



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
MAIL@WESTHILLSNC.ORG

## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA Tuesday, June 14, 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 May 10, 2022  | Dr. Faye Barta, Secretary                                    |
| 5. | Public Comments on Non-Agenda items  |  |
|    | <b><u>Old Business:</u></b>  |  |
| 6. | Discussion and possible action regarding the development of conditions applicable to the proposal for 22815-22825 Roscoe Blvd. at Fallbrook, West Hills. | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

## **New Business:**

7. Discussion and possible action regarding case #ZA-2021-10242-CUB request for a CUP for the sale and service of a full line of alcohol for onsite consumption with an existing restaurant , Mission Burrito located at 22722 Roscoe Boulevard, West Hills, California  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair  
Mr. Patrick Panzarello  
Consulting Services
8. Discussion and possible action regarding updated draft land use designations/Community Plan for Canoga Park-Winnetka-Woodland Hills-West Hills  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
9. Adjournment - Next meeting Tuesday, July12, 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](mailto:ethics@lacity.org) or [www.lacity.org/lobbying](http://www.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 Traducción:** 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, MAY 10, 2022 @ 6:30 p.m.

Call to Order at 6:38 PM by Co-Chair Bill Rose. The meeting was recorded.

2. Quorum established.

Committee Members Present: Aida Abkarians, Dan Brin, Carolyn Greenwood, Bonnie Klea, SaifMogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, Myrl Schreiberman and Joan Trent.

Committee Members Absent: Faye Barta, Bob Brostoff, and Alec Uzemeck.

Board Members also present: Brad Vanderhoof.

Speakers for Agendized Matters: Nicole Flessati.

3. Comments from the Co-Chair(s): None.

4. Minutes from April 12, 2022, meeting were approved as amended.

5. Public Comment on Non-Agenda Items: Chris Rowe spoke asking Board to change the date of the June Board meeting due to meeting planned for June 2<sup>nd</sup> regarding Santa Susanna cleanup by the Department of Toxic Substances Control (DTSC).

Old Business:

6. Discussion and Possible Action regarding the development of conditions applicable to the proposal for 22815-22825 Roscoe Blvd. at Fallbrook, West Hills.

Bill Rose stated that the panel met last week and it was very productive. Bonnie Klea stated that several of the neighbors want an in-person meeting with the Committee and owner. During discussion of this, it was explained that as the Committee is under the auspices of the City of Los Angeles there are no in-person meetings allowed at this time. Stakeholder Diane Blanchard stated she was just notified and does want to meet in-person. Stakeholder (identified as AK) stated that he had not been notified until a flyer was dropped off. He

stated that the last development at that site promised medians and that hasn't happened. It was explained that the instillation of the medians is controlled by the Department of Transportation (DOT) and it is still in progress. Nicole Flessati stated that she developed the flyer and that she and Bonnie Klea distributed them to the neighbors. There was the discussion of the possibility of 4 axel trucks coming onto the site. Anthony Scarce explained what a 4 axel truck was and restated that we are not allowed to meet in person. Steve Randall suggested that the neighbors meet with the owners. Bonnie stated that Nicole spent \$40 on the flyers and asked if she could be reimbursed. Charlene Rothstein stated that we are not allowed to reimburse her but that didn't stop the neighbors from contributing to the cost. Heather Waldstein stated that they have represented the owner at all of the Committee meetings and were never asked to notify the neighbors. There was further discussion regarding whether they were asked or not. However, it is moot at this point. Anthony stated that we already voted on this project and we can't vote again.

Nicole stated that she thought this meeting would just be about hearing from the neighbors that haven't been heard before. She did not think we would be voting on anything tonight. She is willing to gather all the information that has been presented to date and distribute it to the neighbors that are interested. Joan Trent stated the project changes the abiance. Chris Rowe pointed out that the builder is working with the Department of Toxic Substances Control (DTSC). Stakeholder (identified as Ap01) stated he just heard about this project and that it will affect property values. Brady McShane stated that the project is half the size of what has previously been approved by the City and that there are a lot of protections built in to protect the neighbors. Saif Mogri asked what are we taking to the Board. Charlene stated that we are not taking a vote in the committee tonight. She will work with the Nicole and the panel to come up with a final list of conditions that will be brought to the Board. Ap01 asked how to get more involved. Chris Rowe advised that the neighbors can look at the videos of the previous meetings that are on the WHNC website.

The meeting was adjourned by Bill Rose at 7:58 PM.

The next meeting will be Tuesday, June 14, 2022



**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<sup>1</sup> 22815 - 22825 W. Roscoe Boulevard Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) 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 ± 98,614 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**

<input checked="" type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> 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)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)  
<sup>2</sup> 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

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

- iii. **Hotel/Motel.** Identify the number of guest rooms: N/A guest rooms
- iv. **Days of operation.** 7 Days/Week  
**Hours of operation.** TBD
- v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)?  YES  NO  
 If YES, describe events and how often they are proposed \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD
- a. Number of fixed seats or beds N/A
- b. Total number of patrons/students N/A
- c. Number of employees per shift TBD, number of shifts TBD
- d. Size of largest assembly area N/A square feet
- v. **Security.** Describe security provisions for the project TBD  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SELECTED INFORMATION**

- A. **Circulation.** Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Roscoe Boulevard and Fallbrook Avenue (each Boulevard II) adjacent to the Subject Project.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- B. **Green building certification.** Will the project be LEED-certified or equivalent?  YES  NO  
 If YES, check appropriate box:  
 Certified  Equivalent  Silver  Gold  Platinum  Other \_\_\_\_\_
- C. **Fire sprinklers.** Will the Project include fire sprinklers?  YES  NO

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 %

# ZIMAS

Search

Reports

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22815 W ROSCOE BLVD

Font: A A ++

Address	
Site Address	22825 W ROSCOE BLVD
Site Address	22815 W ROSCOE BLVD
ZIP Code	91304
PIN Number	1928097 591
Lot/Parcel Area (Calculated)	304,441.5 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID G2
Thomas Brothers Grid	PAGE 529 - GRID H2
Assessor Parcel No. (APN)	2005002018
Tract	P M 7115
Map Reference	BK 276-1/4
Block	None
Lot	FR A
Arb (Lot Cut Reference)	1
Map Sheet	1928097

- Jurisdiction
- Planning and Zoning Commission
- Planning and Zoning
- Assessment
- Case History

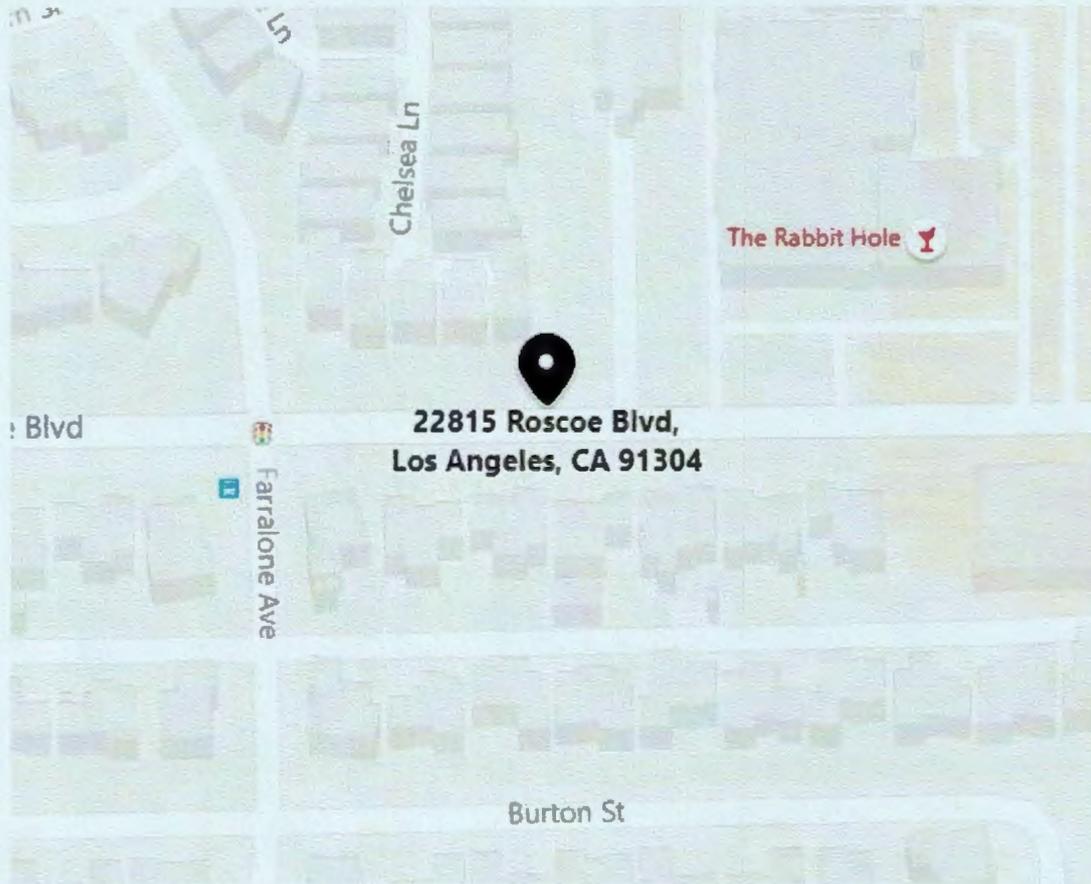
- Citywide Code Enforcement Cases
- City Planning Commission Cases
- Zoning Administration Cases
- Environmental Cases

Risk Factors	
Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Gradient Area (R/F)	Yes



# Vicinity Map

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Address: 22815-22825 W ROSCOE BLVD

 # 21-238



Char Rothstein &lt;charwhnc@gmail.com&gt;

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## Re Additional petition signatures received

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Esther Ahn <esther.ahn@lacity.org>  
To: Char Rothstein <charwhnc@gmail.com>

Thu, May 26, 2022 at 4:37 PM

Good afternoon,

No problem at all. It's quite a long list but please see below:

3. **Use.** Allowable uses at the subject property shall be limited to the following:
  - a. The regulations of the M1 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 components, parts, accessory manufacturing, and assembly;
    - (6) Corporate Headquarters;
    - (7) Electric parts, assembly and manufacturing;
    - (8) Electric appliances assembly;
    - (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.

[Quoted text hidden]



**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<sup>1</sup> 22744 ROSCOE BLVD., CANOGA PARK, 91304 Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) LOT: 1, BLOCK: NONE, TRACT: TR 23612

Assessor Parcel Number 2013 - 003 - 004 Total Lot Area 112,467 SQ. FT.

**2. PROJECT DESCRIPTION**

Present Use RESTAURANT

Proposed Use RESTAURANT

Project Name (if applicable) MISSION BURRITO

Describe in detail the characteristics, scope and/or operation of the proposed project A new conditional use permit to allow on-sale alcohol sales for use in conjunction with an existing and operating restaurant. Hours of 9am-11pm daily with 75 interior seats, 35 exterior seats in a C2-zone.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> 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)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

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

<sup>2</sup> 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: \_\_\_\_\_ 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 \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0  
 Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0  
 Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total 0  
 Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ 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)? \_\_\_\_\_ 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 12.24 W - 1

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: A new conditional use permit to allow on-sale alcohol sales for use in conjunction with an existing and operating restaurant. Hours of 9am-11pm daily with 75 interior seats, 35 exterior seats

Authorizing Code Section \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: \_\_\_\_\_

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

**1,000 FOOT SURVEY**

**Date:** November 10, 2021

**Property address:** 22744 Roscoe Blvd

**List of Alcohol Establishments between 0'- 600' feet:**

Mission Burrito, 22744 Roscoe Blvd  
The Grocery Bag, 22722 Roscoe Blvd

Type 41 License  
Type 21 License

**List of Alcohol Establishments between 600' - 1,000'**

None

**Schools, Churches, Hospitals or Parks within 1,000 feet**

The Casa Dei Maria Montessori School, 8230 Fallbrook Ave



Char Rothstein &lt;charwhnc@gmail.com&gt;

## Southwest Valley Community Plans Update: Sign up for Virtual Office Hours | Planes Comunitarios del Suroeste del Valle de San Fernando: horas de oficina virtual

Los Angeles City Planning <planning.swvalley@lacity.org>  
Reply-To: planning.swvalley@lacity.org  
To: charlene.rothstein@westhillsnc.org

Wed, Jun 1, 2022 at 1:03 PM



*Para español siga hacia abajo.*

Dear Stakeholder,

On May 18, Los Angeles City Planning released updated draft land use designations for the three Community Plans of the Southwest Valley:

**Canoga Park-Winnetka-Woodland Hills-West Hills,  
Encino-Tarzana, and  
Reseda-West Van Nuys-Lake Balboa.**

Accompanying these drafts are a [StoryMap](#) that presents the proposed changes in detail and a [three-part video series](#) explaining the background and aims of the new proposals. The updated proposals include a discussion on the initial vision and concepts around planning for the future of the Ventura-Cahuenga Boulevard Corridor.

### The Video Series



**Part One** provides an introduction to the Community Planning process and the City's new Zoning Code, gives an overview of the Southwest Valley geography, and discusses changes to the boundaries of the Community Plans as well as the introduction of the Ventura Corridor as part of the Community Plans Update process.