

PROOF OF MAILING STATEMENT

CASE NO.(s) CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR

This certifies that I/WE have mailed the **NOTICE OF PUBLIC HEARING** for (Project Description):

to consider the following:

Mitigated Negative Declaration (MND), No. ENV-2022-8611-MND, pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, and related Environmental findings; report from the Los Angeles City Planning Commission (LACPC), and appeal filed by West Valley Alliance for Optimal Living (Representative: Jamie T. Hall, Channel Law Group, LLP) from the LACPC's determination in: 1) approving pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.7 F, Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166560) in conjunction with the development of a self-storage building to permit: Self-storage site (Parcel A): a) 112,204 square feet of floor area in lieu of 40,024 square feet permitted for a 3.7:1 Floor Area Ratio (FAR) in lieu of a 1.25:1 FAR permitted in Section 6.B.1.a; b) 80 feet four inches in height in lieu of 45 feet as permitted in the Specific Plan Section 7.E 1.e.3; and c) Zero feet landscape buffer in lieu of 10 feet along Clarendon Street and six feet 11 inches in lieu of 10 feet along Alhama Drive as required in Specific Plan Section 7.D 1.b; Hotel Site (Parcel B): a) Zero feet landscape buffer in lieu of 10 feet along Alhama Drive and four feet landscape buffer in lieu of 10 feet along Ventura Boulevard as required in Specific Plan Section 7.D 1.b; and b) 95 parking spaces in lieu of 134 parking spaces as permitted in the Specific Plan Section 7.F.1.d; 2) approving, pursuant to LAMC Section 11.5.7 C, and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Specific Plan Project Permit Compliance Review to permit the construction of a self-storage facility with an associated office space and the relocation of a swimming pool at an existing hotel; 3) approving, pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow for the development of a storage building for household goods within 500 feet of a residential use; 4) approving, pursuant to LAMC Section 12.24 S, a Conditional Use to allow up to 20 percent parking reduction for the storage building, otherwise required by LAMC; and 5) approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development of a project resulting in a net increase of 50,000 square feet of nonresidential floor area; for the minor improvements to an existing hotel on the site, including the configuration of hotel parking areas, demolition of the existing hotel swimming pool, and construction, use, and maintenance of a new pool and ancillary structures to the eastern portion of the hotel project site and a six-story, 112,204-square foot self-storage facility, including approximately 111,173 square feet of self-storage for household goods with an 804-square foot associated office and support space, with loading areas, and surface parking, the self-storage building will be a maximum of 80 feet four inches, as measured from grade to the top of the roof structure with a maximum FAR of 3.7:1, the project includes 95 vehicle parking spaces for the hotel site and 29 parking spaces for the self-storage building site to be provided in surface parking lots located on the project site, additionally, the project includes 16 short-term bicycle parking spaces and 16 long-term bicycle parking spaces; for the property located at 21101 West Ventura Boulevard, subject to Conditions of Approval.

located at (Project Address): 21101 West Ventura Boulevard

for the Public Hearing/Meeting scheduled on: Tuesday, March 25, 2025 at approximately 2:00 P.M.

I hereby certify under the penalty of perjury that I mailed the above-mentioned **NOTICE OF**

PUBLIC HEARING on: February 26, 2025

to the **MAILING LIST(s) ATTACHED.**

SARA HOUGHTON
Applicant (Print) Representative

[Signature]
Signature

Date 2/26/25

Robert Castro, LAMS
Representative/Mailing Agent (Print)

Robert Castro
Signature

The processing of your case will not be completed until this form is returned to the case file for your project.

Department of City Planning
781 Pinefalls Ave.
Diamond Bar, CA 91789



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