

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Palms – Mar Vista – Del Rey Community Plan (“Community Plan”), which was revised by the City Council on September 16, 1997 (CF 97-0705); and

WHEREAS, the applicant is proposing the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch-tall, three-story mixed-use building over a basement consisting of retail and self-storage uses. The proposed project will consist of 3,959 square feet of retail use and parking at ground floor and 78,365 square feet of self-storage use at the second and third floors and basement level. The proposed project will provide 70 automobile parking spaces and 64 bicycle parking spaces. The proposed project will require approximately 13,541 cubic yards of grading and export. The proposed project will be developed at the vacant portion of a site that is currently developed with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. There are nine (9) street trees that will remain and one (1) additional street tree that was removed previously by the City due to its poor condition; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to amend Footnote No. 1 of the Community Plan to allow Height District No. 2 for the project site; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Palms – Mar Vista – Del Rey Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of October 9, 2025, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Palms – Mar Vista – Del Rey Community Plan to designate allowable heights in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Mitigated Negative Declaration, ENV-2024-116-MND, in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”) by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



Footnote #1 amended for the Palms - Mar Vista - Del Rey Community Plan General Plan Land Use Map.

1. Height District No. 1, except see Glencoe/Maxella Specific Plan for Specific Height District regulations. The property of APNs (4211005017, 4211009025, and 4211009028) shall be permitted Height District 2 pursuant to CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR.



CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR

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City of Los Angeles

