



LOS ANGELES CITY COUNCILMEMBER
GREIG SMITH
TWELFTH DISTRICT

December 8, 2008

City Planning Commission
200 North Spring Street, 2nd floor
Los Angeles, CA 90012

Attn: Tom Glick

RE: CPC-2007-237-GPA-ZC-CU-SPR
Located at 8401 Fallbrook Ave
West Hills, CA

Dear Mr. Glick:

Although the subject of today's hearing is the above referenced project, the property cited is a portion of an approximately eighty-six (86) net acre parcel that was purchased by Thompson Ramo Wooldridge (Bunker/Ramo), an electronics firm, in 1958 to be used for research and development. The land was and is zoned agricultural (A1-1), and Bunker/Ramo obtained a variance to allow administrative offices and computer operations. All of this preceded the homes and businesses that surround the property today.

Hughes Aircraft purchased the site from Bunker/Ramo in 1966, and obtained a new variance to allow it to be used for its Missile Systems operations. The overall plan was to grow the company to provide approximately 8,000 jobs. They did not reach this; however, at its peak operation in the mid-80's, Hughes provided jobs for more than 4,000 people.

In 1994, Coast Federal Savings bought the entire property. Parcel Map 7115 for 8433 Fallbrook was first approved in 1994 for 3 parcels and modified in 1996 to 4 parcels. Thirty (30) acres on the north was developed into an office park. Subsequent actions changed the zone on that property from A-1 to M-1. Coast Federal Bank (later purchased by Home Savings) occupied thirty-five (35) acres. DeVry Institute took possession of 15 acres, and the Valley's 911 police emergency center was built on six acres.

The current application includes the following requests:

- A General Plan Amendment and zone change to change the remaining A-1 property to M-1,



- A conditional use permit to allow a commercial corner development.
- Two new office buildings that will contain approximately 300,000 square feet of office space,
 - 35,000 square feet of retail/commercial on the Roscoe/Fallbrook corner,
 - A new parking structure at the western property line,

After thoroughly reviewing the proposal and getting input from the community, I would like to offer the following comments:

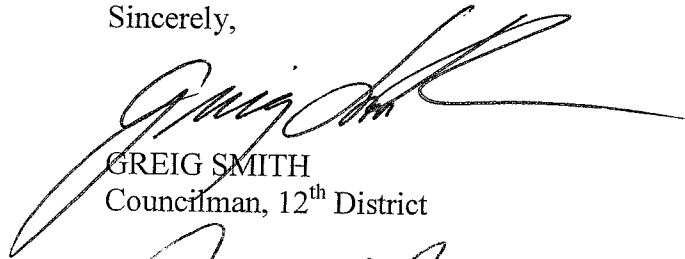
- The request for the additional new construction is reasonable, given the amount of land available. However, one of the two new buildings is proposed to be 100' high. Although the line of sight studies I saw indicate that this will not severely impact the adjacent residential, it does impact it to an extent. I would therefore request that the building be lowered to both insure that the neighborhood is not impacted, and that the new building is compatible with the other components on the site. I have therefore asked the developer to lower the building to 85' and provide line of sight studies to validate the effectiveness of the change.
- There was a lot of discussion involving the pros and cons of the retail/commercial component. I have never envisioned that kind of use on the property, and agree with those who believe this to be detrimental. I object to its inclusion, and would like it eliminated. However, I would not object to the square footage being absorbed into the office buildings proposed.
- I always am concerned about traffic, and look for ways to mitigate impacts that may be created when new development occurs. The mitigations included in this project will be very helpful in protecting the surrounding community. I am especially pleased that the median I suggested as a means to discourage cut-through traffic will be constructed on Fallbrook Avenue.
- Reducing the parking structure from five levels to two levels above ground and adding the dense landscaping and sound attenuations was another change done in response to community concerns. This change re-enforces the developer's commitment to minimize impacts on the community, while providing a viable project.
- When I learned the community was concerned about the requested zone change, I suggested the possibility introducing an MR zone on this portion, even though the property to the north is already M1 with restrictions on allowed uses. After looking into the matter further, I have come to the conclusion that the best way to protect the community from the kinds of uses they do not want is to change the zone to M1, and again put conditions on it that will prohibit the objectionable uses.
- Protecting the environment is another area of concern I have. It is now widely recognized and acknowledged that sustainably designed buildings are key to reducing global warming and its negative effects on the environment. I am pleased that the new construction on this project is designed to meet the USGBC Gold Leed specifications.

-I am aware that some are concerned about the safety of continuing construction on this property. I believe the necessary actions to insure safety have been taken under the auspices of the DTSC and Regional Water Quality Control Board, and I fully support the ongoing involvement of these two agencies to continue to insure the safety of this site and the surrounding area.

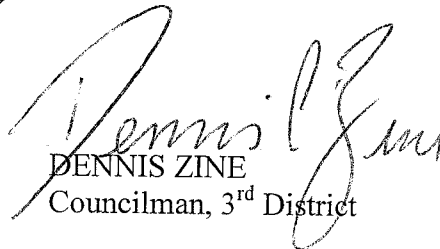
-Included in the material submitted is a list of development and operating conditions for Corporate Pointe. This document will need to be revised to reflect the changes caused by eliminating the retail/commercial component. Also, some of the uses listed are vague and need to be better defined.

Finally, no one can dispute the dire economic conditions we are all currently facing. Yet here we have a developer willing to go forward with this project during this time of uncertainty. It is a good project--one that incorporates the principles of smart growth, sustainability, and has the ability to bring many needed benefits to the community and the city. If approved, this project will bring 1,600 additional jobs in construction, and 1,700 permanent, high paying jobs. These jobs will be located near to where many of the employees live, thereby reducing commute time and distance. And it will also bring additional economic benefits that include \$45,000,000 in tax benefits, \$15,000,000 in property tax revenue, and \$5,000,000 in sales tax revenue. In short, this is a very good project. I would like to go on record in support of the requested project, with the changes I have outlined. Thank you for your consideration.

Sincerely,



GREIG SMITH
Councilman, 12th District



DENNIS ZINE
Councilman, 3rd District