



CITY OF
LOS ANGELES
CALIFORNIA



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

WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

Tuesday, May 11, 2021 @ 6:30 p.m.

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, 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.

- | | | |
|----|--|---|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. 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 February 9, 2021
March meeting cancelled
Approve the minutes from April 13, 2021 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |
| | <u>New Business:</u> | |
| 6. | Discussion and possible action regarding a proposed ALDI grocery store at 22741 Victory Blvd at Fallbrook, West Hills (site of the vacant Halloween/costume store) requesting a CUP for the sale of off- site consumption of beer and wine. ZA-2021-1069-CUB | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. Doug Cooper, Sr. Site Development Coordinator
Greenberg Farrow |
| 7. | Discussion and possible action regarding the proposed medians on Fallbrook (north of Roscoe) at Schoenborn Street and Eccles Street. The proposed plan is regarding the fulfillment of T condition (g) from CPC-2007-237. | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mr. John Bowman, Esq. Elkins Kalt
Mr. Dave Curtis, PSOMAS
Ms. Alisha Flores, PSOMAS |
| 8. | Adjournment - Next meeting Tuesday June 8, 2021 | |

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.

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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.



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

Tuesday, February 9, 2021 at 6:30 P.M.

1. Call to Order at 6:33 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, and Myrl Schreiber.
Committee Member Absent: Joan Trent, Alec Uzmeck
Board Members also present: Brian Begun, Tom Booth, Tariq El-Atrache, Marie Javdani, Daniel Osztreicher, Olivia Naturman, Brad Vanderhoof
Members of the Public Present: Brad Rosenheim and Heather Waldstein from Rosenheim & Associates, Athena Novak with West Hills Crest Residential Project, Jim Rivard with SRM Development, Robert Lancet with Westhills HOA, and 20 members of the public.
3. Comments from the Co-Chair(s): None. Daniel Osztreicher advised that he had spoken to the developers of the 23133 Sherman Place, West Hills property. Daniel was advised that they are moving forward with the project to build residential units and it is definitely not going to the hospital. Daniel stated that this property should be added to the list of potential properties to be submitted to CD 12 for consideration for development to assist the homeless.
4. Minutes of January 25, 2021 were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and possible action a request for a zone change from (QC1-1VL) and (Q)C-4-1VL to CA-41VL for the property at 6400-6534 Platt Ave., West Hills (Platt Village Shopping Center)
Char advised that this item is tabled until next month.
7. Discussion and possible action regarding the West Hills Crest Residential Project, Project #98123, Tentative Track Map No 52652
Athena Novak, land consultant for developer, advised that this was a project involving 25 houses just past El Escorpion Park. Bill stated we should hear from the homeowners before Ms. Novak speaks. Robert Lancet, representing the homeowners, provided an overview of the project to date, the processes/meeting that have transpired and the fact they are doing a new EIR. He advised that when the original project was presented the Los Angeles County Fire Department (LACFD) objected to the project because a secondary access road could not be developed. Athena Novak explained that this project is different from the original. It is for 25 single family custom homes on the 56-acre parcel. They are reserving 31 acres as space. She stated that the fire department determined that 25 homes could safely be built on the site. Also, all the homes will be built to the latest fire codes and will include the latest state of the art fire prevention. She stated that these homes will act as a buffer between the current homes and any wild fire. Char stated that she spoke to the Regional Planning Department and they do

not expect that a new draft will not be out on this project until August. Char stated that Shiela Kuehl is concerned about this project in light of the last wild fires. Several committee members asked questions, such as, when the fire department determined that it was safe to build 25 homes, was that without an access road being cut through El Escorpion Park, would the project be gated and what was the proposed price range of these homes. The report by the fire department is from 2008 and a new one is being requested. The homes would be gated and the projected price range is the high \$1 M to low \$2M. Brian expressed his concern as fire is not only the danger but embers can travel an extended distance. Chris Rowe stated that more research needs to be done as she says this is potentially sacred Indian ground. Reeyan Raynes stated that the reduction in the number of houses is more feasible but the grading of the property needs to be looked into as it sits above both Knapp Ranch and El Escorpion Parks. Robert Lancet, when asked, said they would drop their opposition should there be a second access road. Bill stated that we need to explore this further and it is not ready for any action by the committee. Athena Novak advised that she is available if any additional information is needed and she offered to provide the EIR to anyone who wishes when it is released. Her contact information is Athena Novak at AHN & Associates, 818-906-7449, athenaNVK@aol.com. This item is tabled.

New Business:

8. Discussion and possible action regarding a proposal for a senior living facility located at 6601 Valley Circle Blvd and Kittridge, West Hills
Heather Waldstein stated that this project was both within the boundaries of Los Angeles County and Los Angeles City. Jim Rivard, SRM Development, stated that they were present to talk about the Los Angeles City portion of the property, the site of the current school, and the senior living facility was to be on the Los Angeles County portion of the property. The plan was to leave the school on the site but just make some modifications. Bob asked if we could still discuss this as the item was identified as discussion for a senior facility on the agenda. Jim Rivard went over the proposed modifications for the school site and stated that they are now looking at other options for the portion of the project located in Los Angeles County. He stated that they held several meetings with the residents and it was very evident that they were against a senior living facility. They are looking at a more by right design concept. Robert Lancet confirmed that the neighbors were not in favor of the senior living facility because of the proposed design. Char advised that because of the time constraint we will not be able to complete discussion on this item and it is tabled to the March 9th meeting.
9. Discussion and possible action regarding AB 3308 and Council File 20-0002-S109
This item is tabled.
10. Adjournment – 7:40 PM. Next meeting will be March 9, 2021.



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

TUESDAY, APRIL 13, 2021 @ 6:30 pm

1. Call to Order at 6:34 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Searce, Myrl Schreiber, and Joan Trent.
Committee Members Absent: Carolyn Greenwood, Alec Uzameck.
Board Members also present: Tariq El-Atrache, Olivia Naturman, Daniel Osztreicher, and Brad Vanderhoof.
Speakers for Agendized Business: Bonnie Kim and Ariel Jones, City Planning, Community Liasons; Sheryl Brady and Mick Meldrum, Platt Village Shopping Center
Members of the Public Present: Roy Bernard, Jaime Ishcomer, Glenn Jennings, Heidi Manning, Karen Osterheldt, Chris Rowe, and Fern White.
3. Comments from the Co-Chair(s):
Bill Rose announced that there are special guests who will be speaking at tonight's meeting, Bonnie Kim and Ariel Jones, from LA City Planning, regarding changes in the LA Municipal Code.
4. Minutes from February 9, 2021, were not approved but rather tabled to permit review of the committee's recording of the February, 2021, minutes.
5. Public Comment on Non-Agenda Items: moved to the end of the Agenda.

Old Business: To be heard after **New Business.**

New Business:

6. Discussion and possible action regarding Council File 12-0460-S4, Case # CPC-2016-3182-CA, a proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes & procedures (696 page letter of determination):

Bonnie Kim from City Planning began the program by explaining that on March 25, 2021, the draft of this ordinance, which she described as a reorganization of the original processes and procedures of the Zoning Code, has already been considered and approved by City Planning and has been sent to the City Clerk and then it will be sent to the City Council for review and approval. Ms. Kim thereafter presented a very detailed and informative slide show of the extensive proposals of policy changes to the Zoning Code. Ms. Kim gave her email address (bonnie.kim@lacity.org) so that she can be contacted for questions, etc. Char asked if Ms. Kim could forward the slide program so that the committee could put it on the WHNC web site so anyone can review it. Ms. Kim will do so.

Ariel Jones from City Planning advised that the Zoning Code does not apply to changes to the neighborhood councils. Ms. Jones also advised that the entire slide program was on the City Planning website, where there are more information and resources, including but not limited to case reports, mapping and publications at Planning4LA. Dan Brin advised that the City Planning's map of parts of the northern and western boundaries of West Hills has been and remains incorrect on the map and needs to be fixed. Ms. Jones said she would check it out and advise Mr. Brin.

Old Business:

7. Discussion and possible action on a request for a zone change from (QC1-1VL to C4-1VL for the property at 6400-6534 Platt Avenue, West Hills (Platt Village Shopping Center):

Sheryl Brady, Senior Entitlement Manager for Permit Place, i.e., Platt Village Shopping Center, and Mick Meldrum advised that there presently is a 19% vacancy at Platt Village mainly because the present zoning in C-1 would require a zone variance for potential tenants whose proposed uses do not fit into C-1. Requesting a zone variance is a long (time-consuming) and costly (approximately \$20,000) process for potential new tenants and new tenants do not want to undertake that process. And so the vacancies remain. Platt Village is requesting a zoning change from C-1 to C-4, which has a much wider range of business uses which may locate there, including but not limited to strip-tease shows and bowling alleys and pool halls.

Bill was concerned that the Center wanted all of the property to be re-zoned, rather than request a variance for a specific unit of the property. Char was concerned about protecting neighbors close to Platt Village from some of the businesses which are in the C-4 category, and most importantly, Platt Village did not have a specific unit or proposed tenant for which it was seeking a zone change, but rather a change for the entire center. Much concern was expressed by a majority of the committee and attendees that C-4 would create longer and later business hours, more noise and traffic, a complete change of the character of the present, neighborhood center from family-friendly to a population not concerned with families or being friendly.

Bill made a motion to re-address this topic at next month's meeting. Char seconded the motion. The motion passed, 12 yes, no abstentions, zero no's and 2 absent.

Public comment:

Chris Rowe "made a motion" that the Westhills Crest project be opposed for four reasons: (1) high fire danger and the area is already overbuilt by at least 100 homes; (2) the area where the new project is proposed to be built is sacred ground, and provides resources for archeological studies; and (3) there exist capped oil wells which could provide sources of deadly methane gas; and (4) the proposed project would require removing the top of the existing mountain.

Char advised that the proper procedure will be to put the Westhills project on next month's agenda for discussion and possible action. Char also advised that the nursing home project proposed at Kittridge and Valley Circle is also on hold.

Myrl advised his friend with the fire department warns that this summer may bring great fire danger for West Hills.

Adjournment – 8:09 PM. Next meeting will be May 11, 2021.



30 Executive Park, Suite 100
Irvine, CA 92614
t: 949 296 0450 f: 949 296 0479

PROJECT INFORMATION

SITE AREA
TOTAL NET SITE AREA: ± 3.27 AC

BUILDING AREA
TOTAL: ± 22,150 SF

- SALES/RESTRIEVE/MT ± 12,844 SF
- HALL ± 94 SF
- RESTROOM 2 ± 166 SF
- HALL ± 242 SF
- OFFICE ± 186 SF
- BREAK ROOM ± 341 SF
- STAGING AREA ± 4,788 SF
- BACKROOM ± 1,373 SF
- COOLER ± 648 SF
- FREER ± 891 SF
- CHICK-FIL-A INTERIOR WALLS ± 3,013 SF
- FUTURE TENANT ± 14,024 SF
- TOTAL: ± 39,187 SF

ALDI NET SITE COVERAGE: ± 15,584 (1,674 SF) (51%)
TOTAL NET SITE COVERAGE: ± 27,31% (1,894 SF) (AC)

PARKING SUMMARY

USER	RATIO	SPACES	SPACES
	REQUIRED	REQD	PROVD
ALDI	118'	65	161
LA-Z-BOY	38'	38	5
CHICK-FIL-A	158'	158	5
TOTAL		158	166

ALDI TOTAL RATIO PROVIDED: ± 4.29 SP/1000 SF
TOTAL RATIO PROVIDED: ± 2.24 SP/1000 SF

COMPACT STALLS ALLOWED: 40.0% (66 STALLS)
COMPACT STALLS PROVIDED: ± 24.10% (40 STALLS)

*BASED ON CHICK-FIL-A CERTIFICATE OF OCCUPANCY NO. 147763 DATED 03/12/2019
**BASED ON CHICK-FIL-A CERTIFICATE OF OCCUPANCY NO. 147763 DATED 03/12/2019

ZONING INFORMATION

JURISDICTION: CITY OF LOS ANGELES CA
EXISTING ZONING: CS-1VL (COMMERCIAL)
PROPOSED ZONING: CS-1VL (COMMERCIAL)

BUILDING SETBACKS

FRONT: 0'
INTERIOR SIDE: 0'
REAR: 0'

PROJECT NOTES

- THIS SITE PLAN IS BASED ON A CAD FILE OF THE ALTA SURVEY FOR THE PROJECT, PREPARED BY THE ALTA SURVEYING COMPANY, INC., 10000 FALLBROOK SHOPPING CENTER SITE PLAN PREPARED BY THE ALBERT GROUP ARCHITECTS, DATED 09/28/2017, THE ASSESSOR'S PARCEL MAP, AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
11/21/2017	PREP SP-9	CD
11/21/2017	REV SP-9	CD
11/21/2017	REV SP-9	CD
11/28/2017	PREP SP-6,1	CD
10/19/2018	PREP SP-7	MM
01/25/2020	PREP SP-4, VL CPT-4	MM
08/17/2020	PREP SP-9 PER ALTA	CD
07/27/2020		CD

CLIENT REPRESENTATIVE: ALDI
CLIENT: MICHAEL KIM
SITE PLANNER: DOUG COUPER
SITE DEV. COORDINATOR: DOUG COUPER

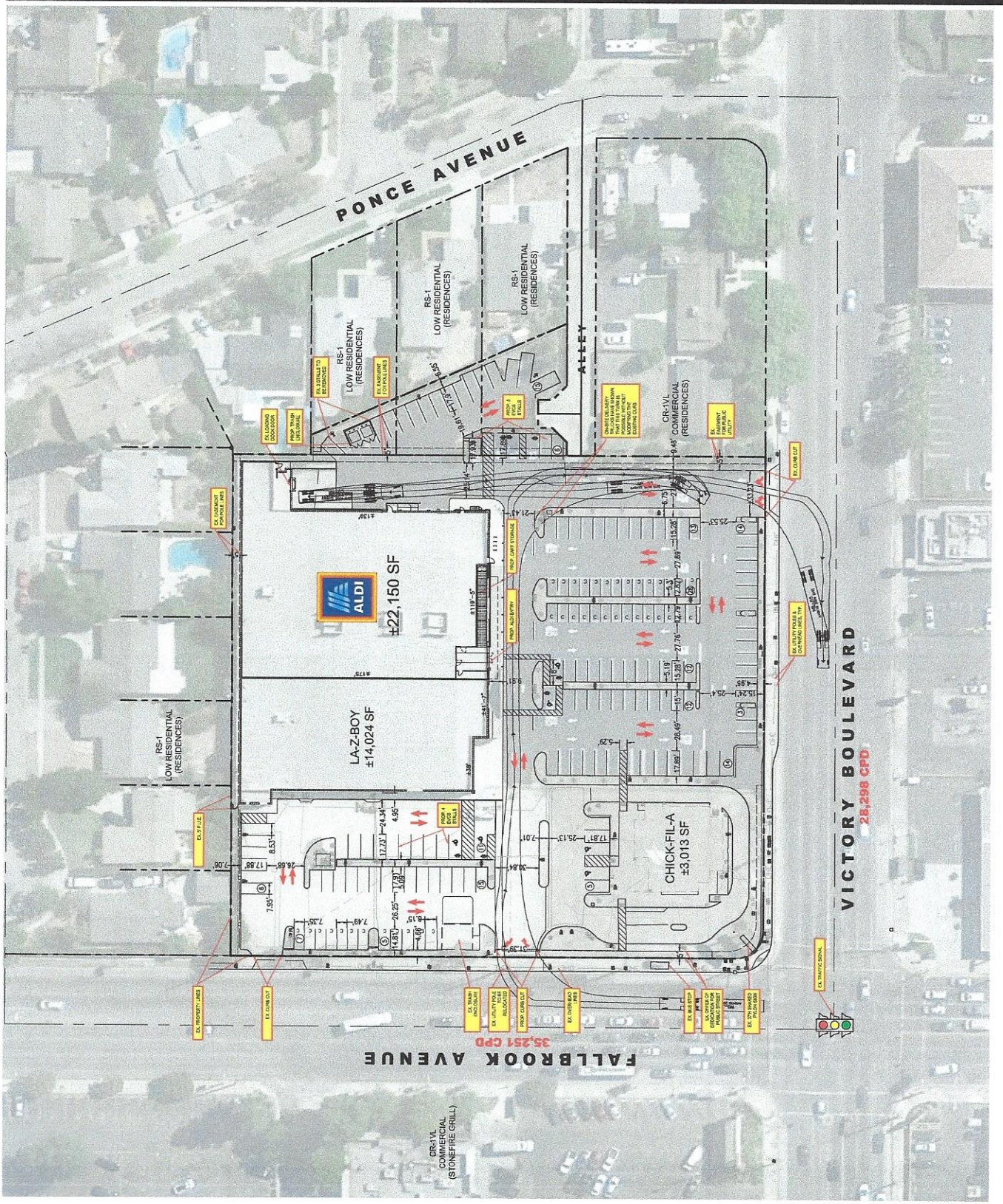
WEST HILLS, CA
LOS ANGELES, CA
22741 VICTORY BOULEVARD

GFA PROJECT NUMBER: 20200447.0
SCALE: 1" = 30'



SP 10

ITEM # 6



FALLBROOK AVENUE 35,251 CPD
PONCE AVENUE
VICTORY BOULEVARD 28,298 CPD
ALLEY

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.
- A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
- A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

- 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.
- ii. That the project's 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.
- 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.

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? +/-36,174 sf bldg
- b. What is the total square footage of the space the establishment will occupy? +/-22,150
- c. What is the total occupancy load of the space as determined by the Fire Department? 269
- d. What is the total number of seats that will be provided indoors? 0 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

h. Parking

- i. How many parking spaces are available on the site? 166
- ii. Are they shared or designated for the subject use? Yes
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? No Will the service be for a charge? N/A
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
 - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm
Proposed Hours of Alcohol Sale	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? All ALDI employees will be trained on alcohol sales and handling.

- d. Will there be any accessory retail uses on the site? Yes What will be sold? Furniture & Fast Food

e. **Security**

- i. How many employees will you have on the site at any given time? 3-6 employees per shift

- ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

- iii. Has LAPD issued any citations or violations? N/A If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer & Wine

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Not applicable to ALDI. There is a Chick-fil-A at the site.

2. Will alcohol be sold without a food order? N/A

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? N/A

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? N/A

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? N/A

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No.
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No. Occasionally expensive imported beer is sold as a single bottle

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Off-site sales
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

employees modified work hours for those using public transportation. The applicant should provide on-site shuttle service during project construction to provide visitors to the property a convenient means of access to all parts of the campus from the various parking areas. The applicant should work with the City Planning Department Urban Design Studio, DOT and BOE during the Project implementation phase to address design issues such as providing new bicycle racks in appropriate locations near the new parking structure and the 8405 and 22951 buildings, improving the visibility of the existing bicycle lane running along Roscoe Boulevard.

- g. Neighborhood Traffic Impact Mitigation.** The applicant volunteers to install a raised landscaped median along Fallbrook Avenue north of Roscoe Boulevard to restrict vehicles from making southbound left-turns onto either Schoenborn Street or Eccles Street. Installation of the Fallbrook median will mitigate any potential neighborhood traffic impacts associated with neighborhood cut-through traffic from the project site, thus eliminating the need for a neighborhood traffic protection plan.
- h. Highway Dedications and Improvements.** Fallbrook Avenue is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Secondary Highway is a 35-foot half-roadway on a 45-foot half right-of-way. Fallbrook Avenue currently consists of a 50-foot half right-of-way; therefore, no dedication or widening is required. Roscoe Boulevard is a designated Major Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway is a 40-foot half-roadway on a 52-foot half right-of-way. Roscoe Boulevard currently consists of a 40-foot half-roadway on a 50-foot half right-of-way; therefore, a 2-foot dedication is required along the entire project frontage on Roscoe Boulevard to bring the sidewalk up to the Major Highway Class II standard required by the General Plan. As an alternative to dedication, the owner may instead grant the City a 2-foot wide strip of land as a public easement for landscaping, utilities and pedestrian use.
- i. Site Access and Internal Circulation.** This determination does not include final approval of the project's driveways, internal circulation, and parking scheme. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

As part of the review of this plan by DOT, the applicant should continue working with the Urban Design Studio during the Project implementation phase to include the development of certain on-site amenities such as a walking/exercise pathway in proximity to the Project area. As an example, the applicant should consider restoring the exercise course, equipment, directional signage and exercise stations located near the southeasterly corner of the Property near the northwesterly corner of Roscoe and Fallbrook and expand the course with additional stations along Fallbrook Avenue. Additionally, the proposed walkways and roadways should be designed to double as walking and jogging paths available for use at any time. The new parking structure should include pedestrian linkages vertically (elevated walkways over grade differentials) and horizontally (on-grade walkways) and ample signage directing pedestrians and

ITEM # 7



Los Angeles City Planning Commission

200 North Spring Street, Room 272, City Hall, Los Angeles, CA 90012
www.cityofla.org/PLN/index.htm

CORRECTED DETERMINATION (2ND CORRECTION)

Mailing Date: JUN 03 2009

City Council
200 N. Spring Street
Room 395

CASE NO. CPC 2007-237-ZC-GPA-CU-SPR

Location: 8401 N. Fallbrook Avenue

Council District: No. 12

Plan Area: **Chatsworth-Porter Ranch**

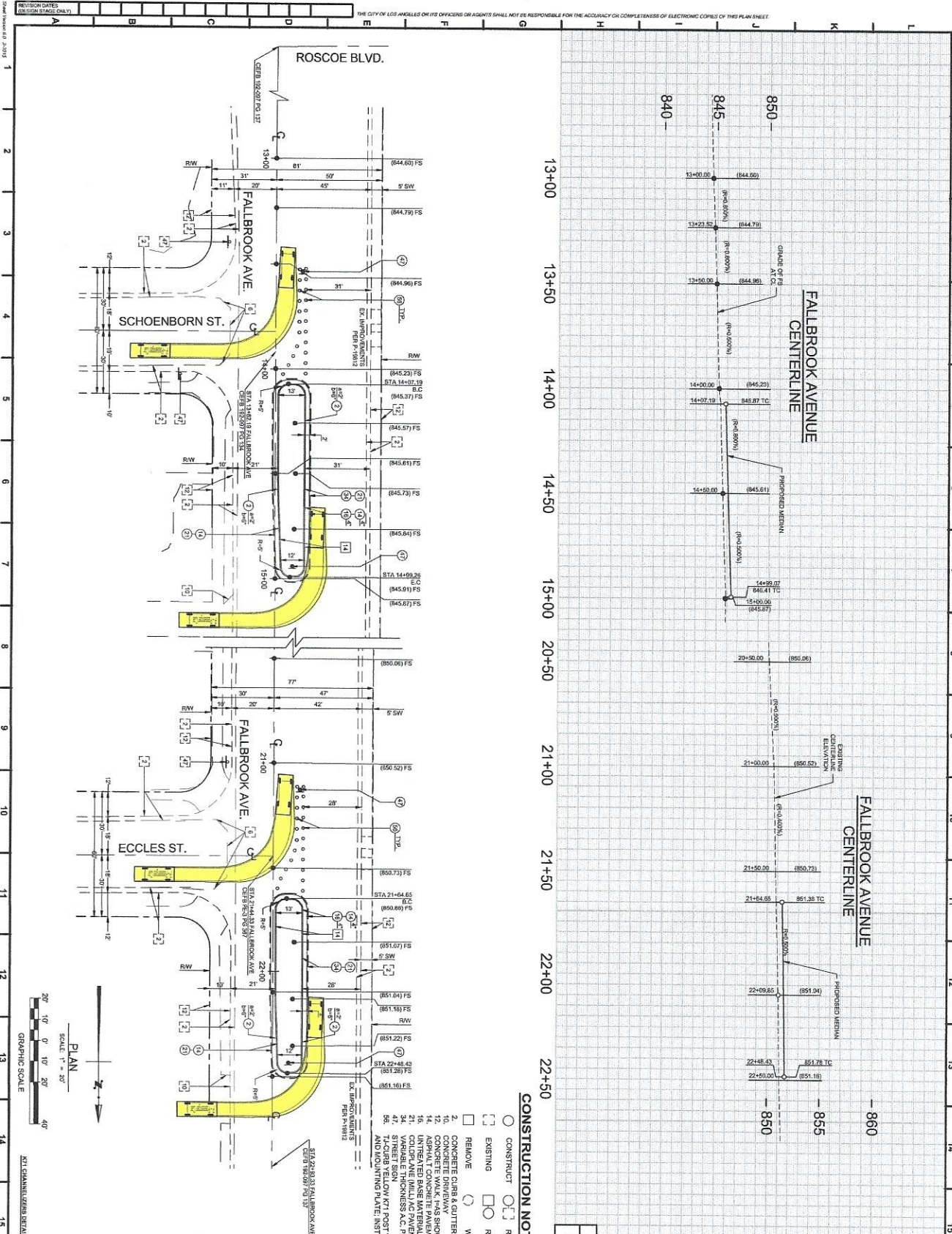
Request(s): General Plan Amendment, Zone Change,
Conditional Use, Site Plan Review

Applicant: Multi Employer Trust, West Hills,
LLC;
Representative: Kevin McDonnell

At its meeting on February 26, 2009 the following action was taken by the City Planning Commission:

1. **Disapproved** the request, as filed.
2. **Approved** and recommend to the City Council, pursuant to LAMC Section 11.5.6, a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Minimum Density Residential to Limited Manufacturing land use on the applicant's site at 8401 North Fallbrook Avenue, subject to the attached conditions of approval.
3. **Approved** and recommend to the City Council, pursuant to Section 12.32 of the LAMC, a Zone Change from A1-1 (Agricultural Zone) to [T][Q]M1-1 (Limited Industrial Zone) on the applicant's site at 8401 North Fallbrook Avenue, subject to the attached conditions of approval.
4. **Approved**, pursuant to LAMC Section 12.24 W. 27, a Conditional Use to permit a Commercial Corner Development which does not comply with the requirements as enumerated in LAMC Section Nos. 12.22.A.23(a)(3) and 12.22.A.23(b)(3), on the applicant's site at 8401 North Fallbrook Avenue, subject to the attached conditions of approval.
5. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review Approval for a project that will result in an increase of 50,000 square-feet or more of non-residential floor area, on the applicant's site at 8401 North Fallbrook Avenue, subject to the attached conditions of approval.
6. **Adopted** Mitigated Negative Declaration No. ENV-2006-10437-MND as an adequate environmental clearance for the project as recommended by City staff.
7. **Adopted** the attached Findings.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

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



ITEM # 7

DIR-2016-317-ACI-CLQ / CPC 2007-237

PLANS PREPARED BY:

PSOMAS

555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

DAVID J. CURTIS RICE C75791 DATE



- CONSTRUCTION NOTES & SYMBOLS**
- CONSTRUCT
 - ◻ EXISTING
 - ◻ REMOVE & CONST.
 - ◻ REMOVE
 - ◻ WORK BY OTHERS
 - CONCRETE DRIVEWAY
 - CONCRETE CURB & GUTTER, as NOTED
 - CONCRETE PAVK, as SHOWN
 - UNTREATED BASE MATERIAL (CMB), as SHOWN
 - COLT LANE (MILL) / AC PAVEMENT, 1" 5" MIN
 - 4" STREET BOWL
 - 1" CURB YELLOW K71 POST WITH WHITE CHANNELIZER AND MOUNTING PLATE, INSTALL 0' ON CENTER

PROFILE SCALES:
 SCALE: HORIZ. 1" = 20'
 VERT. 1" = 4'

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

3

STREET PLAN

PROJECT: ROSCOE BLVD & FALLBROOK AVE (NW CORNER) - (DIR 2016-317-PHASE1)

ADDRESS: 8401 FALLBROOK AVENUE CANOGA PARK, CA 91304

DESIGN GROUP: PSOMAS

ENGINEER: DAVID J. CURTIS

DESIGNED BY: DAVID J. CURTIS

DRAWN BY: MATTHEW GOODEN

CHECKED BY: DAVID J. CURTIS

APPROVED BY: DAVID J. CURTIS

BUREAU OF ENGINEERING APPROVAL

NO. REVISIONS:

DATE BY:

INDEX NO.

B - PERMITS
BR205498

ENGINEERING CITY OF LOS ANGELES