

An architectural rendering of a street intersection under a blue sky with scattered white clouds. In the foreground, a dark asphalt road features white crosswalk stripes and a double yellow line. A red sedan is driving through the intersection, while a white car is visible further back. To the left, a silver car is partially visible. In the background, there are several tall wooden utility poles with cross-arms and wires. A modern building with large glass windows and a stone facade is visible behind a line of green trees. A sign on the building reads "CorporatePointe at West Hills". A semi-transparent white circle is overlaid on the right side of the image, containing the title and address information.

West Hills NC - Zoning & Planning Committee

22815-22825 Roscoe Boulevard
February 8, 2022

STALEY POINT CAPITAL
FIRM OVERVIEW

Presentation Overview

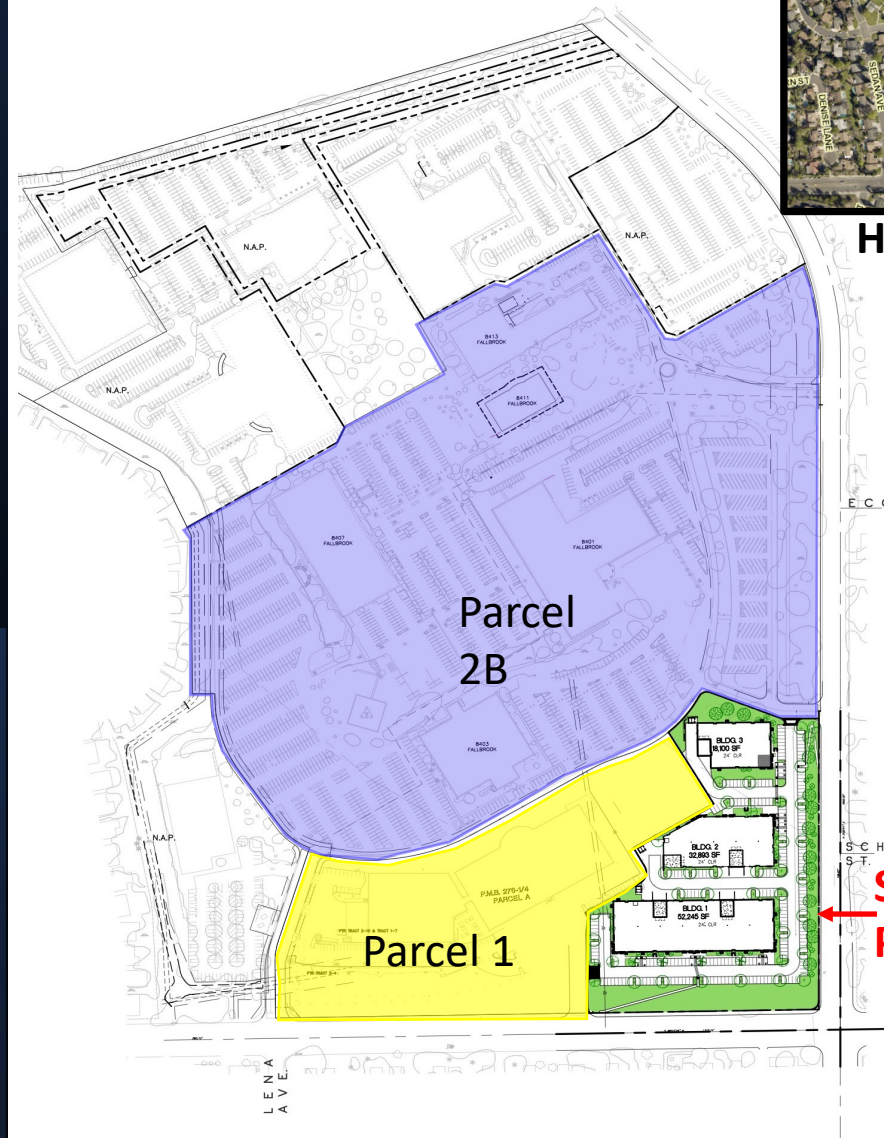
- Zoning Context
- Proposed Project and Site Plan
- Recap of November Z&P Committee Meeting
 - Summary of Comments from November Z&P Meeting
- Updated Landscape Plan
- Conclusion

Zoning Context

Surrounding Uses



Zoning Context



History of Entitlements

2009 – Zone Change

2020 – Amendment to [Q]
Conditions

2021 – Current Project

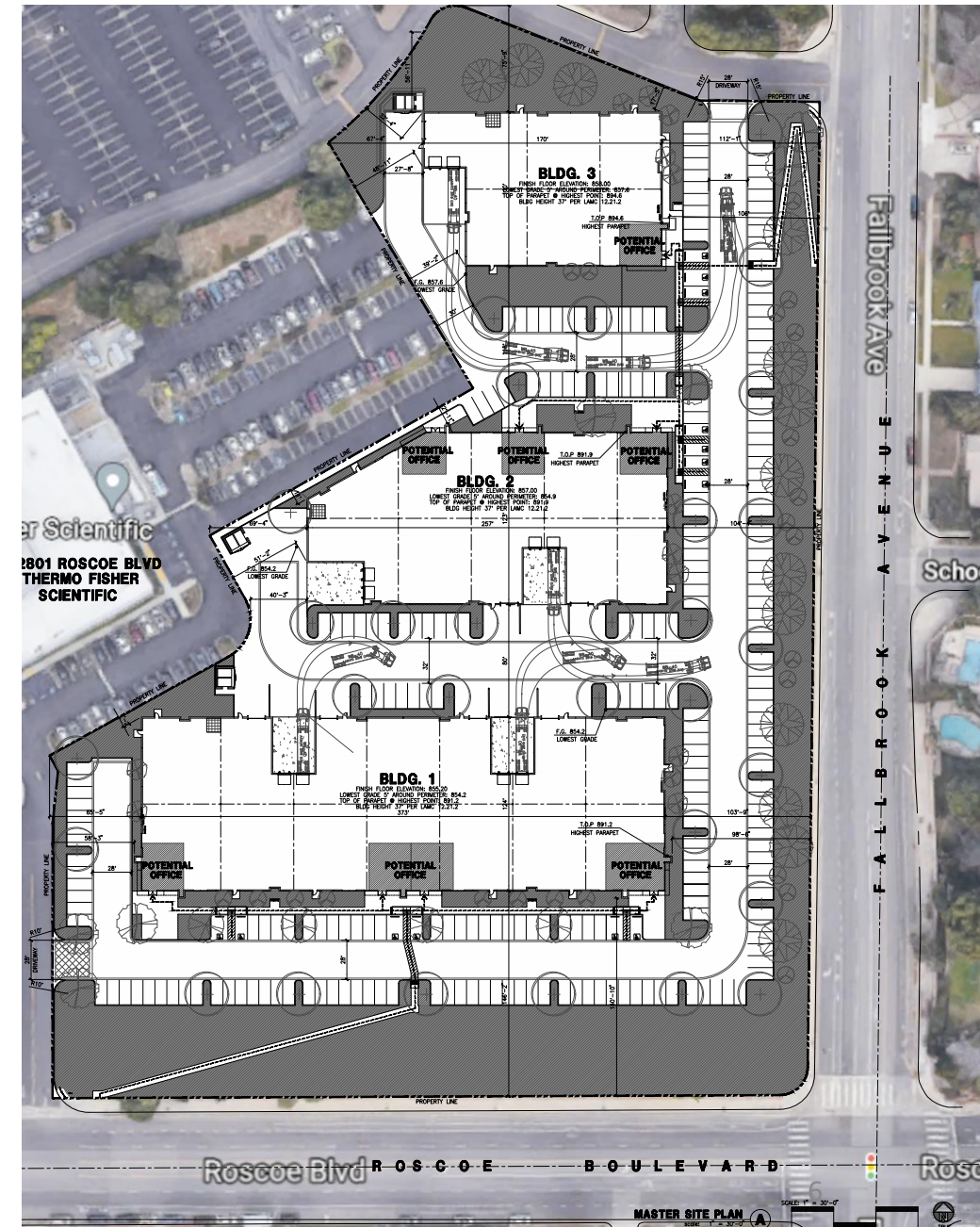
**Subject
Property**

ZONING & LAND USE

- ZONING: [T][Q]M1-1
- LAND USE: LIMITED INDUSTRIAL
- [Q] CONDITIONS:
 - 180,000 SF Floor Area
 - 45 Foot Height
 - Uses – Light Industrial

PROPOSED PROJECT:

- **3 Buildings totaling 98,614 SF**
(180,000 SF Permitted)
- **37-foot Building Height**
(45 Feet Permitted)
- **249 Parking Spaces**
(198 Required)



Recap of November Z&P Committee Meeting

Summary of Comments

- Landscape Buffer
- Height of Buildings
- Ingress/Egress
- Use/Hours/CEQA Analysis

Landscape and Trees



Chinese Flame



Chinese Pistache



Coast Live Oak



African Sumac



Crepe Myrtle





Conclusion

- DCP Application - Site Plan Review
 - Submitted to City Planning (Dec. 2021)
- Mitigated Negative Declaration
 - Draft Submitted to City Planning (Dec. 2021)

Thank you

