

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Chatsworth-Porter Ranch Community Plan which was updated by the City Council on September 4, 1993. The plan map designates the northeastern parcels at the corner of Lassen Street and Mason Avenue for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3; and the remaining portion of the property for Limited Manufacturing with corresponding zones of CM, MR1, and M1. The northeastern corner parcels occupy approximately 43,521 square feet of the site and are presently zoned C2-1L and P-1L. The zone change from P-1L to C2-1L is warranted as the P zone is not a corresponding zone to the Neighborhood Office Commercial land use designation. The zone change to C2 would allow the site to be consistent with the land use designation. The rest of the site is presently zoned [Q]MR1-1VL, MR-1, P-1 and P-1L. The requested zone change from [Q]MR-1VL, MR-1L, P-1 and P-1L to CM-1L and M1-1 is warranted as the P zone is not a corresponding zone to the Limited Industrial land use designation. The zone change to CM-1L throughout most of the site and M1-1 along the westerly 52 feet extending from Lassen Street to the southerly boundary line approximately 617 feet south of Lassen Street would allow the site to be consistent with the land use designation. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.
- b. **General Plan Text.** The Chatsworth – Porter Ranch Community Plan text includes the following relevant provision:

The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Chatsworth-Porter Ranch Community Plan. There are twelve 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 Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Chatsworth-Porter Ranch Community Plan, which designates the northeastern parcels at the corner of Lassen Street and Mason Avenue for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3; and the remaining portion of the property for Limited Manufacturing with corresponding zones of CM, MR1, and M1.

The proposed project, which includes the retention of some existing structures and the construction of a new hotel and stand-alone commercial buildings is consistent with the following objectives of the Porter Ranch-Chatsworth Community Plan:

LAND USE: Commerce: The plan provides approximately 620 acres of commercial land and related parking uses. The Chatsworth Business District, Northridge Fashion Center, and the Porter Ranch Regional Center will serve as focal points for shopping, civic and social activities for the community. These commercial areas should contain professional offices, department stores, restaurants and entertainment facilities.

**Chatsworth-Porter Ranch Community Plan.** The Community Plan text includes the following relevant land use objectives and policies:

Objective 4a: 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.

The zone changes will promote a strong and competitive commercial sector by enabling the renovation, rehabilitation and expansion of an existing shopping center. The project includes new commercial uses, drive-through restaurants, a gym, hotel, new signage and enhanced landscaping. The renovations and improvements to the existing buildings and parking lot will substantially upgrade the aesthetic and functional qualities of the site.

Objective 12: To provide for the identification and preservation of cultural and historical monuments located within the Community;

The zone change will also facilitate the restoration and rehabilitation of the former Safeway building (Mid-Century Modern-style architecture) which has been found to be eligible for listing under Criterion 3 in the California Register of Historical Resources (California Register), and for local listing under Criterion 3 for City of Los Angeles Historic-Cultural Monuments (HCM) . The proposed project will then take elements of the Mid-Century Modern-style architecture and incorporate them throughout the project per Mitigation Measure No. 46. The construction of additional commercial infill development is further necessitated by the preservation the former Safeway building. The building will remain an anchor for the commercial shopping center and will house a proposed gym, thus preserving historically significant architectural features at the site while providing a practical and sought after use for the surrounding community.

- c. 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 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project will contribute toward and facilitate the City's long-term fiscal and economic viability by renovating, and adding approximately 104,839 square feet of commercial and hotel uses to an existing shopping center while retaining and rehabilitating 36,414 square feet of existing structures, including a former Safeway grocery store building. The project is directly served by Metro Local Line 243 and is located within approximately one mile from the Chatsworth Intermodal Transit Center, with services including the Metro Orange Line, Metrolink Ventura County Line, Amtrak, and other municipal buses. Proximity to the North Valley's primary transit hub may help reduce vehicular trips to and from the project, vehicle miles travelled, and reduce air pollution. Further, the site's location within an existing under-utilized commercial district bound by two Avenue IIs enables the city to conserve nearby stable residential neighborhoods and lower-intensity commercial and industrial districts. Such attributes support the requested zone change to C2-1L, CM-1L, CM-1LD, M1-1D and M1-1 throughout relevant portions of the site to create a unified mixed-use development.

Goal 3: Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Policy 3.9.1: Accommodate the development of community-serving commercial uses and services and residential dwelling units in areas designated as "Community Center" in accordance with Tables 3-1 and 3-5. The ranges and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.9.6: Require that commercial and mixed-use buildings located adjacent to residential zones be designed and limited in height and scale to provide a transition with these uses, where appropriate.

The project will renovate an existing, under-utilized commercial shopping center into a unified mixed-use center. The project will include 26,649 square feet of retail/restaurant space, 7,544 square feet of restaurant/drive-through space, a 19,569 square-foot gym, and an 87,521 square-foot, 124 guest room hotel providing neighborhood-serving retail, services, and dining amenities as well as jobs within the Chatsworth-Porter Ranch community. The project's renovation of the existing buildings, upgrading of the existing parking lot, and building placement along key corners of the site will encourage greater pedestrian activity. The size and scale of the proposed project, including building heights and setbacks, is compatible with the surrounding area and will act as an appropriate buffer between the established industrial uses to the south and east, and the proposed commercial activities on the subject property and the abutting residential neighborhood to the east.

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

The project will support the Chatsworth community by providing additional service, retail, dining, and lodging opportunities, as well as enhance the urban environment, encouraging daytime and nighttime activity within an under-utilized commercial district through the renovation, rehabilitation and expansion of an existing shopping center. The project's hotel component offers an opportunity to serve nearby industrial, residential, and institutional uses with a convenient lodging options. Furthermore, the project's proximity to the Metro Local 243 Line (Porter Ranch to Woodland Hills) and other transit connections enable it to function at both the neighborhood and community scale, and justifies the Zone Change request.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Mason Avenue, adjoining the subject property to the north, is a designated Avenue II, dedicated to a width of 92 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk. Lassen Street, adjoining the subject property to the east, is a designated Avenue II, dedicated to a width of 86 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk. No dedication is

required for either Mason Avenue or Lassen Street. Conditions for improvements have been imposed under the (T) Tentative Classification conditions in accordance with Avenue II standards of Mobility Plan 2035.

Lassen Street is included in the Neighborhood Enhanced Network in Mobility Plan 2035. The project as designed and conditioned will support the development of this network and meet the following goals and objectives 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.
- Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.
- Policy 2.10. Facilitate the provision of adequate on and off-street loading areas.
- Policy 3.3. Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.
- Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.
- Policy 5.4. Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project has been designed with enhanced pedestrian points of access from Mason Avenue and Lassen Street, including three which are separated from proposed vehicular driveways. Additionally, the development will improve sidewalks along the project's street frontages by reconstructing them and including new street tree wells. These design features will encourage pedestrian activity by providing pedestrians with a safe and comfortable walking environment.

The project will also provide code required vehicular and bicycle parking spaces and will provide a direct pedestrian connection to the nearest Metro bus stop on Mason Avenue near the intersection with Lassen Street. Vehicular ingress/egress will be provided via five driveways (two on Lassen Street and three on Mason Avenue). The most easterly driveway on Lassen Street would be restricted to right-turns in and right-turns out only. The most southerly driveway on Mason Avenue would require a covenant and agreement between the developer and the neighboring property since it would be a shared driveway.

As conditioned, a minimum of 5% of all new vehicular parking spaces will be installed with electronic vehicle supply equipment (EVSE) and 20% will be capable of accommodating future EVSE. Loading areas are also provided on-site for each individual building, thereby minimizing delivery traffic impacts on public streets.

- e. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and

connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

### **Zone Change Findings; “T”, “Q” Classification and “D” Limitation Findings**

#### **2. Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**

- a. **Public Necessity**: Approval of the Zone Change removes the existing antiquated footprint zoning and allows the site to be developed as a unified mixed-use development that is consistent with the goals and objectives of the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan as outlined above. The project site is located in the Los Angeles State Enterprise Zone and is improved with an existing commercial center that is in need of modernization and new uses that better address the market demands of nearby residential areas and commercial/industrial businesses. Adequate roadways and utility infrastructure are in place to serve the proposed project. The project would introduce much needed neighborhood serving uses including a gym, drive-through restaurants, hotel, and other retail spaces. In 2015, the Chief Legislative Analyst reported (Council File No. 13-0991) that hotel room development in the City is just 0.7 percent, which lags the national average of 1.4 percent. The report acknowledges that the City not only needs hotel rooms in tourist areas including near the Convention Center, Hollywood, Downtown, etc., but citywide. Granting the Zone Change to CM-1LD and M1-1D for Lot 4 would allow the construction of a 124 guest room hotel at a presently underutilized site, providing local lodging accommodations, and increasing the number of hotel rooms in the City as a whole. As a result, the proposed project optimizes the use of the subject property, introduces new employment opportunities and will generate increased retail tax revenues from an existing outdated commercial center thus providing a public necessity.
- b. **Convenience**: The project will renovate, rehabilitate and expand an existing under-utilized shopping center that is within 1 mile of 15,000 residences, the Chatsworth Intermodal Transit Center, and is served by Metro Local 243, a primary north-south bus route in the western San Fernando Valley. The project, with its neighborhood-serving amenities, will provide additional dining retail, and lodging opportunities within walking distance to the immediately surrounding residences, institutional uses, and industrial/manufacturing uses.
- c. **General Welfare**: Granting the Zone Change to the (T)(Q)C2-1L, (T)(Q)CM-1L, (T)(Q)CM-1LD, (T)(Q)M1-1D, and (T)(Q)M1-1 Zones will support the Chatsworth community by providing additional dining, retail, gym, and lodging opportunities. The project will enhance the urban environment, encouraging daytime and nighttime activity within an under-utilized commercial district through the renovation, rehabilitation and expansion of an existing shopping center. Furthermore, the project’s proximity to the Metro Local Line 242 (Porter Ranch to Woodland Hills) and other transit connections enable it to function at both the neighborhood and community scale. Furthermore, conditions have been imposed which will ensure that the proposed project is limited in size and intensity, reflective of the surrounding community.
- d. **Good Zoning Practices**: Approval of the Zone Change (T)(Q)C2-1L, (T)(Q)CM-1L, (T)(Q)CM-1LD, (T)(Q)M1-1D, and (T)(Q)M1-1 Zones for the site removes the existing antiquated footprint zoning and allows the site to be developed as a unified development that is consistent with the goals and objectives of the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan as outlined above. Granting the Zone Change will support the Chatsworth-Porter Ranch community by providing additional dining, retail, and lodging opportunities, as well as enhance the urban environment, encouraging daytime and nighttime activity within an under-utilized commercial district

through the renovation, rehabilitation and expansion of an existing shopping center. Furthermore, conditions have been imposed which will ensure that the proposed project is limited in floor area, scale and intensity, and is reflective of the surrounding community.

- e. “T” and “Q” Classification and “D” Development Limitation Findings. Pursuant to LAMC Sections 12.32-G,1, -G,2, -G,4 , The current action, as recommended, has been made contingent upon compliance with new “T” conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions. The “D” limitation and “Q” conditions that limit the scale and scope of the development along with site operations, are also necessary as discussed in the above sections, to: protect the best interests of and to assure a development more compatible with, the surrounding properties and the overall pattern of development in the community; to secure an appropriate development in harmony with the General Plan; and to prevent or mitigate the potential adverse environmental effects of the recommended actions.

For the reasons stated above, the zone and height district change requests are beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and are consistent with the General Plan.

**Conditional Use Findings (Alcohol, Commercial Corner – Hours and Pole Sign, Drive-through, Hotel in the CM and M1 Zones, Residential Density Transfer)**

3. **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.**

The project will renovate and expand an existing, under-utilized commercial shopping center. The project will include over 26,649 square feet of retail space, three stand-alone buildings offering a combined 7,544 square feet of drive-through restaurant space, a 19,569 square-foot gym, and a 87,521 square-foot, 124 guest room four-story hotel, providing neighborhood-serving retail, dining, and lodging amenities.

Alcohol

The applicant is requesting a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a new 4,000 square-foot restaurant and the sale and dispensing of beer and wine for on-consumption in conjunction with a new 124 guest room hotel.

The 4,000 square-foot, 132 seat restaurant will be located in Tenant Space A of Building 5, and will replace a 11,820 square-foot multi-tenant building that included a restaurant, liquor store, donut shop, barber shop, automotive parts, and homework tutoring uses. The primary use of the restaurant will be the sale of food. Alcohol sales will be secondary to the restaurant’s main menu offerings. The addition of a full line of alcohol for on-site consumption in conjunction with the proposed restaurant will provide an amenity for diners that is desirable to the community and the patrons of the shopping center.

The 124 guest room hotel will be located in Building 4 and replaces a partially paved RV storage facility and vacant single-family home. The hotel will offer the sale of beer and wine at a proposed 120 square-foot sundry shop located in the front lobby area for consumption in guest rooms or outdoor pool and patio areas within the hotel. The primary use of the hotel will

be providing lodging accommodations to serve the surrounding area and region. The request to sell beer and wine within an incidental “sundry” store within the hotel lobby is intended to be an ancillary service to guests of the hotel. Consistent with Section 12.12-A,2 no advertising of the incidental market is permitted on the outside of the building or advertising located within the hotel be visible from the outside. The sale of alcoholic beverages will serve as an additional amenity for hotel guests. Therefore, the sale of alcoholic beverages at the restaurant and hotel sundry shop will provide a service that is beneficial to the community.

#### Commercial Corner (Hours and Pole Sign)

The applicant is requesting a Conditional Use to allow 24-hour operation of the drive-through coffee shop and for the installation of a 30-foot pole sign located on Lot 6, all in conjunction with a commercial corner development.

The proposed 1,990 square-foot drive-through coffee shop proposes to operate 24 hours, daily, beyond the 7:00 a.m. and 11:00 pm. hours of operation permitted for a Commercial Corner Development. The coffee shop would replace existing automotive repair uses at the site. The existing development consists of a single-story auto repair shop surrounded by a chain-link security fence that encloses the parking area. The existing improvements do not include a landscape buffer. Given the proposed mixture of uses at the site, 24-hour operation of a coffee shop will allow the shopping center to remain open during early morning hours and late into the evening, providing services to the community which might not otherwise be available during such times.

The proposed building (Building 6) is oriented in such a way that the drive-through lane is located interior to the site, allowing the coffee shop to better engage with its Mason Avenue and Lassen Street frontages. The coffee shop will include two outdoor patio areas and a landscaped buffer to help activate and beautify the project’s street frontage. With more landscaping, the addition of outdoor seating, and extended operating hours, the new coffee shop will provide a service that is beneficial to the community while enhancing and activating the site.

The proposed 30-foot pole sign would be located along the Lassen Street frontage of Lot 6, near the intersection of Lassen Street and Mason Avenue. The pole sign would serve the entire unified mixed-use development and be limited to six tenant panels per side. The pole sign will help brand the commercial center (“Gateway at Lassen”) and the sign’s design will complement the center’s overall design and include prominent tenant identification. The signage permitted on commercial corner developments would typically not be easily visible from the roadway, which may distract drivers, causing them to slowdown while attempting to identify the various businesses within the shopping center. Permitting the pole sign affords passersby the ability to easily identify the various businesses within the shopping center while not interfering with traffic safety or otherwise endangering public safety. As such, the pole sign will provide a beneficial service to the community.

#### Drive-Through

The applicant is requesting a conditional use to permit three new drive-through restaurants at the site. The three restaurants are to be located in three separate stand-alone buildings located on Lots 6, 7, and 8. The three sites are located across the street from residentially zoned and developed properties. Lots 6 and 7 are presently developed with an automotive repair shop and a single-story multi-tenant commercial building and Lot 8 is improved with a surface parking lot.

The three new drive-through buildings will be sited and oriented towards Mason Avenue, creating a street wall and helping to activate the shopping center's frontage. Building 6 includes two direct pedestrian entrances and two outdoor patios; Building 7 is wrapped by the drive-through aisle but includes a direct pedestrian connection, and Building 8 includes an outdoor patio and direct pedestrian connection. As part of a unified commercial development, the drive-through restaurants will include architecture, landscaping, and signage that is consistent with the rest of the retail center.

Also, the entrances to the drive-through restaurants will not be taken directly off the public street. Patrons looking to utilize drive-through service will have to enter the shopping center at one of five driveways (three on Mason Avenue and two on Lassen Street). By keeping entrances to the drive-through contained within the site, cuing of cars will be contained on-site and not cause congestion onto public streets. Therefore, the proposed drive-through restaurants will enhance the built environment by replacing underutilized improvements at the site with three new restaurants with indoor, outdoor, and drive-through dining options.

#### Hotel in the CM and M1 Zone

The applicant is requesting a conditional use to permit a hotel in the M1 zone when more than half the lot is within a C Zone. Lot 4, where the hotel is to be located, contains 71 percent CM zoned land and 29 percent M1 zone land and is comprised of approximately 86,536 square feet. The subject property is presently developed with a partially paved parking lot utilized for RV storage and a vacant single-family dwelling.

The proposed hotel is comprised of 87,521 square feet and will include 124 guest rooms. The hotel building would rise to a height 54 feet and contain four stories. The hotel would have on-site amenities including a fitness center, pool, and putting green. Guest rooms would exclusively occupy floors two – four with some rooms on the first floor sharing space with a lobby, breakfast bar, offices, back-of-house, and a sundry shop. According to the applicant, the hotel would generate approximately 40 new jobs and generate additional hotel tax revenues for the city.

The approval of the Conditional Use will enable the development of the hotel on a site which has remained underdeveloped. The use of the hotel is compatible with the surrounding development and will serve as a source for increased employment. The hotel will provide an additional amenity and service for those who are visiting the area and for local residents. As conditioned herein, the project will enhance the built environment in the surrounding neighborhood and will provide an amenity and service that will be beneficial to the community.

#### Residential Density Transfer

The applicant is requesting a conditional use to permit the transfer of residential density within a unified development to allow for the construction, use, and maintenance of a 124 guest room hotel on Lot 4 of the project site. Lot 4 includes 67,029 square feet within the (T)(Q)CM-1LD Zone and 19,509 square feet within the (T)(Q)M1-1D Zone. The hotel structure will occupy the CM-1LD Zoned portion of Lot 4. The CM Zone would permit a density of one guest room per 500 square feet of lot area. The property provides a net CM lot area of 67,029 square feet, which would allow for the development of up to 95 guest rooms. The project has proposed a 124 guest room property, which is above the maximum density permitted for the site. The project has applied for a Conditional Use to allow floor area averaging between Lots 4 and 7 for a unified mixed-use development. Lot 7 includes 22,281 square feet located within the (T)(Q)C2-1L Zone and 8,864 square feet within the (T)(Q)CM-1L Zone. The C2 Zone would permit a density of one guest room per 200 square feet of lot area. The property provides a net lot area of 22,281 square feet, which would allow for the development of up to

111 guest rooms. Thus, the total density permitted with floor area transfer for the unified mixed use development is 206 guest rooms. While the Proposed 124-guest room hotel exceeds the guest room density permitted on Lot 4 (by 29 guest rooms) the number of guest rooms proposed does not exceed the maximum density permitted for the unified development as a whole. As a result, there is sufficient permitted Guest Room Density for the unified development to accommodate Residential Density Transfer for the proposed Project.

In 2015, the Chief Legislative Analyst reported (Council File No. 13-0991) that hotel room development in the City is just 0.7 percent, which lags the national average of 1.4 percent. The report acknowledges that the City not only needs hotel rooms in tourist areas including near the Convention Center, Hollywood, Downtown, etc., but citywide. Granting the conditional use to permit residential density transfer between Lots 4 and 7 would allow the construction of a 124 guest room hotel at a presently underutilized site, providing local lodging accommodations, and increasing the number of hotel rooms, benefiting the city and region as a whole.

- 4. 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.**

The subject property is an irregular-shaped piece of land containing approximately 8.23 acres with approximately 927 feet of frontage along Mason Avenue and 600 feet of frontage along Lassen Street. The project site is currently developed with approximately 40,820 square feet of retail land uses, an approximately 19,569-square-foot building used for RV and boat storage, a 1,032-square-foot automobile repair center, a 1,606-square-foot single-family home, and surface parking areas/landscaping. The project will renovate and expand the existing center to a maximum 142,607 square feet shopping center with 124 guest room hotel.

#### Alcohol

The applicant is seeking a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a new approximately 4,000 square-foot restaurant and the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of a new hotel with on-site sundry shop. The proposed restaurant will occupy a tenant space within Building 5 of the project site. Building 5 is one-story and approximately 30 feet in height and contains approximately 9,774 square feet of commercial floor area. The restaurant space is entirely enclosed and is limited to a total of 132 seats with hours of 24 hours, daily. The proposed hotel will be located along the northwest corner of the site and contains approximately 87,521 square feet. The hotel would rise to a height of four stories and 54 feet. The sundry shop would occupy a 120 square-foot space within the ground floor lobby of the hotel. The proposed use of the hotel and restaurant have been conditioned so that the project's location, size, height, and operations will not adversely affect or further degrade the adjacent properties or the surrounding neighborhood. The sale of alcoholic beverages in conjunction with the incidental "sundry" store and the restaurant is anticipated to be an ancillary service and amenity to the guests and residents in the area. As such, the sale of alcoholic beverages will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

#### Commercial Corner (Hours and Pole Sign on Lot 6)

The applicant is seeking a Conditional Use to allow 24-hour operation of the coffee shop with drive-through and a 30-foot pole sign located on Lot 6 of the site. The coffee shop is located on Lot 6 of the project site, which qualifies it as a commercial corner development. Hours of

operation for commercial corner developments are limited to between 7 a.m. and 11 p.m., daily. Pursuant to LAMC Section 12.22-A,28(a)(6), pole signs are not permitted on commercial corner sites, without first obtaining conditional use approval.

The 1,990 square-foot coffee shop is adequately buffered from adjacent residential uses. The site abuts a church and school and residential neighborhood to the north, a gas station/convenience store to the east, the four-story hotel use to the west, and a stand-alone fast-food drive-through restaurant to the south. Guests and employees from the 24 hour operating hotel would benefit from having a 24 hour coffee shop within close proximity. The proposed operation of 24 hours daily are reasonable and the use will not generate nuisance activity. As conditioned, the expanded operating hours will provide a beneficial service for the Chatsworth Community.

The proposed 30-foot pole sign will be located along Lassen Street which is a designated Avenue II and has a right-of-way width of 86 feet. Given the size of Lassen Street, the proposed sign would not dominate the visual appearance of the area, but instead would be compatible with the existing urban landscape. The sign's design includes stucco and metal panels in colors complimenting the commercial center. Other nearby shopping centers and commercial uses have similar pole signs including the Viva gas station and the nearby Chatsworth Center at Mason Avenue and Devonshire Street. Conditions have been imposed including ensuring that signs adhere to the Citywide Design Guidelines to ensure compatibility with surrounding uses. As conditioned, the pole sign will be compatible with surrounding properties.

#### Drive-Through

The applicant is requesting a conditional use to permit three new drive-through restaurants at the site. The three restaurants are to be located in three separate stand-alone buildings located on Lots 6, 7, and 8 of the unified development. The three drive-through restaurant buildings range in height from 22 feet to 24 feet in height, which fit into the overall character of the predominantly single-story residential and commercial uses located across Mason Avenue to the east.

The layout of the drive-through operation seeks to minimize disturbances to surrounding residential neighborhoods. The drive-through ordering machines are located at the furthest possible distance from the easterly adjoining single-family residences across Mason Avenue (approximately 92-foot right-of-way) and the project includes landscaping buffers to further reduce anticipated impacts from the proposed use. Each drive-through restaurant also includes its own on-site separate loading areas and enclosed trash storage locations to minimize adverse impacts to the surrounding community. As conditioned, the three proposed drive-through restaurants will be compatible with and will not further degrade the surrounding neighborhood.

#### Hotel in the CM and M1 Zones

The hotel building is situated along the northwestern corner of the property and is sufficiently setback from adjoining uses. The building observes an approximately 26-foot setback from the western adjoining property line, with the space utilized as surface parking. The western adjoining property is zoned (T)(Q)M1-1 and is developed with a one- to two-story self-storage facility. The northern adjoining property is zoned A2-1 and is developed with a church and school. The hotel is setback approximately 60 feet from the northern property line (fronting Lassen Street), with the space utilized for parking and the porte cochere. Lassen Street provides an additional 86 feet of separation between the hotel and the church/school.

The 124 guest room hotel building will have approximately 87,521 square feet of floor area with an F.A.R of 1.3 to 1. In conjunction with the Zone Change to (T)(Q)CM-1LD and (T)(Q)M1-1D, Height District 1L would permit a maximum 1.5:1 F.A.R., which is consistent with maximum permitted F.A.R. in the surrounding areas. The 1L Height District also permits a maximum height of 6 stories or 75 feet. As proposed, the hotel would be 4 stories and 54 feet, which is well below the maximum permitted height of the zone. As a part of a unified commercial development, the project provides all code required vehicle and bicycle parking, loading areas, and trash receptacle storage on-site. As proposed, the project will be compatible with the surrounding neighborhood and will not further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

#### Residential Density Transfer

The subject property is zoned for commercial and light industrial uses and will be redeveloped as a unified commercial center with a 124 guest room hotel. The proposed development of the site includes: the adaptive re-use and rehabilitation of the former Safeway grocery store building into a gym; the creation of a unified commercial center containing a variety of retail, restaurant, health club, and drive-through uses with a 124 guest room hotel component. Building heights for the project will vary from approximately 22 feet to a maximum of 54 feet for the proposed hotel building, and the site and buildings have been designed to minimize impacts on neighboring uses. The tallest building, the hotel, is located along Lassen Street adjacent to a one- to two-story self-storage facility to the east and is separated by a 86-foot public right of way from a church/private school to the north.

Floor Area Averaging across Lots 4 and 7 will be desirable to the public convenience and welfare because it facilitates a beneficial mix of uses and allows for a cohesive site design, creating active and safe pedestrian environments. The proposed project will not adversely affect the economic welfare of the community, since a vibrant neighborhood shopping center is anticipated to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. Adequate parking, lighting, and security will be provided to ensure that there will be no adverse effect on the welfare of the surrounding community. Therefore, the project's location, uses, height, and other features would be compatible with the surrounding neighborhood, and would not adversely affect public health, welfare, and safety.

#### **5. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan**

The project site is comprised of eight lots and configured in a "7" shape with five lots fronting Mason Avenue, one lot fronting Lassen Street, with two lots having dual frontages on both Mason Avenue and Lassen Street. The Chatsworth-Porter Ranch Community Plan designates the northeastern parcels at the corner of Lassen Street and Mason Avenue as Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3; and the remaining portion of the property is designated for Limited Manufacturing with corresponding zones of CM, MR1, and M1. The property is not located within a specific plan and is not located within an interim control ordinance area. The applicant has requested a zone change of the project site from C2-1L/P-1L to C2-1L; [Q]MR1-1VL to CM-1LD/M1-1D and MR1-1/C2-1L/P-1 to CM-1L/M1-1. The Chatsworth-Porter Ranch Community Plan contains the following text.

Objective 4: To promote economic well-being and public convenience through:

- a) Allocating and disturbing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principals and standards;
- 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 purposes

Objective 10: To improve vehicular circulation patterns within the Community and encourage specific improvements to key streets and intersections to improve the flow of traffic and accommodate future demand;

Objective 12: To provide for the identification and preservation of cultural and historical monuments located within the Community;

### Alcohol

The proposed sale of beer and wine within the incidental “sundry” store located within the hotel lobby will be for consumption on the premise. The proposed sale and dispensing a full line of alcoholic beverages will be for on-site consumption within the proposed 4,000 square foot restaurant located in Building 5 of the unified development. In both instances, the proposed sale and consumption will occur on-site within the proposed buildings and will be ancillary to the main use of the hotel and restaurant, respectively. In conjunction with the approval of the Conditional Use, the use of the hotel and restaurant are consistent with the requested zone change. The Community Plan text is silent with regards to alcohol sales. In such cases, the Commission must interpret the intent of the Plan. With conditions and limitations imposed by the City Planning Commission, the surrounding properties should be protected from predictable impacts of the proposed uses.

### Commercial Corner (Hours and Pole Sign) and Drive-Through

The project conserves and strengthens an existing shopping center by expanding services (24-hour operation of the coffee shop) and offering new amenities (the sale of alcohol) while providing a high quality of design that is compatible with existing uses and development. The approved pole sign facilitates this objective by improving the visibility of businesses within the shopping center to passersby, at an appropriate scale. The approved drive-through restaurants provide an additional amenity for the neighborhood by providing an alternative to sit-down/take-out restaurant service. The rehabilitation of Building 1 at the site into a gym will preserve a historic resource (former mid-century modern Safeway grocery store) within the city, while adding a viable commercial endeavor to the site.

The project adheres to the use and development parameters of the proposed zones, except where conditional use approval and commercial corner deviations were requested. Further, DOT has approved the traffic study and determined that all but one of the studied intersections would result in a significant impact with regard to traffic. As a mitigation measure, the project has been required to install a dedicated right turn lane for eastbound traffic on Lassen Street to make a right turn onto Mason Avenue, thereby improving circulation within the community and reducing project related impacts to a less than significant level. The project meets the code requirements for parking and the parking areas are buffered with landscaping where appropriate.

### Hotel and Residential Density Transfer

The project proposes to construct a four-story hotel with 124 guest rooms in the (T)(Q)CM-1LD and (T)(Q)M1-1D Zones. The conditional use to authorize a hotel in the CM and M1 zones and the conditional use to authorize floor area transfer between lots in a unified commercial development will allow for the construction of a hotel in an area of the city that is currently underserved. The hotel would not displace viable industrial uses as the site was formerly utilized for recreational vehicle storage. The hotel will provide a service that has been limited in the area and will serve as an amenity to the local industrial uses and residents who desire lodging options in the neighborhood.

As proposed, the project is in conformance with the spirit and intent of the General Plan and other City policies which aim to promote the subject property and its immediate area with healthy and viable commercial activity.

### **Conditional Use – Alcohol Specific**

#### **6. The proposed use will not adversely affect the welfare of the pertinent community.**

The approval of the Conditional Use to permit the sale of alcoholic beverages for on- and off-site consumption within a bonafide restaurant and a 124 guest room hotel will not adversely affect the welfare of the community.

It is anticipated that the proposed restaurant would operate as a bona-fide restaurant where the sale of alcoholic beverages would be ancillary to the sale of food items. Furthermore, there has been no correspondences from either LAPD or ABC indicating opposition to the sale of alcoholic beverages in conjunction with either operation.

The proposed sale of beer and wine within the “sundry” store located within the lobby of the hotel will be a service provided to guests of the hotel for consumption on the premise. The hotel will not serve alcoholic beverages elsewhere in the hotel, such as in the breakfast lounge or within minibars located within the rooms. The operations of the hotel focuses primarily on providing lodging for guests and not the sale of alcoholic beverages.

The restaurant tenant space in Building 5 is proposed to operate as a neighborhood friendly restaurant, with the sale of a full line of alcoholic beverages offered as an ancillary amenity for diners. The restaurant does propose to operate 24 hours, daily; however, it does not propose to have live entertainment or dancing. Furthermore, there have been no correspondences from either LAPD or ABC indicating opposition to the sale of alcoholic beverages in conjunction with either operation, subject to the imposition of operating conditions. The sale of alcoholic beverages for both establishments are anticipated to be ancillary to the main services that will be provided by the hotel and restaurant. Therefore, as conditioned, the proposed use will not adversely affect the welfare of the pertinent community.

#### **7. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four (4) on-site and two (2) off-site alcohol sales licenses allocated within

the subject Census Tract No. 1133.03. There are ABC) licensing criteria, there are nine (9) on-site and three (3) off-site alcohol sales licenses that exist in the tract according to the California ABC License Query System.

- (2) Type 20 Off Sale – Beer and Wine
- (1) Type 21 Off Sale – General
- (3) Type 41 On Sale – Beer and Wine
- (1) Type 42 On Sale – Beer and Wine (Public Premise)
- (4) Type 47 On Sale – General (Eating Place)
- (1) Type 48 On Sale – General (Public Premises)

As reported by the Los Angeles Police Department, within Crime Reporting District No. 1762, which has jurisdiction over the subject property, a total of 118 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for 2015. In 2015, there were 9 Narcotics, 0 Liquor Law, 2 Public Drunkenness, 1 Disturbing the Peace, 0 Disorderly Conduct, and 7 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The site presently contains two on-site and one off-site licenses (ABC License Numbers 387537, 561224, and 424291). The approval of the instant grant will not create an undue concentration because the grant will not add additional ABC licenses to the Census Tract, as the proposed restaurant and hotel will replace the existing uses at the site. Further, the site is not located in a high crime area and the crime rate is generally below the citywide average. The hours of operation are consistent with the overall operation of the shopping center. As conditioned, it is not anticipated that the uses will contribute to the area's crime rate or generate any nuisance activity. Conditions, including those typically recommended by the Los Angeles Police Department, such as those related to the STAR Program, age verification and security cameras, have been imposed by the City Planning Commission in conjunction with this approval.

8. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses are located within 1,000 feet of the subject site:

- St. John Eudes Catholic Church – 9901 Mason Avenue
- St. John Eudes Catholic School – 9901 Mason Avenue
- Chatsworth Congregational Church – 20440 Lassen Street
- Single-family and multi-family residential uses

The sale of alcoholic beverages will be in a controlled environment within the hotel and restaurant and will be managed by trained employees and subject to multiple noise and security measures. Thus, the proposed uses will not detrimentally affect these sensitive uses within proximity of the subject site. To ensure that the nearby sensitive uses are adequately mitigated from any potential adverse impacts of this project, conditions been imposed to ensure that no littering, excessive noise or light will result from the operation of this business.

Therefore, with the conditions imposed herein, the restaurant should not detrimentally affect the neighboring sensitive uses or create potential nuisances for the surrounding area.

#### **Conditional Use - Commercial Corner (Hours and Pole Sign)**

9. **Based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

A Traffic Study was prepared for the proposed project by Linscott, Law & Greenspan, Engineers and submitted to the Department of Transportation for review and approval. The Traffic Study analyzed six intersections and found that the proposed project would result in a total of 3,715 net new daily trips, a net increase of 345 trips during the a.m. peak hour and 257 trips during the p.m. peak hour. In a memo dated December 8, 2016, the Department of Transportation determined that the proposed project would result in an increase in a.m. and p.m. peak hour trips and would cause a significant traffic impact at one intersection (Lassen Street and Mason Avenue). To off-set the traffic impact, the traffic study proposed a transportation mitigation program that includes intersection improvements at Mason Avenue and Lassen Street. The intersection would be improved by the striping of a right turn only lane on the Lassen Street eastbound approach to Mason Avenue. This improvement was determined to reduce impacts to a less than significant level.

As part of the site improvements, existing curb cuts will be modified or removed along both streets as shown on the Site Plan. New curbs cuts or widening of existing curb cuts to accommodate two-way driveways are proposed. Per the required project mitigation measure, a new right turn lane is to be added on Lassen Street allowing eastbound traffic to make a right onto Mason Avenue. LADOT found that the conceptual site plan to be adequate but the applicant will be required to obtain final approval from LADOT for the proposed project's site access and circulation during plan check.

In view of the foregoing, the ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

10. **The project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The project replaces an existing commercial corner automotive repair shop with a new commercial corner drive-through restaurant. The project has requested deviations to operating hours to allow 24 hour operation in lieu of 7 a.m. to 11 p.m., daily, and will also include a 30-foot in-height pole sign serving the unified commercial development in lieu of no pole signs. Therefore, the approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity as the commercial corner development already exists.

#### **Conditional Use – Drive-Through**

11. **The residential uses in the vicinity of a proposed drive-through fast-food establishment will be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the lot.**

The drive-through uses are generally surrounded by residential, industrial, and commercial uses. The drive-through outdoor speakers are generally sited at the furthest possible distance from residential uses. The residential uses are thus sufficiently buffered by the restaurant buildings, landscaping, and the width of Mason Avenue right-of-way. Due to the building configuration and orientation, the proposed driveway and parking plan, and landscaping around the project site, the noise level associated with the requested use should be contained on-site and not disturb residential uses within the vicinity of the project site.

**12. All stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses. (Drive-Through Fast-Food Establishment Finding).**

There will be outdoor lighting associated with the proposed project for security purposes and to illuminate the surface parking lot. All lighting within the project site has been conditioned to be shielded and directed to point inward toward the property in order to avoid any glare on adjacent residential uses. As a result of the design of the proposed project, stationary light sources will not cause any adverse impacts on nearby residential uses.

**13. The trash storage, trash pickup hours, driveways, parking locations, screening walls, trees and landscaping are provided for and located so as to minimize disturbance to the occupants of nearby residential uses, and to enhance the privacy of those uses.**

The project is a unified commercial development that will share driveways, 411 vehicle parking spaces, 30 bicycle parking spaces, and a unified landscape plan that includes a 5-foot landscaped buffer along all street frontages. The project includes enclosed trash storage areas for all three stand-alone drive-through restaurant buildings that are located on each of the individual lots, respectively. Loading areas are also provided for each lot. The above described design features all contribute to the project's sensitivity to the adjacent residential neighborhood. With these features, the potential noise and aesthetic impacts to the neighboring land uses have been carefully addressed and minimized.

**Hotel in the CM and M1 Zones**

**14. That approval will not displace viable industrial uses.**

The project is requesting a conditional use to permit a hotel in the CM and M1 zones. The site is presently improved with RV vehicle storage and a vacant single-family dwelling. The proposed hotel would not displace viable industrial uses as such uses currently do not exist on the site. The hotel will serve nearby viable industrial uses by providing convenient hotel accommodations for clients and suppliers looking to stay in the local area. The hotel will also serve the nearby residential and institutional uses including churches and schools with hotel accommodations for large functions including weddings and festivals. As conditioned, the hotel in the CM and M1 zones will not displace viable industrial uses.

**Floor Area Ratio Averaging and Residential Density Transfer in Unified Developments**

**15. The development, although located on separate parcels or lots of record, is a unified development as defined by this subdivision.**

Pursuant to LAMC Section 12.24-W,19(c), a unified development is a development that is (1) a combination of functional linkages, such as pedestrian or vehicular connections; (2) in conjunction with common architectural and landscape features, which constitute distinctive design elements of the development; (3) is composed of two or more contiguous parcels, or lots of record separated only by a street or alley; and (4) when the development is viewed from adjoining streets appears to be a consolidated whole.

The project is comprised of eight separate lots pursuant to VTT-74699 but is a contiguous 8.23 acre site. The site has shared linkages including driveways and parking areas and includes pedestrian facilities that offer connections between all of the site's eight buildings. The site also has common architectural features including paint scheme, building materials, street lights, and street furniture including trash receptacles and bicycle racks. The hotel occupies the northwestern corner of the parcel while the repurposed Safeway grocery store building anchors the central retail spine of the site. In addition, there are three stand-alone drive-through restaurants located along the Mason Avenue frontage that include pedestrian connections to the rest of the site. The surface parking lot includes 411 spaces that serve the entire site and includes consistent landscaping throughout.

The project contains a mix of uses across the entire site that are designed to work together to create a cohesive development. Both the pedestrian and the vehicular connections are designed to promote connectivity between the site's retail and hotel portions and functionally link their uses with an emphasis on walkability. The buildings are designed to complement each other with distinctive design elements, and are in harmony with the surrounding neighborhood and nearby shopping centers. The functional linkages and comprehensive design and landscaping ensure that the project appears to be a consolidated whole when viewed from adjoining streets. Therefore, the project is a unified development as defined by the Los Angeles Municipal Code.

### **Site Plan Review Findings**

#### **16. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan.**

The project site is comprised of eight lots and configured in a "7" shape with six lots fronting Mason Avenue, one lot fronting Lassen Street, with one lot having dual frontages on both Mason Avenue and Lassen Street. The Chatsworth-Porter Ranch Community Plan designates the northeastern parcels at the corner of Lassen Street and Mason Avenue as Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, and RAS3; and the remaining portion of the property is designated for Limited Manufacturing with corresponding zones of CM, MR1, and M1. The property is not located within a specific plan and is not located within an interim control ordinance area. The applicant has requested a zone change of the project site from C2-1L/P-1L to (T)(Q)C2-1L; [Q]MR1-1VL to (T)(Q)CM-1LD/(T)(Q)M1-1D and MR1-1/C2-1L/P-1 to (T)(Q)CM-1L/(T)(Q)M1-1. The Chatsworth-Porter Ranch Community Plan contains the following text.

Objective 4: To promote economic well-being and public convenience through:

- a) Allocating and disturbing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principals and standards;
- 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 purposes

Objective 10: To improve vehicular circulation patterns within the Community and encourage specific improvements to key streets and intersections to improve the flow of traffic and accommodate future demand;

Objective 12: To provide for the identification and preservation of cultural and historical monuments located within the Community;

The project is consistent with the objectives of the Community Plan in that it will continue to allocate space for viable commercial development in the area, and as discussed in more detail in above Finding No.1. The development will provide additional employment opportunities within an underdeveloped commercial shopping center. The project include retail, restaurant, drive-through, gym, and hotel uses for the surrounding neighborhood. The project will preserve a historic resource by rehabilitating and reusing the building as a component of the center. The shopping center will create a pedestrian friendly environment by linking buildings with dedicated walkways and by separating vehicular and pedestrian access points to the site. Special attention was given to the bus stop at the corner of Mason Avenue and Lassen Street to create a formal walkway between the bus stop and the hotel building. Restaurants will also include outdoor patios to further enliven the outdoor experience at the site. The project will improve and provide street trees, close extraneous curb cuts, and provide appropriate drought tolerate landscaping, including providing a minimum 5-foot landscaped buffer around the site's street frontages, in keeping with commercial corner/mini-shopping center development regulations. As proposed, the project will be in substantial conformance with the provisions of the General Plan and the Chatsworth-Porter Ranch Community Plan. The project is not located within a Specific Plan.

17. **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

The proposed structures are consistent with the visual character of the area. Surrounding uses include single-family residential and commercial to the east, church/school to the north, self-storage and industrial to the west, and industrial to the south. The project site is presently developed with an underutilized shopping center with ancillary automotive repair, vehicle storage, and a vacant single-family dwelling. The project will retain and renovate three existing commercial buildings at the site and will add five new buildings, including three stand-alone drive-through restaurants, one retail/restaurant building, and a four-story, 124-guest room hotel. With the exception of the hotel, the new structures will be similar in scale to existing buildings at the site. While the hotel is taller than existing buildings at the site, it is sufficiently setback and includes articulation and landscaping to minimize the appearance of bulk and massing of the building.

#### Arrangement of Buildings (Height, Bulk, Setbacks)

The location of the buildings has been designed to be compatible with adjacent uses. The existing structures that will be rehabilitated (buildings 1, 2, and 3) are setback approximately 133 feet from the eastern property line (Mason Avenue frontage). The structures are sufficiently screened with landscaping, surface parking, and are one-story and approximately 24 feet in height. Proposed buildings 6, 7, and 8 are to be sited closer to the eastern property line, are also one-story in height, and will also include sufficient landscaping, and varied rooflines and architectural design that will add character to the surrounding neighborhood. Building 5 is located off the main driveway entrance to the site off of Mason Avenue and is situated between Buildings 1, 4, and 7. Building 5 is one-story and approximately 25 feet in height and is also compatible with the existing development. Special attention has also been given to the siting and design of the drive-through restaurants (Buildings 6, 7, and 8) including

the placement of speaker boxes, the placement of the drive-aisle, and the location of loading areas and trash enclosures to minimize impacts to surrounding uses.

The proposed hotel will be located towards the western corner of the property in the CM-1L and M1-1 zone, which permits a maximum height of 75 feet and six stories. The proposed hotel is 54 feet in height and four stories and therefore complies with the zoning. The hotel is setback approximately 60 feet from the Lassen Street frontage and 64 feet from the western property line that abuts a self-storage facility, providing adequate separation from surrounding uses. The setback area includes landscaping, surface parking, and pedestrian walkways. Further, the proposed F.A.R. of the hotel is 1.3 to 1, which is less than the permitted 1.5 to 1 F.A.R. permitted in the CM-1LD and M1-1D Zone. Therefore, the proposed bulk, height, and setbacks of the development are similar to nearby structures, and the proposed landscaping will make the site more attractive and well integrated with the surrounding neighborhood.

#### Parking, Loading Areas, Trash Collection

The site is divided into eight individual lots, with one building per lot. The shared parking lot features five ingress/egress points (three along Mason Avenue and two along Lassen Street). The site is located within a State Enterprise Zone and is only required to provide 174 vehicle parking spaces. The project will provide 411 automobile parking spaces on-site within a shared surface parking lot that also includes 30 bicycle parking spaces. Each lot also includes its own dedicated commercial loading space and trash enclosure area.

#### Landscaping

The project will provide 36,513 square feet of native landscaping including 191 trees and shrubs. Landscaping will be provided along the site's street frontages as well as within the surface parking lot, drive-through lanes, and pedestrian walkways. The site will also include 129 shade trees capable of providing 58 percent of shade over the parking area in the summer after 10 years of growth.

#### Lighting

The proposed project's 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. Ground level lighting for the commercial center will activate and enhance the pedestrian environment at night.

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.

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

The hotel use is defined as a residential use due to the habitable rooms; however, it is not required to provide open space pursuant to LAMC Section 12.21-G as there are no dwelling units proposed. Although recreational and service amenities are not required, the hotel will provide an indoor fitness are, swimming pool, putting green, and sundry shop. In addition, the hotel will offer the unique amenity of being located within an integrating commercial shopping center offering convenient pedestrian linkages between the various buildings at the site. As conditioned herein, impacts will be minimized on neighboring properties.

#### **Environmental Findings**

19. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2016-5002-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.
  
20. **Flood Insurance.** 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 Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.

## PUBLIC HEARING AND COMMUNICATIONS

### Hearing:

The public hearing was held on May 2, 2017 at the Marvin Braude Building, First Floor Conference Room. There were 10 people in attendance including the applicant's representative, the developer, and community members.

The applicant's representative, Brad Rosenheim, described the project and requests. The project will rehabilitate a local neighborhood serving commercial center that is ideally situated as a natural transition between industrial uses to the south and residential uses to the north. The proposed hotel will serve the industrial/tech and help fill a need for hotel rooms citywide. The project will merge 11 lots into 8 lots to create a unified development for the site. The project will maintain the existing mid-century building and use complimentary materials to create a unified look for the site. The applicants noted that they have done extensive outreach with local residents, the neighborhood council, and surrounding institutional uses.

Community members spoke to some concerns regarding the project including traffic and construction noise mitigation, but overall supported the project and its associated improvements for the Chatsworth community. Staff raised issues with the pedestrian circulation and accessibility along street frontages and within the development, transit connections, solar panels, and EV charging.

The applicant's representative responded to the questions and concerns raised from the testimony received during the hearing. In reviewing the facts of the case, he noted the following:

- Traffic study approved by DOT. Project will comply with mitigation measures identified in the traffic assessment.
- A pedestrian circulation plan was created and the parking lot redesigned to accommodate a walkway connecting Lot 6 (Starbucks) to Lots 4 and 5 (the hotel and retail/restaurant). This resulted in the loss of one parking space so the project will accommodate 411 parking spaces.
- Project will include 20 EV spaces (5 percent).
- The bus stop on Mason Avenue will be located near a prominent entry area to the Starbucks site. The street frontage will be activated by outdoor patio seating and the façade will include window transparency towards the transit stop.

The Hearing Officer announced on the record that the City Planning Commission decision meeting will be held on a future date to be determined and that notices would be mailed out to interested parties that signed in on the "sign-in sheet."

### Written Communication:

**Chatsworth Neighborhood Council.** Staff received a letter dated April 24, 2017 from the Chatsworth Neighborhood Council in support of the project. Concerns were raised regarding traffic in the surrounding community. Concerns were addressed by the design of the project, which will keep drive-through traffic away from the street. Also, the center will not be a regional draw, but will instead keep local trips, local. Concerns were also raised regarding the requested pole sign, however the sign was found to be acceptable. The project will improve a shopping center that many view as an eyesore in the community.