



CITY OF
LOS ANGELES
CALIFORNIA



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA Tuesday, August 9, 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.

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|----|--|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Dr. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from July 12, 2022 | Dr. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|---|--|
| 6. | Discussion and possible action regarding Case #ZA-2021-10242-CUB, request for the sale and service of a full line of alcohol for onsite consumption and a change in operating hours to 12am for Mission Burrito located at 22744 Roscoe Blvd. West Hills. | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair Mr. Patrick Panzarello Restaurant Consulting Services |
| 7. | Discussion and possible action regarding the Fallbrook Point proposal located at 22815 Roscoe Blvd, West Hills | Mr. Bill Rose, Co-Chair Mrs. Charlene Rothstein, Co-Chair |
| 8. | Adjournment - Next meeting Tuesday, September 13, 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. 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 via email 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. 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

Servicios De Traduccion: 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



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

TUESDAY, July 12, 2022 @ 6:30 p.m.

1. Call to Order at 6:35 PM by Co-Chair Bill Rose. The meeting was recorded.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff (left meeting at 7:30 PM), Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, and Joan Trent.
Committee Members Absent: Alec Uzemeck.
Board Members also present: Glenn Jennings, Brad Vanderhoof.
Members of the Public Present: Heidi Manning, Chris Rowe, Diane Blanchard, Mark Janssen, Sahradarya 1 (John Kaboli), 1-402...047, 1-818-...693 (Chris Rowe), 1-818-...229, Judith.Daniels, Ardyne Lindsey, Dina Fisher, Erin Nolan, Gary McBride, Marianne King, Nicole Flessati, P Barks, Patrick, Rich Hedrick, Tracy, Wendi Gladstone, Kip Drabeck, ak, Cherokee-Iar O'Dea, Jeff Hammond, Murray Rozansky, Louise Rozansky, Renee Jacobs, Jennifer Yang, Michael Walsh, Martina, Donna Mandosa, An, David, Christina Walsh, Jack Bryant, SW .
3. Comments from the Co-Chair(s): Char advised that the Mission Burrito discussion for tonight has been rescheduled to August. Bill advised that he is very concerned about some billboard signs, in particular, the one at Vanowen and Platt, which has messages about guns and drugs. Bob and Myrl made comments and Dan advised the comments were out of order.
4. Minutes from June 14, 2022, meeting were approved as amended.
5. Public Comment on Non-Agenda Items: Gary McBride spoke about Chatsworth Lake Manor but was advised by Char that that was an item on the agenda and he could speak at the time that matter was being discussed. John Kaboli advised there is now a website for the Fallbrook project with which this committee has been involved. Nicole Flessati posed three concerns/ issues which she would like addressed by this committee. Chris Rowe advised that zoning changes to the Fallbrook property had been made in 2009.

Old Business:

6. Discussion and Possible Action regarding the work group's progress on the draft land use designation, for Community Plan for Canoga Park-Winnetka-Woodland Hills-West Hills
There was much discussion concerning the draft letter proposed by the working committee on this land use designation for a community plan. Dan drafted the proposed letter to be finalized and sent to Vince Bertoni, Director of Planning, City of Los Angeles. The purpose of the letter is to advise the City that more than 75% of the preserve is in West Hills and that therefore the residents of West Hills do not wish to be excluded from direct involvement in determining the future of a major part of the West Hills neighborhood. Many Board members, including Char, Bill, Dan, Myrl, Bonnie, Brad, Steve and Aida, spoke in favor of the draft letter. Those opposed to the draft letter, Anthony, Erin Nolan, Maryann King, Christina Walsh, Jeff Hammond and Dina Fisher, advised of their concerns. Bill moved to approve the draft letter with minor changes. Myrl seconded. The vote was taken:

| | |
|--------------------|---------|
| Aida Abkarians | Yes |
| Faye Barta | Yes |
| Dan Brin | Yes |
| Bob Brostoff | Absent |
| Carolyn Greenwood | Yes |
| Bonnie Klea | Abstain |
| Saif Mogri | Yes |
| Steve Randall | Yes |
| Bill Rose | Yes |
| Charlene Rothstein | Yes |
| Anthony Searce | No |
| Myrl Schreiber | Yes |
| Joan Trent | Yes |
| Alec Uzemeck | Absent |

Vote Count: Yes – 10; No – 1; Absent – 1; Abstain – 1. The motion passes.

New Business

7. Discussion and possible Action regarding a request to Corporate Pointe to recreate the park-like setting in the open easement at Thermo Fisher located at 22801 Roscoe Blvd., West Hills, 91304

Char advised that at present there are unsightly containers which Corporate Pointe has agreed to hide, and it has requested WHNC send it a letter so stating. Bonnie asked if there were water issues there. Judith Daniels, President of Chatsworth Neighborhood Council spoke about the helipad in that area. Steve, Chris Rowe, and Christina Walsh also commented about this issue. Co-Chair Bill called for a roll-call vote. The vote was taken:

| | |
|--------------------|--------|
| Aida Abkarians | Yes |
| Faye Barta | Yes |
| Dan Brin | Yes |
| Bob Brostoff | Absent |
| Carolyn Greenwood | Yes |
| Bonnie Klea | Yes |
| Saif Mogri | Yes |
| Steve Randall | Yes |
| Bill Rose | Yes |
| Charlene Rothstein | Yes |
| Anthony Searce | Yes |
| Myrl Schreiber | Yes |
| Joan Trent | Yes |
| Alec Uzemeck | Absent |

Vote Count: Yes – 12; No – 0; Absent – 2; Abstain – 0. The roll-call vote passes.

The meeting was adjourned by Bill Rose at 8:04 PM.

Next meeting will be Tuesday, August 9, 2022.

CONDITIONAL USE PERMIT FINDINGS:

22744 ROSCOE BLVD., MISSION BURRITO

a) THAT THE PROJECT WILL ENHANCE THE BUILT ENVIRONMENT IN THE SURROUNDING NEIGHBORHOOD OR WILL PERFORM A FUNCTION OR PROVIDE A SERVICE THAT IS ESSENTIAL OR BENEFICIAL TO THE COMMUNITY, CITY, OR REGION.

The subject use is an existing restaurant that is located within a mini- shopping center featuring other retail uses. The restaurant is not new to this neighborhood and has an existing beer & wine license. The location is located within a one story building that is fully existing and operating as a corner mini shopping center. The restaurant is not new to the community and is now hoping to upgrade to full on-sale alcohol sales. The applicants are in the process of expanding their existing alcohol license and are increasing the hours of operation beyond the 11 PM curfew. This service is both essential and beneficial to this community. The location wishes to operate until 11 PM on Sunday through Thursday and until 12 AM on Friday & Saturday.

The primary use is that of a dining establishment. The restaurant does not feature any live entertainment nor dancing. All restaurant activity is on the interior of the establishment. There is no outdoor patio.

No changes to the location are proposed to the exterior of the building or the property. Many clients have expressed their desire for the applicant to provide more hours of operation for their convenience and enjoyment at this location. This will allow patrons a larger window of time to enjoy the amenities that the restaurant has to offer; and to allow the restaurant longer operating hours. These hours are also not uncommon to this neighborhood and other such establishments support these hours. This does not affect any residential uses whatsoever. We are located on the corner of Roscoe Blvd. and

Fallbrook Ave., a major commercial hub in this neighborhood

b) THAT THE PROJECTS LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The one story commercial building and the restaurant are existing. No improvements are contemplated to these areas. There are no sensitive uses nearby, and there is no direct access to any adjacent residential uses or property.

c) THAT THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT, AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

The request is within the boundaries and elements of the General Plan and the Specific Plan. No deviations are requested. This is a strong commercial property surrounded by other commercial property with residential properties both South and North of the commercial corridor. With the proper requests and entitlements in play; all aspects and elements to the specific plan will be met.

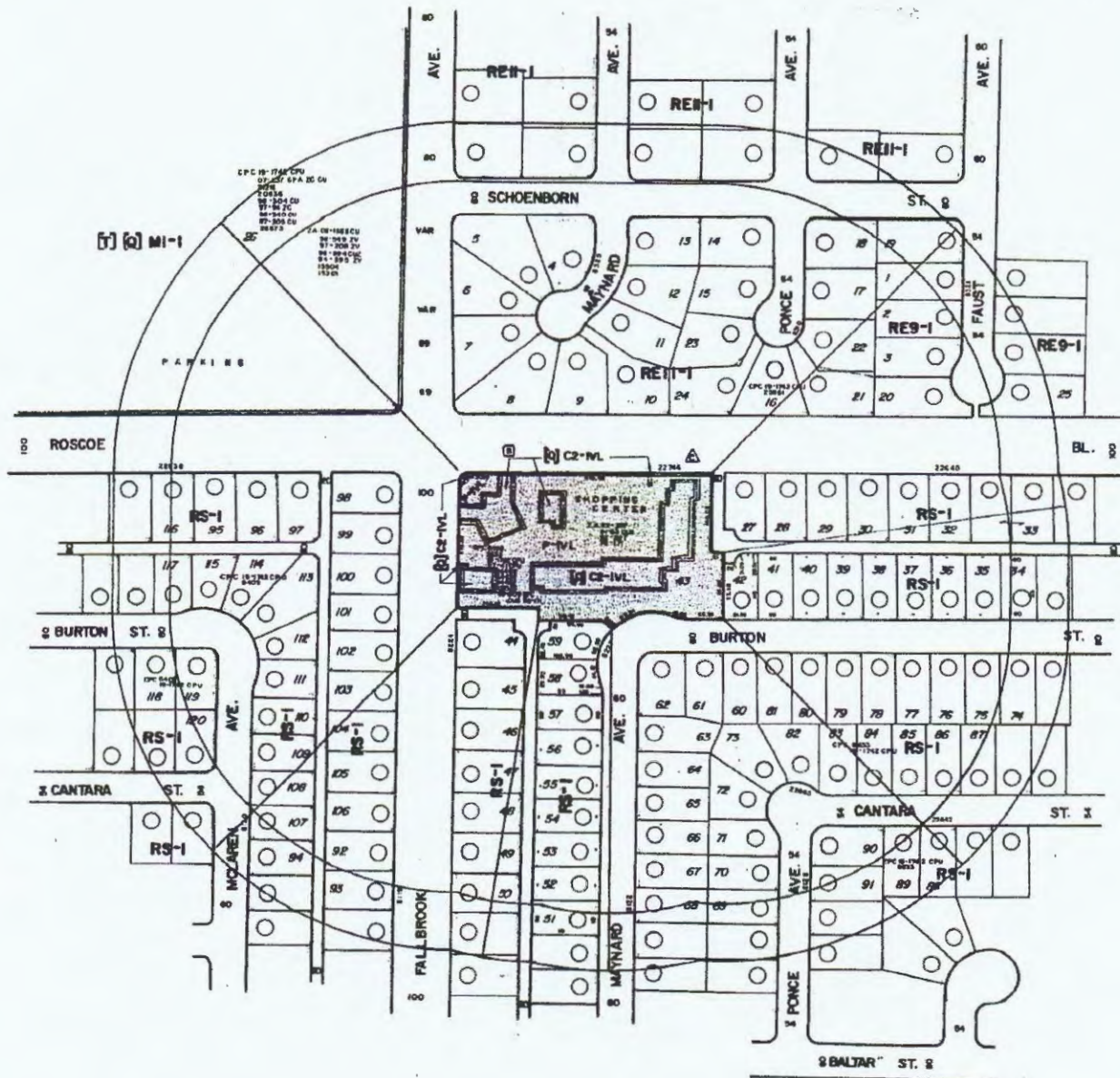
d) THAT BASED ON DATA PROVIDED BY THE CITY DEPT OF TRANSPORTATION OR BY A LICENSED TRAFFIC ENGINEER, THAT EGRESS TO AND FROM THE PROJECT WILL NOT CREATE A TRAFFIC HAZARD OR CAUSE SIGNIFICANT TRAFFIC CONJESTION OR DISRUPTION OF VEHICULAR CIRCULATION ON ADJACENT STREETS.

The projects location is within an existing commercial

shopping center that features separate businesses. The building & shopping center is now operating with several tenants, including the subject restaurant. The property is fully developed and all infrastructure is fully approved and developed. No new development is proposed. The shopping center originally opened years ago and was fully vetted and approved to operate by Building & Safety. This included review and approvals by all pertinent city wide agencies. The restaurant has been in constant use on the property since 1978.

e) THAT THE PROJECT APPROVAL WILL NOT CREATE OR ADD TO A DETRIMENTAL CONCENTRATION OF MINI-SHOPPING CENTERS OR COMMERCIAL CORNER DEVELOPMENTS IN THE VICINITY OF THE PROPOSED PROJECT.

There is no effect to the original development and the uses on the property are existing including that of the subject restaurant. The shopping center or one story building is existing. No new development or changes to the existing development are proposed.



- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- A Off-site consumption of full line alcoholic beverages
- D Off-site consumption of beer and/or wine

LEGAL: TRACT Z3612, LOT 1
SEE APPLICATION

CONTACT: PATRICK PANZARELLO
(818) 310-8589

NET AC. = 2.58

| | | |
|---------------------------------------|--|---|
| THOMAS BROS. PAGE: 529 , GRID: 2/H | CONDITIONAL USE-ALCOHOLIC BEVERAGES CONTINENTAL MAPPING SERVICE 21220 Devonshire Street #205, Chatsworth, CA 91311 (818) 787-1863 | CASE NO.: DATE: 11-10-21 SCALE: 1" = 100' USES: FIELD D.M.: 192B097 |
| C.D. 12 , C.T. 1343.02 , P.A. 200 | <small>CNS 21-214</small> | |

CUB FINDINGS: 22744 ROSCOE BLVD.;

MISSION BURRITO RESTAURANT

i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The location is an existing and operating restaurant that has existed on the property for decades. The current operator has been at this location a dozen years with his Mission Burrito restaurant . The current operator owns and operates 10 other locations in the both Los Angeles and Kern Counties. All Locations operate with alcohol sales. Even at this location, we have been operating with a Beer & Wine license. We are now proposing to upgrade that license to allow on-sale full alcohol sales to the current operation. We feature 75 seats. There is no outdoor patio area. The applicant is proposing operating the restaurant from 9 AM, until 11 PM Sunday through Thursday; and 9 AM until 11 PM Friday and Saturday. Alcohol sales will be from 9 AM until ½ hour prior to closing time, daily.

The applicant has a long term lease on the premises, and promises to operate his restaurant with alcohol sales in a responsible manner in regards to his neighbors and to the community. The applicant is an experienced and responsible restaurant operator.

The restaurant and parking area are an existing entity and no further construction is proposed. No changes to the exterior of the building are proposed.

This restaurant is important to this neighborhood that is need of rejuvenation and renewed interest by investors, developers, and entrepreneurs. While other parts of Los Angeles have been enjoying renewed interest and gentrification this past decade, this commercial corridor has been neglected. It is important that we support property owners and their tenants and encourage operators and property owners to just this; invest in your neighborhood and community and improve and strengthen your businesses and property. A license such as this is critical to the success of the restaurant and a compliment to the menu of the facility.

The restaurant is located along Roscoe Blvd; a strong and major commercial corridor in this community, providing a place to meet before or after participating in other activities offered in this area. This commercial corridor offers an eclectic mix of multiple uses with many industrial and service establishments, mixed with commercial and residential uses. This particular restaurant provides a strong service to the community and is an existing and convenient destination for the community to enjoy this type of cuisine. Alcohol sales are an important aspect to the restaurant and it is essential for the overall enjoyment of patrons taking advantage of this amenity.

ii The projects location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

This is an existing development as a restaurant that is the sole use on the property. The restaurant is located along on a busy and active commercial corridor. No new construction is proposed that would affect the existing exterior of the one story building or affect any adjoining properties. The use as a restaurant is long existing on the property and no changes are proposed for the property and no changes are proposed for the exterior of the location. The neighborhood is mixed commercial, Industrial, and residential uses exist north and south of the commercial uses along Roscoe Blvd.

iii. That the project substantially conforms with the purpose, intent and provisions of the general plan, the applicable community plan, and any applicable specific plan.

This is currently a restaurant use operating in a [Q]C2-1VL/ P-IVL zone. Code allows for this type of operation with proper entitlements in place. No physical changes to the building or the property are proposed. No deviations to parking are proposed. The location is an existing and operating restaurant that also is requesting to operate with on-sale alcohol sales. No other amenities or changes in the operation are proposed. By allowing this entitlement, we are placing the operation under conditions that ensure a responsible operation that protect s the community from irresponsible behavior and operation. We are also placing the property in a system that will require periodic oversight and review with possible termination clauses to the permitted use; along with revenue that will pay the city reimbursement for that oversight that is not in place now.

No deviations to the objectives and/or the elements of the General Plan or the Specific Plan are proposed or expected.

ADDITIONAL FINDINGS:

i) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

This is an existing developed property operating as a shopping center and the restaurant in question is an existing operation in that shopping

center. The restaurant has had a long operating history in this neighborhood (1978). The restaurant is now requesting to be allowed to continue operating but with an upgrade from beer & wine sales to full on-sale alcohol sales added to their menu. The applicant does not intend to advertise the availability of alcohol sales in his windows. The applicant maintains the area free of graffiti and trash. The applicant is asking for alcohol sales only for this particular location. The location does now operate with conditions; whereas now, the community has the opportunity to apply new conditions to ensure the responsible operation and its affects to the community at large. This will also allow a termination of the special use if it is deemed irresponsible or a nuisance.

ii) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The applicant operates a restaurant in the neighborhood. The restaurant features an existing license that will be exchanged for an up graded license. Alcohol licenses are an important aspect to the convenience and necessity of patrons enjoying their cuisine, and it is not uncommon to find many ABC licenses in areas featuring this eclectic mix of fine dining establishments.

The applicant has invested heavily in this property and in this community. The applicant is hoping for a long and successful relationship to the community and their patrons. The applicant is now in need for this important entitlement to not only survive and to being able to compete in this unstable economic times; but to also best serve the needs, conveniences, and demands of their clientele and patrons.

iii) Explain how the proposed approval of the application will not detrimentally affect nearby residential zones or uses.

The applicant is a responsible neighbor and addresses any concerns relating to the residential neighbors immediately. The use is a fully existing and operating restaurant facility. The applicant is investing further into this property and his business. The location has now been operating many years as a restaurant and the current operator has been operating two years on the property. The applicant has enjoyed bringing their popular and successful restaurant concept to this immediate neighborhood. All activity is on the interior of the establishment and the small outdoor patio. The location does not allow any direct access to any residential areas or property.



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 Address¹ 22815 - 22825 W. Roscoe Boulevard Unit/Space Number _____

Legal Description² (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 ± 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

| | |
|---|--|
| <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) |

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)³ N/A + Adding N/A = Total N/A
 Number of Affordable Units⁴ 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

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

⁴ As determined by the Housing and Community Investment Department