DEPARTMENT OF
CITY PLANNING

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(213) 978-1300

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October 22, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

TECHNICAL MODIFICATIONS. 4802 – 4828 West San Vicente Boulevard; CFs 26-1289 and 26-1289-S1

Project Background

At its meeting of July 9, 2026, the City Planning Commission (CPC) voted 8-0 to approve the proposed project involving the demolition and removal of an existing one-story warehouse building and surface parking, and the construction, use, and maintenance of a 161,645 square-foot, seven-story self-storage building for household goods on an approximately 30,610 square-foot site. The self-storage building will feature storage units across each floor level, a 954-foot ground floor office area, a 608 square-foot lobby, and a 376 square-foot community/multi-purpose room, and would operate between 7:00 a.m. to 10:00 p.m., daily.

Technical Modification of Conditions for Effectuating (T)Tentative Classification Removal

At the CPC meeting, the Applicant requested that three of the conditions under the "Conditions for Effectuating (T)Tentative Classification Removal" be modified. Their requests included the following:

1) Modification of the Bureau of Engineering's Improvement Requirements under Condition No. 2.B to remove alley intersection improvements along Longwood Avenue in conjunction with a waiver of the requirement to dedicate and improve an additional 2.5 feet of the existing public alley;
2) Deletion of all language in Condition No. 3A that mentions a recordation of a final map, and;
3) Deletion of Condition No. 6 with regards to Cable services.

In response to their requests, City Planning recommended to the CPC that Item No. 2, above, be

granted as the project does not involve the processing or recommendation of any Subdivision Map. For Item Nos. 1 and 3, City Planning stated that they would need additional time to discuss the request with the Bureau of Engineering (BOE) and the Information Technology Agency (ITA) before making any modifications to Condition Nos. 2.B and 6 of the Conditions for Effectuating (T)Tentative Classification Removal.

Following the CPC's determination, City Planning discussed Condition No. 2.B with the BOE with regards to the removal of alley intersection improvements along Longwood Avenue. Both Departments determined that the street improvement requirements along Longwood Avenue were necessary and that the Applicant shall comply with the improvement requirements to the satisfaction of the BOE. City Planning discussed Condition No. 6 with the ITA with regards to Cable service. Both Departments determined that the condition is not required for the proposed project. In addition, upon reviewing the "Conditions for Effectuating (T)Tentative Classification Removal" found on pages T-1 through T-5 of the Determination Letter, dated August 3, 2026, additional language referring to the recordation of the final map were found under Condition Nos. 5, 5.I, and 5.N. Since the proposed project does not involve the processing or recommendation of any Subdivision Map, City Planning determined that all language referring to the recordation of a map shall be removed.

Therefore, City Planning recommends the following modifications to the "Conditions for Effectuating (T)Tentative Classification Removal" in conjunction with the requested Zone and Height District Change Ordinance (deletions are in ~~strikethrough~~):

1) Deletion of Condition No. 6, as follows:

   ~~6. Cable. Make any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N to the satisfaction of the Department of Telecommunication.~~

2) Modification of Condition No. 5, as follows:

   5. Los Angeles Fire Department. Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department ~~either~~ prior to the ~~recordation of a final map or the~~ approval of a building permit, and the following:

3) Deletion of Condition No. 5.I, as follows:

   ~~I. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".~~

4) Modification of Condition No. 5.N, as follows:

   N. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the ~~recordation of a final map or the~~ approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within

300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Addition of Housing Capacity Condition of Approval and Housing Element Finding

Planning Staff recommends the addition of a condition addressing the Project site's residential capacity (Government Code Section [GCS] 66300(b)(1)) and a finding addressing the Project site's compliance with No Net Loss Law (GCS 65863 - Senate Bill 166). Therefore, Planning Staff recommends that the Qualified "Q" Conditions and Findings be modified to include the following (additions are underlined and deletions are in ~~strikethrough~~).

The following condition shall be added and incorporated in the recommended (Q) Qualified Conditions:

[NEW] 3. Residential Capacity. Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the Project Site may also be developed with residential uses allowed in accordance with density and all other development standards of the land use designation and zoning as in effect on January 1, 2018, and as may be permitted pursuant to any applicable State or local law or regulation; provided, however, any such future residential Project shall be subject to receipt of all necessary governmental approvals and compliance with CEQA.

The following Finding shall be added to the end of the General Plan consistency Finding No. 1 on Page F-5:

[NEW] e. Housing Element

The City's Housing Element for 2021-2029 (Housing Element) was adopted by the Los Angeles City Council on November 24, 2021. While the Project does not propose any Low Income and Above Moderate Units, it would be in conformance with Senate Bill (SB) 166, which was adopted on September 29, 2017 and amended Government Code Section 65863, and also known as the No Net Loss Law, to require sufficient adequate sites to be available at all times through the Housing Element Planning period to meet a jurisdiction's remaining unmet Regional Housing Needs Assessment (RHNA) goals for each income category. Pursuant to SB 166, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites if a jurisdiction rezones a site or approves a project at a different income level or lower density than showing in the site's inventory.

State Housing Element Law Findings

The Project is located on parcels identified in the Inventory of Sites prepared for the 2021-2029 Housing Element to which 0.14 Lower Income Units and 0.04 Above-Moderate Income Units have been allocated. SB 166 requires that the reduction on an individual project site in

allocated density is consistent with the City's General Plan and that the remaining sites identified in the Housing Element are adequate to meet the City's RHNA's allocation, which are demonstrated below.

The reduction is consistent with the adopted general plan, including the housing element.

Pursuant to Government Code (GC) Section 65863(b)(2), the City finds that while the Project would result in fewer units by income category than those identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GC Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GC Section 65584. Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element of the General Plan, as well as the most recent Annual Progress Report on the Housing Element submitted to the California Department of Housing and Community Development (HCD) for the year 2025, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 110,273 Very Low Income Units, 59,205 Low Income Units, 73,553 Moderate Income Units, and 127,039 Above-Moderate Income Units. The City has a large remaining surplus capacity The remaining capacity of Housing Element sites exceeds the remaining RHNA at every income level. The Project's reduction of 0.14 Lower Income units and 0.04 Above Moderate income leaves a significant surplus.The City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GC 65583.2.

Addition of Flood Zone Designation Finding

Planning Staff recommends the addition of a Finding addressing the Project site's flood zone designation. As such, Planning Staff recommends addition of the following Finding to the General Plan consistency Finding No. 1 on Page F-5 (additions are underlined and deletions are in ~~strikethrough~~):

[NEW] f. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan updated and adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in the 100 yr – Zone AO.

Revised Architectural Plan

Following the issuance of the CPC Letter of Determination, the Applicant informed staff of minor revisions to the Exhibit A building plans to reflect an increase in the floor area of the multi-purpose community space area from 376 square feet to 954 square feet and relocation of the office area from the northwest corner of the building to the central area of the building, adjacent to the elevators and lobby. As shown in the attached revised architectural plans, dated October 14, 2026, the proposed revision will not result in substantive changes to the Project as the building envelope and total floor area will remain the same. The proposed revisions will result in the rearrangement of the areas used for office space, multi-purpose community space, and storage space, while the Project will maintain a floor area of 161,645 square feet and a floor area ratio (FAR) of less than 6:1 as previously approved by the CPC.

Therefore, with the proposed revisions, City Planning recommends the following modifications to the grant clause project description, the (Q) Qualified Conditions and Conditions of Approval (additions are in underline and deletions are in ~~strikethrough~~):

Modification of grant clause of the project description:

Demolition and removal of the existing one-story warehouse building and two surface parking lots for the construction, use, and maintenance of a seven-story self-storage facility for household goods encompassing a floor area of 161,645 square feet. The self-storage facility would feature storage units across each floor level. Self-storage uses, including the office and lobby areas, will encompass 160,691 square feet and the multi-purpose community space area will encompass 954 square feet.~~, a 954 square-foot office area, a 608-square-foot lobby, a 376 square-foot community room/multi-purpose room,~~ The Project will provide five vehicular parking spaces, 36 bicycle parking spaces, and two loading spaces and would operate between 7:00 a.m. to 10:00 p.m., daily

Modification of (Q) Condition No. 1, as follows:

1. **Site Plan.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated October 14 ~~June 23~~, 2026, and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the Project conditions.:

Modification of Condition No. 3, Conditions of Approval

3. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated October 14 ~~June 23~~, 2026 and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the Project conditions

Modification of Condition No. 5, Conditions of Approval

5. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated October 14 ~~June 23~~, 2026 and attached to the subject case file. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the Project conditions

Modification of Condition No. 8, Conditions of Approval

8. **Materials**. A variety of high-quality exterior building materials, consistent with Exhibit "A", dated October 14 ~~June 23~~, 2026, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.

Conclusion

Based on the information in the record and follow-up discussions with the BOE and ITA with regard to the "Conditions for Effectuating (T)Tentative Classification Removal" that were approved by the CPC, Planning Staff recommends modification of the aforementioned conditions (Condition Nos. 5, 5.I, 5.N, and 6). In addition, Planning Staff recommends modifications related to Housing Capacity and No Net Loss Law conditions and findings, as well as the Project site's flood zone designation finding, and that the PLUM Committee consider the revised architectural plan set dated October 14, 2026, and to modify any related conditions or findings to reflect the updated plan set and project description.

Attachment:

Exhibit A: Revised Architectural Plans, dated October 14, 2026

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

DAVID WOON
Planning Assistant

MZ:AR:EA:DW

A DEVELOPMENT FOR

WESTPORT PROPERTIES



DEVELOPER

WESTPORT PROPERTIES
660 NEWPORT CENTER DRIVE SUITE 1450
NEWPORT BEACH, CA 92660
CONTACT: DAVID KELLY
TEL: (949) 423-4207

ARCHITECT

KSP STUDIO
23 ORCHARD ROAD SUITE 200
LAKE FOREST, CA 92630
CONTACT: SHABNAM VAKILI
TEL: (949) 380-3970

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COLLEN M. NOLAN
LANDSCAPE ARCHITECT
13355 DILVERADO COURT
CORONA, CA 92883
TRL: (714) 743-7915

CIVIL ENGINEER

DRC ENGINEERING
160 S OLD SPRINGS RD, SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: NICK SALUDO
TEL: (714) 685-6860 x 356

SHEET INDEX

ARCHITECTURAL
1) COVER SHEET
1.1) ALTA SURVEY
2) CONCEPTUAL SITE PLAN
3) CONCEPTUAL FIRST FLOOR PLAN
3.1) CONCEPTUAL SECOND FLOOR PLAN
3.2) CONCEPTUAL THIRD FLOOR PLAN
3.3) CONCEPTUAL FOURTH FLOOR PLAN
3.4) CONCEPTUAL FIFTH FLOOR PLAN
3.5) CONCEPTUAL SIXTH FLOOR PLAN
3.6) CONCEPTUAL SEVENTH FLOOR PLAN
4) CONCEPTUAL ROOF PLAN
5) CONCEPTUAL ELEVATIONS
6) CONCEPTUAL PERSPECTIVE VIEW FROM S. LONGWOOD AVE
6.1) FRONT VIEW FROM SAN VICENTE BLVD
6.2) FRONT NIGHT VIEW FROM SAN VICENTE BLVD
6.3) CONCEPTUAL PERSPECTIVE VIEW FROM TREMAINE AVE
7) COLOR/ MATERIAL BOARD
L.1) LANDSCAPE PLANS

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES

BUILDING CODE:	2023 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2023 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2023 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2023 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2023 CALIFORNIA ENERGY CODE
FIRE CODE:	2023 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2023 GREEN BUILDING STANDARDS CODE

PROPOSED BUILDING

BUILDING CLASSIFICATION:	CHAPTER 510.2 Horizontal Building Separation Allowance
OCCUPANCY GROUP:	S-1
ACCESSORY:	S-2, M
CONSTRUCTION TYPE:	I-A, II-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	FLOOR 1-3 (PODIUM) UNLIMITED FLOOR 4-7 75'
PROPOSED BUILDING HEIGHT =	84'-8" T.O. PARAPET
ALLOWABLE # OF STORIES =	FLOOR 1-3 UNLIMITED FLOOR 4-7 4-STORIES
PROPOSED # OF STORIES =	7 STORIES

ALLOWABLE BUILDING AREA:

ALLOWABLE BUILDING AREA =	I-A UNLIMITED II-B 52,000 SF

VICINITY MAP



NOT TO SCALE

WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

COVER SHEET

DATE: 10-14-2026

SCALE: N.T.S.

SHEET 1

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

DATE OF FIELD SURVEY

JANUARY, 2025

TAX PARCEL NO.

5070-004-026

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 932404187 DATED OCTOBER 31, 2024 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: ERIC GILE, TELEPHONE: (213) 330-3055] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

PACIFIC TITLE ARCHIVES, A CALIFORNIA CORPORATION

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 660 TO 671 INCLUSIVE OF TRACT NO. 4604, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 34 TO 38 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **EXCEPT** FROM SAID LOTS THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 660, DISTANT SOUTHWESTERLY 10 FEET, MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, TO THE NORTHWESTERLY CORNER OF SAID LOT 660;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF SAID LOTS TO THE NORTHEASTERLY CORNER OF LOT 671;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO A POINT DISTANT SOUTHWESTERLY 10 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE INTERSECTION THEREOF WITH THE SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS;

THENCE NORTHERLY ALONG A DIRECT LINE 14.77 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS DISTANT 10 FEET NORTHWESTERLY, MEASURED ALONG SAID SOUTHWESTERLY LINE FROM THE SAID SOUTHEASTERLY LINE OF SAID LOT 671;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT DISTANT SOUTHEASTERLY 10 FEET, MEASURED ALONG SAID LINE FROM THE SAID NORTHWESTERLY LINE OF SAID LOT 660;

THENCE SOUTHWESTERLY 13.48 FEET ALONG A STRAIGHT LINE TO THE **POINT OF BEGINNING**.

TITLE EXCEPTIONS AND EASEMENTS

A-C TAXES.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2 PROVISION IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND RECORDED IN BOOK 941, PAGE 92, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT - SEE DOCUMENT FOR PARTICULARS)

3 EASEMENT(S) IN FAVOR OF THE CITY OF LOS ANGELES, AS SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORPORATION FOR POLE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS DISCLOSED BY A DECLARATION BY THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES RECORDED IN BOOK 14978, PAGE 77, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])

4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE MID-CITY RECOVERY REDEVELOPMENT PROJECT, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED MAY 16, 1996 AS INSTRUMENT NO. 96-771910, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

5 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636437, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

6-10 TITLE COMPANY STATEMENTS.

ALTA/NSPS TABLE "A" ITEM NOTES

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS:
4800 SAN VICENTE BOULEVARD
LOS ANGELES, CA 90019

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES PARTIALLY WITHIN FLOOD ZONE "X" (SHADED), BEING DESCRIBED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE", PARTIALLY WITHIN FLOOD ZONE "x" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND PARTIALLY WITHIN FLOOD ZONE "AO", BEING DESCRIBED AS "SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE) DEPTH OF 2 FEET" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1612G, DATED DECEMBER 21, 2018.

ITEM 4 THE GROSS LAND AREA IS: 30,612 SF / 0.703 ACRES

ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 13-03105 ELEV.: 136.983' (CITY OF LOS ANGELES BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: MME SPK IN W CURB LA BREA AVE; 9FT S OF BC CURB RETURN OF SAN VICENTE BLVD.

CONTOUR INTERVAL=1'

ITEM 6(a) THE CURRENT ZONING CLASSIFICATION IS _____ PER THE CITY OF ...

(INSERT ZONING INFORMATION HERE - INDICATE SOURCE AND DATE OF INFO)

ITEM 6(b) SEE THE SURVEY PLAT FOR THE LOCATION OF SETBACK LINES.

ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF ALL BUILDINGS.

ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

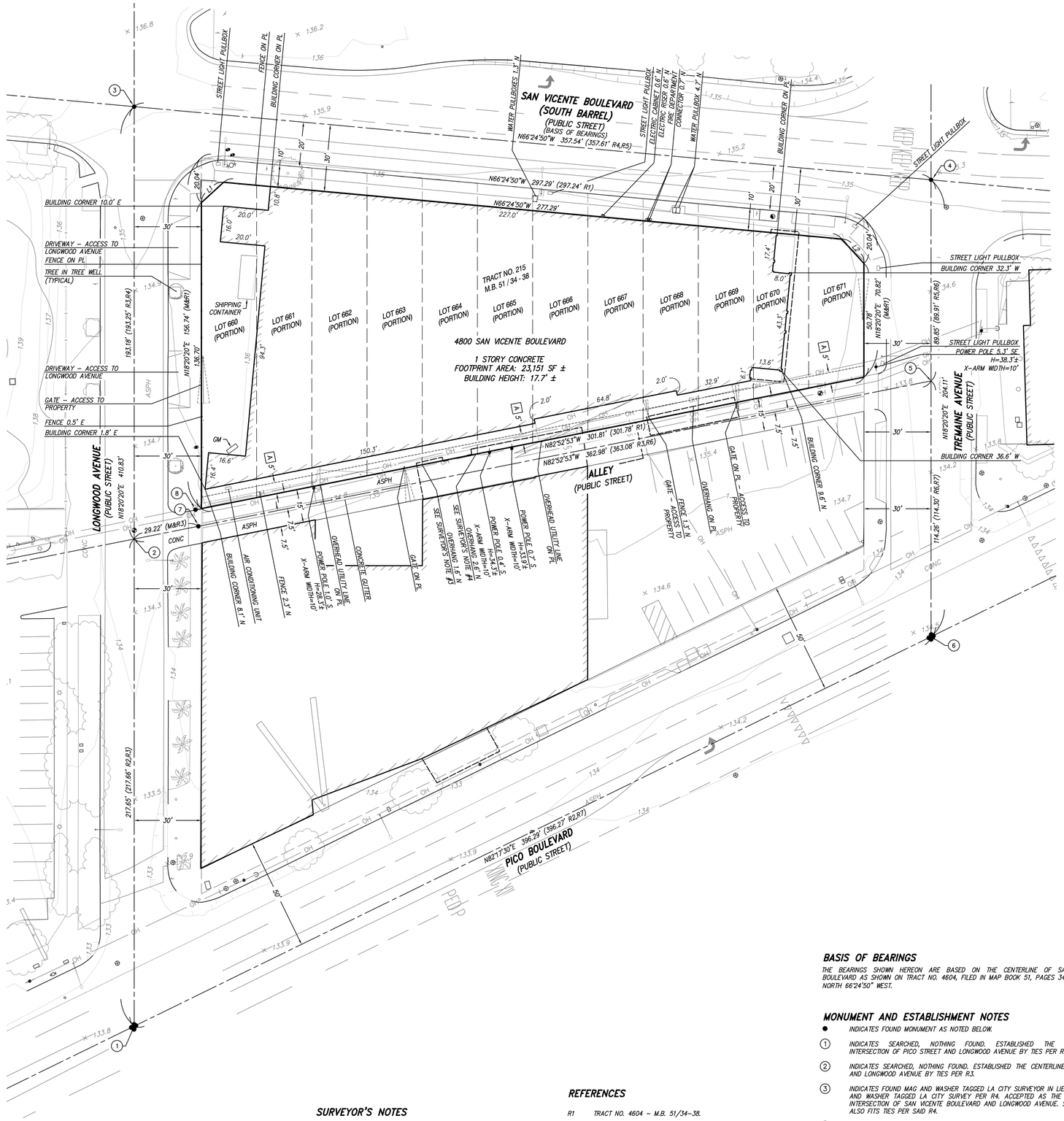
ITEM 9 NO PARKING STRIPING WAS OBSERVED ON THE SUBJECT PROPERTY.

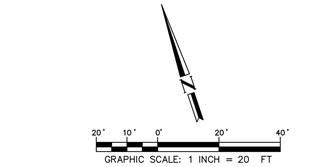
ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS, IF ANY.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED JANUARY 15, 2025 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN FEBRUARY, 2025.

THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL [AND VERTICAL IF ITEM 5 IS SELECTED] ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPIES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.





SYMBOL LEGEND

- FIRE HYDRANT
- GATE
- GUY ANCHOR
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE

MANHOLES
- SEWER
- STORM DRAIN
- UNKNOWN UTILITY

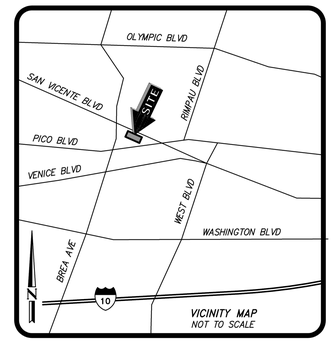
VALVES
- FIRE DEPARTMENT CONNECTOR
- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE
GM	GAS METER
PL	PROPERTY LINE
SF	SQUARE FEET

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- UNDERLYING LOT LINE
- EASEMENT
- FENCE
- OVERHEAD LINES
- BUILDING FOOTPRINT
- BUILDING OVERHANG



SURVEYOR'S NOTES

1 THE PROPERTY DESCRIBED IN THE PRELIMINARY REPORT FOR TITLE INSURANCE NO. 932404187 DATED OCTOBER 31, 2024 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY IS THE SAME AS THE PROPERTY SHOWN HEREON.

2 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SAN VICENTE BOULEVARD, LONGWOOD AVENUE, TREMAINE AVENUE AND ALLEY, ALL DEDICATED PUBLIC STREETS.

3 THE ADJACENT OVERHANG ENCROACHES 1.6' NORTHERLY INTO THE PROPERTY.

4 THE ADJACENT OVERHANG ENCROACHES 2.6' NORTHERLY INTO THE PROPERTY.

REFERENCES

R1	TRACT NO. 4604 - M.B. 51/34-38.
R2	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/150.
R3	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/151.
R4	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/152.
R5	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/161.
R6	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/162.
R7	LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/163.
(...)	INDICATES RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
M&R	INDICATES MEASURE DATA AND RECORD DATA ARE THE SAME.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAN VICENTE BOULEVARD AS SHOWN ON TRACT NO. 4604, FILED IN MAP BOOK 51, PAGES 34-38, BEING NORTH 66°24'50" WEST.

MONUMENT AND ESTABLISHMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED BELOW.

(1) INDICATES SEARCHED, NOTHING FOUND, ESTABLISHED THE CENTERLINE INTERSECTION OF PICO STREET AND LONGWOOD AVENUE BY TIES PER R2.

(2) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE OF ALLEY AND LONGWOOD AVENUE BY TIES PER R3.

(3) INDICATES FOUND MAG AND WASHER TAGGED LA CITY SURVEYOR IN LIEU OF SPIKE AND WASHER TAGGED LA CITY SURVEY PER R4. ACCEPTED AS THE CENTERLINE INTERSECTION OF SAN VICENTE BOULEVARD AND LONGWOOD AVENUE. SAND POINT ALSO FITS TIES PER SAID R4.

(4) INDICATES FOUND MAG AND WASHER TAGGED LA CITY SURVEYOR IN LIEU OF SPIKE AND WASHER TAGGED LA CITY SURVEYOR PER R5. ACCEPTED AS THE CENTERLINE INTERSECTION OF SAN VICENTE BOULEVARD AND TREMAINE AVENUE. SAID POINT ALSO FITS TIES PER SAID R5.

(5) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE INTERSECTION OF ALLEY AND TREMAINE AVENUE BY TIES PER R6.

(6) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE INTERSECTION OF PICO STREET AND TREMAINE AVENUE BY TIES PER R7.

(7) INDICATES FOUND LEAD, TACK AND LA CITY SURVEYOR TAG, PER R3, FLUSH.

(8) INDICATES FOUND LEAD, TAG AND PARTIALLY ILLEGIBLE TAG STAMPED "LS _371", NO REFERENCE, FLUSH. SAID MONUMENT IS LOCATED SOUTH 82°52'53" EAST, 1.00 FOOT FROM THE WEST CORNER OF LOT 660 OF R1.

ALTA/NSPS LAND TITLE SURVEY
4800 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA
TITLE, BOUNDARY, & TOPOGRAPHIC INFORMATION

SURVEYOR'S CERTIFICATE

TO: PACIFIC TITLE ARCHIVES, A CALIFORNIA CORPORATION;
WESTPORT PROPERTIES; AND
COMMONWEALTH LAND TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 AND 15 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2025.

JAKE W. LAPPERT
PLS 9303
EMAIL: jlappert@drc-eng.com

DATE: 07/25/2025

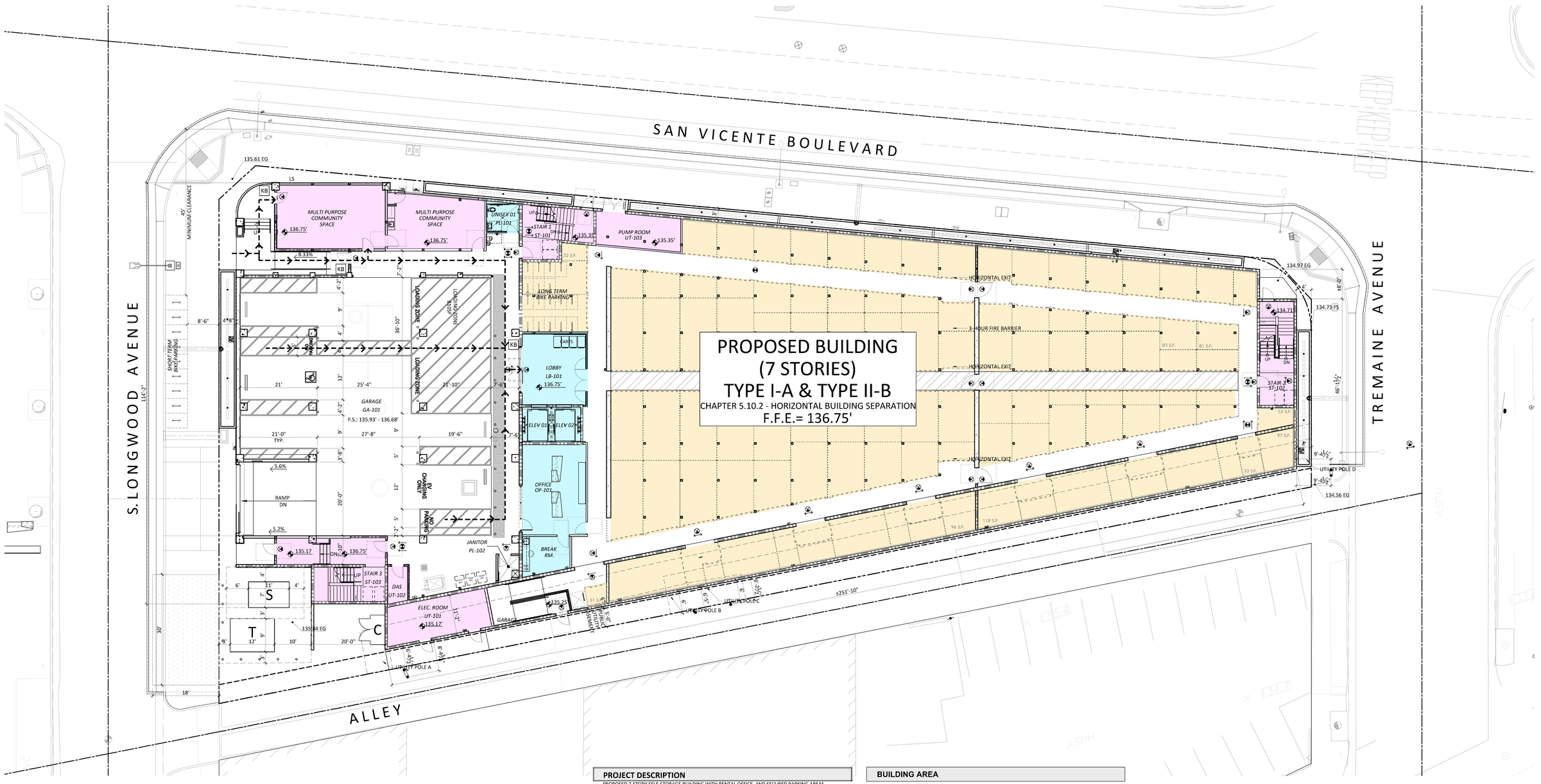
LICENSED LAND SURVEYOR
JAKE W. LAPPERT
LS 9303
STATE OF CALIFORNIA

NO.:	REVISION:	DATE:
1	CLIENT COMMENTS	7/21/2025
2	CLIENT COMMENTS	7/25/2025

ISSUE: PRELIMINARY
DATE: 02/12/2025
DRAWN: JWL CHECKED: JWL
DRAWING FILE: 24-299alta10
PROJECT NO.: 24-299
SHEET NUMBER: 1 OF 1 SHEET
SCALE: 1" = 20'

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2024\24-299 Los Angeles 4800 San Vicente\ALTA\24-299alta101.dwg Jul 25, 2025 - 10:58am



PROJECT DESCRIPTION

PROPOSED 7-STORY SELF-STORAGE BUILDING WITH RENTAL OFFICE, AND SECURED PARKING AREAS.
ON-SITE IMPROVEMENTS INCLUDE WALKWAYS AND LANDSCAPING.
EXISTING BUILDING AND ALL SITE IMPROVEMENTS TO BE DEMOLISHED.

PROJECT INFORMATION

PROJECT ADDRESS:	4800 SAN VICENTE BLVD., LOS ANGELES, CA	
SITE APN:	5070-004-026	
SITE AREA GROSS:	30,612 S.F.	OR 0.70 ACRES
ZONE:	C2-1-0	
USE (EXISTING):	COMMUNITY COMMERCIAL	
LOT COVERAGE ALLOWED:	NO REQUIREMENTS	
MAX FAR ALLOWED:	6:1	
FAR PROPOSED:	5.28	161,645 S.F. / 30,612 S.F.
SETBACKS:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	0 FT	
SETBACKS PROVIDED:		
FRONT (S.LONGWOOD AVE):	4'-8"	
SIDE (SAN VICENTE BLVD):	3'	
SIDE (ALLEY):	6'	
REAR (TREMAINE AVE):	4'	
BUILDING HEIGHT MAX:	UNLIMITED	
BUILDING HEIGHT PROPOSED:	84'-8"	
LANDSCAPE REQUIREMENTS:		
LANDSCAPE PROPOSED:		

BUILDING AREA

EXISTING BUILDINGS TO BE DEMO'D:	22,706 S.F.
PROPOSED BUILDING SQUARE FOOTAGE (ZONING)	
SELF STORAGE:	160,691 S.F.
MULTI PURPOSE COMMUNITY SPACE:	954 S.F.
TOTAL:	161,645 S.F.

CAR & BIKE PARKING ANALYSIS

PARKING REQUIRED:	0 SP	FOR SELF-STORAGE
	0 SP	FOR MANAGEMENT
	0 SP	
PARKING PROVIDED:	7 SP	STANDARD 9'x19'
	0 SP	COMPACT
	1 SP	ADA 9'x19'
	0 SP	EV CAPABLE SPACES (10-25)
	8 SP	TOTAL
LOADING REQUIRED:	1 SPACE	MIN. AREA OF 600 SF
BIKE PARKING REQUIREMENTS:	SHORT TERM BICYCLE PARKINNG : 1 PER 10,000 SF (MIN 2)	
	LONG TERM BICYCLE PARKINNG : 1 PER 10,000 SF (MIN 2)	
OFFICE (731 SF):	2 SP SHORT TERM + 2 SP LONG TERM	
STORAGE (160,914):	16 SP SHORT TERM + 16 LONG TERM	
TOTAL	18 SP SHORT TERM + 18 SP LONG TERM	
BIKE PARKING PROVIDED:	18 SP	SHORT TERM
	18 SP	LONG TERM

NORTH

SHEET 2

WESTPORT PROPERTIES

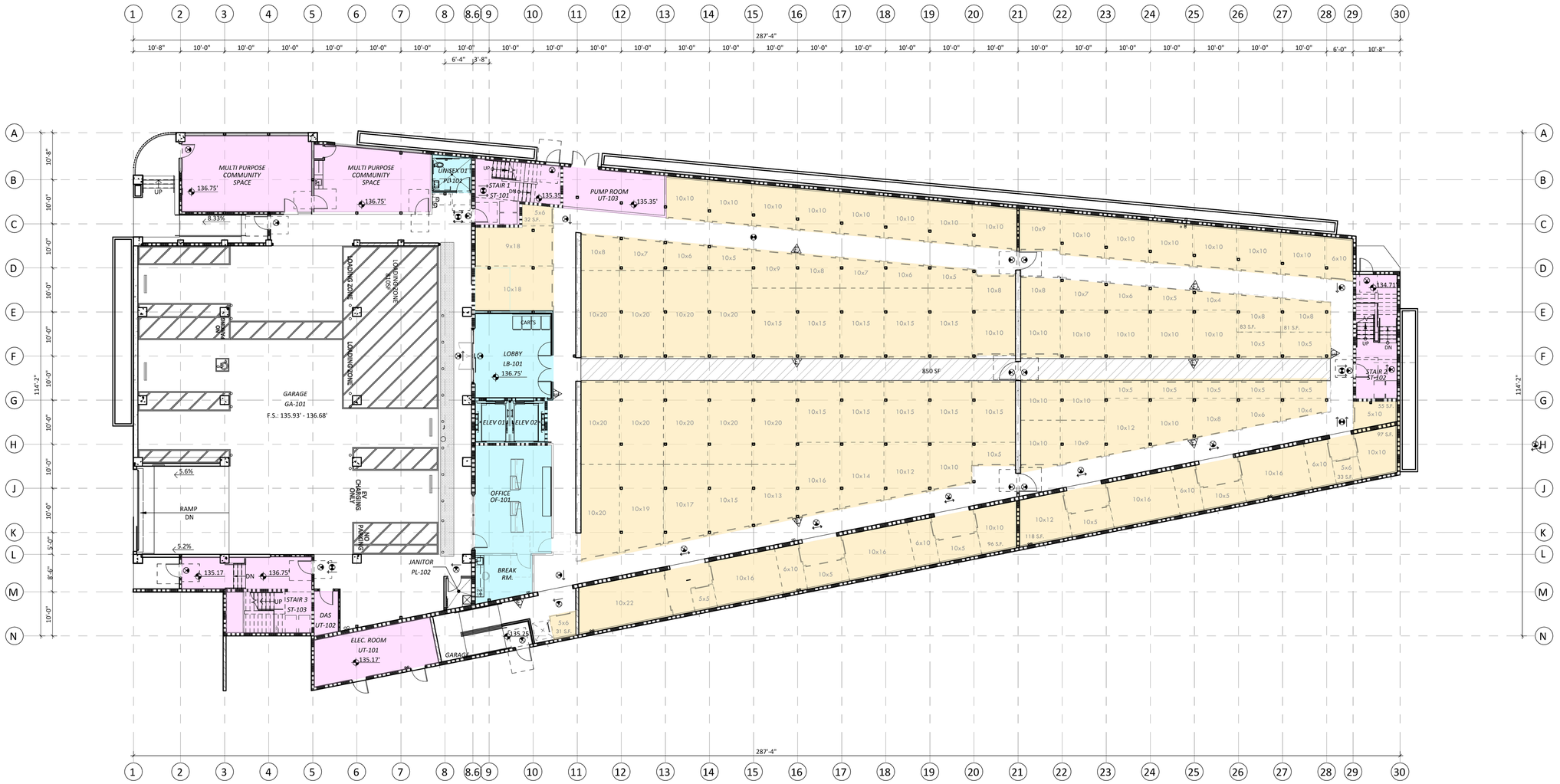
4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

CONCEPTUAL SITE PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

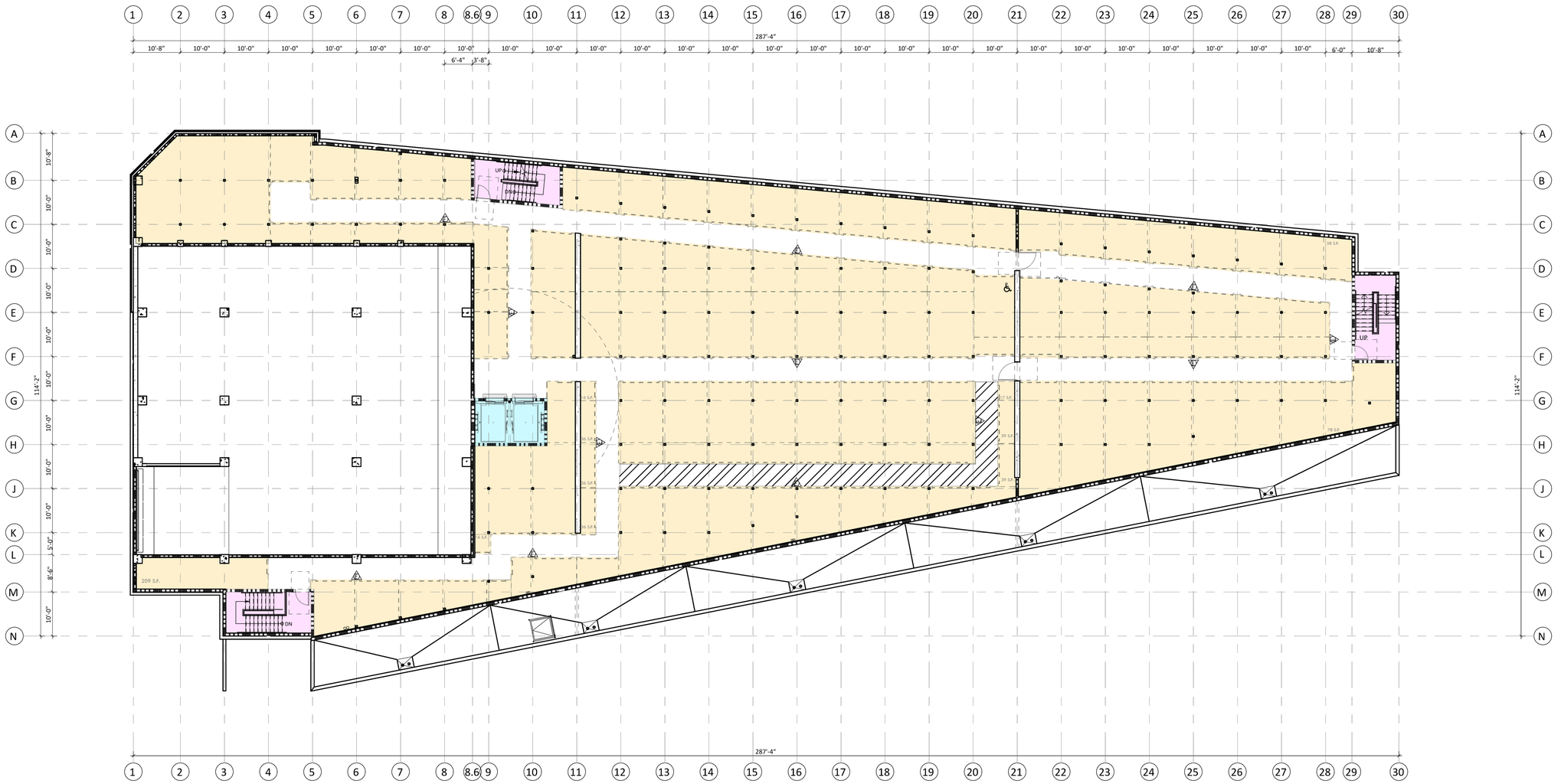
CONCEPTUAL FIRST FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.1

KSP STUDIO
architecture + engineering
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WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

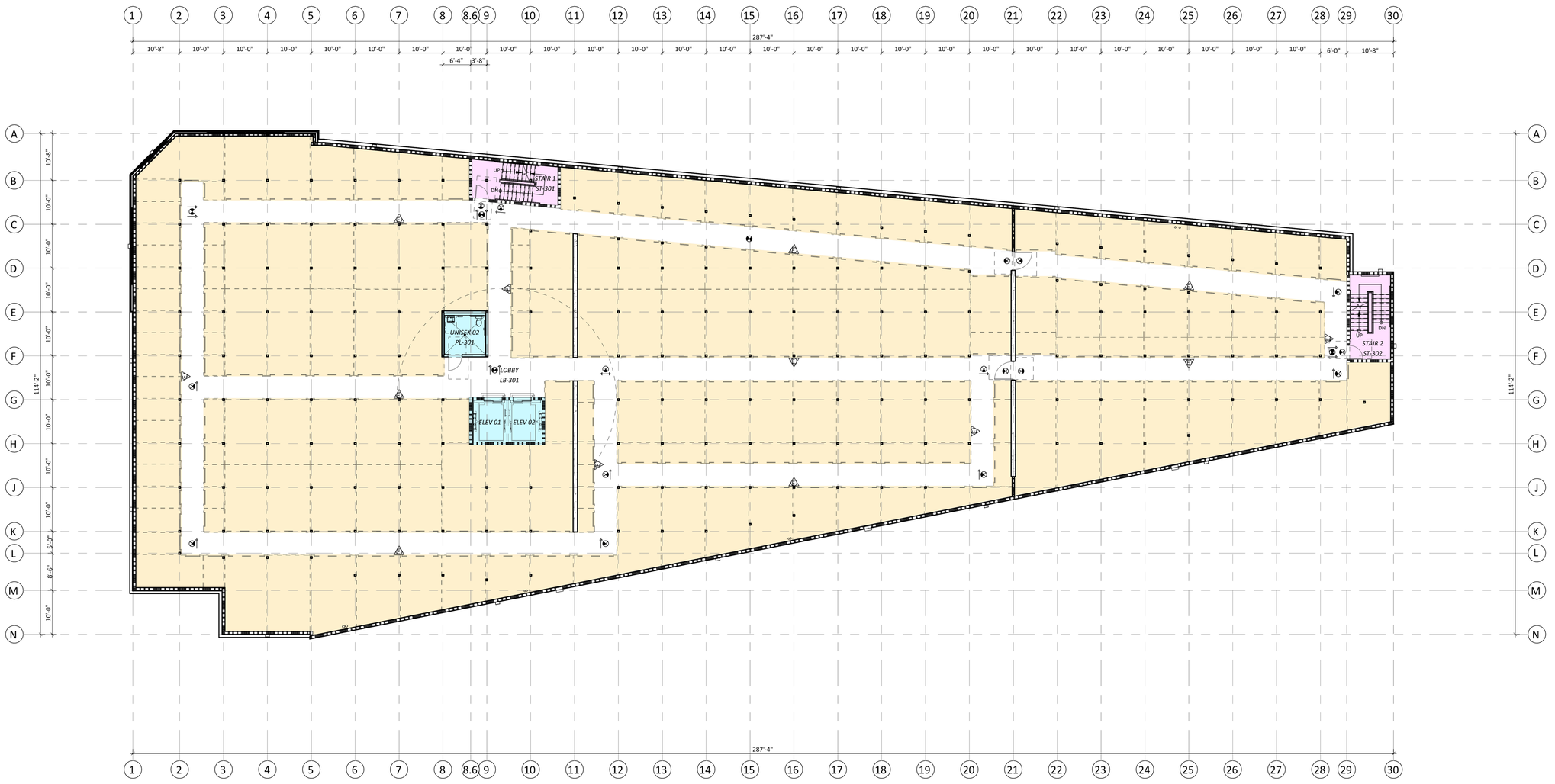
CONCEPTUAL SECOND FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.2

KSP STUDIO
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WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

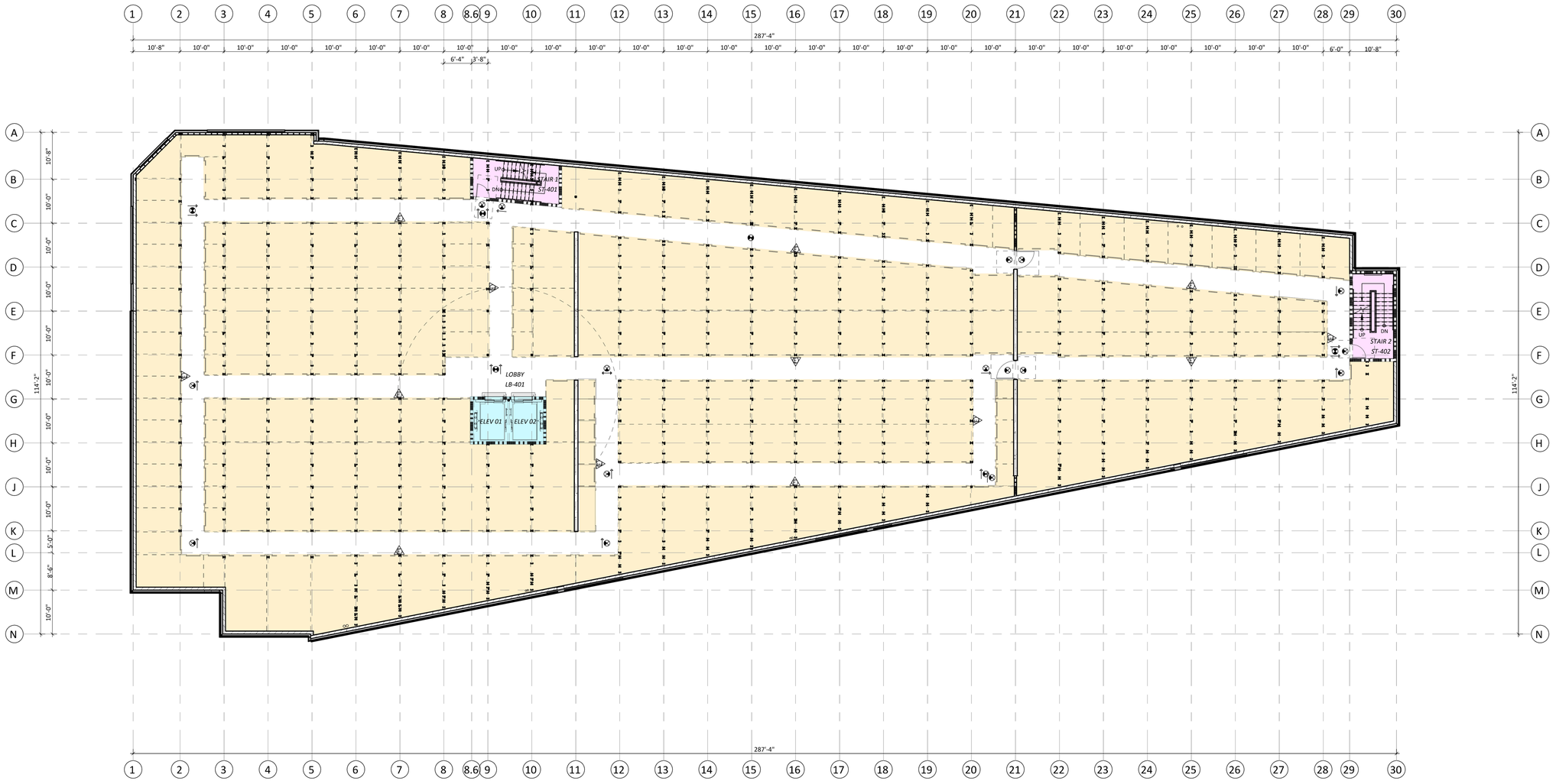
CONCEPTUAL THIRD FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.3

KSP STUDIO
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WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

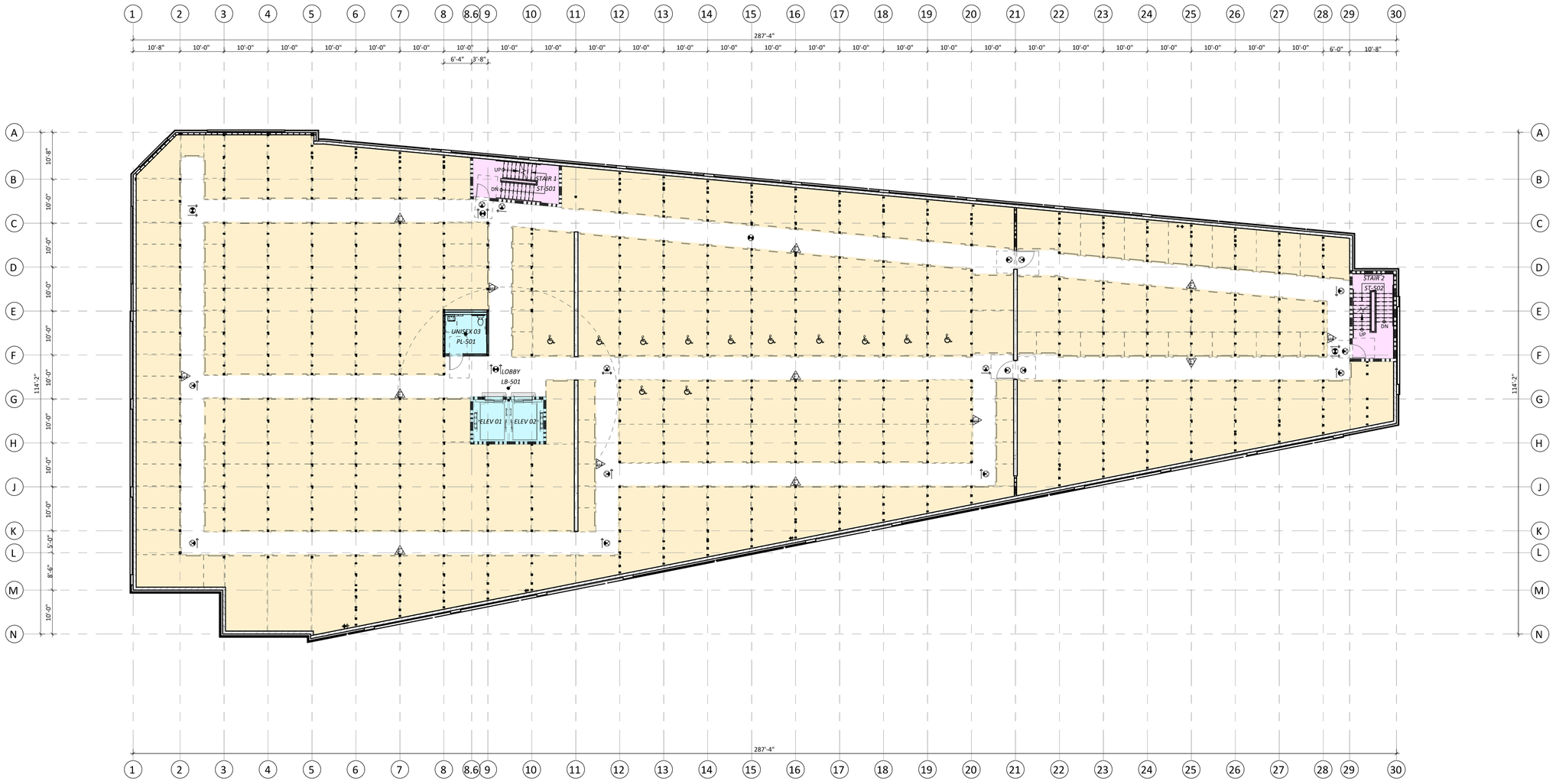
CONCEPTUAL FOURTH FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.4

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WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

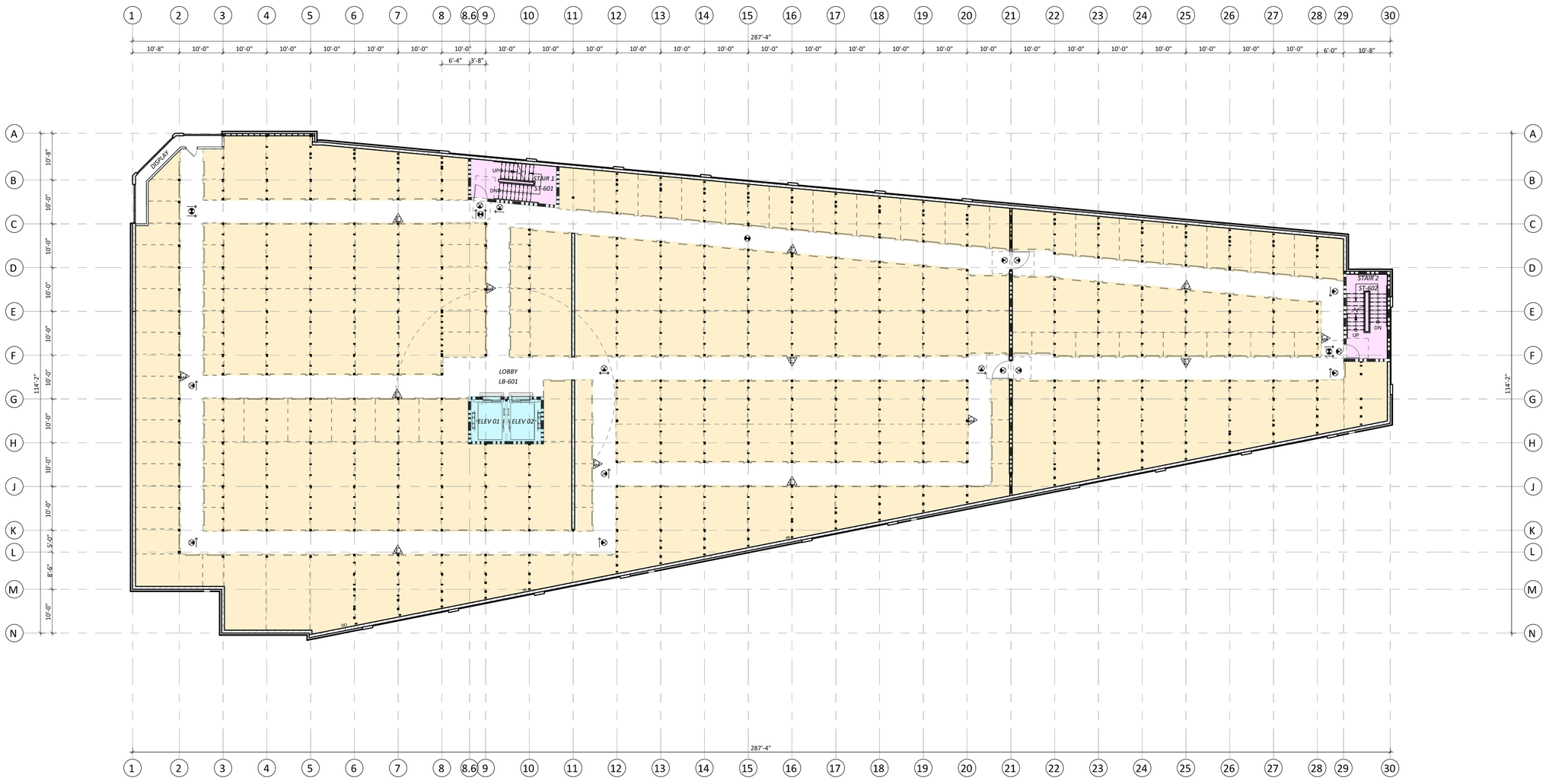
CONCEPTUAL FIFTH FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.5

KSP STUDIO
architecture + engineering
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LAKE FOREST, CA 92630
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WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

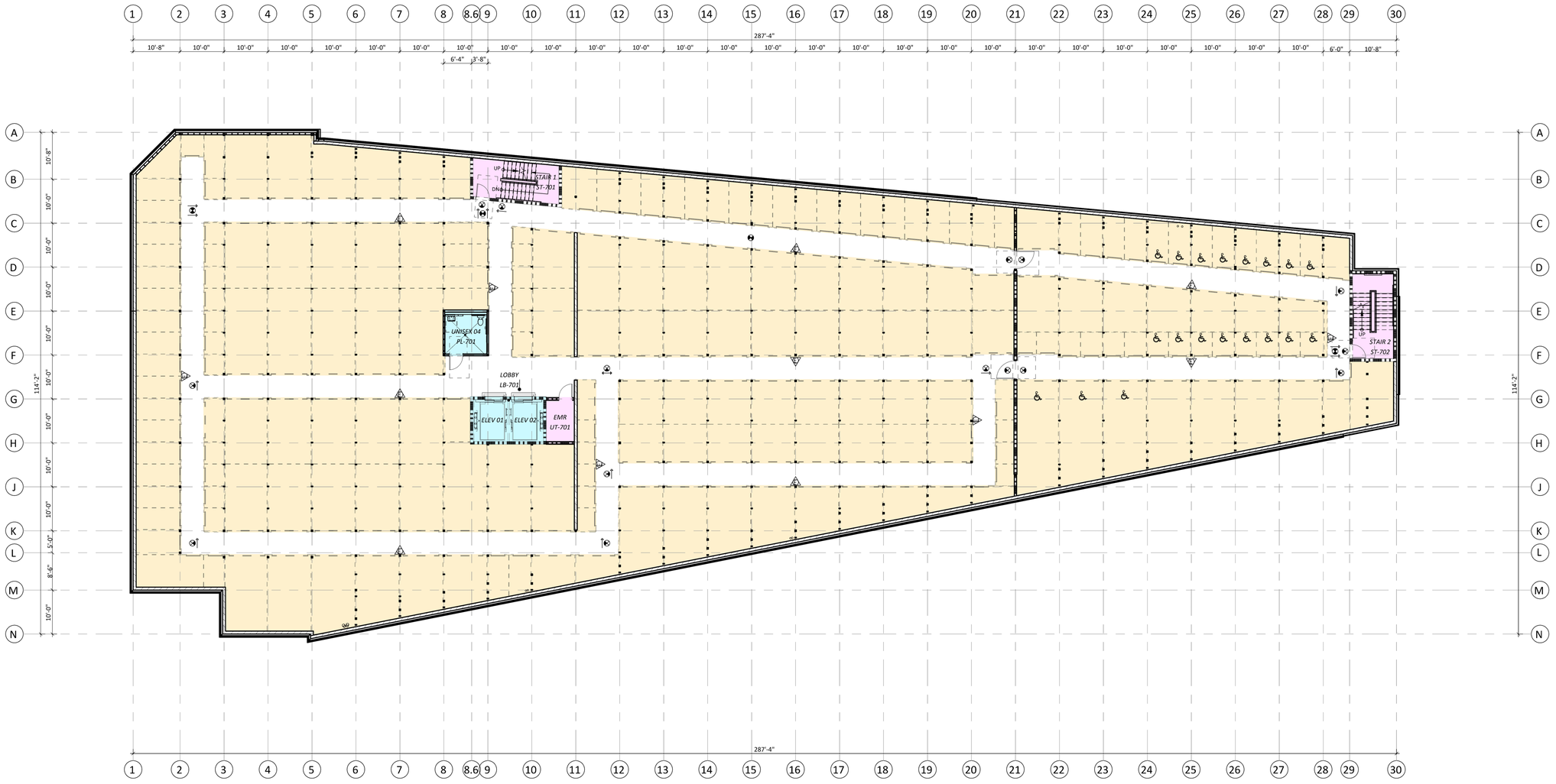
CONCEPTUAL SIXTH FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.6

KSP STUDIO
architecture + engineering
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LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

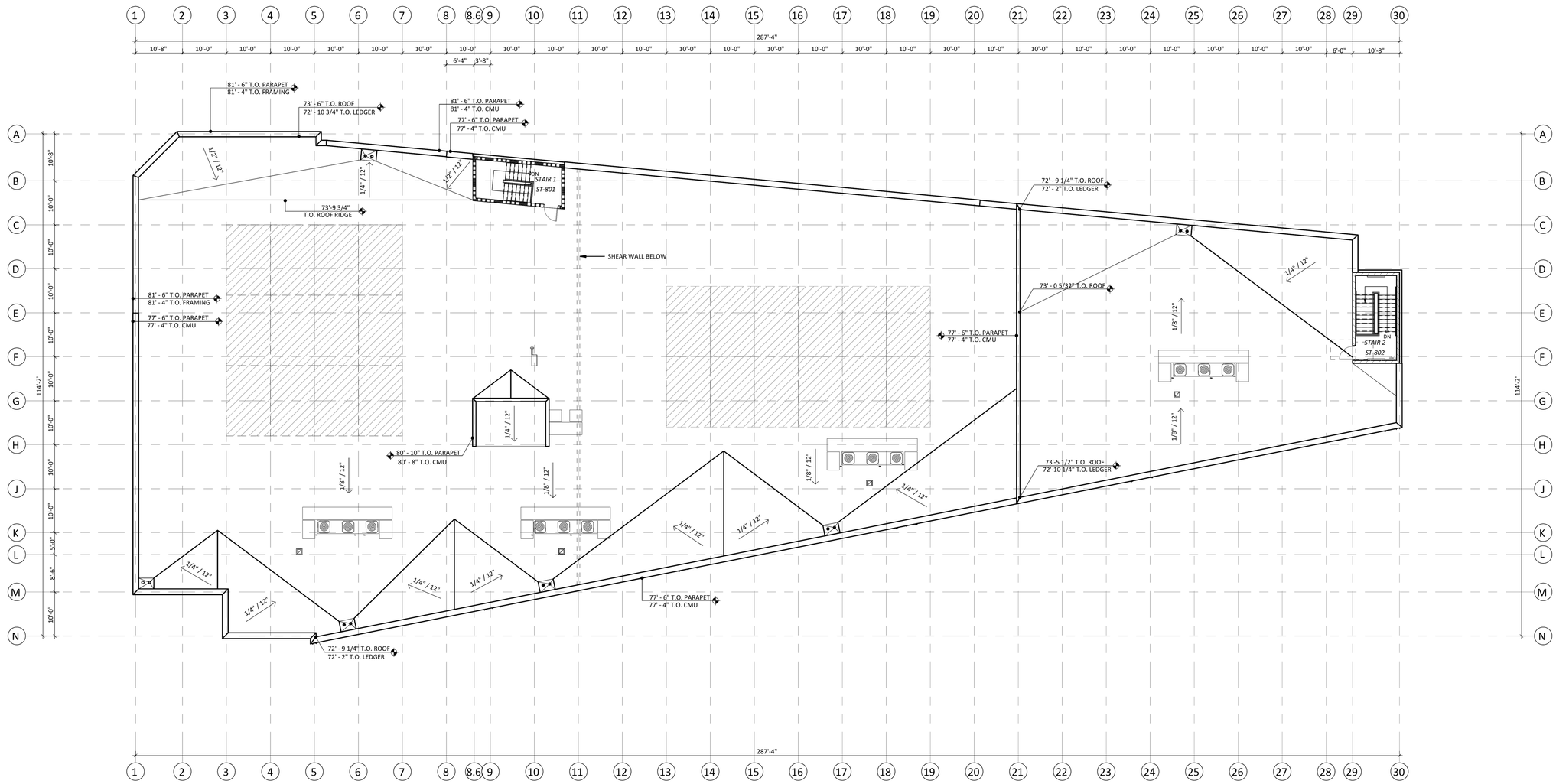
CONCEPTUAL SEVENTH FLOOR PLAN

SCALE: 3/32'=1'-0"

DATE: 10-14-2026

SHEET 3.7

KSP STUDIO
architecture + engineering
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LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



WESTPORT PROPERTIES

4802-4828 SAN VICENTE BLVD.
LOS ANGELES, CA 90019

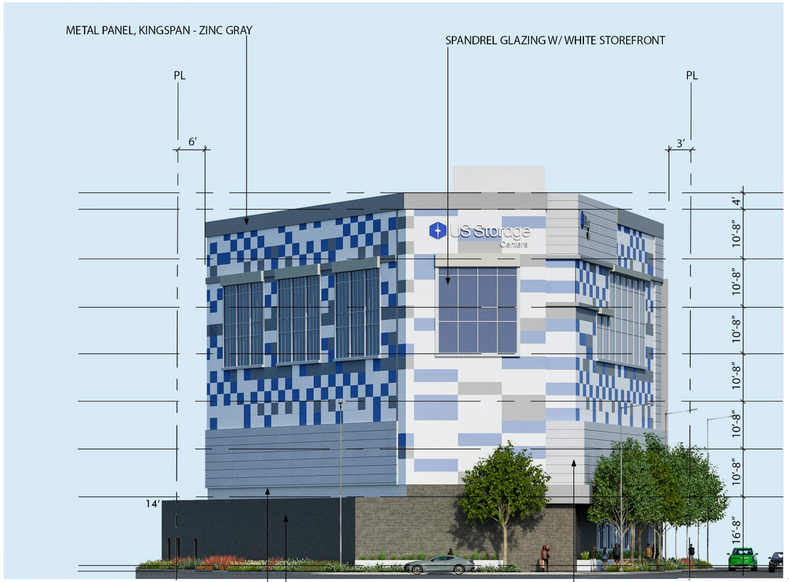
CONCEPTUAL ROOF PLAN

SCALE: 3/32'=1'-0"

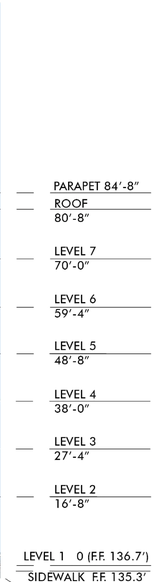
DATE: 10-14-2026

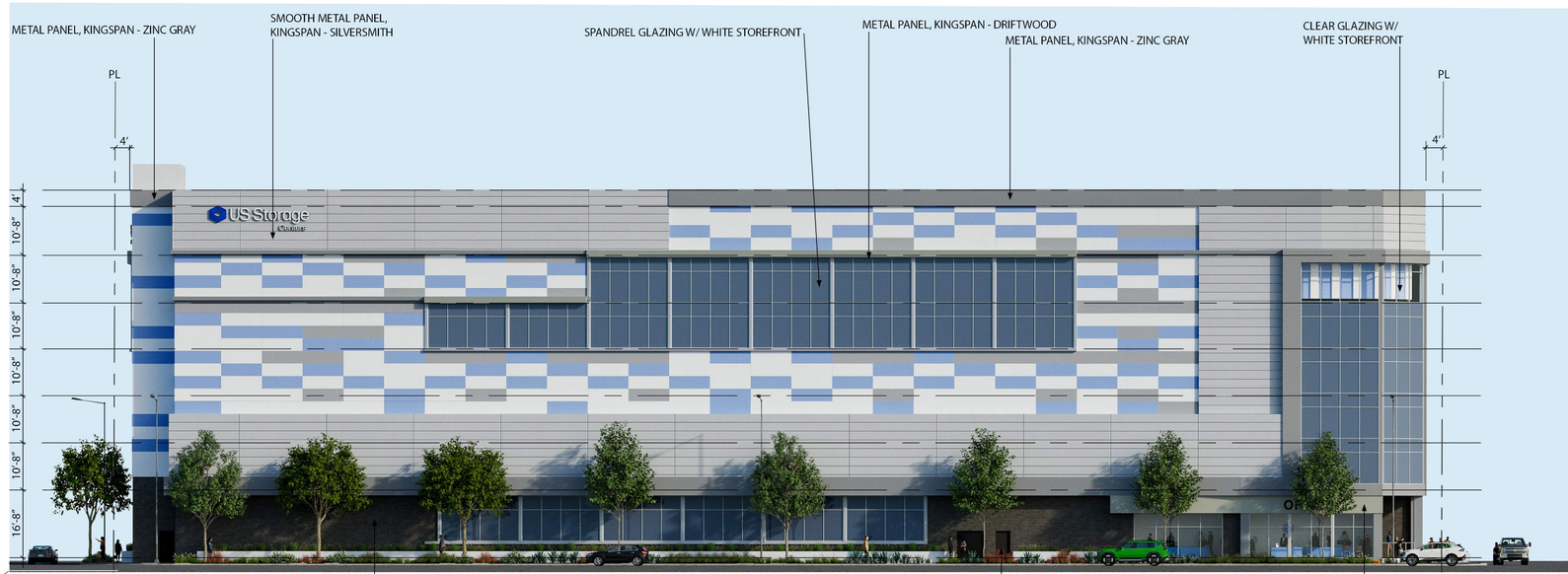
SHEET 4

KSP STUDIO
architecture + engineering
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LAKE FOREST, CA 92630
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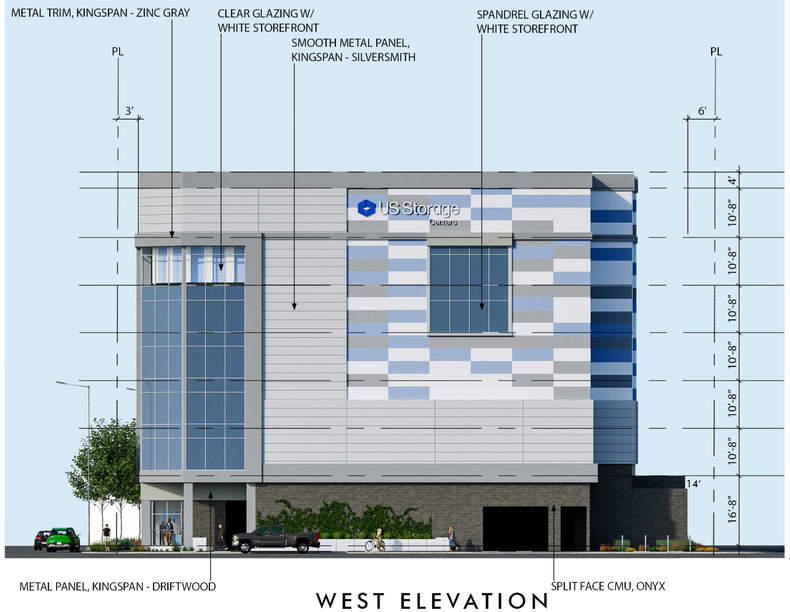


EAST ELEVATION

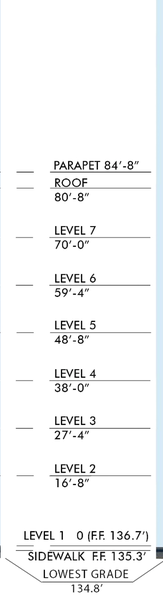


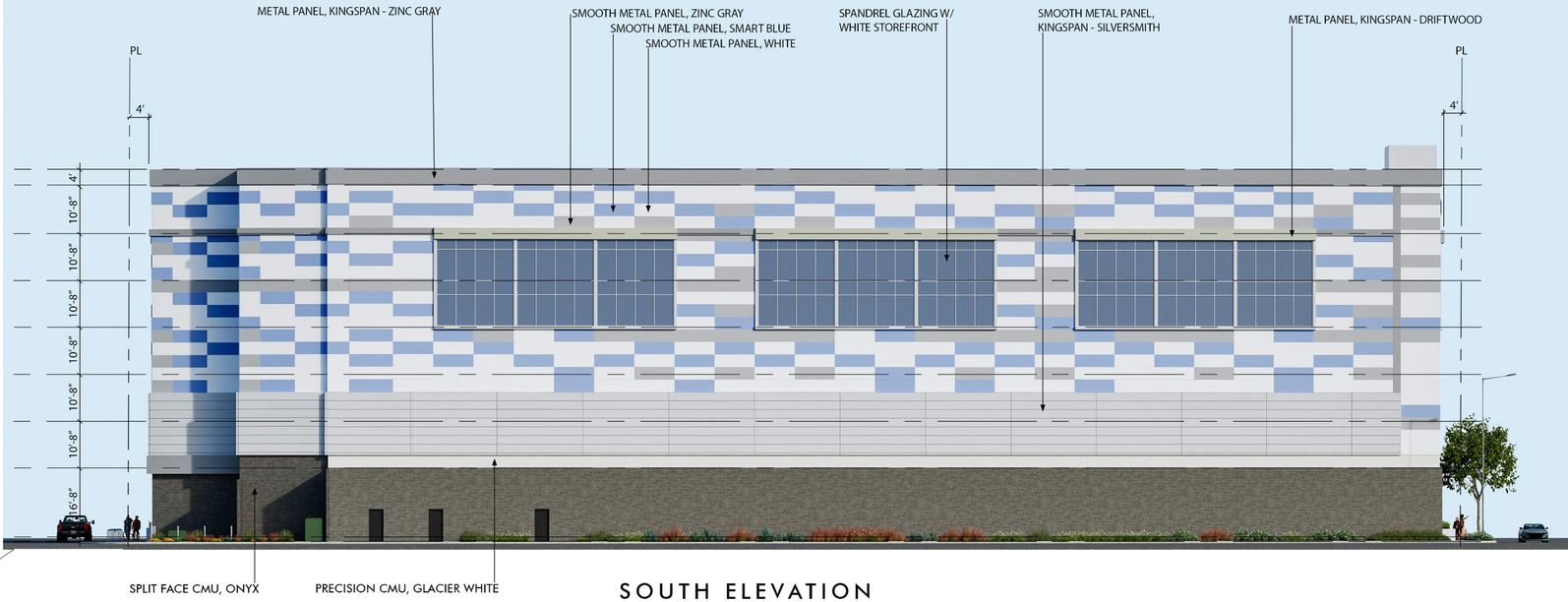


NORTH ELEVATION



WEST ELEVATION





SOUTH ELEVATION

SHEET 5

WESTPORT PROPERTIES

4800 SAN VINCENTE BLVD
LOS ANGELES, CA

CONCEPTUAL ELEVATIONS

DATE: 10-14-2026

0 4' 8' 16'
scale: 1/16"= 1'-0"

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LAKE FOREST,CA 92630
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WESTPORT PROPERTIES

4800 SAN VINCENTE BLVD
LOS ANGELES, CA

CONCEPTUAL PERSPECTIVE VIEW FROM S. LONGWOOD AVE

DATE: 10-14-2026

SHEET 6

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WESTPORT PROPERTIES

4800 SAN VINCENTE BLVD
LOS ANGELES, CA

FRONT VIEW FROM SAN VICENTE BLVD

DATE: 10-14-2026

SHEET 6.1

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STUDIO
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WESTPORT PROPERTIES

4800 SAN VINCENTE BLVD
LOS ANGELES, CA

FRONT NIGHT VIEW FROM SAN VICENTE BLVD

DATE: 10-14-2026

SHEET 6.2

KSP
STUDIO
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WESTPORT PROPERTIES

4800 SAN VINCENTE BLVD
LOS ANGELES, CA

CONCEPTUAL PERSPECTIVE VIEW FROM TREMAINE AVE

DATE: 10-14-2026

SHEET 6.3

KSP
STUDIO
architecture + engineering
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COLOR: WHITE
METAL PANEL
Albedo Approx.: 74%

COLOR: SILVERSMITH
KINGSPAN METAL PANEL
Albedo Approx.: 52%

COLOR: DRIFTWOOD
KINGSPAN METAL PANEL
Albedo Approx.: 46%

COLOR: SMART BLUE
METAL PANEL
Albedo Approx.: 12%



STOREFRONT GLAZING
SOLARBAN 60 (2) CLEAR
GLASS INSULATING UNIT
Albedo Approx.: 11%



SPANDREL GLAZING
ICD HIGH PERFOMANCE OPACI COAT 300
WARM GRAY #3-0770
Albedo Approx.: 20%

SPLIT-FACE CMU BLOCK
ANGELUS BLOCK
ONYX
Albedo Approx.: 10%

PRECISION CMU BLOCK
ANGELUS BLOCK
GLAICER WHITE
Albedo Approx.: 70%

COLOR: SW 7069 ‘IRON ORE’
HALLOW METAL DOOR
Albedo Approx.: 6%

COLOR: ZINC GRAY
METAL PANEL
METAL TRIM
Albedo Approx.: 8%



ALUMINUM STOREFRONT SYSTEM:
ANODIZED “WHITE MATTE”
Albedo Approx.: 57%

WESTPORT PROPERTIES

4800 SAN VICENTE BLVD
LOS ANGELES, CA

MATERIAL/ COLOR BOARD

DATE: 10-14-2026

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LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



PHORMIUM T. 'SURFER' /
SURFER NEW ZEALAND FLAX



BUDDLEIA DAVIDII 'NANHO BLUE' /
NANHO BLUE BUTTERFLY BUSH



DIETES VEGETA /
FORTNIGHT LILY



GAURA LINDHEIMERI 'SISKIYOU PINK' /
SISKIYOU PINK GAURA



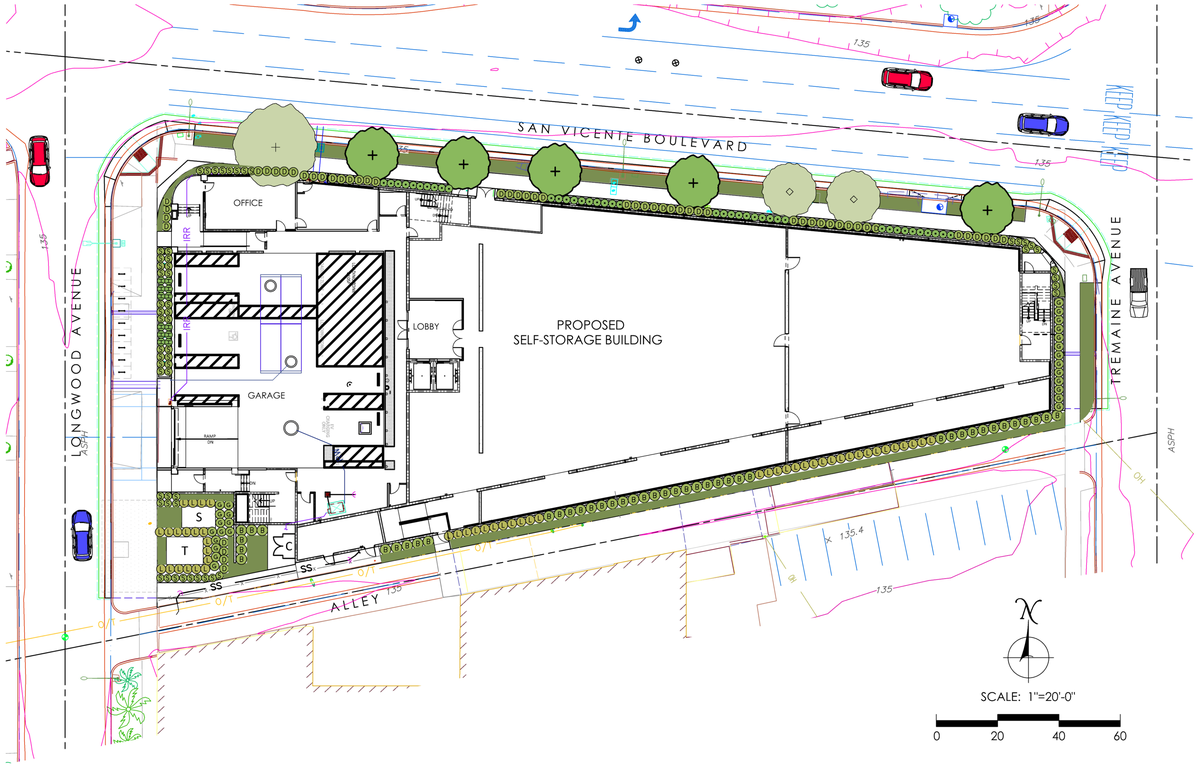
BAUHINIA VARIEGATA /
ORCHID TREE

PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
STREET TREES			SOUTH COASTAL
+	BAUHINIA VARIEGATA / ORCHID TREE	15 GAL / STANDARD	LOW
PROPOSED SHRUBS			
B	BUDDLEIA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH	1 GAL / 42" O.C.	MOD/LOW
D	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.	LOW
G	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	5 GAL / 36" O.C.	MOD/LOW
L	LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL / 36" O.C.	MOD
HE	HOSTA x 'MINUTEMAN' / MINUTEMAN PLANTAIN LILY	1 GAL / 30" O.C.	MOD / LOW
•	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.	LOW
S	SALVIA GREGII 'FURHMAN'S RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.	LOW
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 30" O.C.	LOW
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL / 24" O.C.	MOD



TRACHELOSPERMUM JASMINOIDES /
STAR JASMINE



SCALE: 1"=20'-0"
0 20 40 60

PROTECTED TREES WITHIN THE CITY OF LOS ANGELES:
- *QUERCUS LOBATA* / VALLEY OAK
- *QUERCUS AGRIFOLIA* / CALIFORNIA LIVE OAK
OR
-ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO SOUTHERN CALIFORNIA BUT EXCLUDING *QUERCUS BERBERIDIFOLIA* / SCRUB OAK
- *JUGLANS CALIFORNICA* / CALIFORNIA BLACK WALNUT
- *PLATANUS RACEMOSA* / WESTERN SYCAMORE
- *UMBELLULARIA CALIFORNICA* / CALIFORNIA BAY LAUREL

PROTECTED SHRUBS:
- *SAMBUCUS MEXICANA* / MEXICAN ELDERBERRY
- *HETEROMELES ARBUTIFOLIA* / TOYON

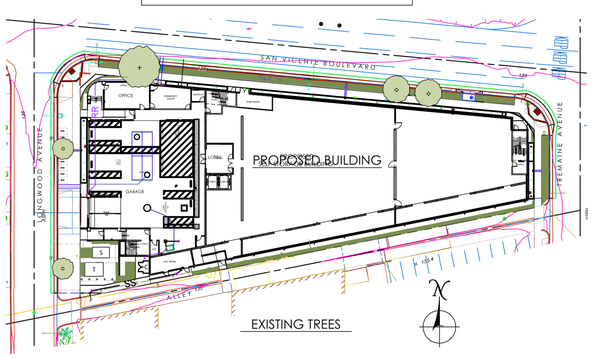
NOTE: PROTECTED TREES AND SHRUBS DO NOT OCCUR ON THE PROJECT SITE.

4,426 SF OF PROPOSED LANDSCAPE AREA

NOTE: DRIP IRRIGATION SHALL BE UTILIZED FOR THIS PROJECT.

EXISTING TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY
EXISTING STREET TREES		
+ (E)	BAUHINIA VARIEGATA / ORCHID TREE	1
◇	LIGUSTRUM JAPONICUM / WAX-LEAF PRIVET	2
○ (R)	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA TO BE REMOVED	2



SCALE: 1"=40'-0"
0 40 80 120



MYOPORUM PARVIFOLIUM /
MYOPORUM



LIGUSTRUM J. 'TEXANUM' /
TEXAS PRIVET



HOSTA x 'MINUTEMAN' /
MINUTEMAN PLANTAIN LILY



SALVIA GREGII 'FURHMAN'S RED' /
FURHMANS RED SAGE

Colleen M. Nolan
Landscape Architect, #5439
cnolan@cox.net
13355 Silverado Court, Corona 92883
714.743.7915 cell

REGISTERED LANDSCAPE ARCHITECT
Colleen M. Nolan
Lic. #5439
(Signature)
06.22.2026
(Date)
STATE OF CALIFORNIA

WESTPORT PROPERTIES

4800 SAN VICENTE BLVD.
LOS ANGELES, CA

DATE: 10-14-2026

PRELIMINARY LANDSCAPE PLAN

L1.1

KSP
STUDIO
architecture + engineering
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LAKE FOREST,CA92630
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