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CALIFORNIA



**Sun Valley Area
Neighborhood Council**

P.O. Box 457
Sun Valley CA 91353-0457
Telephone 818-767-8262
Fax 818-767-7510

SUN VALLEY AREA NEIGHBORHOOD COUNCIL

SPECIAL

PLANNING AND LAND USE

COMMITTEE MEETING AGENDA

Wednesday September 16, 2015

6:30PM to APPROX 8:30PM

VILLA SCALABRINI RETIREMENT CENTER

10631 VINEDALE STREET

SUN VALLEY, CA 91352

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at 9040 Sunland Blvd, Sun Valley, CA or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agendas, please contact MikeOGaraSVANC@aol.com

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, or to request translation, please make your request at least 3 business days (24 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at (818) 374-9897 or e-mail to Melvin.Canas@LACity.org

PLEASE CHECK OUR WEBSITE WWW.SVANC.COM FOR INFORMATION

ITEM 1: Call to Order, Pledge of Allegiance, Roll Call of the Planning Committee

ITEM 2: Discussion with Xebec Realty, RE: their project case No. DIR 2015-1806-SPR

Location: 11051 and 11063 Pendleton St., Sun Valley 91352

- The Project site is approx 15.8 acres.
- The project includes the construction and operation of warehouse with associated office and mezzanine spaces.
- This will be construction of two buildings:
 - Building One is 96,970 Sq Ft.;
 - Building Two is 264,068 Sq Ft of ground floor warehouse with office and mezzanine space.
- There will be approximately 371 truck bays in total facing east and west.
- Typical daily activities on the project site would include operating fork lifts and other lift equipment, driving large tractor-trailers throughout the site, and backing trucks into loading docks.

- The project is consistent with the property's current zoning designation of M2-1-G and with the existing General Plan designation of Light Manufacturing; as such, it will not require a Conditional Use Permit (CUP), Zone Change, or General Plan Amendment
- Possible MOTION and VOTE

ITEM 3: Discussion of any or all additional planning projects pending before the Committee

ITEM 4: Public Comment: *The public may speak on matters within the Committees subject-matter jurisdiction that do not appear on the agenda by filling out a speaker's card. Public comments will be limited to TWO (2) minutes per speaker, depending on the number of speakers*

ITEM 5: Adjournment

If you have any questions regarding these projects call Mike O'Gara at 818-767-6766

The Sun Valley Area Neighborhood Council (SVANC) holds its regular meetings on the second Tuesday of every month, and committee meetings as scheduled by the committee chairpersons, and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. Applicable meeting agendas are posted for public review at the following Sun Valley locations: 7-11, 7604 Vineland Av. (24 hours); Donut Den, 8055 Vineland Av.; Sun Valley Library (LAPL), 7935 Vineland Av.; Sun Valley Park, 8133 Vineland Av.; Fernangeles Park, 8851 Laurel Canyon Bl.; on the internet on the SVANC website and through subscription to the SVANC mailing list at www.svanc.com; and through the Los Angeles City ENS (Early Notification System) at <http://lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

PLEASE VISIT OUR WEBSITE [WWW.SVANC.COM](http://www.svanc.com)

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>			
ENV No.	Existing Zone	District Map	
2015-1805EAF	CQJM2-1-G, P-1-G	190B173	
APC	Community Plan	Council District	
North Valley	180 SUN VALLEY	6	
Census Tract 1211.02	APN 2538-011-020	Case Filed With Dennis Chez [DSC Staff]	Date 5/11/15

DIR 2015-1806 SPR
CASE NO.

APPLICATION TYPE Site Plan Review
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 11051 & 11063 Pendleton St, Sun Valley, CA Zip Code 91352
Legal Description: Lot 13,14,15,16 Block 19 Tract M.B. 3-17-18
Lot Dimensions 932 x 692 Lot Area (sq. ft.) 657,285 SF Total Project Size (sq. ft.) 361,038
15.081Ac 2 Bldgs 264,068 SF 3 96,970 SF

2. PROJECT DESCRIPTION

Describe what is to be done: New Construction of approximately 361,038 SF of warehouse with office and mezz. space
The project consists of two buildings, 96,970SF (Bldg1) and 264,068SF (Bldg2) of ground floor warehouse and office

Present Use:	Trucking Storage Facility on grade	Proposed Use:	Warehouse/Distribution
Plan Check No. (if available)	none	Date Filed:	4/30/15
Check all that apply:		<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Change of Use <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Tier 1 LA Green Code <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	
No. of residential units:	Existing _____	To be demolished _____	Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: Site Plan Review for the construction of approx. 361,038 SF of warehouse with office & mezz space. Code Section which authorizes relief: Rev. 1b.05

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

DIR 2015-1806

4. OWNER/APPLICANT INFORMATION

Applicant's name Ben Horning Company Xebec Realty Partners
 Address: 3010 Old Ranch Pkwy Suite 470 Telephone: (562) 546-0200 Fax: ()
Seal Beach, CA 90740 Zip: 90740 E-mail: benh@xebecrealty.com

Property owner's name (if different from applicant) Sun Valley Development Partners, LLC
 Address: 16344 Martincoit Road Telephone: (858) 485-9909 Fax: ()
Poway, CA Zip: 92064 E-mail: jimseifert@pacbell.net

Contact person for project information Ben Horning Company Xebec Realty Partners
 Address: 3010 Old Ranch Pkwy Suite 470 Telephone: (562) 546-0252 Fax: ()
cell # 909-730-0186 Zip: 90740 E-mail: benh@xebecrealty.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: 

Print: James C. Seifert

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On May 11, 2015 before me, Notary Public in and for the State of California
 (Insert Name of Notary Public and Title)

personally appeared James C. Seifert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

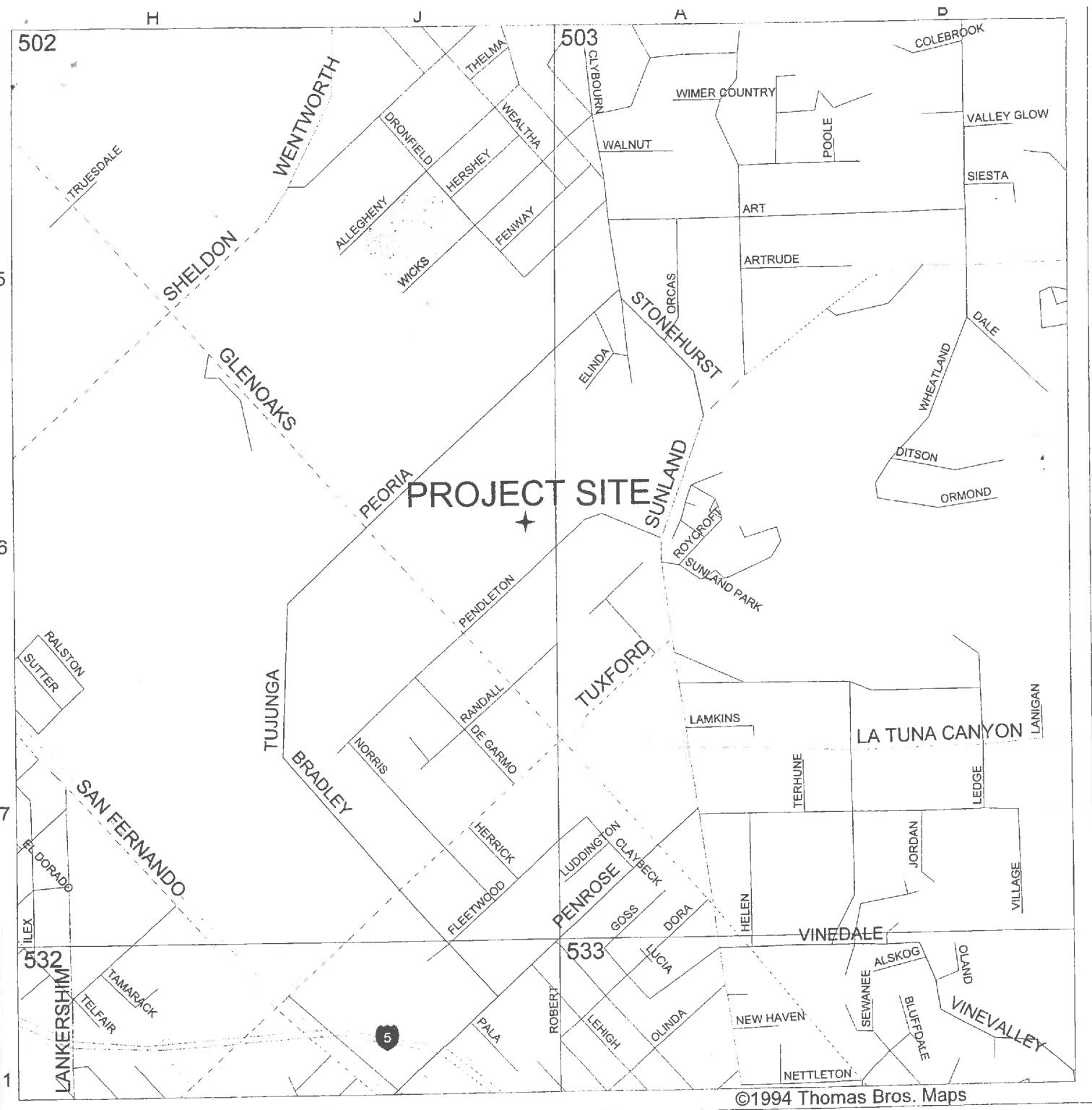
Signature

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee <u>10205.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0202220871</u>	Deemed Complete by [Project Planner]	Date



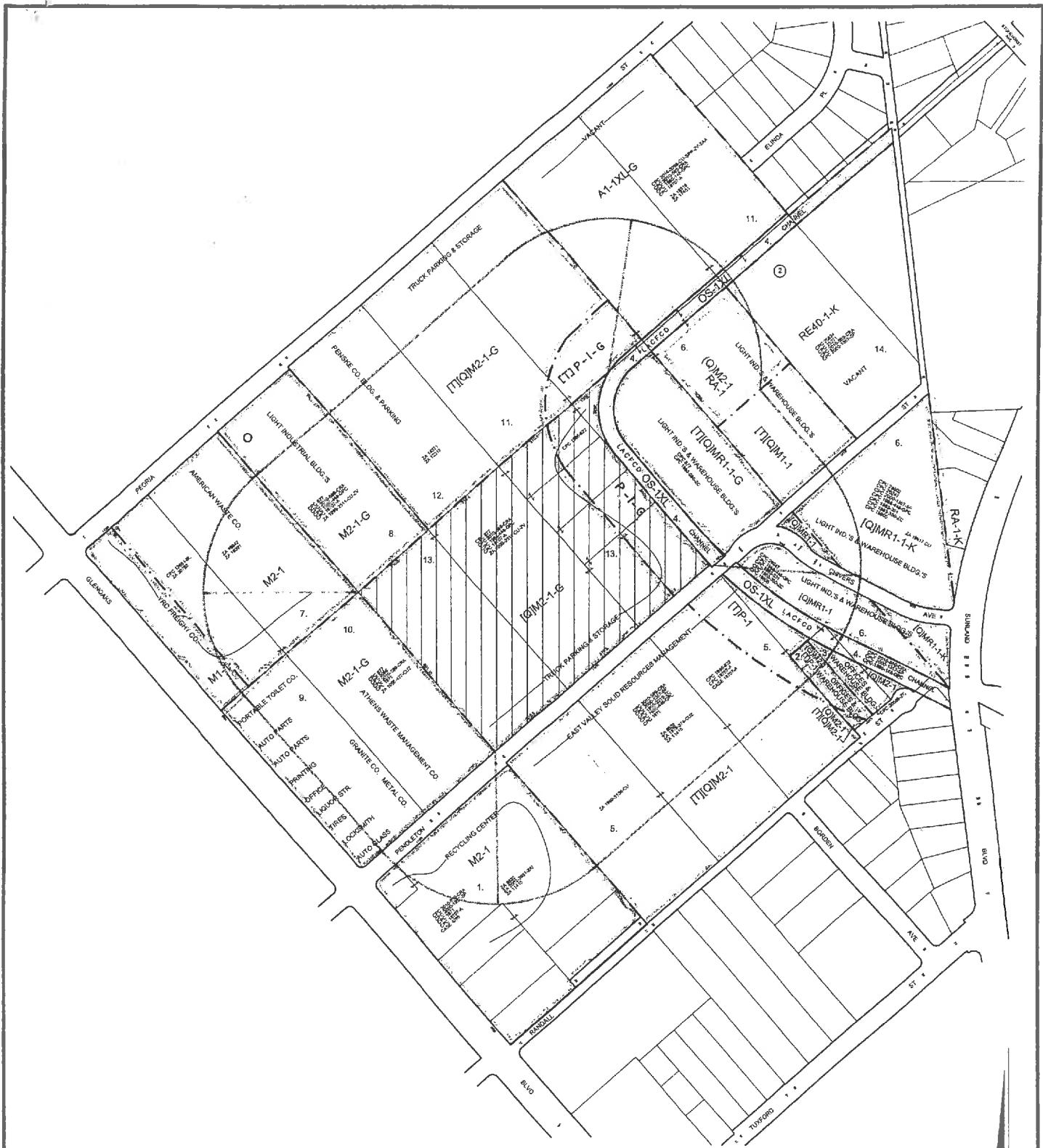
VICINITY MAP

SITE : 11063 PENDLETON STREET

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM 

DIR

2015-1806



SITE PLAN REVIEW/MAJOR PROJECT

LEGAL: LOTS 13-15 AND PORTION OF 16, BLK. 19,
LOS ANGELES LAND AND WATER CO'S SUBDIVISION OF A PART OF MACLAY RANCHO,
M.B. 3-17-18. (SEE APPLICATION)

C.D. 6 N 11
C.T. 1211.02
P.A. SUN VALLEY-LA TUNA CANYON

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

DIR 2015-1806

14.94 NET AC.

T.B. PAGE: 502 GRID: J-6

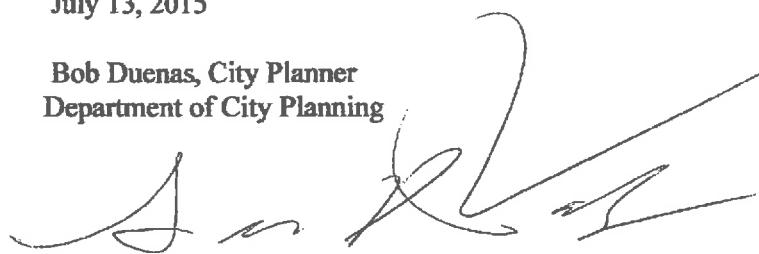
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

3

11063 Pendleton Street
 DOT Case No. SFV-2015-102935

Date: July 13, 2015

To: Bob Duenas, City Planner
 Department of City Planning



From: Sergio D. Valdez, Transportation Engineer
 Department of Transportation

Subject: **REVISED TRAFFIC ASSESSMENT FOR THE PROPOSED SUN VALLEY BUSINESS CENTER PROJECT LOCATED AT 11063 PENDLETON STREET**

The Department of Transportation (DOT) has completed the traffic assessment for the proposed Sun Valley Business Center Project located at 11063 Pendleton Street. This traffic assessment is based on a traffic study prepared by Kunzman Associates, Inc., dated March, 2015. After a careful review of the pertinent data, DOT has determined that the traffic study, as revised by DOT, adequately describes the project related traffic impacts of the proposed development. The traffic generated by this proposed project will not significantly impact any of the ten studied intersections.

DISCUSSION AND FINDINGS

The proposed project site is located at 11063 Pendleton Street in the City Los Angeles. The proposed project consists of 364,690sf of high-cube warehouse distribution center. The project site will have access to Pendleton Street. Completion of the proposed project is planned in year 2017. The proposed project will generate an additional 804 net new daily trips, 53 net new trips in the a.m. peak hour and 61 net new trips in the p.m peak hour, as shown below. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	In	Out	Total	In	Out
<i>Proposed:</i>								
High Cube Warehouse	364,690sf	804	39	14	53	22	39	61
Gross New Trips		804	39	14	53	22	39	61
NET PRIMARY TRIPS		804	39	14	53	22	39	61

804

The project study area includes the analysis of the following ten roadway intersections:

- Sunland Boulevard & Stonehurst Avenue
- Sunland Boulevard & Chivers Avenue
- Sunland Boulevard & Tuxford Street
- ~~▪ Sunland Boulevard & South Chandler Boulevard~~
- Sunland Boulevard & Glenoaks Boulevard
- Sunland Boulevard & I-5 Freeway NB Ramps
- Sunland Boulevard & Roscoe Boulevard
- Glenoaks Boulevard & Peoria Street
- Glenoaks Boulevard & Pendleton Street
- Glenoaks Boulevard & Tuxford Street/La Tuna Canyon

SW FERNANDO Rd & TUXFORD ST

The traffic study was revised by DOT to accurately reflect the level of service (LOS) methodology and significant impact criteria used by DOT for the studied intersections (see Attachment A). After a review of the pertinent data, DOT has determined that the proposed project will not have significant impact at any of the ten studied intersections.

However, DOT recommends the following project requirements for the project approval:

PROJECT REQUIREMENTS

A. Highway Dedication and Improvements

Pendleton Street is a designated Local Street in the Street and Highways Element of the City's General Plan. Along the project frontage, Pendleton Street currently consists of a 30-foot half right-of-way, with a 20-foot half roadway and a 10-foot sidewalk. The standard cross-section for a Local Street is a 30-foot half right-of-way, with an 18-foot half roadway and a 12-foot sidewalk. Therefore, no dedication and widening along the entire project frontage on the Pendleton Street is required to bring the total right-of-way, roadway and sidewalk to the Local Street standard as required by the General Plan.

Additional street improvements may be required. The applicant should contact the Bureau of Engineering, Department of Public Works to determine any other requirements.

B. Site Access and Internal Circulation

The Project would have vehicular access through Pendleton Street. The two two-way driveways would provide adequate capacity for the Project's estimated trip generation.

This determination does not include approval of the project's driveways, internal circulation, or parking scheme.

DOT recommends the following conditions for the project:

- For all two-way driveways, a width of W=30', exclusive of side slope shall be provided.
- For all one-way driveways, a width of W=16', exclusive of side slope shall be provided.
- A minimum required reservoir space between the new property line and the first parking stall or

gate shall be provided for all driveways.

- Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street or sidewalk.
- Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans, with a minimum scale of 1"=40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.

If you have any further questions, you may contact Durre Shamsi of my staff at (818) 374-4699.

c: Sixth Council District

Brian Gallagher, DOT East Valley District
Ali Nahass, BOE Valley District
Tim Conger, DOT Geometric Design
John Varghese, DOT Signal Design
Kunzman Associates, Inc.

Attachment A
Proposed Sun Valley Business Center Project
11063 Pendleton Street
DOT Case No. SFV-2015-102935

Summary of Volume to Capacity Ratios (V/C) and Levels of Service (LOS)	Scenario	Peak Hour	Base Conditions		Base + Project		Project Impact	Base + Project + Mitigation		Final Impact
			V/C	LOS	V/C	LOS		ΔV/C	V/C	
Sunland Bl. & Stonehurst Ave.	Existing	AM	0.867 D		0.869 D		0.002			
		PM	0.673 B		0.675 B		0.002			
Sunland Bl. & Chivers Ave.	Future	AM	0.928 E		0.929 E		0.001			
		PM	0.742 C		0.745 C		0.003			
Sunland Bl. & Tuxford St.	Existing	AM	0.643 B		0.653 B		0.010			
		PM	0.450 A		0.458 A		0.010			
Sunland Bl. & Glenoaks Bl.	Future	AM	0.682 B		0.692 B		0.010			
		PM	0.479 A		0.488 A		0.009			
Sunland Bl. & I-5 Freeway NB Ramps	Existing	AM	0.725 C		0.733 C		0.008			
		PM	0.682 B		0.689 B		0.007			
Sunland Bl. & Roscoe Bl. I-5 Freeway SB Ramps	Future	AM	0.805 D		0.813 D		0.008			
		PM	0.752 C		0.760 C		0.008			
Glenoaks Bl. & Peoria St.	Existing	AM	0.723 C		0.728 C		0.005			
		PM	0.730 C		0.732 C		0.002			
Glenoaks Bl. & Pendleton St.	Future	AM	0.806 D		0.811 D		0.005			
		PM	0.802 D		0.804 D		0.002			
Glenoaks Bl. & Tuxford St. / La Tuna Canyon Rd.	Existing	AM	0.673 B		0.681 B		0.008			
		PM	0.795 C		0.805 D		0.010			
San Fernando Rd. & Tuxford St.	Future	AM	0.815 D		0.822 D		0.007			
		PM	0.938 E		0.948 E		0.010			
San Fernando Rd. & Tuxford St.	Existing	AM	0.842 D		0.843 D		0.001			
		PM	0.912 E		0.913 E		0.001			
Glenoaks Bl. & Pendleton St.	Future	AM	0.954 E		0.955 E		0.001			
		PM	1.017 F		1.018 F		0.001			
Glenoaks Bl. & Tuxford St. / La Tuna Canyon Rd.	Existing	AM	0.477 A		0.478 A		0.001			
		PM	0.445 A		0.445 A		0.000			
San Fernando Rd. & Tuxford St.	Future	AM	0.525 A		0.526 A		0.001			
		PM	0.507 A		0.507 A		0.000			
San Fernando Rd. & Tuxford St.	Existing	AM	0.529 A		0.535 A		0.006			
		PM	0.472 A		0.485 A		0.013			
San Fernando Rd. & Tuxford St.	Future	AM	0.651 B		0.656 B		0.005			
		PM	0.656 B		0.668 B		0.012			
San Fernando Rd. & Tuxford St.	Existing	AM	0.838 D		0.840 D		0.002			
		PM	0.862 D		0.864 D		0.002			
San Fernando Rd. & Tuxford St.	Future	AM	0.960 E		0.961 E		0.001			
		PM	0.989 E		0.990 E		0.001			

ATTACHMENT B
Significant Transportation Impact Thresholds

Level of Service	Projected Future Volume to Capacity Ratio (V/C), Including Project	Project-Related Impact (Δ V/C)
C	between 0.701 and 0.800	≥ 0.040
D	between 0.801 and 0.900	≥ 0.020
E, F	≥ 0.901	≥ 0.010

Table 2

Project Traffic Generation¹

Descriptor	Quantity	Units ²	Type of Vehicle					Total
			Passenger Car	2 Axle Truck	3 Axle Truck	4+ Axle Truck	Total Trucks	
Land Use: High Cube	364.690	TSF	79.57%	3.46%	4.64%	12.33%	20.43%	100%
Traffic Generation Rates in trips per TSF								
Daily			1.337	0.058	0.078	0.207	0.343	1.68
Morning Peak Hour			0.088	0.004	0.005	0.014	0.023	0.11
Evening Peak Hour			0.096	0.004	0.006	0.015	0.025	0.12
Traffic Generation in Vehicles								
Daily			488	21	28	76	125	613
Morning Peak Hour			22	1	1	3	5	27
Inbound			10	-	1	2	3	13
Outbound			32	1	2	5	8	40
Evening Peak Hour			11	-	1	2	3	14
Inbound			24	1	1	4	6	30
Outbound			35	1	2	6	9	44
Passenger Car Equivalent's (PCE'S) Factor ³			1.00	1.50	2.00	3.00		
Traffic Generation in PCE's								
Daily			488	32	56	228	316	804
Morning Peak Hour			22	2	2	9	13	35
Inbound			10	-	2	6	8	18
Outbound			32	2	4	15	21	53
Evening Peak Hour			11	-	2	6	8	19
Inbound			24	2	2	12	16	40
Outbound			35	2	4	18	24	59

¹ Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012, Land Use Category 152 and Truck Trip Generation Study, City of Fontana, August 2003.

² TSF = Thousand Square Feet

³ Passenger Car Equivalent factors are recommended by the San Bernardino Associated Governments (SANBAG).