

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR	ENV-2024-116-MND	11 - Park
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
12681 West Jefferson Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Cherry Miao, Public Storage	(818) 244-8080	cmiao@publicstorage.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Francis Park, Park & Velayos LP	(213) 570-8000	fpark@parkvelayos.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kenton Trinh	(213) 482-7092	kenton.trinh@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<ul style="list-style-type: none"> - Resolution for General Plan Amendment (GPA) to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No.1 to allow Height District No. 2 for the project site - Ordinance for Height District (HD) Change from M2-1 to (T)(Q)M2-2D 		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> TBD		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> TBD		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please create Council File

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input checked="" type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

Yes No
 *If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
October 9, 2025	
LAST DAY TO APPEAL:	DATE APPEALED:
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input checked="" type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input checked="" type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission executive Assistant II	October 28, 2025



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: OCTOBER 28, 2025

Case No.: CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR

Council District: 11 – Park

CEQA: ENV-2024-116-MND

Plan Area: Palms – Mar Vista – Del Rey

Project Site: 12681 West Jefferson Boulevard

Applicant: Cherry Miao, Public Storage
Representative: Francis Park, Park & Velayos LLP

At its meeting of **October 9, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Construction of an 82,324 square-foot, 44-foot three-inch, 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 self-storage building that will remain.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-116-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **recommended** that the Mayor and City Council **adopt** the attached Resolution, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No. 1 of the Community Plan Map to allow Height District No. 2 for the project site;
3. **Approved** and **recommended** that the City Council **adopt** the attached Ordinance, pursuant to LAMC Section 12.32, adopt an ordinance for a Height District Change from Height District No. 1 to 2 to allow the proposed project to be developed with a Floor Area Ratio of 2.1:1 and approximately 298,908 square feet of floor area;
4. **Approved**, pursuant to LAMC Section 12.24 W.50, 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 uses;
5. **Approved**, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a building height of 44 feet three inches in lieu of the maximum building height of 37 feet for storage buildings for household goods allowed by LAMC Section 12.17.6 A.10;

6. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development project that is creating 50,000 gross square feet or more of nonresidential floor area;
7. **Adopted** the attached Conditions of Approval; and
8. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Choe
 Second: Saitman
 Ayes: Diaz, Lawshe, Johnson, Rosenstein
 Absent: Chavez, Klein, Zamora

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is not further appealable and will proceed to the City Council for final decision. The Height District Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The decision of the Commission regarding the remaining approvals are appealable to the Los Angeles City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: NOVEMBER 17, 2025

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date listed above, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed **early** to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	8475 S. Vermont Avenue, 1 st Floor Los Angeles, CA 90044 (In person appointments available on Tuesdays and Thursdays 8am-4pm only) planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City’s [BuildLA](#) portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-Person
Appeal Filing



QR Code to BuildLA Appointment
Portal for Condition Clearance

Attachments: Zone and Height District Ordinance, Maps, Conditions of Approval, Findings, Resolution

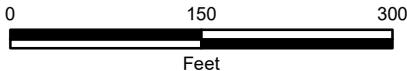
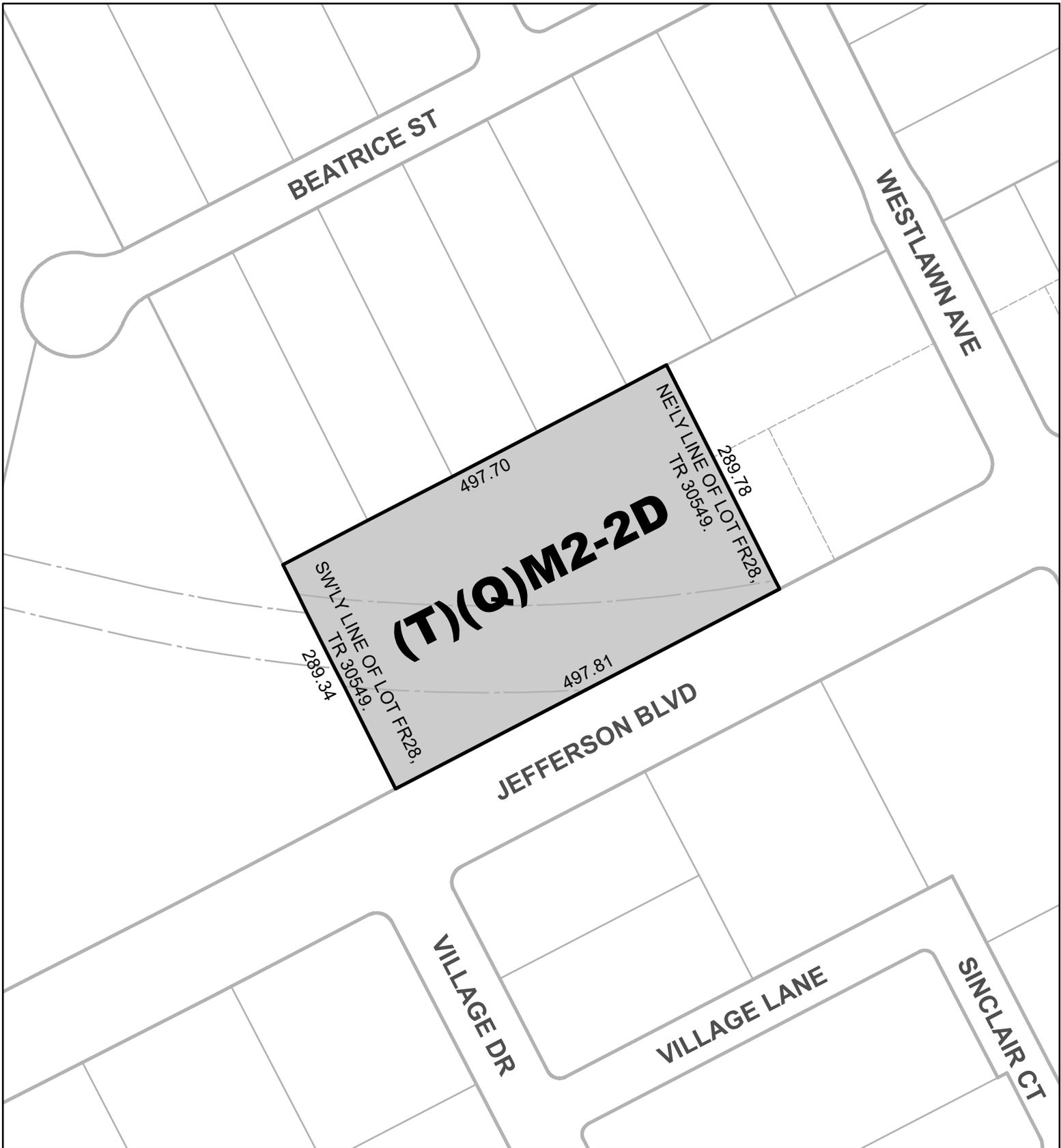
cc: Theodore L. Irving, Principal City Planner
Juliet Oh, Senior City Planner
Kenton Trinh, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones and height districts as shown on the attached zoning map.



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

AA/Cf

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City of Los Angeles



QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** Development at the project site is limited to uses the permitted in the M2 Zone, except as modified by the conditions herein or subsequent action.

[D] DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G.4 of the Los Angeles Municipal Code, the following restrictions are hereby imposed upon the use of the subject property, subject to the “D” Development Limitation classification:

1. **Floor Area.** Development at the project site shall substantially conform with Exhibit A of Case No. CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR and not exceed a maximum FAR of 2.1:1 or 301,125 square feet.
2. **Height.** Development at the project site is limited to the maximum height permitted in Height District No. 2.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees:

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to the issuance of signoffs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedication Required:
 - i. **Jefferson Boulevard** (Boulevard II) – Accept a 4-foot-wide future street along the property frontage approximately 180 feet from the far most southwest end to the eastside of the existing driveway approach to complete a 12-foot-wide border.
 - b. Improvement Required:
 - i. **Jefferson Boulevard** – Remove and reconstruct the access ramp at the southwest end of the frontage to the current ADA compliant access ramp. Remove existing concrete sidewalk and construct full border width sidewalk abutting the new property line (12-foot wide where dedicated and 8-foot wide where not dedicated) for the entire frontage. Remove and replace existing curb and gutter, and any broken or uneven pavement along the entire property frontage satisfactory to the BOE - West Los Angeles District office.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at <https://lalights.lacity.org> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

- e. Provide proper drainage for street being improved and for the site being developed.
- f. Sewer lines exist in Jefferson Boulevard. Extension of the house connection lateral to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- g. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.
- h. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Urban Forestry.

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

4. Department of Transportation.

- a. Transportation Impact Assessment (TIA) Fee. Pursuant to Section 1.D.2 of the Fee Ordinance 186105 as authorized by the Coastal Transportation Corridor Specific Plan (CTC SP) an applicant for a project within the Specific Plan area, except as exempted, shall pay, or guarantee payment of a TIA Fee prior to issuance of any building permit. Applicable fee rates are identified in the TIA Fee Table of the Fee Ordinance.

Pursuant to Section 1.C.4 of the Fee Ordinance No. 186105 as authorized by the CTC SP, the Transportation Cost Factor shall be increased (or decreased) as of January 1 of each year by the amount of the percentage increase (or decrease) in the most recently available City Building Code Index, as determined by DOT. Therefore, the actual TIA Fee may vary depending upon when payment is made to DOT.

- b. Highway Dedication and Street Widening. The applicant for the project has consulted with the City of Los Angeles Bureau of Engineering (BOE) regarding potential highway dedication of street widening requirements. Per the BOE, the Project is required to provide a 4-foot dedication along the Project's frontage on Jefferson Boulevard, resulting in a half right-of-way width of 55 feet (for Boulevard II standard) consistent with the City of Los Angeles' Mobility Plan 2035. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the BOE. They must be constructed and completed prior to the issuance of any certificate of occupancy to the satisfaction of DOT and BOE.
- c. Project Access and Circulation. The proposed site plan is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those will require separate review and approval and should be coordinated with DOT's West LA/Coastal Development Review Section (7166 W. Manchester Avenue / (213) 485-1062 / ladot.devreview.wla@lacity.org). In

order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are design and incorporated early into the building and parking layout plans. All truck loading and unloading should take place on site with no vehicles backing into the project from public streets via any of the project driveways.

- d. Development Review Fees. Section 19.15 of the LAMC identifies specific fees paid to DOT for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.
- e. Worksite Traffic Control Requirements. DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <https://ladot.lacity.gov/businesses/plan-review-checklists> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. LA Sanitation and Environment.

- a. In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.
- b. All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).
- c. The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

6. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** Approved herein is the construction, use, and operation of a mixed-use building consisting of ground floor retail uses and a self-storage use.
3. **Height.** The proposed project shall be limited to a maximum height of 44 feet 3 inches per Exhibit A.
4. **Floor Area Ratio ("FAR").** The project site shall be limited to a maximum FAR of 2.1:1 or approximately 301,125 square feet, comprised of existing and proposed floor area. The proposed project shall be limited to 82,324 square feet, per Exhibit A.
5. **Automobile Parking.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). Seventy (70) parking spaces are provided, as shown in Exhibit A.
6. **Bicycle Parking.** Bicycle parking shall be provided in conformance with the Los Angeles Municipal Code ("LAMC").
7. **Signage.** On-site signs shall be limited to the maximum allowable under the LAMC.
8. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
9. **Landscape Plan.** The landscape plan shall indicate landscape points for the proposed project as required by LAMC 12.40 and Landscape Ordinance Guidelines O. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted landscape plan, Exhibit A, and shall incorporate any modifications required as a result of this grant.
10. **Street Trees.** Street trees shall be provided and/or maintained to the satisfaction of the Urban Forestry Division.
11. **Roof Structures.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view from any abutting properties.

12. **Solar-Ready Buildings.** The proposed project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

Environmental Conditions

13. **Mitigation Monitoring Program.** The proposed project shall comply with the adopted Mitigation Monitoring Program in compliance with Appendix J of the State CEQA Guidelines.

14. **MM-TRIBAL-1.**

- a. **Monitor Retention.** Prior to commencing any Ground Disturbance Activities (as defined below) at the Project site, the Applicant, or its successor, shall retain a qualified tribal monitor from and approved by the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). Ground Disturbance Activities shall include excavating, digging, trenching, grading, or a similar activity at the Project site (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). The Applicant, or its successor, and the tribal monitor shall execute a monitoring agreement prior to the earlier of the commencement of any Ground Disturbance Activities, or the issuance of any permit necessary to commence a Ground Disturbance Activity.
- b. **WEAP.** Prior to commencing any Ground Disturbance Activities, the tribal monitor shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in Ground Disturbance Activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during Ground Disturbance Activities. In addition, workers will be shown examples of the types of resources that would require notification of the tribal monitor. The Applicant shall maintain on the Project site, for potential City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in Ground Disturbance Activities.
- c. **On-Site Monitoring.** The tribal monitor shall observe all Ground Disturbance Activities on the Project site at all times any Ground Disturbance Activities are taking place. If Ground Disturbance Activities are simultaneously occurring at multiple locations on the Project site, the tribal monitor shall determine if additional monitors are required for other locations where such simultaneous Ground Disturbance Activities are occurring. The tribal monitor(s) will complete daily monitoring logs that will provide descriptions and locations of the relevant Ground Disturbance Activities, the type of construction activities performed, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered “tribal cultural resources” as defined in California Public Resources Code Section 21074, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Applicant and/or the City upon request to the Tribe. If any Project scheduled activities require the tribal monitor(s) to leave the Project site for a period of time and return, confirmation shall be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five (5) days’ notice (if possible) shall be submitted to the Tribe by the Applicant, in writing,

- prior to the start of each set of scheduled activities. The on-site monitoring shall end when either 1) confirmation is received from the Applicant, in writing, that all scheduled activities pertaining to all Ground Disturbance Activities are completed; or 2) the Tribe provides a determination, in writing, that no future, planned construction activity, and/or development/construction phase at the Project site possesses the potential to impact any tribal cultural resources.
- d. **Discovery of Resources.** In the event that any objects or artifacts that may be a tribal cultural resource are encountered during the course of any Ground Disturbance Activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be at least 25 feet or otherwise determined by the tribal monitor pursuant to the process set forth below:
- i. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all Ground Disturbance Activities in the immediate vicinity of the find (i.e. at least 25 feet or otherwise determined by the tribal monitor) until the find can be assessed by the tribal monitor.
 - ii. If the tribal monitor determines the resources are Native American in origin, the tribal monitor will recommend steps for treatment of all discovered tribal cultural resources such as, but not limited to, the following: statement of the preference for preservation in place (i.e., avoidance) per CEQA Guidelines Section 15126.4(b)(3); description of methods for the adequate recovery of scientifically consequential information; requirements to coordinate with the tribal monitor to ensure that consideration is given to the cultural values ascribed to a resource beyond that which is scientifically important in the event the resource is Native American in origin; and procedures for curating any archaeological materials at a public, non-profit curation facility, university or museum with a research interest in the materials.
 - iii. The Applicant, or its successor, shall implement the Tribe's treatment recommendations if the tribal monitor concludes that the Tribe's recommendations are reasonable and feasible.
 - iv. In addition to any treatment recommendations pursuant to the above, the tribal monitor shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
 - v. The Applicant, or its successor, may recommence Ground Disturbance Activities within the specified radius of the discovery site, so long as this radius has been reviewed by the tribal monitor and determined to be reasonable and appropriate, and so long as the Applicant has complied with all of the recommendations developed and approved pursuant to the process set forth in Paragraphs 2 through 4 above. The Applicant, or its successor, may recommence Ground Disturbance Activities within the specified radius of the discovery site, so long as this radius has been reviewed by the tribal monitor and determined to be reasonable and appropriate, and so long as the Applicant has complied with all of the recommendations developed and approved pursuant to the process set forth in Paragraphs 2 through 4 above.

- vi. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the City of Los Angeles Department of City Planning, Central Project Planning Division, the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
 - vii. Notwithstanding Paragraph 6 above, any information that Los Angeles Department of City Planning, in consultation with the Los Angeles City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code (PRC), Section 7927.000, and handled in compliance with the City's AB 52 Confidentiality Protocols.
 - viii. Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
- e. **Discovery of Human Remains and Funerary Items.** Native American human remains are defined in Public Resources Code (PRC) Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also called associated grave goods in PRC Section 5097.98(a), are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the Project Site, then PRC Sections 5097.9 et seq. as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions,

shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
19. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve

- the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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.

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

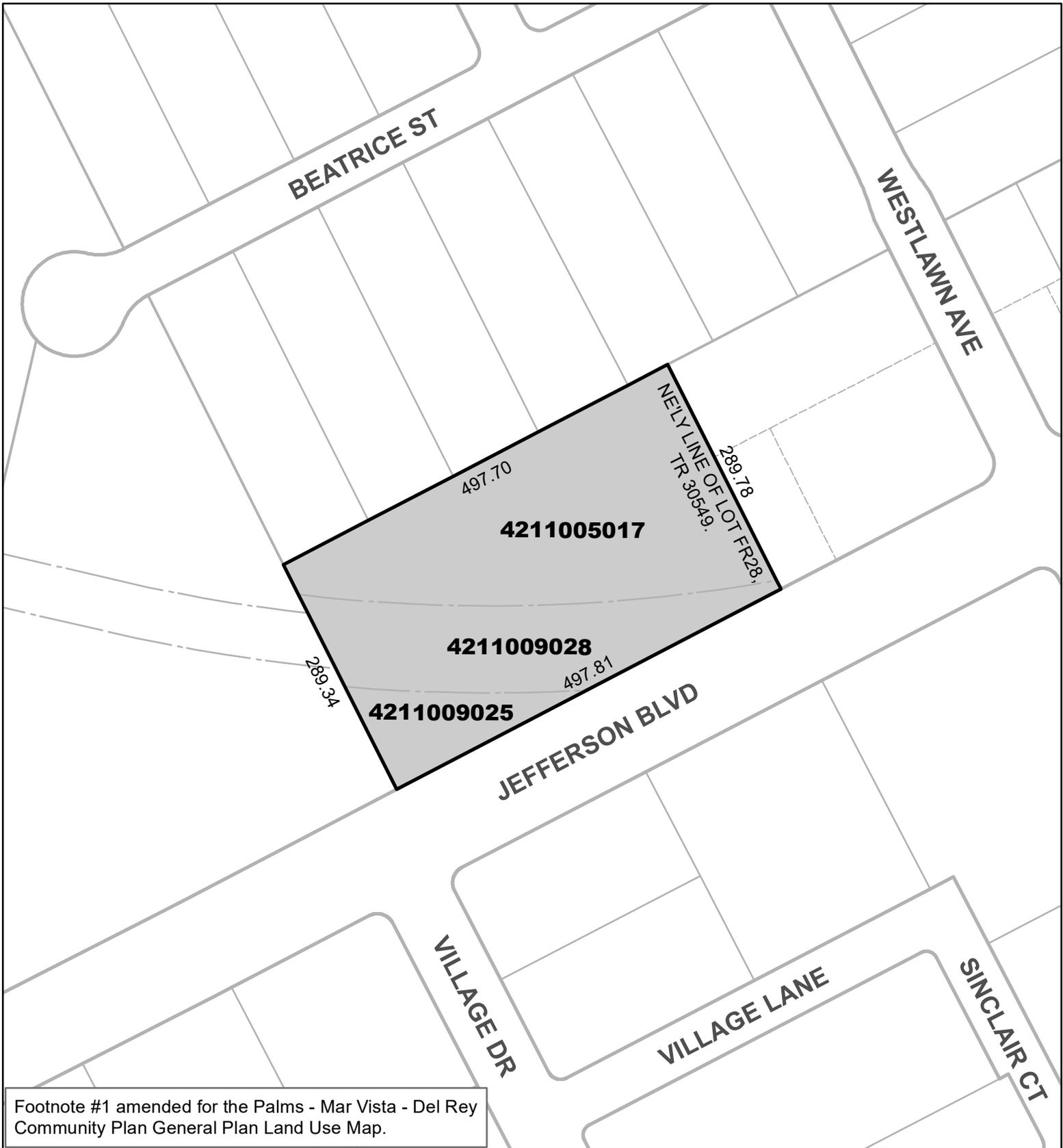
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

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

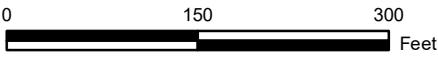
WHEREAS, the project has been reviewed by Mitigated Negative Declaration, ENV-2024-116-MND, in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”) by the City Planning Department.

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
AA/Cf 090225

City of Los Angeles

