

**MOTION**

Charter Section 558, and Municipal Code Sections 13.14 and 12.32 provide that the Council, City Planning Commission, or the Director of Planning may initiate consideration of a proposed Community Plan Implementation Overlay (CPIO) Amendment and Height District Change for a site.

The property located at 5741 West Jefferson Boulevard, Los Angeles, CA 90016 and 3336-3348 South La Cienega Place, Los Angeles 90016 is a privately-owned approximately 2.1 acre site improved with an approximately 82,051 square-foot self-storage facility with one- and two-story buildings. An opportunity to redevelop the site with a six-story mixed-use modern self-storage and retail building would enhance the immediate neighborhood and surrounding community by providing amenities on the ground floor, such as active retail space and landscaping, as well as much needed storage for local residences and businesses. The project will provide a widened sidewalk along Jefferson Boulevard and add an attractive landscaped open space area along both Jefferson Boulevard and La Cienega Place.

The property is located within the West Adams-Baldwin Hills-Leimert Community Plan area and West Adams-Baldwin Hills-Leimert CPIO district with frontage along Jefferson Boulevard near the Metro E Line La Cienega station and is zoned MR1-1VL-CPIO. The site is also designated as Parcel Group A in the Jefferson/La Cienega Transit Oriented Development Subarea of the CPIO. Surrounding properties are designated Limited Industrial and Community Commercial and include commercial, residential and industrial uses in buildings approximately three to 30 stories in height.

The project is also intended to replace the existing storage facility located at 3401 South La Cienega Boulevard, located approximately 120 feet to the south and east, which is being redeveloped with commercial and residential uses. The two existing storage facilities have been servicing the community's storage needs for close to four decades. The demand for storage facilities, which is directly correlated with housing development, has increased considerably in the vicinity within the past few years, but the supply of storage has remained mostly static. The two existing storage facilities that will be replaced are currently not sized or designed appropriately to meet the community's needs and are at full capacity. This existing deficiency in storage facilities will be further exacerbated in the future with the dramatic increase in commercial and residential development planned for this transit-oriented area.

A CPIO amendment and associated height district change would allow for replacement of these existing facilities to meet current and future demands for rental storage space and development of a better designed and more efficient, sustainable mixed-use building.

**I THEREFORE MOVE** that the Council initiate consideration of a CPIO Amendment and accompanying Height District Change for the property located at 5741 West Jefferson Boulevard, Los Angeles, CA 90016 and 3336-3348 South La Cienega Place, Los Angeles 90016.

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**I FURTHER MOVE** that the Council instruct the Planning Department to expeditiously process the CPIO Amendment and accompanying Height District Change for the property to permit the continuation and modernization of this community resource and to address the evolving needs of this transit-oriented area.

PRESENTED BY:   
HERB WESSON  
Councilmember, 10th District

SECONDED BY: 

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