NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

2nd CORRECTED LETTER OF DETERMINATION

MAILING DATE: DEC 2 0 2022

Case No. DIR-2021-10327-SPR-1A Council District: 12 – Lee
CEQA: ENV-2021-10328-MND
Plan Area: Chatsworth – Porter Ranch

Project Site: 22815 – 22825 West Roscoe Boulevard

Applicant: Kevin Staley, SCIND Fallbrook Point, LLC

Appellant No. 1: Alessandro Machi

Appellant No. 2: Nicole Flessati
Representative: Kristina Kropp, Luna & Glushon

Appellant No. 3: Jahanshah Kaboli-Nejad
Representative: Kristina Kropp, Luna & Glushon

Appellant No. 4: Roscoe Fallbrook Neighbors Coalition
Representative: Kristina Kropp, Luna & Glushon

At its meeting of **December 1, 2022**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following Project:

Construction, use, and maintenance of an approximately 98,614 square-foot light industrial complex consisting of three single-story plus mezzanine buildings, each built to a maximum height of 40 feet. The proposed project would result in a floor area ratio (FAR) of approximately 0.32:1 and 28.8 percent building coverage across the site. The Project would also provide 262 parking spaces on as surface parking lot surrounding the proposed buildings.

1. **Determined**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10328-MND, adopted on September 9, 2022, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Granted** the appeal in part, **denied** the appeal in part, and **sustained** the Planning Director's Determination dated September 14, 2022 to conditionally approve a Site Plan Review for a development project which creates 50,000 gross square feet or more of nonresidential floor area;
3. **Adopted** the attached Modified Conditions of Approval; and
4. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved:	Parseghian
Second:	Sampson
Ayes:	Diaz, Nam
*Absent:	Collado

Vote: 4 – 0

Eva Bencomo, Commission Executive Assistant
North Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the North Valley Area Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: *[1]Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedures (CEQA)

c: Heather Bleemers, Senior City Planner
Esther Ahn, City Planner

[1] Condition No. 13 reflects a correction under the Modified Conditions of Approval. Previous corrected letter of determination did not reflect this change.

CONDITIONS OF APPROVAL

(As Modified by the North Valley Area Planning Commission at its meeting on December 1, 2022)

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations, dated July 7, 2022, and labeled as "Exhibit A" attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the conditions of approval.

2. **Use.** The use of the subject site shall be limited to the regulations of the M1 Zone and subject to the further limitations listed in Ordinance No. 180844.

3. **Floor Area.** The total floor area shall be limited to a maximum of 98,614 square feet.

4. **Vehicular Parking.** On-site automobile parking shall be provided in accordance with L.A.M.C. Section 12.21-A, 4 of the Municipal Code.

5. **Bicycle Parking.** All bicycle parking shall be provided in conformance with the bicycle parking requirements of L.A.M.C. Sections 12.21-A, 4 and 12.21-A,16.

6. **Pedestrian Connectivity and Access.** Provide direct and clearly identifiable path of travel for pedestrians from Fallbrook Avenue and Roscoe Boulevard using landscaping, special paving, or otherwise well-marked pedestrian walkways to, from and across the site.

7. **Landscaping**.

   a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.

   b. Planting of any required trees within the public right-of-way shall obtain approval from the Urban Forestry Division prior to obtaining approval from the Department of City Planning. In the event that a required tree cannot be planted within the public right-of-way, those trees shall be planted on-site.

8. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.

   a. Trash bins shall be located within a gated, covered, enclosure constructed of materials to match the exterior wall and materials of the building.

   b. Trash storage bins shall not be placed in or block access to required parking.

9. **Maintenance:**

   a. The subject property (including all trash storage areas, associate parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

b. 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.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right- of-way, nor the above night skies.

11. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code.

12. **Rooftop Screening.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.

13. **Truck Deliveries.** Project truck deliveries and distribution at the Site shall be strictly limited to following hours of: Monday through Friday: 7 a.m. to 7 p.m.; Saturday: 8 a.m. to 5 p.m.; and Sunday: 10 a.m. to 4 p.m.

14. **Transportation Demand Management (TDM).** At the time of occupancy, owners or tenants of the Project shall implement the following TDM measures shall be implemented by owners or tenants at the time of occupancy:

    a. Provide marketing tools to educate and inform employees about alternative transportation options and the effects of their travel choices.

        i. The Project shall utilize promotional and marketing tools that can be accessed by employees such as posters, information boards, or a website to provide information about alternative transportation options and the effects of their travel choices.

    b. Implement a ride-share program.

        i. The Project shall proactively aim to increase employee vehicle occupancy by providing ride-share matching services, designating preferred parking for rideshare participants, designing adequate passenger loading/unloading and waiting areas for rideshare vehicles, and providing a website or message board to connect riders and coordinate rides.

15. **Soil Sampling and Remediation.**

    a. There shall be no restrictions on development in those areas on the Property not identified as an Area of Concern (AOC) or Solid Waste Management Unit (SWMU) in the documents entitled, “RCRA Facility Assessment, Hughes Missile Systems Company, Canoga Park Facility (Raytheon), EPA ID – CAD041162124”, dated January 30, 2008.

    b. A soil sampling work plan shall be submitted to the Department of Toxic Substances Control (DTSC) for approval, before the issuance of a building permit for any construction in an identified AOC or SWMU within the Property.

    c. The applicant shall enter into a contract with a qualified, independent third-party firm to conduct the soil sampling and laboratory testing to implement the soil sampling work plan as approved by DTSC.

d. The soil sampling plan shall at a minimum include soil testing within areas of the property that the project would disturb within the AOC or SWMU identified in the RCRA Facility Assessment, Hughes Missile Systems Company, Canoga Park Facility (Raytheon), EPA ID – CAD041162124", dated January 30, 2008, which consists of the storm sewers (AOC-12) and the sanitary sewer (SWMU-9).

e. The soil sampling plan shall include testing for the presence of volatile organic compounds and determine if they are detected in concentrations exceeding any applicable Screening Level for Commercial/Industrial Soil (mg/kg), Cancer Endpoint levels established by the DTSC, which are listed in the Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (June 2020) within Table 1: HHRA Note 3, June 2020, DTSC-recommended Screening Levels for Soil Analytes of that document.

f. The applicant shall submit the results of the soil sampling plan to the DTSC for review and comment before the issuance of a building permit for any construction in an identified AOC or SWMU within the Property.

g. Development and use of the Property may continue without further DTSC requirements, if DTSC determines that contaminants are at or below acceptable levels for the intended use of the particular areas of the Property.

h. If DTSC determines that contaminants are above acceptable levels for the intended use on a particular area of the Property, DTSC shall require submission and approval of a remediation plan to address the contamination and concentrations are reduced to acceptable levels for the intended use of the particular areas of the Property prior to issuance of a building permit.

i. The applicant shall provide to the Los Angeles City Planning Department to be included in the file evidence of DTSC's determination prior to the issuance of a building permit for any construction activity.

Administrative Conditions

16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

17. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.

18. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

19. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.

20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

21. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.

22. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.

23. **Corrective Conditions.** 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 City Planning Commission or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

24. **Expedited Processing Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

25. 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, in whole or in part, 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 attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be

required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, voids its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

(As Amended by the North Valley Area Planning Commission at its meeting on December 1, 2022)

SITE PLAN REVIEW FINDINGS

I have reviewed the subject development project and hereby find the following findings based on the information contained in the application, the report of the Site Plan Review, staff reports received from other departments, supplemental written documents submitted, and review of environmental impacts associated with the project pursuant to Section 16.05-C of the Municipal Code:

1. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

   There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

   The Chatsworth – Porter Ranch Community Plan Map designates the subject property for Limited Industrial land uses, corresponding to the CM, MR1, and M1 Zones. The project site is zoned [T][Q]M1-1 and is thus consistent with the General Plan's land use designation for the site. The subject property is located within a State Enterprise Zone: Los Angeles (ZI-2374), Local Emergency Temporary Regulations – Time Limits and Parking Relief – LAMC 16.02.1 (ZI-2498), Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and Special Grading Area (BOE Basic Grid Map A-13372). The property is not within the boundaries of or subject to any other Specific Plan, Community Design Overlay, or Interim Control Ordinance.

   Framework Element

   The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

   Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

   Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

   Policy 3.14.1: Accommodate the development of industrial uses in the areas designated as "Industrial-Light," and "Industrial-Heavy," and "Industrial-Transit"

Policy 3.14.3 Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.)

The project site is part of a larger industrial business park ("Corporate Pointe at West Hills") approved under CPC-2007-237-GPA-ZA-CU, which adopted a General Plan Amendment resulting in a Land Use Designation of Limited Manufacturing and a Zone Change from A1-1 to [T][Q]M1-1 allowing for phased development of approximately 806,000 SF of industrial uses. The proposed project would complete Phase II of this development. Pursuant to DIR-2019-7507-ACI-CLQ, Phase II would accommodate up to 180,000 SF of Floor Area for the project site. Although a General Plan Amendment and Zone Change were adopted in 2009, the "Corporate Pointe at West Hills," including the project site, has continuously been in use as a light industrial research and development campus since the 1950's.

The project proposes the construction, use, and maintenance of a light industrial and manufacturing complex consisting of three (3) one-story (plus mezzanine) buildings which total approximately 98,614 square feet of floor area. Pursuant to Condition A.3 of Ordinance No. 180,844, the subject property may be used for a range of commercial and light industrial uses, including but not limited to warehouse, office, research and development facilities, and light manufacturing. The project proposes a flexible design to accommodate warehouse uses and various light industrial/light manufacturing uses along with ancillary offices which are all permitted uses consistent with the site's Qualified "Q" Condition and Ordinance No. 180,844. While the project will share access with the larger Corporate Pointe at West Hills complex, the project also features internal circulation among the three buildings with ample parking, clearly delineated walkways, and several loading docks and bay doors scattered throughout. The proposed project will enhance the existing business campus and promote its economic viability through the site's redevelopment. The project would enable similar uses that complement one another to cluster without adversely impacting any sensitive uses.

Mobility Plan 2035

The Mobility Element guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. The Mobility Element recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focused growth in proximity to public transit.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. The project is subject to the following public right-of-way improvements (Planning Case Referral Form Reference Number 202100203): 5-foot foot dedication will be required to provide half Right-of-Way of 55-feet along Roscoe Boulevard; install street tree wells as required by Urban Forestry Division; and install street lights as required by Bureau of Street Lighting.

Adjoining the project site is Roscoe Boulevard, a Boulevard II, to the south, and Fallbrook Avenue, an Avenue II, to the east. The project as designed and conditioned meets the following policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-

quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

The project's design, including building orientation, will facilitate walking both into and within the development site, creating a safe and comfortable walking environment. The project includes dedicated walkways from the public right of way to the main entrances of Building 1 and Building 3. In addition, the project will include extensive landscaping with evergreen tree species and striped crosswalks throughout the parking lot.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

The project will provide Code-required bicycle parking thereby supporting "first-mile, last-mile solutions," creating the opportunity for workers to access the project by bicycle and transit.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle facilities.

The project will provide both short-term and long-term bicycle parking stalls within each of the three buildings across the campus. Thus, both employees and visitors will have access to bike parking that is conveniently distributed throughout the project site.

Chatsworth – Porter Ranch Community Plan

Adopted in 1993, the purpose of the Chatsworth – Porter Ranch Community Plan is to guide future development of the Community. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible. The project meets the intent of the following goal, objectives and policies of the Chatsworth – Porter Ranch Community Plan relating to light industrial uses:

Objective 4: To promote economic well-being and public convenience through: a.) allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards; and b.) designating lands for industrial development that can be used without detriment to adjacent uses of other types, and imposing such restrictions on the types and intensities of industrial uses as are necessary to this purpose.

Furthermore, the Plan states: *"The growth of new technological industries, the advent of sophisticated communication systems, and the affinity between office and industrial uses suggest the need for more flexible zoning… The Plan encourages continued development of research and development-type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley."*

The proposed Project is three light industrial buildings for office, light manufacturing, and

warehouse purposes, consistent with the policies and land use standards of the respective Limited Industrial land use designation and [T][Q]M1-1 Zone. Additionally, the proposed Project will carry out the final phase of development of the Corporate Pointe at West Hills office/industrial campus, which was originally approved in 2009 pursuant to Ordinance No. 180,844 and associated City Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR. Modified over the years, the approved site plan allows for the development of a larger approximately 51-acre site in two phases, as follows:

Phase I: Thermo-Fisher at 22801-22951 W. Roscoe Boulevard – The approved project consisted of a maximum 110,000-square foot building and a change of use of the existing 106,000-square foot school building (Building 22801) to an office and research and development facility on Parcel 1. Phase I was recently completed with the construction of an approximately 49,000 square foot building (Building 22951) in lieu of the maximum permitted 110,000 square feet; and

Phase II: Proposed Project at 22815-22825 W. Roscoe Boulevard – The originally approved project consisted of a maximum 250,000-square foot building and parking structure on Parcel 2. In April 2020, the "T" and "Q" Conditions were modified under Case No. DIR-2019-7507-ACI-CLQ to clarify that the building would be developed on the subject Property (Parcel 2A), taking into account the 2018 lot line adjustment (Case No. AA-2017-1168-PMEX) that separated Parcel 2 into Parcels 2A and 2B. The project was also reduced in the permitted building floor area and height for Parcel 2A from 250,000 square feet and 85-feet to 180,000 square feet and 45-feet. Additionally, the parking structure was eliminated.

The site is located in an industrially zoned and designated area south of the Simi Valley Freeway and north of the Ventura Freeway. The project's proposed uses are permitted by the project site's Qualified "Q" condition, pursuant to Ordinance No. 180,844, as well as the underlying Limited Industrial M1-1 zoning and land use designation. Surrounding properties are developed with similar uses, as the project is only one portion of a larger project that spans over approximately 51 acres. In addition, the project's proposed design will enhance the visual appearance and appeal of the existing development while posing minimal nuisance potential to sensitive uses in the vicinity.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan and Community plan and does not conflict with any applicable regulations or standards.

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.

Compatibility with Existing and Future Development

Surrounding properties generally share the same zoning as the project site, zoned [T][Q]M1-1, with single-family residential neighborhoods further beyond and a large regional park, Chatsworth Reservoir, farther north which is zoned [Q]OS-1XL. Properties directly abutting the project to the north and west are part of the Corporate Pointe business park, improved with surface parking and a three-story Quest Diagnostics building to the north and a two-story Thermo Fischer office

building, surface parking, and landscape buffer to the west. Residential properties across Fallbrook Avenue to the east are zoned RE11-1 while residential properties across Roscoe Boulevard to the south are zoned RS-1. Located southeast, diagonally across the intersection of Roscoe Boulevard and Fallbrook Avenue is a one-story neighborhood commercial center zoned [Q]C2-1VL.

The project site is located along the north side of Roscoe Boulevard and the west side of Fallbrook Avenue and is within the “Corporate Pointe of West Hills” business park. The proposed project implements the Phase II development of the overarching Corporate Pointe at West Hills office/industrial campus project, consistent with Ordinance No. 180,844 (which was subsequently amended by Case No. DIR-2019-7507-ACI-CLG). The project site is situated along the corner, fronting the public rights-of-way, which is ideal for the redevelopment of the site to construct three (3) new, one-story (plus mezzanine) buildings with Code-required vehicle and bicycle parking as well as mature landscape planters to buffer the proposed project from the adjacent residential neighborhood. Pursuant to Qualified “Q” Condition No. A.3 of Ordinance No. 180,844, the property may be used for a range of commercial and light industrial uses, including but not limited to warehouse, office, research and development facilities, and light manufacturing. Thus, the proposed warehouse/light manufacturing and ancillary office uses are permitted. Additionally, the proposed project results in a considerable decrease in both building floor area (decreased from 180,000 square feet to 98,614 square feet) and height (decreased from 45 feet to 40 feet) from what was previously approved.

The project proposes the construction, use, and maintenance of three (3) one-story (plus mezzanine) buildings for light industrial use as follows: 1) Building 1 is a 49,892 square-foot building located on the southerly portion of the project site which includes 12,000 square feet of office space, 10,000 square feet of manufacturing space, and 27,892 square feet of warehouse space; 2) Building 2 is a 31,169 square-foot building located at the central portion of the project site which includes 9,500 square feet of office space, 7,000 square feet of manufacturing space, and 14,669 square feet of warehouse space; and 3) Building 3 is a 17,553 square-foot building located on the northerly portion of the project site which includes 2,000 square feet of office space, 2,000 square feet of manufacturing space, and 13,553 square feet of warehouse space. Each building contains loading bays/docks and will rise to a maximum height of 40 feet.

All three buildings share similar architectural features which are a modern-contemporary industrial concrete tilt-up design utilizing a variety of building materials (including stucco, Eldorado stone, blue reflective glazing, and anodized aluminum trims) and colors. The south-facing façade of Building 1, which exposes onto Roscoe Boulevard, extends for 373 feet and is modulated into eight segments with a combination of four (4) glass building entrances and four (4) building segments/exterior wall panels, each of which are separated by a vertical architectural element. As a result, the design of the building’s elevation provides a high quality and modern design that enhances the view of the subject property from public vantage points along Roscoe Boulevard, particularly on the corner. Buildings 2 and 3 are similarly designed to enhance the exposure of the subject property from public vantage points along Fallbrook Avenue. Furthermore, the project complies with Condition No. A.1 of Case No. CPC-2007-237-ZC-GPA-CU-SPR in that the design of the facilities are of a high quality, campus park-like, nuisance-free environment for light manufacturing, assembly, research and development, advanced technology development, and general office use.

The project site consists of one lot which totals approximately 304,479 square feet, or 6.99 acres, of lot area. The project site is currently improved with surface parking and associated parking lot landscaping. The proposed project would result in a floor area ratio (FAR) of approximately 0.32:1

and 28.8 percent building coverage across the site. The project would also provide 262 parking spaces on a surface parking lot surrounding the proposed buildings. The subject property has a Height District No. 1 designation, which places no limitation on building height and restricts development to a maximum floor area ratio (FAR) of 1.5:1.

The subject property sits approximately eight (8) feet above street level from Roscoe Boulevard and Fallbrook Avenue. However, beyond the initial slope up to the subject property, the parcel is relatively flat over a distance of approximately 660 feet resulting in a downward slope (north to south) of approximately 1.5 percent. The subject property has approximately 549 feet of frontage on the north side of Roscoe Boulevard and approximately 718 feet of frontage along the west side of Fallbrook Avenue. As part of the business park campus, the subject property has reciprocal community driveway access easements with adjacent parcels (8401 and 8403 Fallbrook). Thus, vehicular access to the subject property is available via community driveways from Roscoe Boulevard (located adjacent to the west property line of the subject property) and from Fallbrook Avenue (adjacent to the northern property boundary). Landscape planters are located along both the Roscoe Boulevard and Fallbrook Avenue street frontages.

Arrangement of Buildings (Height, Bulk, Setbacks)

As previously stated, the project site totals approximately 304,479 square feet, or 6.99 acres, of lot area and is currently improved with surface parking and associated parking lot landscaping. The proposed project results in a considerable decrease in both building mass (decreased from 180,000 square feet to 98,614 square feet) and height (decreased from 45 feet to 40 feet) from what was previously approved. The proposed project would result in a floor area ratio (FAR) of approximately 0.32:1 and 28.8 percent building coverage across the site. The project would also provide 262 parking spaces on a surface parking lot surrounding the proposed buildings. The subject property has a Height District No. 1 designation, which places no limitation on building height and restricts development to a maximum floor area ratio (FAR) of 1.5:1.

The proposed project maintains a minimum 103-foot setback from the easterly (Fallbrook Avenue) property line and 146-foot setback from the southerly (Roscoe Boulevard) property line. Located within the southerly setback is an approximately 65-foot-wide planter while a 27-foot-wide planter is located within the easterly setback. The proposed setbacks substantially exceed the minimum 40-foot setbacks required along the street frontages as established by Ordinance No. 180,844. Additionally, the project site sits atop a steep slope at approximately 8 feet above street level.

Parking, Loading Areas, Trash Collection

The project proposes 262 vehicle parking spaces which exceeds the total of 150 off-street parking spaces as required per LAMC Section 12.21-A,4. The vehicle parking spaces would be provided throughout the property, including along the periphery and adjacent to building entrances, distributed to accommodate Code required parking for each of the three proposed buildings. Presently, the project site is improved as a surface parking lot with 659 parking spaces which served as off-site parking for the former DeVry University school use on an adjacent lot (22801 Roscoe Boulevard). The school use has since been vacated and replaced with a Thermo Fisher medical research use which has a lower parking requirement and thus the previous off-site parking Covenant and Agreement was terminated on May 27, 2021 (Document No. 20210849998). The project will also provide at least the minimum required amount of bicycle parking which amounts to 10 short-term and 13 long-term bicycle parking spaces.

The project proposes loading bay access for each of the three buildings in a manner that is located interior to the site to minimize exposure to the public streets and surrounding residential uses. All truck deliveries will utilize the primary driveway access from Roscoe Boulevard for ingress and egress, as required by Condition No. B3 of Case No. CPC-2007-237-ZC-GPA-CU-SPR. Building 1 has up for four leasable spaces, each with a business office, open floor area available for warehousing or manufacturing, and one loading bay/dock, for a total of four loading bay docks located at the rear (north elevation) of the building. Building 2 has up to three leasable spaces, each with a business office and open floor area, and a total of four loading bay/docks located at the rear (south elevation) of the building with shared truck access with Building 1. Building 3 has one leasable space which includes a business office, open floor area, and two loading bays/docks which are located at the side (westerly elevation) of the building.

In conformance with LAMC Section 16.05, all buildings are required to include their own individual on-site trash collection area for both refuse and recyclable materials. The project provides trash storage areas for each building which are enclosed so as to minimize noise and visibility from the public right-of-way.

Landscaping

The project will provide approximately 108,576 square feet of landscaped area. As depicted in the landscape plan and planting schedule in the project plans, there will be 143 new trees (minimum 24-inch boxes) planted throughout the parking area and within the landscape buffers along Roscoe Boulevard and Fallbrook Avenue. Pursuant to Condition No. 6 of Case No. CPC-2007-237-ZC-GPA-CU-SPR, the proposed surface parking area shall provide one (1) canopy tree for every four (4) net new surface parking spaces. Trees shall be shade-producing trees that are a minimum of eight (8) feet in height at the time of planting with the expectation that trees will be at least 20-30 feet in height with a minimum tree canopy diameter of 50% of its height at maturity. A total of 32 existing trees will remain on site for a total of 175 trees for the entire project. The proposed tree species and quantities of new trees to be planted include Chinese Flame Tree (8), Crape Myrtle (24), Magnolia (4), Afghan Pine (8), Chinese Pistache (38), Coast Live Oak (9), Agrican Sumac (33), and Brisbane Box (19). The total landscaped area amounts to approximately 35.7% of the entire project site.

Lighting

The project has been conditioned to ensure that any outdoor lighting shall be designed and installed with shielding so that the light source does not illuminate adjacent properties, public right-of-way, or night skies. The project's proposed lighting scheme will be compatible with surrounding development. Exterior lighting will illuminate on-site facilities in order to provide sufficient lighting for circulation and security while minimizing impacts on adjacent properties.

Therefore, the project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The proposed project involves the development of office and light manufacturing/light industrial

uses. No residential uses are proposed. The proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G,2; however, the project has been conditioned so that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, include an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, an area of minimal flood hazard.

COVID-19 UPDATE
Interim Appeal Filing Procedures

Fall 2020

LOS ANGELES CITY PLANNING

Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/and or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment