

Supplemental Findings: The Claimed Community Benefit

To: City Council Planning and Land Use Management (PLUM) Committee
Council File: 26-1289-S1 (Appeals)
Case Nos.: CPC-2025-5194-HD-CU2-PR-ZC; ENV-2025-5195-MND
Project: 4802–4828 W. San Vicente Boulevard (seven-story self-storage facility)
Hearing: PLUM Committee, October 27, 2026
From: Barbara Calloway, Appellant
Date: October 2, 2026

Summary

The Planning Commission approved the Class 2 Conditional Use by finding that the project will "provide a service that is essential or beneficial to the community." The Letter of Determination (LOD) asserts that the neighborhood needs more self-storage, but it cites no study, no demand data, and no count of existing facilities. The findings below identify eight gaps and contradictions in the LOD, with page references.

Findings

#	Issue	What the documents say	Where
1	No evidence of need	"Beneficial to the community" rests on economic viability and storage being "a necessary amenity." No market study, demand data, or count of nearby storage facilities is cited.	LOD Finding 3, p. F-7
2	Circular "public necessity"	Zone change is "necessary" so the project can be "sufficiently-sized." That is the developer's need, not the public's.	LOD Finding 2a, p. F-5
3	Jobs claim unsupported	Says the project will create jobs. No number is given.	LOD p. F-2
4	Busy or quiet?	Claims the project will "attract commercial activity," yet calls it "low-impact, low-traffic." It cannot be both.	LOD pp. F-2, F-5, F-9
5	Community room not enforceable	The 376 sq ft room is described as open to the community "upon request," but none of the 33 conditions of approval requires it.	LOD p. F-12; Conditions C-1 to C-7
6	Longwood chosen to protect main streets	Longwood-only access is praised for keeping traffic off San Vicente and Pico. The reliance of DWP, Edge Studios, and AutoZone on Longwood is never mentioned.	LOD pp. F-2, F-3, F-9
7	Another size number	Q findings cite "a 183,678 square foot facility." The approved project is 161,645 sq ft.	LOD p. F-7
8	Bike spaces are a code formula	The 36 bike spaces come from the code (1 + 1 per 10,000 sq ft). Paired with 5 car spaces, this shows no one examined how storage customers actually arrive.	LOD pp. F-4, F-11

Request

A finding of community benefit must rest on evidence. Because the record contains none, I respectfully ask the Committee to grant the appeal. If any approval goes forward, every claimed community benefit, including public access to the community room, its hours, and how it is booked, should be written into enforceable conditions of approval.

Respectfully submitted,

Barbara Calloway, Appellant