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CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1079

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

February 28, 2025

ENV-2022-8611-MND
Council District 3

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), NEIGHBORHOOD COUNCIL,
OPERATOR(S), OCCUPANT(S), AND INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, March 25, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), 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.

AN EQUAL OPPORTUNITY EMPLOYER

Applicant: Mike Gallen, Johnson Development Associates, Inc
Representative: Sara Houghton, ThreeSixty
Case No. CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR
Related Case: AA-2022-8610-PMLA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file Nos. **24-1609** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:
Adrineh Melkonian (213) 978-1301 adrineh.melkonian@lacity.org
For inquiries about the meeting, contact City Clerk staff:
Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.