similar financial institution;
- (3) Drugstore;
- (4) Gymnasium;
- (5) Sundries shop;
- (6) Cafeteria or other employee dining, including outdoor eating; and
- (7) Laundry/dry cleaner with drop-off and pick-up. No plant on site shall be permitted.

4. **Site Plan.** The use of that portion of the subject property identified as Parcel 1 on the diagram labeled Exhibit 1 dated November , 2019 ("Exhibit 1"), which is currently identified in Zimas as 22801 and 22835 W. Roscoe Boulevard (APN 2005-002-013), shall be developed in substantial conformance with the site and elevation plans labeled Exhibit "B-1" and staff stamp/hand dated May 24, 2017 per Case No. DIR-2017-2024-ACI-CLQ ("Exhibit B-1"). This prohibition shall include all existing buildings. Any substantial changes to existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. Prior to the issuance of any building permit for that portion of the subject property identified as Parcel 2A on the Exhibit 1, which is currently identified in Zimas as 22815 and 22825 W. Roscoe Boulevard (APN 2005-002-018), the applicant shall submit a revised Exhibit B site and elevation plans that includes the conditions of approval including, but not limited to, floor area and height limitations on existing and proposed buildings.

5. **Floor Area.** ~~The new development of the subject property shall be limited to the following floor area limitations: Building 8405 per Exhibit B shall be limited to a maximum floor area of 250,000 square feet and Building 22951~~ The property identified as Parcel 1 on Exhibit 1 shall be limited to a maximum floor area of 110,000 square feet. This prohibition shall not include the floor area of existing buildings the building identified as "Existing Building #2" on Exhibit B-1. All other new development of the subject property shall be limited to the property identified as Parcel 2A on Exhibit 1, and shall not exceed a total of 180,000 square feet of floor area. Any substantial changes in floor area to, or transfer of floor area from, an existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. The total amount of floor area permitted on the subject property shall not exceed 806,000 736,000 square feet.
6. **Change of Use.** ~~Building 22801 per Exhibit B~~ The building identified as "Existing Building #2" on Exhibit B-1 shall be limited to remodeling and change of use. No increase in floor area or change in the building's footprint shall be permitted.
7. **Height.** ~~The development of the property shall limited to the following maximum height limitations: Building 8405 per Exhibit B~~ New development shall be limited to a maximum height of 85 feet and Building 22951 per Exhibit B shall be limited to a maximum height of 45 feet. The prohibition shall include a limitation on the height of existing buildings to each building's current height. Any substantial changes in height to existing or proposed buildings shall require additional discretionary review pursuant to the requirements of LAMC Section 12.32. Other than Building 8405 per Exhibit B, no other existing or proposed building on the subject site shall exceed a maximum height of 45 feet. The provisions for the allowances for additional height specified in LAMC Section 12.21.1 B.3 shall apply to both proposed and existing buildings.
8. **[DELETED] Parking Structure.** ~~The development of the parking structure (i.e., Building 22955) shall be limited to the footprint and location in Exhibit B. The final plans shall incorporate in the height of the parking structure the LAMC requirements for Transitional Height in LAMC Section 12.21.1; however, no portion of the parking structure shall exceed a height of 45 feet.~~
9. **Parking.** ~~Per Exhibit B, the applicant shall provide 619 new parking spaces on the subject site prior to construction of Building 8405. (969 spaces in the new parking structure replacing 350 surface parking spaces in the same location.)~~ Parking shall be provided for all new development on the subject property in compliance with Section 12.21-A.4 of the Municipal Code.
26. **[DELETED]** ~~The parking structure design shall include a parapet facing the residential neighborhood west of the parking structure measuring a minimum of 4' 8" above the parking deck.~~

EXHIBIT 1



West Hills Corporate Pointe
November 27, 2019



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2019-7507-ACI-CLQ

Env. Case Number ENV-2019-7508

Application Type ACI-CLQ

Case Filed With (Print Name) NOAH MCCOY Date Filed 12/17/2019

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 22815-22825 Roscoe Boulevard; 8373-8393 Fallbrook Avenue; 8401-8403 Fallbrook Avenue; and 8407-8415 Fallbrook Avenue; 22801-22835 Roscoe Boulevard Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot A and B (Arb 1 and 2) of PM 7115

Assessor Parcel Number 2005-002-013, -016, -017, -018 Total Lot Area 2,222,217 SF (51 acres)

2. PROJECT DESCRIPTION

Present Use Industrial Office Business Park

Proposed Use Industrial Office Business Park

Project Name (if applicable) N/A

Describe in detail the characteristics, scope and/or operation of the proposed project The Applicant seeks to amend the Council Instructions [T] Classification and [Q] Clarification for Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR and Ordinance No. 180,844. Please see attached Letter of Request for more information.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

DRAFT

July 14, 2020

WHEREAS Neighborhood Councils have a responsibility to the communities they serve, to communicate the ideas, concerns and pulse of those communities;
and

WHEREAS several City Council Members are in agreement that Neighborhood Councils be able to communicate on issues that are important to the communities that they serve;
and

WHEREAS Article IX of the Los Angeles City Charter states: "Neighborhood Councils shall include representatives of the many diverse interests in communities and shall have an advisory role on issues of concern to the neighborhood.";
and

WHEREAS Neighborhood Council Board members participate in meetings with City elected officials and their staff members, County elected officials and their staff members, State elected officials and their staff members, and Federal elected officials and their staff members and Federal agencies wherein Neighborhood Council positions are discussed;

LET IT BE RESOLVED that Neighborhood Councils have the ability to communicate approved Board positions to any interested parties.