

# ATTACHMENT B

## SITE PLAN REVIEW FINDINGS

(Pursuant to LAMC Section 16.05)

**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. 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.

### SITE PLAN REVIEW FINDINGS

*The following justifications for required Site Plan Review findings have been prepared in support of the proposed project, pursuant to LAMC Section 16.05F and Form CP-2150:*

- 1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The Subject Property is subject to the provisions of the General Plan and the Chatsworth – Porter Ranch Community Plan (the “Community Plan”). The Subject Property is not within a specific plan.

The Subject Property is designated for Limited Industrial use in the Community Plan. The proposed Project provides a use that is consistent with the purpose, intent and provisions of the General and Community Plans for Industrial use and for Economic Development purposes. Following are the relevant General Plan Framework, General Plan Land Use Element and Community Plan goals, objectives, and/or policies, along with a description of proposed Project features and characteristics that demonstrate consistency with and achievement of adopted policy:

**General Plan Framework Element:**

**Land Use - Industrial**

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

**Objectives and Policies in support of Goal 3J:**

- *Objective 3.14.1 - Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with: Industrial uses with potential for a low level of adverse impacts on surrounding land uses:<sup>1</sup> and with the Light Industrial designation and Corresponding Zones CM, MR1, MR2, M1 and M2.<sup>2</sup> The range and intensities of uses permitted in any area shall be determined by the community plans.*

The Subject Property is designated Limited Industrial in the Chatsworth – Porter Ranch Community Plan Land Use Map (Community Plan Adopted August 20, 2014) with corresponding zones CR, MR1 and M1. The Subject Property 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 completing Phase 2. Pursuant to DIR-2019-7507-ACI-CLQ, Phase 2 would accommodate up to 180,000 SF of Floor Area for the Subject Property. Although a General Plan Amendment and Zone Change were adopted in 2009, the “Corporate Pointe at West Hills” including the Subject Property has continuously been in use as a light industrial research and development campus since the 1950’s.

The proposed Project of approximately 98,614 SF of Floor Area, far below the permitted 180,000 SF, is a light industrial (office/manufacture/warehouse) complex consisting of three (3) one-story plus mezzanine buildings at Fallbrook Point, located within the “Corporate Pointe at West Hills Business Park campus.

The proposed buildings are setback a minimum 103’-9” from the easterly property line along Fallbrook Avenue, including a 27-foot wide landscape buffer incorporating 47 trees including: 26-Chinese Pistache, 1-Chinese Flame, 6-Coast Live Oak and 14-Brisbane Box trees, complimented with shrubs and ground covers. The buildings are also setback a minimum ±146’-2” from the south property line along Roscoe Boulevard, including a 64’-11” wide landscape buffer incorporating 19-Chinese Pistache, 1-Chinese Flame and retaining 32 existing trees complimented with shrubs and ground covers. As a result of both the separation between the proposed Project and the provision and maintenance of the landscape buffers, the proposed Project results in a low level of adverse impacts on surrounding residential properties.

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<sup>1</sup> Excerpted from Table 3-1 of the Framework Element

<sup>2</sup> Excerpted from Table 3-9 of the Framework Element

**Chatsworth - Porter Ranch Community Plan<sup>3</sup>**

The Community Plan designates the Subject Property for Limited Industrial land use with corresponding zones of CR, MR1 and M1. The Subject Property is in the [T][Q]M1-1 Zone with Q-conditions that, pursuant to Ordinance No. 184,844, permits office, manufacturing (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); and, warehouse (not used as a primary distribution center).

The Chatsworth – Porter Ranch Community Plan, a part of the Land Use Element of the City’s General Plan, states: “*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.*” (Community Plan, page 8)

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 land use designation and Limited Industrial Zone.

Additionally, 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 ±51-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

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<sup>3</sup> Adopted by the City Council on September 4, 1/993; a plan updated is expected to be in process in 2021

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.

In consideration of the aforementioned citations to relevant General Plan and Community Plan goals, objectives, and policies, and that the proposed Project is a permitted use, we respectfully submit that the proposed Project is **in substantial conformance with the purposes, intent and provisions of the General Plan and the Chatsworth – Porter Ranch Community Plan.**<sup>4</sup>

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

The Subject Property is located in the [T][Q]M1-1 Zone with Q-conditions fronting 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 Subject Property is ideally positioned in the business park for the construction, use and maintenance of three one-story plus mezzanine buildings to be used for light industrial (office, manufacture, and warehouse) use with code required parking and mature landscape planters to buffer the proposed Project from the adjacent residential neighborhood. Access to the Subject Property is provided via existing business park community driveways accessed from Roscoe Boulevard and Fallbrook Avenue.

With regard to **height**, the proposed Project includes three one-story plus mezzanine buildings, each with a height of 37 feet. The Subject Property, located within the [T][Q]M1-1 Zone with Q-conditions that establish a maximum building height of forty-five (45) feet.<sup>5</sup>

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.

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<sup>4</sup> The Subject Property is not located within or subject to a specific plan.

<sup>5</sup> Ordinance No. 180844 Section A.6.

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.

Regarding **bulk**, the building’s design addresses massing in a number of ways, such as building/façade articulation, materials, colors and landscaping in a tasteful design that establishes a pedestrian-friendly ground level. The total square footage of the three buildings is 98,614 square feet, well within the maximum allowable floor area of 180,000 square feet; and the building heights are up to 37-feet which is well within the maximum permitted height of 45 feet, both floor area and height standards of which were established with previous entitlements CPC-2007-237-GPA-ZC-CU-SPR and DIR-2019-7507-ACI-CLQ.

Regarding **setbacks**, the proposed Project maintains a minimum 103’-9” setback from the easterly (Fallbrook Avenue) property line and setback from the southerly (Roscoe Boulevard) property line. Located within Roscoe Boulevard setback is a ±64’-11” wide planter and ±27-foot-wide planter within the setback along the Fallbrook Avenue, further serving to buffer the proposed buildings from the adjacent residential neighborhood. The proposed setbacks substantially exceed the minimum 40-foot setbacks required from the southerly (Roscoe) property line and the easterly (Fallbrook) property line established by Ordinance No. 180844.

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 the Subject Property now exists, it is improved as a surface parking lot with 659 parking spaces that were previously required for the former DeVry University, a school, that required 1,189 parking spaces located on an adjacent property at 22801 Roscoe Boulevard. The Subject Property served as an off-site parking lot supplementing the parking available on the University site. Subsequently, the University vacated the building and the current use of the building at 22801 Roscoe is Thermo Fisher, a medical research use which has a lower parking standard and the Covenant and Agreement for Off-site parking on the Subject Property was terminated on May 27, 2021 (Document No. 20210849998, attached).

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

Use	1 Space per	Building 1	Required	Building 2 Required	Building 3 Required	Totals			
	Square Feet	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>

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>

Each building is designed with **loading bay access** that is located interior to the site to minimize exposure the public streets and surrounding residential neighbors. All truck deliveries will utilize the primary driveway access from Roscoe Boulevard for ingress to and egress from the Subject Property, as required by Case File No. CPC-2007-237-ZC-GPA-CU-SPR Condition Number B3.

- 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;
- 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; and,
- 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.

With regard to **landscaping**, pursuant to Condition No. 6 of CPC 2007-237-ZC-GPA-CU-SPR (LOD issued on 6/3/2009), the proposed surface parking shall provide one (1) canopy tree for every four (4) net new surface parking spaces. 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).

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.

Therefore, by virtue of the proposed project’s building and structure arrangement, off-street parking facilities, landscaping, trash collections, and other such pertinent improvements, as identified and discussed above, the proposed project **is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

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

The proposed Project is for a non-residential project and therefore there are no residents for which recreational amenities are required.

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