

# ATTACHMENT A

## REQUEST/BACKGROUND INFORMATION

### FALLBROOK POINT

22815-22825 West Roscoe Boulevard  
Los Angeles, CA 91304

### PROJECT OVERVIEW

The Applicant, SCIND Fallbrook Point, LLC, requests approval for the development, use and maintenance of a ±98,614 square-foot light industrial (light manufacturing/warehouse with ancillary office) complex consisting of three (3) one-story plus mezzanine buildings, each built to a maximum height of 37 feet with a total of 262 parking spaces on a surface parking lot surrounding the buildings (“Project”) to be located on a ±6.99 acres parcel located at 22815-22815 West Roscoe Boulevard on the northwest corner of Fallbrook Avenue and Roscoe Boulevard (“Subject Property”) in the “Corporate Pointe at West Hills” office/industrial campus, in the West Hills community of the City of Los Angeles (Council District CD-12, John Lee). The Subject Property is within the [T][Q]M1-1 Zone.

### REQUEST

To implement the proposed Project the Applicant requests **SITE PLAN REVIEW APPROVAL**, pursuant to Los Angeles Municipal Code (LAMC) Section 16.05, for any development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area.

### BACKGROUND

#### *Subject Property*

The Subject Property (**FIGURE 1**) is one of twelve parcels that comprise the “Corporate Pointe at West Hills,” a ±50-acre light industrial campus located at the northwest corner of the intersection of Roscoe Boulevard and Fallbrook Avenue. The Subject Property is in the [T][Q]M1-1 Zone. The proposed Project will carry out the final phase of development of the Corporate Pointe at West Hills office/industrial campus, which the City 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 City-approved site plan allows for the development of a larger approximately ±50-acre site in two phases, as follows:

**Phase 1: Thermo-Fisher at 22801-22951 W. Roscoe Boulevard** – The City approved 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 City originally approved a maximum 250,000-square foot building and parking structure on Parcel 2. In April 2020, the City approved Case No. DIR-2019-7507-ACI-CLQ which modified the “T” and “Q” Conditions 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 City also reduced 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, and eliminated the parking structure.

The Subject Property (APN No. 2005-002-018) sits approximately eight (8) feet above street grade from Roscoe Boulevard and Fallbrook Avenue. However, beyond the initial slope up to the Subject Property, it is a relatively flat, irregular-shaped lot, approximately ±6.99 acres improved with a surface parking lot and landscaping (See **Figure 1**). The site slopes down from north to south approximately eight (8) feet over a distance of approximately 660 feet resulting in a downward slope (north to south) of approximately 1.5 percent. As part of the business park campus, the Subject Property has reciprocal community driveway access easements with adjacent parcels (8401 and 8403 Fallbrook).<sup>1</sup> The Subject Property is in the [T][Q]M1-1 Zone, is located within the Los Angeles State Enterprise Zone and is in the “Low Non-residential” Affordable Housing Linkage Fee Market Area.

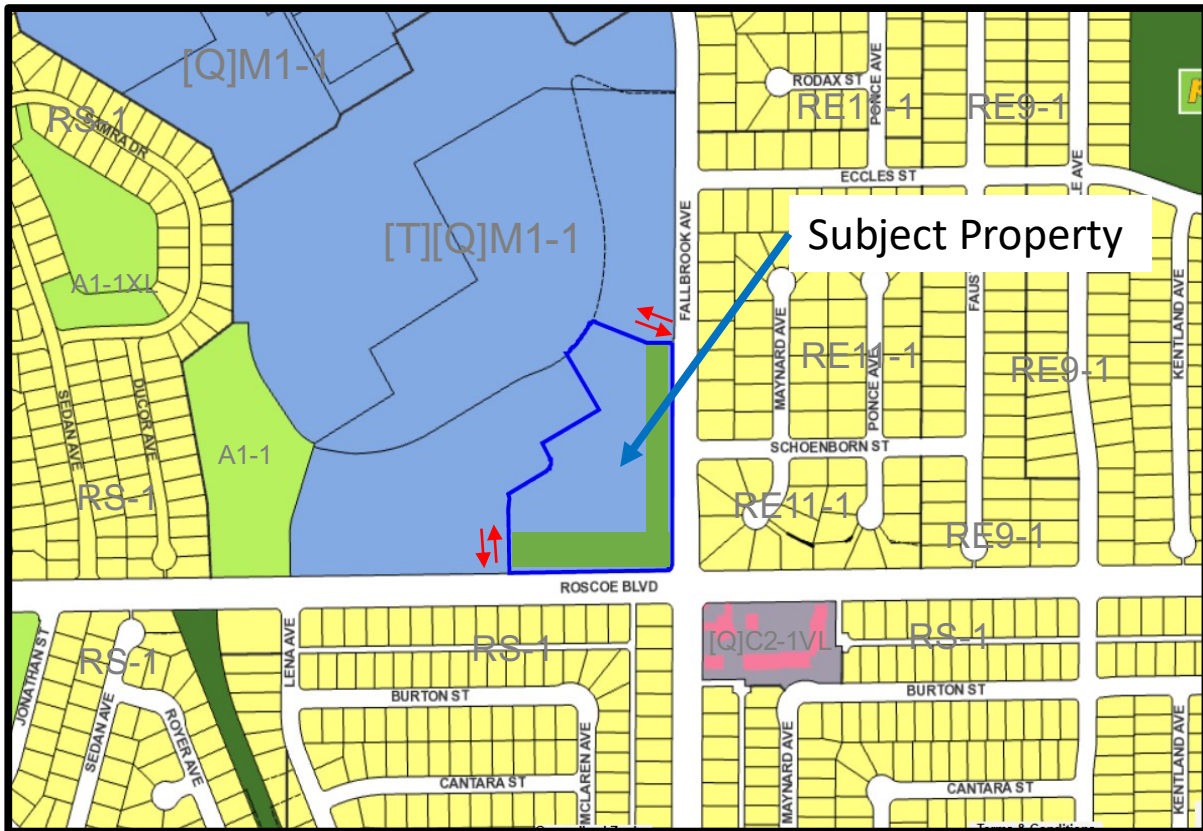
On September 13, 1999, DeVry University was issued a Certificate of Occupancy for the two-story building located at 22801 Roscoe Boulevard, adjacent to the Subject Property. The University was approved with a Covenant and Agreement for Off-site Parking spaces on the Subject Property. On December 16, 2016 a Change of Use, from college to medical research office) was issued (Building Permit No. 16016-0000-28343) for 22801 Roscoe Boulevard and the Code required parking for the medical research office use was substantially lower than that required for the college. As a result, the Covenant and Agreement for Off-site Parking was terminated on May 27, 2021 (Document No. 20210849998, attached).

On August 7, 2009 the City Council adopted Ordinance No. 180844 (Related Planning Case CPC-2007-237-ZC-GPA-CU-SPR) establishing Qualified Conditions applicable to the southeasterly portion of the Business Park area including the Subject Property (See **FIGURE 2**).

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<sup>1</sup> Affidavit No. 20180381725, Covenant and Agreement for Community Driveway over Two or More Parcels, a recorded Affidavit between the property owners and the City of Los Angeles.

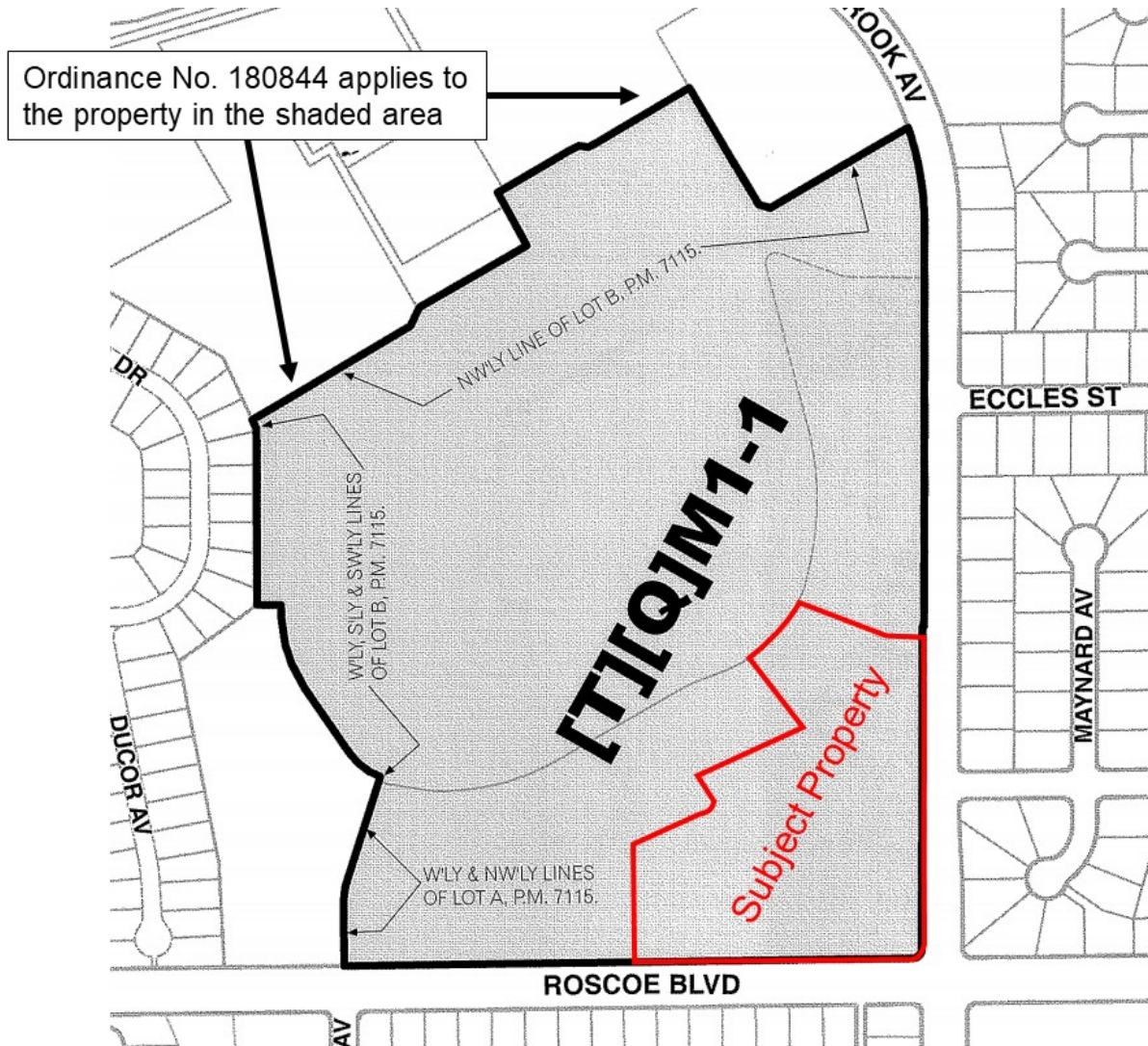
FIGURE 1 – SUBJECT PROPERTY WITH ZONING



On April 15, 2020, the Planning Director approved amendments to Council “T” instructions and clarification to “Q” conditions of Ordinance No. 180844. The full text of the Letter of Determination (Case File No. Case DIR-2019-7507-ACI-CLQ) is included in the Appendix to this report. While the full embodiment of the Ordinance as amended and clarified is applicable to the Subject Property, the following highlights are summarized here to confirm the proposed Project’s compliance:

1. Use Limitations. All industrial and manufacturing uses shall be consistent with accepted principals of "light industrial" uses in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the surrounding residential area by reason of the emission of light, noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste water or other waste products

**FIGURE 2 – ORDINANCE NO. 180844**



2. Allowable uses include: business offices, assembly and manufacturing (computer components, electric parts, electric appliance assembly, electric generator and motor manufacturing (small), electric products, electric instruments and devices, media related products (development and production), optical goods, radio and television, scientific instruments and equipment, stereo equipment) warehouse (not used as a primary distribution center) and other uses listed in Ord. No. 180844.
3. Floor Area. The Subject Property shall be limited to a maximum floor area of 180,000 square feet.
4. Height. New development shall be limited to a maximum height 45 feet.

5. Parking. Automobile parking shall be provided consistent with LAMC Section 12.21-(A) for all new development on the subject property.
6. Setbacks. No building or structure on the subject property shall be located within 40 feet of the western, eastern and southern property lines.
7. Signage. The project's signage shall comply with the requirements of LAMC Section 14.4.
8. Solid Waste. Trash and recycling bins shall be provided at appropriate locations throughout the subject site, including the parking lot area, in order to promote cleanliness and the recycling of paper, metal, glass, and other recyclable material
9. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

**TABLE 1** identifies the proposed Project's features that satisfy the above identified requirements:

**TABLE 1 – COMPLIANCE WITH ZONING**

Category	Permitted/Required	Provided
Land Use	Light industrial	Business office, manufacturing and warehouse
Floor Area	Maximum 180,000 SF	98,614 SF
Height	Maximum 45 feet	37 feet
Parking	Pursuant to LAMC 12.21A.4	As permitted pursuant to LAMC 12.21A.4(x)(3)(6)
South PL Setback	Minimum 40 feet	140'-9"
East PL Setback	Minimum 40 feet	103'-9"

The Subject Property has approximately ±549 feet of frontage on the north side of Roscoe Boulevard and ±718 feet of frontage on the west side of Fallbrook Avenue. Vehicular access to the Subject Property is available via community driveways from: 1) Roscoe Boulevard located adjacent to the west property line of the Subject Property (±538 feet west of Fallbrook Avenue); and, 2) Fallbrook Avenue adjacent to the north property line of the Subject Property (±703 feet north of Roscoe Boulevard).

Landscape planters are located along Roscoe Boulevard and Fallbrook Avenue street frontages.

### ***Surrounding Properties***

Properties adjacent to the north and west are part of the Corporate Pointe business park in the [T][Q]M1-1 Zone and are improved with surface parking and a three-story Quest Diagnostics building to the north and a two-story office building (Thermo Fischer), surface parking and landscape buffer to the west. Residential properties across Fallbrook Avenue to the east are in the RE11-1 Zone; and residential properties across Roscoe Boulevard to the south are in the RS-1 Zone. Located diagonally across the intersection of Roscoe Boulevard and Fallbrook Avenue is a one-story neighborhood commercial center in the [Q]C2-1VL Zone.

## PROJECT DESCRIPTION

The proposed Project implements the Phase II development of the Corporate Pointe at West Hills office/industrial campus, consistent with Ordinance No. 180,844 and the City-approved site plan as recently amended by Case No. DIR-2019-7507-ACI-CLQ. Pursuant to “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 uses. Additionally, the proposed Project results in a considerable decrease in both building floor area (from 180,000 SF reduced to 98,614 SF) and height (from 45 reduced to 37 feet) approved for the Subject Property in April 2020 pursuant to Case No. DIR-2019-7507-ACI-CLQ.

The Applicant seeks to establish, use and maintain three one-story plus mezzanine buildings for light industrial use (manufacturing,<sup>2</sup> warehouse,<sup>3</sup> with ancillary office, etc.) as follows:

1. **Building 1** is a one-story plus mezzanine (37-foot high) ±49,892 square foot building located on the southerly portion of the Subject Property ±146’-2” setback from the front property line (Roscoe Boulevard) and ±103’-9” setback from the side property line (Fallbrook Avenue). Building one has up to four leasable spaces each with a business office, open floor area available for warehousing or manufacturing and one loading bays/docks for a total of four loading bay docks for the building. Loading bays/docks are located at the rear (north elevation) of the building. The floor plan arrangement for the entire building includes: 12,000 square feet of office space (6,000 SF each on the first floor and mezzanine level); manufacturing space (10,000 SF) on the first floor clear to ±35 feet in height; and warehouse space (27,892 SF) on the first floor clear to ±35 feet in height.
2. **Building 2** is a one-story plus mezzanine (37-foot high) ±31,169 square foot building located on the center portion of the Subject Property ±80 feet north of Building 1 and ±104’-4” setback from the side property line (Fallbrook Avenue). Building two has up to three leasable spaces each with a business office, open floor area available for warehousing or manufacturing and a total of four (4) loading bays/docks (two lease spaces each have one loading bay/dock and the third lease space has two (2) loading bay/docks). Loading bays/docks are located at the rear (south elevation) of the building and shares the truck access to the building with Building 1. The floor plan arrangement includes a 5,500 SF and 4,000 square foot offices on the first floor and mezzanine, respectively; manufacturing space (7,000 SF) on the first floor clear to ±35 feet in height; and warehouse space (14,669 SF) on the first floor clear to ±35 feet in height.

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<sup>2</sup> Pursuant to Ordinance No. 180,844 manufacturing is limited to: Computer component, parts, accessory manufacturing, and assembly; Electric parts, assembly and manufacturing; Electric appliances assembly; Electric generator and motor manufacturing (small); Electric products assembly and manufacturing; Electric instruments and devices assembly and manufacturing; Facilities for development and production and manufacture of computer equipment and media-related products and services, including hardware; Optical good manufacturing; Radio and television assembly and manufacturing; Scientific instrument and equipment manufacturing; Software development; Stereo equipment assembly; Stereo equipment manufacturing.

<sup>3</sup> Pursuant to Ordinance No. 184,844 Warehouse use is limited to warehousing, not used as a primary distribution center;

3. **Building 3** is a one-story plus mezzanine (37-foot high) ±17,553 square foot building located on the northerly portion of the Subject Property setback a minimum 17'-5" feet from the rear property line and ±112'-1" setback from the side property line (Fallbrook Avenue). Building three has one (1) leasable space with a business office, open floor area available for warehousing or manufacturing and two loading bays/docks. Loading bays/docks are located at the side (westerly elevation) of the building. The floor plan arrangement includes two 1,000 square foot offices, on the first floor and mezzanine; manufacturing space (2,000 SF) on the first floor clear to ±35 feet in height; and warehouse space (13,553 SF) on the first floor clear to ±35 feet in height.

All three buildings share the same architectural features which are a modern-contemporary industrial concrete tilt-up design utilizing a combination of materials (stucco, eldorado stone, blue reflective glazing, and anodized aluminum trims) and colors consisting of light beiges and tans. The southerly building wall of Building 1 which is exposed to Roscoe Boulevard, extends for 373 feet and is modulated (broken up) into eight segments with a combination of four glass building entrances and four building segments/exterior wall panels, each of which are separated by either an eldorado stone vertical component or the blue reflective glass entryways into each building section. As a result, the design of this building elevation provides a high quality modern design that enhances the view of the Subject Property from public vantage points along Roscoe Boulevard and serves as a high quality corner component of the immediate neighborhood. Buildings 2 and 3 are similarly designed to enhance the exposure of the Subject Property from public vantage points along Fallbrook Avenue.

The Project design complies with Condition No. A.1 of Casefile 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, and advanced technology development and general office use.

### **Citywide Design Guidelines**

The proposed Project provides safe pedestrian accessibility to accommodate persons of all mobility levels. Pedestrian pathways extend up through the landscape buffers along the street frontages (Roscoe Boulevard and Fallbrook Avenue) and are clearly separated from planter areas with a raised curb and clearly striped for safety when crossing driveway aisles. Vehicular access to the site is provided by two existing driveways entrances/exits, one each to Roscoe Boulevard and Fallbrook Avenue. Loading areas for each building are clearly identified and separated from pedestrian access paths and vehicle parking to minimize interference with both. The Subject Property's frontages along Roscoe Boulevard and Fallbrook Avenue are improved with wide landscaped planters improved with existing and new trees and shrubs.

The proposed buildings are setback more than 103-feet from the street frontages and separated from nearby residential properties to the south and east with parking areas and landscape buffers. The design of the buildings include a variety of materials and colors and incorporate vertical modulations that create smaller wall segments with a combination of four glass building entrances and four building segments/exterior wall panels, each of which are separated by either an eldorado stone vertical component or the blue reflective glass entryways into each building section. The siting of the proposed buildings are grouped closer to the commercial buildings of the

Business Park and further away from residential properties to the south and east, thus minimizing disruption to nearby residents. The color palette for the buildings is primarily earth tones to compliment the nearby residential properties; and the buildings mass and designs are consistent with the modern style architecture consistent with the commercial buildings to the north and west.

In all, the proposed Project is consistent with best practices suggested in the Citywide Design Guidelines, including: Pedestrian-First Design, 360 Degree Design and Climate-Adapted Design.

### Code Required Vehicle Parking

As shown in **TABLE 1**, a total 150 off-street parking spaces are required per Code (LAMC Section 12.21A.4) and 262 vehicle parking spaces are provided throughout the property distributed to accommodate Code required parking for each of the three buildings as shown in the table below.

**TABLE 1 – OFF-STREET PARKING REQUIRED**

Use	1 Space per	Building 1		Building 2 Required		Building 3 Required		Totals	
	Square Feet	Square feet	Parking	Square Feet	Parking	Square Feet	Parking	Square feet	Parking
Office (10% of total)	500	10,000	20	3,117	6	1,755	4	14,872	30
Office (>10% of total)	500	2,000	4	6,383	13	245	0	8,628	17
Manufacturing	500	10,000	20	7,000	14	2,000	4	19,000	38
Warehouse, first 10,000 SF	500	10,000	20	10,000	20	10,000	20	30,000	60
Warehouse > 10,000 SF	5,000	17,892	4	4,669	1	3,553	1	26,114	5
<b>Total = 150 Code Required spaces</b>		<b>49,892</b>	<b>67.58</b>	<b>31,169</b>	<b>53.93</b>	<b>17,553</b>	<b>28.71</b>	<b>98,614</b>	<b>150.22</b>

### Code Required Bicycle Parking

As shown in **TABLE 2**, a total of 10 short-term and 13 long-term bicycle parking facilities are required per Code (LAMC Section 12.21A.16); and a total of 10 short-term and 13 long-term bicycle parking facilities are provided, pursuant to LAMC Section 12.21A.16(a)(1)(i).

**TABLE 2 – Bicycle Parking Required**

Use	Code Requirement		Building 1 Required			Building 2 Required			Building 3 Required			Total	
	Short-term Space per Square Foot	Long-term space per Square Foot	Square Feet	Short-term Spaces	Long-term Spaces	Square Feet	Short-term Spaces	Long-term Spaces	Square Feet	Short-term Spaces	Long-term Spaces	Short-term Spaces	Long-term Spaces
Office (10% of total)	10,000	10,000	10,000	1.00	1.00	3,117	0.31	0.31	1,755	0.18	0.18	1.49	1.49
office (>10% of total)	10,000	5,000	2,000	0.20	0.40	6,383	0.64	1.28	245	0.02	0.05	0.86	1.73
Manufacturing	10,000	10,000	10,000	1.00	1.00	7,000	0.70	0.70	2,000	0.20	0.20	1.90	1.90
Warehouse	10,000	10,000	27,892	2.79	2.79	14,669	1.47	1.47	13,553	1.36	1.36	5.61	5.61
<b>Total</b>			<b>49,892</b>	<b>4.99</b>	<b>5.19</b>	<b>31,169</b>	<b>3.12</b>	<b>3.76</b>	<b>17,553</b>	<b>1.76</b>	<b>1.78</b>	<b>10.00</b>	<b>13.00</b>

### Landscaping

The proposed surface parking area is improved with one (1) canopy tree for every four (4) net new surface parking spaces. Pursuant to Condition No. 6 of CPC 2007-237-ZC-GPA-CU-SPR (LOD issued on 6/3/2009, Related Project). Trees shall be shade producing trees at least 24-inch box size and a minimum of eight feet in height at the time of planting. At maturity, trees shall be of a type expected to be least 20-30 feet in height with a minimum tree canopy diameter of 50% of its height. Trees may be located in groups or clusters.

As illustrated in the landscape plan and planting schedule submitted with this request, a total of 176 trees will be planted or retained. There will be 144 new trees (minimum 24-inch boxes)

planted throughout the parking area and within the landscape buffers along Roscoe Boulevard and Fallbrook Avenue. A total of 32 existing trees will be retained as shown on the Landscape Plan. The tree species and quantities of new trees to be planted include: Coast Live Oak (9), Brisbane Box (19), Chinese Pistache (72), Afghan Pine (8), Magnolia (4), Crepe Myrtle (24) and Chinese Flame Tree (8).

### **Trash Enclosures**

Enclosures for **trash** and recycling collection are located along the westerly interior property line of the Subject Property, thus minimizing noise generated during trash collection process upon nearby residences.

### **Hours of Operation**

The operating hours, as established in Case File No. CPC-2007-237-ZC-GPA-CU-SPR Condition Numbers B2 and B3, as applied to the permitted uses of the Subject Property shall be 24-hours per day, seven (7) days per week, except for those “accessory” commercial/retail uses listed in said Case File; and truck deliveries, distribution and similar operations shall be subject to the following hours and days: Monday through Friday – 6 am to 7 pm; Saturday – 7 am to 5 pm; and Sunday – 10 am to 4 pm with primary access to and egress from shall be from the Roscoe Boulevard driveway.

### **Title 24**

The proposed Project meets or exceeds Title 24 and the Los Angeles Green Building Code by incorporating Project Design Features (PDFs) that target sustainable site development, implement energy efficient building designs, reduce indoor and outdoor water demand, incorporate green-oriented materials selection, and improve indoor environmental quality. These PDFs to be incorporated are consistent with and promote the City’s Green LA Plan and the Sustainable City pLAn. Such PDFs include, but are not limited to the following:

- The City’s Green Building Program;
- Solar-ready for future rooftop solar installation or other renewable energy power system to offset the expected house meter and office electrical consumption of the tenant;
- A minimum of ten percent (10%) of the new parking spaces as Preferential Parking for High Occupancy Vehicle (HOV) carpool, commuter, or vanpool spaces;
- Provisions for future electric charging stalls for electric passenger vehicles;
- Implementation of a Transportation Demand Management Plan (TDM) program to reduce and manage employee commute-related trips in private vehicles;
- The Project is located in close proximity to public transit located on the southeast corner of Fallbrook and Roscoe;
- Short- and long-term bicycle racks/lockers consistent with Cal Green requirements; and
- Inclusion of an on-site amenities such as an employee break area with a trellis in close proximity to the Project area.

The incorporation of these and other PDFs will help ensure that the Project is compatible with, and will not adversely affect, adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

## STREETS AND CIRCULATION

**Roscoe Boulevard** is designated “Boulevard II” in Mobility Plan 2035 with a designated 110-foot public right-of-way and an 80-foot roadway width. Current public right-of-way width is 102 feet <sup>1</sup> (52-foot half-width right-of-way on the north side of Roscoe Boulevard) and roadway width is 78 feet. Therefore, a possible dedication of up to three (3) feet of public right-of-way may be required along the Roscoe Boulevard frontage, which is anticipated in the design of the proposed Project.

**Fallbrook Avenue** is designated “Avenue II” in Mobility Plan 2035 with a designated 86-foot public right-of-way and a 56-foot roadway width. It appears the current public right-of-way width varies from 89 to 77 feet and roadway width varies from 70 to 66 feet.

## GENERAL PLAN

The Subject Property is designated for Limited Industrial land use with corresponding zones CM, MR1 and M1 by the Chatsworth-Porter Ranch Community Plan (Land Use Map as of August 20, 2014).

## RELATED CASES

**CPC-2019-1742-CPU:** On April 15, 2020, the City approved an amendment to the Council “T” Instructions and Clarification of the Qualified “Q” Condition Nos. A.3, A.4, A.5, A.6, A.7, A.8, A.9, A.24, A.25 to clarify the placement of the Phase II building, taking into account the 2018 lot line adjustment (Case No. AA-2017-1168-PMEX) that separated Parcel 2 into subject Property (Parcel 2A) and Parcel 2B, decrease the permitted building floor area and height for the subject Property (Parcel 2A) from 250,000 square feet and 85-feet to 180,000 square feet and 45-feet, and eliminate the previously planned parking structure which would have replaced 350 surface parking spaces on Parcel 2B. Those surface parking spaces will now remain in place and, as a result, Phase II construction only consists of new development occurring on Parcel 2A

**DIR-2019-7507-ACI-CLQ:** On April 15, 2020 the Director of Planning approved an Amendment to Council 'T' Instructions, modified the Tentative "T" Condition of CPC-2007-237-ZC-GPA-CU-SPR, and Approved a Clarification of Qualified "Q" Condition Nos. A.3, A.4, A.5, A.6, A.7, A.8, A.9, A.24, A.25, and A.26 of Ordinance No. 180,844

**AA-2017-1168-PMEX:** On August 21, 2018, a Certificate of Compliance was recorded for a lot line adjustment which split Parcel 2 into the subject Property into two parcels (Parcel 2A & 2B). The subject Property (Parcel 2A) consists of ±6.99 acres located at the northwest corner of Roscoe Boulevard and surface parking lots. Parcel 2B consists of approximately 35 acres and is occupied by commercial buildings and surface parking lots.

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<sup>1</sup> In 2018 the City Council accepted a dedication of two (2) feet (Document No. 20180413304) along the Roscoe Boulevard frontage for the Subject Property.

**DIR-2017- 2024-ACI-CLQ:** On May 23, 2017, the City approved a clarification for a discrepancy in building height to permit a maximum 38-foot addition to the existing former school building was requested. As a result, construction of an approximately 46,900 square-foot, 38-foot high building on Parcel 1 (Phase I) was recently completed. The building was originally approved as a 110,000 square-foot office building with a maximum building height of 45 feet but was reduced in size to accommodate requirements of the current owner and operator (Thermo-Fisher Labs).

**DIR-2016-317-ACI-CLQ:** On February 4, 2016, the City approved amendments to the Council “T” instructions, and Clarification of the “Q” Conditions in order to develop the project in two construction phases. Phase I consists of the portion of the property identified as Parcel 1, which was approved for a maximum 110,000 square-foot building (Building 22951) and the change of use of the existing 106,000 square-foot school building (Building 22801) to an office and research and development facility. Phase II would occupy Parcel 2 and would consist of a maximum approved 250,000 square-foot building and a 969-space parking garage.

**ORD No. 180844/CPC-2007-237-GPA-ZC-CU:** On August 7, 2009, the Los Angeles City Council affirmed the City Planning Commission action and approved the related General Plan Amendment and Zone Change (CF 09-1510). More specifically, the City Council approved a General Plan Amendment from Minimum Density Residential land use to Limited Manufacturing land use, a Zone Change from the A1-1 Zone to the [T][Q]M1-1 Zone (Ordinance No. 180,844), a Conditional Use Permit to permit a Commercial Corner Development which does not comply with the requirements enumerated in LAMC Section Nos. 12.22.A.23(a)(3) and 12.22.A.23(b)(3), and a Site Plan Review for a project that will result in an increase of 50,000 square feet or more of non-residential floor area located on a 44-acre portion of the office and industrial campus known as Corporate Pointe at West Hills. The City Planning Commission determination was not appealed and became effective on June 11, 2009, and Ordinance 180,844 became effective on September 28, 2009.

The 2009 approval and adopted Mitigated Negative Declaration ENV-2006-10437-MND permitted the addition of a new 250,000 square foot office building, a new 110,000 square foot office building, and a new parking structure with 969 parking spaces on the larger Corporate Pointe property. Under the originally-approved site plan, the 250,000 square foot office building and the parking structure were proposed to be developed on a portion of the Corporate Pointe property identified as Parcel 2, and the 110,000 sq. ft. office building would be developed on a portion of the Corporate Pointe property identified as Parcel 1.

**ZA 98-0549(ZV):** On September 16, 1998, the Zoning Administrator approved a zone variance that modifies a "Q" Condition of Ordinance 171,685 to permit the construction, use and maintenance of a four-story office building in lieu of a three-story office building. In that application, the applicant also requested that the additional square footage needed for the fourth story be transferred from a future building (Building E), not yet constructed.

**ZA-1997-208-ZV:** On June 13, 1997, the Zoning Administrator approved a zone variance to permit a change of use and re-utilization of existing facilities and structures from a scientific research and development center granted under City Plan Case No. 9268 to Limited Manufacturing

uses and office uses, as not permitted under Los Angeles Municipal Code Sections 12.05-A and C on an approximate 30- acre portion of an approximate 86-acre site in the A1-I Zone.

**CPC 97-0094 ZC/GPC:** On June 3, 1997 the City Planning Commission approved and recommended to the City Council a Changed of Zone on the site from A1-1 to m [Q] MI-I for the subject property, for the renovation and reuse of a former research and development facility totaling 594,487 square feet of office and light manufacturing space including 154,275 square feet of new development on the 30 acre site.

**Case No. ZA 96-0894(CUZ)** - On January 8, 1997 the Zoning Administrator approved a conditional use at 22801 Roscoe Boulevard to permit the establishment and maintenance of a private technical/business school in the A1 -1 Zone.

**ZA 94-0595(ZV)** - On September 15, 1994, the Zoning Administrator approved a zone variance at 8433 Fallbrook Avenue to permit a change of use and reutilization of existing facilities and structures from a scientific research and development center granted under City Plan Case No. 9268 to an administrative office/computer operations center, and to allow the maintenance of a 2-foot side yard setback adjacent to the northwesterly boundary of the project site on a 46-acre portion of a 90-acre site in the A1 -1 Zone.

**ORD No. 129279:** On January 12, 1965 the City Council approved Ordinance No. 129279 defining “Hillside Area” and adopting the Hillside Areas Map, thereby designating specific properties within the Hillside Area.

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