



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, February 8, 2022 @ 6:30 p.m.**

In conformity with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) and due to concerns over Covid-19, the West Hills Neighborhood Council meeting will be conducted entirely with a call-in option or internet based service option. All are invited to attend and participate.

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, click or paste the following link into your browser: <https://us02web.zoom.us/j/94979394001>

**To call in by phone**, dial (669) 900-6833, punch in this Webinar code when prompted: **94979394001** 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.

**AB 361 Updates:** Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

- |    |   |  |
|----|---|--|
| 1. | Call to order                             | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum                          | Dr. Faye Barta, Secretary                                    |
| 3. | Comments from the Co-Chair(s)             | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from January 11, 2022 | Dr. Faye Barta, Secretary                                    |
| 5. | Public Comments on Non-Agenda items       |  |

**Old Business:**

- |    |   |   |
|----|---|---|
| 6. | Discussion and possible action on proposed changes to the CUP for Olive & Fig Restaurant and Jazz Bar located at 23759 W. Roscoe Boulevard, West Hills, California                                  | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Mr. Gurgen Israyelyan<br>Olive & Fig Owner            |
| 7. | Discussion and possible action on a proposal for three light industrial buildings including a warehouse and offices located at 22815-22825 W. Roscoe Boulevard at Fallbrook, West Hills, California | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Ms. Heather Waldstein<br>Rosenheim & Associates, Inc. |
| 8. | Adjournment - Next meeting Tuesday, March 8, 2022   |   |

**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](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](http://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 via email [NCSupport@lacity.org](mailto:NCSupport@lacity.org) or calling (213) 978-1551. 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](mailto: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](http://www.westhillsnc.org)

**Servicios De Traducccion:** Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte [Michelle.Ritchie@westhillsnc.org](mailto:Michelle.Ritchie@westhillsnc.org)



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**WEST HILLS NEIGHBORHOOD COUNCIL**  
**JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING**  
**DRAFT MINUTES**

**TUESDAY, JANUARY 11, 2022 @ 6:30 p.m.**

1. Call to Order at 6:31 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.  
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, and Myrl Schreiber.  
Committee Members Absent: Anthony Scarce, Joan Trent and Alec Uzemeck.  
Board Members also present: Glenn Jennings, Brad Vanderhoof, Clarice Chavira and Rosi Mariconda.  
Speakers for Agendized Matters: Mick Meldrum and Nicole Kuklok-Waldman  
Members of the Public Present: Club Pilates, Claud, Michale Rabni, 1---818-....103, Jeanette, r, Denise, rbaliber, 1-828-....686, Heidi Manning, Sharon Brewer.
3. Comments from the Co-Chair(s):  
Although committee members' questions are generally not heard during comments from the co-chairs, Bob Brostoff again asked if there was any new information regarding the medians on Fallbrook north of Roscoe. Char advised that the City still has the medians under review for approximately 6 to 8 more weeks, but definitely there will be NO ballards at that location.  
Char also advised that the both the Rosenheim and the Olive and Fig matters will be revisited in February, 2022. Char also advised that she has not had any contact from the business proposing to build on the northwest corner of Fallbrook and Roscoe, and that that business has two more opportunities to speak on their issues.
4. Minutes from December 14, 2021, were approved as amended.
5. Public Comment on Non-Agenda Items: None.

**Old Business:**

6. Discussion and Possible action regarding the covenant and agreement for 6400-6534 Platt Avenue, Platt Village, West Hills:  
Clarice began the discussion with a condensed background of the Platt issues and advised that only three (3) items of prohibited issues remain unresolved. Char reminded everyone that, although at the beginning of the discussions about Platt, many, many nearby neighbors voiced serious concerns that the Platt property would be razed and a four or five story apartment building would be constructed there, there is absolutely NO plan to build apartment buildings at the Platt location. Myrl reminded us that the Board is not permitted to negotiate with Platt about what is built on that property and any negotiations must go to the City Attorney and there were problems with that in the past; for example, the winery. Char and Bill explained that the procedure Z&P follows is to hammer out an agreement with the owner of the property, then send it to CD12 for approval, and then CD12 sends the agreement to the City for final approval. Jeanette, a member of the public, said that she "looked into" this issue and was told that the community must discuss any issues at this committee meeting. Her question was, why is any change needed? Mick Meldrum and Nicole Kuklok-Waldman explained that there are vacancies at Platt and various potential tenants have applied for spaces, but the uses of the spaces are presently under the

current zoning, which is not consistent with current needs and compatible uses and it is easier and less costly to reach agreement than to seek a zone change or variance. Clarice reiterated that WHNC and Platt sought a “balance” between the neighbors and Platt.

The first issue under C2 Commercial Zone is Section A.6, which prohibits any automotive fueling station. Platt wanted to delete that provision, but an agreement was made between WHNC and Platt that A.6 would remain, but added to it is a provision that Platt would need to obtain the consent and approval of WHNC or its successor as authorized by the LA City Charter to obtain a conditional use permit (CUP) for that use.

The second issue under C2 Commercial Zone is A.32, which prohibits studios such as for motion pictures, adult entertainment and sexually oriented businesses. WHNC and Platt agreed that those three uses would be incompatible with the Platt businesses, but agreed that studios such as dance instruction, photography or fitness studios would be compatible, as well as hair and nail and art studios. In answering Jeanette’s concern as to a pilates studio, Nicole emphasized that the City Code is “old” and studios like pilates simply did not exist when the Code was composed. But ZAI (zoning amendments) do allow certain uses such as pilates.

The last issue was Section A.37, specifically massage parlors. Char advised that many massage parlors were involved in litigation in California, New Jersey and Florida relating to illegal, “non-massage” activities being conducted. Nicole responded by pointing out that Paragraph 2 underneath the list of C2 provisions clearly states that at Platt there will be no use permitted for adult entertainment, sexually-oriented or adults-only uses or advertising for adult entertainment, or sexually-oriented or adults-only uses.

There were additional questions from Board members and members of the public concerning gas stations, adult uses, school children walking through Platt in droves after and before school, fixed athletic equipment, cross-fit, spas, “dropping” weights, bicycle racks, and fitness for 55 and older. Mick answered by indicating Platt will be open to further discussions regarding any and all issues concerning these topics, including, but not limited to, a collapsed pine tree, which Brad observed.

After all discussion, Char moved to accept the covenant between WHNC and Platt with amendments. The motion was seconded by Carolyn.

The vote was: Yes – Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Magri, Steve Randall, Bill Rose, Charlene Rothstein, and Myrl Schreiber; No – 0; Absent – Anthony Scarce, Joan Trent and Alec Uzameck. The motion passes.

The meeting was adjourned by Bill Rose at 7:26 PM.

Adjournment – 7:33 PM. Next meeting will be Tuesday, January 11, 2022.



*Olive & Fig*

**LINN K. WYATT**  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG  
LOURDES GREEN  
THEODORE L. IRVING  
CHARLES J. RAUSCH, JR.  
JIM TOKUNAGA  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

**DEPARTMENT OF  
CITY PLANNING**  
MICHAEL J. LOGRANDE  
DIRECTOR

**OFFICE OF  
ZONING ADMINISTRATION**

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978 1318  
FAX: (213) 978-1334  
[www.planning.lacity.org](http://www.planning.lacity.org)

October 30, 2015

Antonio Bellissimo (A)(O)  
Café Della Vita  
23759 Roscoe Boulevard  
Canoga Park, CA 91304

Patrick Panzarello (R)  
Patrick Panzarello Consulting Service  
9111 Morning Glow Way  
Sun Valley, CA 91352

CASE NO. ZA 2014-4024(CUB)  
CONDITIONAL USE  
23759 West Roscoe Boulevard  
Chatsworth-Porter Ranch Planning Area  
Zone : C2-1L, P-1L  
D. M. : 192B089  
C. D. : 12  
CEQA: ENV 2014-4025-CE  
Legal Description: Lot B; Tract 1197

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-1L Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
7. The restaurant shall not exceed a maximum square footage of 2,400 square feet. The front outdoor patio shall be limited to 24 seats and the rear outdoor patio to 28 seats. Indoor seats shall be limited to a maximum of 72 seats.
8. Hours of operation shall not exceed 8 a.m. to 11 p.m. Sunday through Thursday and 8 a.m. to 12 midnight on Friday and Saturday. No after-hours use is permitted.
9. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times the restaurant is open for business.
10. No reduction in required parking is included as part of this grant.
11. No cover charge or admission fee is permitted.
12. The premises shall not be used for private parties from which the general public is excluded.
13. Live entertainment shall be limited to a maximum of three acoustical musicians and vocalists, and shall be conducted indoors only. No drum set is allowed, but small Bongo-type drums are permissible.
14. Music or noise from inside the premise and outdoor patios shall not be audible beyond the subject property lines. Rear doors shall be kept closed at all times; this does not preclude normal passage through the doorway.
15. No pool tables, coin-operated games or video machines are permitted.
16. No conditional use for dancing has been requested or approved herein.
17. No enclosed room intended for use by patrons is permitted.
18. Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible. Exterior lighting in the rear patio area shall be shielded and directed only onto the subject property. The light source shall not be visible from adjoining or abutting residential properties.
19. No outdoor public announcement speaker system shall be installed or utilized.

20. The exterior windows and glass doors of the restaurant shall be maintained substantially free of sign and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the location by Police and private security. Notwithstanding this condition, exterior windows and glass doors of the restaurant may be covered by sheer roll-up shades or other mechanisms to shield patrons from excessive glare of the sun if necessary.
21. Within six months of the effective date of this action, all employees involved with the sale and service of alcoholic beverages, including managers, shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. This training shall be required for a new employees within three months of hiring and on an annual basis for all other employees.
22. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
23. The applicant shall be responsible for maintaining the area adjacent to the premises and parking areas over which he/she has control free of litter and debris.
24. The owner/operator shall maintain video surveillance of all exterior areas, including entrances and exits and subject parking areas, and maintain a minimum of a four-week DVR library. All persons acting in the capacity of manager shall be familiar with the security system and have the ability to make a copy of the content and provide it to law enforcement officers upon request.
25. The applicant, business operator and licensee shall maintain on the premises and present upon request to any enforcement agency the valid current name, phone number and any other contact information needed to facilitate timely communication with the representative responsible for the establishment.
26. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
27. At least one on-duty manager with authority for the establishment and the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the interior and exterior of the premises to insure compliance with all applicable conditions of this grant
28. A 24-hour hot line phone number shall be provided for the receipt of complaints and shall be:



- a. Posted at the entry, and the cashier;
  - b. Provided to the immediate neighbors, schools and local neighborhood council groups.
29. Loitering on or around the premises under the control of the applicant is prohibited.
30. The authorization granted herein for the sale of a full line of alcohol on the subject premises is for a period of five (5) years from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale of alcohol on-site.
31. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator shall have the right to require the applicant to file a plan approval application together with the associated fees and to hold a public hearing to review the applicant's compliance with, and effectiveness of, the conditions of the grant. The applicant shall be required to submit a summary and supporting documentation demonstrating how compliance with each condition of the grant has been attained. Upon review, the Zoning Administrator may modify, add or delete conditions and reserves the right to conduct the public hearing for nuisance abatement revocation purposes if so warranted by documentation.
32. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
33. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**
- Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and



Fallbrook, Roscoe



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

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 Address 22815 - 22825 W. Roscoe Boulevard Unit/Space Number
Legal Description Lot A (Arb 1) of PM 7115
Assessor Parcel Number 2005-002-018 Total Lot Area 304,479 SF (6.99 acres)

2. PROJECT DESCRIPTION

Present Use Surface Parking Lot in Industrial Office Business Park
Proposed Use Three light industrial buildings inclusive of warehouse, manufacturing and ancillary office.
Project Name (if applicable) Fallbrook Point

Describe in detail the characteristics, scope and/or operation of the proposed project The Applicant seeks to clear the Subject Property of the existing surface parking lot in order to construct, use and maintain an approximately ± 88,614 SF new light industrial development comprised of three separate buildings built to a maximum height of up to 45 feet; inclusive of warehouse, manufacturing and ancillary office space. Parking to be provided on site within the surface parking lot. Please see Attachment A 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)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site has special designation (e.g. National Historic Register, Survey LA)

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)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 98,614 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing N/A – Demolish(ed)<sup>3</sup> N/A + Adding N/A = Total N/A  
 Number of Affordable Units<sup>4</sup> Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A  
 Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A  
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? 2 ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing Code Section LAMC Section 16.05

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review for a project that will construct 50,000 square feet or more of new non-residential floor area. Please see additional information attached.

Authorizing Code Section N/A

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: N/A

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) CPC-2007-237-ZC-GPA-CU-SPR, ORD 180,844, ENV-2006-10437-MND, DIR-2016-317-ACI-CLQ, DIR-2017-2024-ACI-CLQ, AA-2016-410-PMEX, AA-2017-1168-PMEX, DIR-2019-7507-ACI-CLQ

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. DIR-2019-7507-ACI-CLQ

Ordinance No.: ORD 180,844

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form Site Plan Review Attached

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form Attached

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement Attached

j. Department of Transportation (DOT) Referral Form To be provided

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy N/A

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**OVERVIEW**

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

**1. PROJECT DESCRIPTION**

- A. Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Applicant seeks to clear the subject property in order to construct, use and maintain a new  
approximately 98,614 SF light industrial development comprised of three separate buildings  
inclusive of warehouse, manufacturing and ancillary office space, built to a maximum height of up to 37 feet.  
Parking for the proposed Project will be provided on site within the surface parking lot.  
The Applicant requests a Site Plan Review approval to accomplish the proposed Project.  
Please see Attachment A for additional information.

Additional information or Expanded Initial Study attached:  YES  NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.?  YES  NO

If YES, please specify:

\_\_\_\_\_  
 \_\_\_\_\_

**2. EXISTING CONDITIONS**

- A. Project Site.

Lot Area: 304,479 SF square feet  
 Net Acres: 6.99 Gross Acres: 7.7

- B. Zoning/Land Use.

	Existing	Proposed
Zoning	[T][Q]M1-1	[T][Q]M1-1
Use of Land	Parking lot	Warehouse/Manufacturing/Office
General Plan Designation	Limited Industrial	Limited Industrial



**C. Structures.**

1. Does the property contain any vacant structures?  YES  NO  
 If YES, describe and state how long it has been vacant: \_\_\_\_\_  
 \_\_\_\_\_

2. Will any structures be removed/demolished as a result of the project?  YES  NO  
 If YES, provide the number: \_\_\_\_\_, type: \_\_\_\_\_  
 \_\_\_\_\_, total square footage: \_\_\_\_\_  
 and age: \_\_\_\_\_ of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: \_\_\_\_\_

**D. Trees.**

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted\* as a result of the project?  YES  NO

If YES, complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected Trees (8" trunk diameter and greater)	163	See attached Tree Removal/Replacement table	131	0	144	0
Protected Trees (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				
Protected Shrubs (4" trunk diameter and greater)		Toyon				
		Mexican Elderberry				

\* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached:  YES  NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a Tree Report is required.

Fallbrook Point  
22815 - 22825 W. Roscoe Boulevard

Environmental Assessment Supplement  
Section 2D – Trees

Tree Removal/Replacement Table

Trees to be Removed		Replacement Trees		
Type	Quantity	Type	Quantity	Box Size
Pecan	1	Chinese flame	8	36"
Common Catalpa	4	Crape myrtle	24	24"
Carob	8	Magnolia	4	24"
Blue gum	1	Afghan pine	8	24"
Raywood Ash	6	Chinese pistache	72	24"
Chinese Flame	13	Coast live oak	9	24"
Crape Myrtle	3	Brisbane box	19	24"
Glossy pivot	3	<b>Total</b>	<b>144</b>	
American Sweetgum	1			
Aleppo pine	9			
London Plane	35			
Flowering pear	3			
Holly oak	3			
Brazilian pepper	5			
Chinese elm	14			
Mexican fan palm	22			
	<b>131</b>			

**E. Slope.** State the percent of property which is:

Less than 10% slope: 100 10-15% slope: \_\_\_\_\_ over 15% slope: \_\_\_\_\_

*If slopes over 10% exist, a Topographic Map will be required.*

**F. Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards  More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 10,500 cubic yards

**G. Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 10,500 cubic yards Exported: 0 cubic yards

Location of disposal site: N/A

Location of borrow site: TBD

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area?  YES  NO

*If YES, a Haul Route is required.*

**H. Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination?  YES  NO

If YES, describe: The Subject Property was part of a larger 86 acre site, the location of Raytheon Canoga Park Site. A Phase 1 ESA was prepared by Partner Engineering in February 2021 for the Subject Property. According to the Phase 1, Department of Toxic Substance Control (DTSC) is the lead agency for the larger 86-acre site; and as of December 15, 2017, per a letter from DTSC, there is no further investigation of the Subject Property.

*If YES, a Phase I Environmental Site Assessment (ESA) is required.*

**I. Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: N/A

California Register of Historic Resources: N/A

City of Los Angeles Cultural Historic Monument: N/A

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

Identified on SurveyLA: N/A

Identified in HistoricPlacesLA: N/A

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation?  YES  NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property?  YES  NO

If YES, describe: AF 20180381725 for Community Driveway;

\_\_\_\_\_ and indicate the sheet number on your plans showing the condition: \_\_\_\_\_.

### 3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

#### A. ALL PROJECTS

##### i. Parking.

Vehicular Parking

Required: 209 + Guest: N/A

Proposed: 249 + Guest: N/A

Bicycle Parking:

Required Long-Term: 17 Required Short-Term: 15

Proposed Long-Term: 17 Proposed Short-Term: 15

##### ii. Height.

Number of stories (not including mezzanine levels): 1 Maximum height: up to 45 feet

Are Mezzanine levels proposed?  YES  NO

If YES, indicate on which floor: First Floor

If YES, indicate the total square feet of each mezzanine: Bldgs. 1, 2 & 3 - 6,000, 4,000 & 1,000 SF

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

##### iii. Project Size.

What is the total floor area of the project? 98,614 gross square feet

##### iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 28.8 %

Paving/hardscape: 35.7 %

Landscaping: 35.5 %



