

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The project site is located within the Palms – Mar Vista – Del Rey Community Plan area, which designates the project site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones. The project site has an underlying zone of M2-1, which is consistent with the land use designation. Height District No. 1 permits a Floor Area Ratio (“FAR”) of 1.5:1 while Height District No. 2 permits a FAR of 6:1. The project proposes a Height District Change from Height District No. 1 to Height District No. 2 to allow the proposed project to be developed with an FAR of 2.1:1. The General Plan Amendment will maintain the requisite consistency by amending Footnote No. 1 of the Community Plan Map to indicate that Height District No. 2 applies to the project site. The recommended Height District Change to Height District No. 2 will be consistent with the recommended General Plan Amendment and will be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Palms – Mar Vista – Del Rey Community Plan.
- b. **Charter Section 555. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The proposed project is for the expansion of an existing self-storage use on a property owned and operated by Public Storage. The proposed project involves 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 ground floor retail and self-storage uses on a 143,393 square-foot lot. The project site is currently developed with a 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. The project site is located within the Palms – Mar Vista – Del Rey Community Plan area, which designates the project site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones. The project site has an underlying zone of M2-1, which is consistent with the land use designation.

The surrounding area is developed with a mix of residential, commercial, and industrial uses. The properties abutting the project site to the north is developed with apartment buildings and a commercial warehouse building. The property abutting the project site to the south, across Jefferson Boulevard, is developed with apartment buildings. The property abutting the project site to the west is developed with an office building. The property abutting the project site to the east is developed with an office building.

Through the approval of the General Plan Amendment, Footnote No. 1 of the Community Plan Map will be amended to allow Height District No. 2 for the project site. The General Plan Amendment is related to the request for a Height District Change from Height District No. 1 to Height District No. 2 to allow a Floor Area Ratio of 2.1:1 or approximately 298,908 square feet of floor area. The existing building was built in 2001 and has been operating as a self-storage facility since. As mentioned, the proposed project will expand and enhance the existing use by adding retail space and additional self-storage units in a new building. The proposed project would therefore improve an existing property by allowing

the self-storage facility to accommodate the demands of existing and new members and incorporate retail spaces to provide additional services to residents and employees of the nearby community. Further, the proposed project's new improvements will help activate the streetscape within the vicinity of the project site, thereby promoting linkages within the surrounding area and contributing to the significant economic and physical identity of the area. Therefore, the proposed General Plan Amendment is consistent with City Charter Section 555 because the project site is located within an area with significant social, economic, and physical identity.

c. Charter Section 556. The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.

The General Plan sets forth goals, objectives, policies, and programs that guide both citywide and community-specific land uses. The City's General Plan is comprised of individual elements, which serve to provide a blueprint for the future, and prescribe policy goals and objectives to shape and guide the physical development of the City. The City's General Plan is comprised of a Framework Element; Land Use Element; Air Quality Element; Conservation Element; Health Element; Safety Element; Mobility Element; Infrastructure Systems Element (which incorporates the Sewerage Facilities Element); Open Space Element; Public Facilities & Services Element; Noise Element; and Housing Element.

As discussed below, the project substantially conforms with the General Plan's Land Use Designation for the Property, as well as the Land Use Element, Framework Element, and, Mobility Element. Further, the project would neither impede nor be inconsistent with any of the General Plan's other elements.

General Plan Land Use Designation. The project site is located within the Palms – Mar Vista – Del Rey Community Plan area, which designates the project site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones. The project site has an underlying zone of M2-1, which is consistent with the land use designation. Height District No. 1 permits a Floor Area Ratio ("FAR") of 1.5:1 while Height District No. 2 permits a FAR of 6:1. The project proposes a Height District Change from Height District No. 1 to Height District No. 2 to allow the proposed project to be developed with an FAR of 2.1:1. The General Plan Amendment will maintain the requisite consistency by amending Footnote No. 1 of the Community Plan Map to indicate that Height District No. 2 applies to the project site. The recommended Height District Change to Height District No. 2 will be consistent with the recommended General Plan Amendment and will be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Palms – Mar Vista – Del Rey Community Plan.

Land Use Element. The proposed project complies the applicable provisions of the Los Angeles Municipal Code ("LAMC") and Palms – Mar Vista – Del Rey Community Plan. There are 12 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. Many of the policies derived from these Elements are in the form of requirements of the LAMC.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The project site is located within the Palms – Mar Vista – Del Rey Community Plan, which

designates the project site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones.

Palms – Mar Vista – Del Rey Community Plan. The Community Plan text includes the following relevant objectives, policies, and programs:

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are environmentally sensitive, safe for the work force with minimal adverse impact on adjacent uses.

Objective 3-1: To provide a viable industrial base with job opportunities for residents with minimal environmental and visual impacts to the community.

Policy 3-1.1: Designate and preserve lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing and similar uses which provide employment opportunities.

Policy 3-1.2: Ensure compatibility between industrial and other adjoining land uses through design treatments, compliance with environmental protection standards and health and safety requirements.

Policy 3-1.3: Require that any proposed development be designed with adequate buffering and landscaping and that the proposed use be compatible with adjacent residential development.

The proposed construction, use, and maintenance of a mixed-use building consisting of retail and self-storage uses in conjunction with the continued use and maintenance of an existing self-storage building is consistent with the above-referenced goal, objective, and policies. The proposed project will provide employment opportunities through the retention and expansion of an existing commercial/industrial use. As an existing use, the proposed project will be compatible with the surrounding land uses. From an architectural standpoint, the proposed project will provide voluntary setbacks at the front, westerly side yard, and rear yard to ensure that the project site is adequately landscaped and buffered from adjacent residential development. As recommended, the General Plan Amendment and Height District Change will be consistent with the above-referenced goal, objective, and policies of the Palms – Mar Vista – Del Rey Community Plan.

Framework Element. 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 policies 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 provisions, 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 3.1.1:** *Identify areas on the Long-Range Land Use Diagram and in the community plan sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.*
- 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.*
- Goal 3J:** *Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.*
- Objective 3.14:** *Provide land and supporting services for the retention of existing and*

attraction of new industries.

Policy 3.14.2: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable “themed” sectors.

The proposed project will contribute to the City’s long-term fiscal and economic viability by developing a new mixed-use building consisting of retail and self-storage uses on a vacant portion of a property already developed with an existing self-storage building. The proposed mixed-use building will introduce new retail uses while expanding the existing self-storage use. This will provide additional diversity to the neighborhood which is currently developed with a mix of residential, commercial, and industrial uses. The proposed project will provide valuable services to residents of the adjacent residential buildings nearby while also being accessible to those who are further away in the neighborhood as it is in an area in proximity to public transit. The General Plan Amendment to facilitate the Height District Change will allow the proposed project to be built in a sensible manner through additional floor area. It will also provide street dedication and sidewalk widening and improvements, thereby enhancing pedestrian safety and comfort along Jefferson Boulevard. The proposed project is consistent with the above-referenced goal, objectives, and policies of the Framework Element.

Mobility Element. The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements along the property frontage along Jefferson Boulevard. Jefferson Boulevard is a Boulevard II under Mobility Plan 2035 with a designated right-of-way width of 110 feet and roadway width of 80 feet. The half right-of-way includes a 35-foot roadway and 7.5-foot sidewalk.

The Bureau of Engineering (“BOE”) is requiring a 4-foot dedication for approximately 180 feet from the far most southwest end to the eastside of the existing driveway approach to complete a 12-foot-wide border along Jefferson Boulevard. BOE is also requiring related improvements to remove and reconstruct a current ADA-compliant access ramp and 8- to 12-foot-wide sidewalk. Conditions for the improvements have been imposed under the (T) Tentative Classification in accordance with Boulevard II standards of Mobility Plan 2025.

The dedication and improvement requirements will continue to advance Mobility Plan 2035’s policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. The access ramp will be brought up to current ADA standards and sidewalk, curbs, and gutter will be replaced to ensure safety and accessibility. The nine existing street trees will remain to enhance the visual appeal of the street. The proposed project as designed and conditioned will meet the following policies 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 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.

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.

The proposed project will reconstruct the full border width sidewalk abutting the new property line (12 feet where dedicated and 8 feet where not dedicated) for the entire frontage. The new sidewalk facilities will improve pedestrian activity along Jefferson Boulevard. The proposed mixed-use building will orient the front entrance to be in line with a direct pedestrian path of travel from the sidewalk. The proposed project will provide vehicular access from the existing driveway, which will also be reconstructed to new standards. The project site is in a major employment center with nearby multi-family residential uses and transit service. The project site is located within a Transit Priority Area and within a one-half mile of the Los Angeles County Metropolitan Transit Authority ("Metro") and Culver City's CityBus stops, which qualify as Major Transit Stops. Furthermore, to accommodate bicycle travel, the proposed project will provide convenient and secure bicycle parking on site as required by the LAMC.

- d. **Charter Section 558. The proposed Amendment to the Palms – Mar Vista – Del Rey Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.**

The proposed project involves 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 ground floor retail and self-storage uses on a 143,393 square-foot lot. The project site is currently developed with a 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. The project site is located within the Palms – Mar Vista – Del Rey Community Plan area, which designates the project site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones. The project site has an underlying zone of M2-1, which is consistent with the land use designation.

The proposed General Plan Amendment is to amend Footnote No. 1 of the Community Plan Map to allow Height District No. 2 for the project site. The General Plan Amendment is related to the request for a Height District Change from Height District No. 1 to Height District No. 2 to allow a Floor Area Ratio of 2.1:1 or approximately 298,908 square feet of floor area. The proposed General Plan Amendment and Height District Change will increase the maximum FAR permitted on the project site, thereby accommodating the expansion of the existing self-storage use through the construction of a new mixed-use building consisting of retail and self-storage uses.

The proposed project will provide a public necessity by optimizing the use of the project site through the expansion of the existing use on site and introduction of new development and public improvements, which will generate increased tax revenues. The proposed development will be at a vacant portion of an industrially zoned property that is located within proximity to multi-family residential buildings, commercial office buildings, and a major commercial shopping center (Runway Playa Vista). Public convenience will be served by addition of viable commercial spaces and additional self-storage units for the residents of the area. The development of the mixed-use building to occupy the

undeveloped portion will be safer for the community than having a large area that currently sits vacant. Approval of the Height District Change to M2-2 will not affect the project site's zoning consistency with the land use designation, in keeping with good zoning practice. The Height District Change will accommodate the proposed mixed-use building. The proposed mixed-use building, consisting of retail and self-storage uses, will be consistent with the type of development encouraged by the General Plan and Community Plan. Therefore, the proposed General Plan Amendment to the Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice.

Height District Change Findings; "T" and "Q" Classification and "D" Limitation Findings

2. **Pursuant to Section 12.32 of the Municipal Code, the Height District Change is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**
 - a. **Public Necessity:** Approval of the Height District Change increases the allowable FAR and allows the project site to be developed consistent with the goals and objectives of the General Plan and Community Plan as outlined above. The proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of retail and self-storage uses on a property already developed with an existing self-storage building. The proposed project will provide a public necessity by optimizing the use of the project site through the expansion of the existing use on site and introduction of new development and public improvements, which will generate increased tax revenues.
 - b. **Convenience:** The proposed project will develop a vacant portion of an industrially zoned property that is located within proximity to multi-family residential buildings, commercial office buildings, and a major commercial shopping center (Runway Playa Vista). Public convenience will be served by addition of viable commercial spaces and additional self-storage units for the residents of the area.
 - c. **General Welfare:** Approval of the Height District Change from Height District No. 1 and Height District No. 2 allows for development of an undeveloped portion of the project site in a sensible manner with increased FAR. The development of the mixed-use building to occupy the undeveloped portion will be safer for the community than having a large area that currently sits vacant. The proposed project will enhance the urban environment by providing a use that is within the Light Manufacturing land use designation and by improving public facilities surrounding the project site to be in line with Mobility Plan 2035 street standards. Given the proposed project's proximity to existing job centers and transit services, the proposed project will provide a desirable commercial/industrial use to serve the community, thereby advancing the general welfare.
 - d. **Good Zoning Practices:** The project site is presently zoned M2-1 and is located within the Light Manufacturing land use designation, which includes the corresponding zones of MR2 and M2. Approval of the Height District Change to M2-2 will not affect the project site's zoning consistency with the land use designation, in keeping with good zoning practice. The Height District Change will accommodate the proposed mixed-use building. The proposed mixed-use building, consisting of retail and self-storage uses, will be consistent with the type of development encouraged by the General Plan and Community Plan.

- e. “T” and “Q” Classification and “D” Limitation: Pursuant to LAMC Sections 12.32-G.1, G.2, and G.4, the current action, as recommended, has been made contingent upon compliance with new “T”, “Q”, and “D” 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 issued to meet the public’s needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, are also necessary to protect the best interests of and to assure a development more compatible with 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 subject recommended action.

For the reasons stated above, the Height District Change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice and is consistent with the General Plan.

Conditional Use Permit Findings

3. Conditional Use

- a. **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 proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of ground floor retail and self-storage uses at the undeveloped western portion of the property. The project site is currently improved with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building at the eastern portion of the property that will remain. The applicant is requesting a Conditional Use Permit to allow a storage building for household goods in the M2 Zone within 500 feet from an R Zone and residential use. The nearest R-zoned property is on the southeast corner of Jefferson Boulevard and Westlawn Avenue and developed with a senior living building. The nearest residential use is a multi-family residential building located across Jefferson Boulevard. The proposed project will provide neighborhood-serving uses by expanding on the existing self-storage use and adding new retail uses to serve the residents of the area. The proposed project will enhance the built environment with a well-designed structure, public right-of-way improvements, and landscaping consisting of new groundcover and on-site trees. The proposed mixed-use building will feature the retail spaces at the ground floor and landscaping along the storefront that will enhance the appearance of Jefferson Boulevard. As such, the proposed project will enhance the built environment in the surrounding neighborhood and provide a service that is essential and beneficial to the community, city, and region.

- b. **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 proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of ground floor retail and self-storage uses. The project site is currently improved with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. The applicant is requesting a Conditional Use Permit to allow a storage building for household goods in the M2 Zone within 500 feet from an R Zone and residential use. The nearest R-zoned property is on the southeast corner of Jefferson Boulevard and Westlawn Avenue and developed with a senior living building. The nearest residential use is a multi-family residential building located across Jefferson Boulevard. The proposed project will be in an ideal location as it will optimize the full use of the project site by developing a vacant and underutilized portion of the property. The proposed project will expand the existing self-storage use and incorporate new retail uses to serve the neighborhood, which includes a mix of residential, commercial, and industrial buildings.

With regards to size, the proposed project involves a request for a Height District Change from Height District No. 1 to 2. The requested Height District Change is intended to accommodate an increase in the maximum FAR allowed. The existing M2-1 Zone permits a maximum FAR of 1.5:1 while the proposed M2-2 Zone permits a maximum FAR of 6:1. The proposed project will result in an FAR of 2.1:1 or approximately 298,908 square feet

of floor area for the existing and proposed buildings, which represents a relatively minor increase in FAR than what is fully allowed by the M2-2 Zone. The proposed building itself will only have a FAR of 0.57 and approximately 82,324 square feet of floor area. The existing and proposed buildings will be located on separate sides of the project site, separated by a surface parking lot, which will eliminate massing and create a sense of openness. With regards to height, the proposed project involves a request for a Zoning Administrator's Adjustment to allow a building height of 44 feet 3 inches in lieu of the maximum building height of 37 feet for storage buildings for household goods within 500 feet of an R Zone and residential use. The FAR and height limitations are intended to ensure that development is compatible and not out of mass and scale with the surrounding properties. The surrounding properties include a mix of residential, commercial, and industrial uses within large multi-level buildings. The properties abutting the project site to the north is developed with four-story and five-story apartment buildings with an FAR of 1.88:1 and height of 55 feet and a two-story commercial warehouse building with an FAR of 0.62:1 and height of 25 feet. The property abutting the project site to the south, across Jefferson Boulevard, is developed with five-story apartment buildings with an FAR of 1.96 and height of 60 feet. The property abutting the project site to the west is developed with a three-story office building with an FAR of 1.53:1 and height of 47 feet. The property abutting the project site to the east is developed with a six-story office building with an FAR of 1.85 and height of 94 feet.

The project site is located within a Transit Priority Area and within a one-half mile radius of a Major Transit Stop located at the intersection of Jefferson Boulevard and Westlawn Avenue, served by the Los Angeles County Metropolitan Transit Authority ("Metro") and Culver City's CityBus stops. The project site is subject to AB 2097, which prohibits the City from imposing or enforcing minimum parking requirements on any residential, commercial or other development project that are within a one-half mile radius of a Major Transit Stop. Nevertheless, the proposed project is voluntarily providing 70 automobile parking spaces and 64 bicycle parking spaces. The proposed project will be accessible by many forms of transportation, such as automobile, bicycle, and walking. In terms of emergency access, the project site currently maintains a fire access lane with a driveway at the easterly property line. The fire access lane will be fully extended along the rear property line to serve the proposed project to protect life, healthy, and safety.

There is no required front yard setback, but the proposed project will provide a 11-foot-8-inch front yard setback along Jefferson Boulevard. The front yard setback area will feature an entrance plaza for the retail spaces with stairways leading up from the sidewalk, landscaping, and trees. There are also street trees in the public right-of-way that will remain. The proposed project will also comply with Bureau of Engineering requirements to provide a 4-foot dedication and improve the existing sidewalk. The front yard setback, landscaping, trees, and required street dedication and improvements will combine to provide a buffer and attractive transition to the public right-of-way and adjacent residential uses across the street.

Therefore, the proposed 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.

- c. **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 located within the Palms – Mar Vista – Del Rey Community Plan and Los Angeles Coastal Transportation Corridor Specific Plan. The project site has a Light Manufacturing land use designation, which has corresponding zones of MR2 and M2. The project site is zoned M2-1, which is consistent with one of the land use designations. The proposed project involves 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 ground floor retail and self-storage uses in conjunction with the continued use and maintenance of a 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building. The proposed project is requesting a General Plan Amendment, Height District Change, Conditional Use Permit, Zoning Administrator's Adjustment, and Site Plan Review. As provided under Finding No. 1, the proposed project is in substantial conformance with the General Plan and Palms – Mar Vista – Del Rey Community Plan.

- d. **The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of ground floor retail and self-storage uses. The project site is currently improved with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. While the proposed project involves an increase in the maximum FAR and height allowed, the proposed building itself will still maintain a smaller FAR and height than most of the surrounding buildings. The existing and proposed buildings will be located on separate sides of the project site, separated by a surface parking lot, which will eliminate massing and create a sense of openness. The proposed project will observe voluntary front, side, and rear yard setbacks to further contribute to the openness and provide separation from the surrounding buildings. As such, the proposed project will be compatible with the scale and character of the adjacent properties and surrounding neighborhood.

4. Zoning Administrator's Adjustment

- a. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of ground floor retail and self-storage uses. The project site is currently improved with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. The applicant is requesting a Zoning Administrator's Adjustment to allow a building height of 44 feet 3 inches in lieu of the maximum of 37 feet allowed for the storage of household goods pursuant to LAMC Section 12.17 6 A.10. The 37-foot height limit is impractical as both the existing and proposed Height District has no restrictions on height. Furthermore, the intent of the height regulations is to ensure that development is compatible and not out of mass and scale with the surrounding properties. While there is also a requested Height District Change to accommodate a higher FAR and square footage, the proposed project will not conflict with the mass or scale of the surrounding properties as the immediate area is developed with large multi-level buildings. The additional height for the proposed project is intended to provide variety to the types of

commercial uses on site in form the ground floor retail spaces while ensuring adequate self-storage capacity at the basement level and second and third floors. Therefore, the proposed project's height of 44 feet 3 inches is warranted as the proposed project complies with the site-specific height and similar in mass and scale to the surrounding buildings. As such, the proposed project confirms with the intent of the untailed citywide storage building height limitation.

- b. **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 proposed project involves the construction, use, and maintenance of an 82,324 square-foot, 44-foot-3-inch, three-story mixed-use building over a basement consisting of ground floor retail and self-storage uses. The project site is currently improved with an existing 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building that will remain. The applicant is requesting a Zoning Administrator's Adjustment to allow a building height of 44 feet 3 inches in lieu of the maximum of 37 feet allowed for the storage of household goods pursuant to LAMC Section 12.17 6 A.10. The proposed project will be in an ideal location as it will optimize the full use of the project site by developing a vacant and underutilized portion of the property. The proposed project will expand the existing self-storage use and incorporate new retail uses to serve the neighborhood, which includes a mix of residential, commercial, and industrial buildings.

In addition to the requested Zoning Administrator's Adjustment for increased height, the proposed project also involves a request for a Height District Change from Height District No. 1 to 2. The requested Height District Change is intended to accommodate an increase in the maximum FAR allowed. The existing M2-1 Zone permits a maximum FAR of 1.5:1 while the proposed M2-2 Zone permits a maximum FAR of 6:1. The proposed project will result in an FAR of 2.1:1 or approximately 298,908 square feet of floor area for the existing and proposed buildings, which represents a relatively minor increase in FAR than what is fully allowed by the M2-2 Zone. The proposed building itself will only have a FAR of 0.57 and approximately 82,324 square feet of floor area. The existing and proposed buildings will be located on separate sides of the project site, separated by a surface parking lot, which will eliminate massing and create a sense of openness. Even with the increased height and FAR, the proposed project will remain compatible with the adjacent properties and surrounding neighborhood, which includes a mix of residential, commercial, and industrial uses within large multi-level buildings. The properties abutting the project site to the north is developed with four-story and five-story apartment buildings with an FAR of 1.88:1 and height of 55 feet and a two-story commercial warehouse building with an FAR of 0.62:1 and height of 25 feet. The property abutting the project site to the south, across Jefferson Boulevard, is developed with five-story apartment buildings with an FAR of 1.96 and height of 60 feet. The property abutting the project site to the west is developed with a three-story office building with an FAR of 1.53:1 and height of 47 feet. The property abutting the project site to the east is developed with a six-story office building with an FAR of 1.85 and height of 94 feet.

The project site is located within a Transit Priority Area and within a one-half mile radius of a Major Transit Stop located at the intersection of Jefferson Boulevard and Westlawn Avenue, served by the Los Angeles County Metropolitan Transit Authority ("Metro") and Culver City's CityBus stops. The project site is subject to AB 2097, which prohibits the City from imposing or enforcing minimum parking requirements on any residential, commercial

or other development project that are within a one-half mile radius of a Major Transit Stop. Nevertheless, the proposed project is voluntarily providing 70 automobile parking spaces and 64 bicycle parking spaces. The proposed project will be accessible by many forms of transportation, such as automobile, bicycle, and walking. In terms of emergency access, the project site currently maintains a fire access lane with a driveway at the easterly property line. The fire access lane will be fully extended along the rear property line to serve the proposed project to protect life, healthy, and safety.

There is no required front yard setback, but the proposed project will provide a 11-foot-8-inch front yard setback along Jefferson Boulevard. The front yard setback area will feature an entrance plaza for the retail spaces with stairways leading up from the sidewalk, landscaping, and trees. There are also street trees in the public right-of-way that will remain. The proposed project will also comply with Bureau of Engineering requirements to provide a 4-foot dedication and improve the existing sidewalk. The front yard setback, landscaping, trees, and required street dedication and improvements will combine to provide a buffer and attractive transition to the public right-of-way and adjacent residential uses across the street.

Therefore, as described above, the proposed 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.

c. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any specific plan.

The project site is located within the Palms – Mar Vista – Del Rey Community Plan and Los Angeles Coastal Transportation Corridor Specific Plan. The project site has a Light Manufacturing land use designation, which has corresponding zones of MR2 and M2. The project site is zoned M2-1, which is consistent with one of the land use designations. The proposed project involves 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 ground floor retail and self-storage uses in conjunction with the continued use and maintenance of a 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building. The proposed project is requesting a General Plan Amendment, Height District Change, Conditional Use Permit, Zoning Administrator's Adjustment, and Site Plan Review. As provided under Finding No. 1, the proposed project is in substantial conformance with the General Plan and Palms – Mar Vista – Del Rey Community Plan.

5. Site Plan Review

a. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The project site is located within the Palms – Mar Vista – Del Rey Community Plan and Los Angeles Coastal Transportation Corridor Specific Plan. The project site has a Light Manufacturing land use designation, which has corresponding zones of MR2 and M2. The project site is zoned M2-1, which is consistent with one of the land use designations. The proposed project involves 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 ground floor retail and self-storage uses in conjunction with the continued use and

maintenance of a 216,584 square-foot, 57-foot-6-inch-tall, four-story self-storage building. The proposed project is requesting a General Plan Amendment, Height District Change, Conditional Use Permit, Zoning Administrator's Adjustment, and Site Plan Review. As provided under Finding No. 1, the proposed project is in substantial conformance with the General Plan and Palms – Mar Vista – Del Rey Community Plan.

- b. **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 adjacent properties and neighboring properties.**

Compatibility with Existing and Future Development

The proposed mixed-use building consisting of retail and self-storage uses will be consistent with the character of the area. The proposed project will essentially be expanding an existing use as the project site is developed with a self-storage building that will remain. The abutting properties to the north, along Beatrice Street, are zoned M2-1 and (Q)C2-2 are developed with a commercial warehouse building and apartment building. The abutting properties to the south, across Jefferson Boulevard, are zoned C2(PV) and developed with an apartment building. The abutting properties to the east are zoned M2-1 and developed with an office building and light manufacturing building. The abutting properties to the west are zoned M2-1 and developed with an office building. Other properties along the subject block of Jefferson Boulevard (bounded by McConnell Avenue to the west and Westlawn Avenue to the east) are zoned M2-1 and developed with a public charter school commercial shopping center.

Arrangement of Buildings (Height, Bulk, Setbacks)

Height

The M2 Zone in Height District Nos. 1 and 2 does not limit building height or number of stories, but the LAMC does limit the height of self-storage uses within 500 feet of an R Zone or residential use to 37 feet. The project site is located across the street from both an R Zone and multi-family residential buildings and thus subject to the 37-foot height limit. The project is proposing a building height of 44 feet 3 inches. The proposed project will be compatible with the development in the area as it will not exceed the height of the existing self-storage building on site and since the surrounding properties are developed with taller multi-level structures.

Bulk

The project site is comprised of three parcels with a total lot area of 143,393 square feet. The existing M2-1 Zone limits FAR to 1.5:1. The proposed M2-2 Zone will allow an FAR of up to 6:1, but the project proposes an FAR of 2.1:1 or 298,908 square feet for the new and existing buildings combined. With the Height District Change, the proposed project will utilize a relatively minor increase in FAR from 1.5:1 to 2.1:1. Nevertheless, the proposed building will not be out of mass and scale with the existing development on the project site or area as most of the surrounding structures are larger multi-level buildings. Therefore, the proposed project will be compatible with the neighboring properties as it relates to bulk.

Setbacks

No setbacks are required for non-residential development in the M2 Zone. However, the proposed project provides voluntary front and westerly side yard setbacks to allow space for landscaping and a voluntary rear yard setback to allow space for an extension of the existing fire access lane. The proposed building will be set back 11 feet 8 inches from the front property line, 9 feet from the westerly side property line, and 42 feet 6 inches from the rear property line.

Parking, Loading Areas, Trash Collection

The proposed project will provide a total of 70 automobile parking spaces (utilizing AB 2097 for reduced parking), 64 bicycle parking spaces, and three loading parking spaces. The loading parking spaces are located adjacent to the lobby area near the center of the parking lot. There is an existing trash enclosure to remain and new recycling area proposed.

Landscaping

The proposed project will provide approximately 2,927 square feet of landscaped area. The proposed project will remove two trees, retain 19 trees, including nine street trees along Jefferson Boulevard, and plant 21 trees on site (subject to the requirements of the Urban Forestry Division). The landscaping and trees will primarily be planted along the perimeter of the project site and building frontage.

Lighting

The proposed project's lighting scheme is conditioned to be compatible with the surrounding development. Exterior lighting will illuminate onsite facilities to provide sufficient lighting for circulation and security while minimizing impacts on adjacent properties. Ground-level lighting for the building will activate and enhance the pedestrian environment at night.

The proposed 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.

- c. **Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The proposed project involves the construction, use, and maintenance of a mixed-use building consisting of retail and self-storage uses and thus the proposed project is not subject to the City's Open Space requirements pursuant to LAMC Section 12.21 G 2. However, the proposed project has been conditioned so that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, that it will include an automatic irrigation system, and that it will be maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

Environmental Findings

6. **Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2024-116-MND)

was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that 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. Pursuant to Assembly Bill 52, the City completed the tribal consultation process in compliance with the California Environmental Quality Act. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.

7. **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 Zone C, areas of minimal flooding.