

FINDINGS

General Plan/Charter Findings (Charter 556)

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the North Hollywood - Valley Village Community Plan area which was updated by the City Council on May 14, 1996 and designates the subject property for Light Manufacturing land uses corresponding to the MR2 and M2. Zones. The site is currently zoned MR2-1VL. The requested Vesting Zone Change and Height District Change from MR2-1VL and to M2-2D is warranted as the M2 Zone corresponds to the range of zones of the land use designation. The proposed mixed-use building with self-storage and artist suites is a commercial use that is permitted in the proposed (T)(Q)M2-2D Zone (requiring a Conditional Use for the self-storage use within 500 feet of an R Zone). Additionally, The North Hollywood - Valley Village Community Plan General Plan Footnote No. 4 limits building heights in industrial areas to 45 feet. The project, with the Vesting Zone Change and High District change, would still be subject to this footnote regarding height. Therefore, the project is in substantial conformance with the General Plan Land Use Designation.
- b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the North Hollywood - Valley Village Community Plan. There are twelve 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. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the North Hollywood - Valley Village Community Plan, which designates the site for Light Manufacturing land uses corresponding to the MR2 and M2. Zones. The proposed M2 zone is consistent with the land use designation. Additionally, The North Hollywood - Valley Village Community Plan General Plan Footnote No. 4 limits building heights in industrial areas to 45 feet. The project, with the Vesting Zone Change and High District change from 1VL to 2D, would still be subject to this footnote regarding maximum height. Therefore, the proposed height district is consistent with the General Plan footnote.

The proposed project is consistent with the following policies of the Community Plan:

Objectives of the Plan:

To promote economic wellbeing and public convenience through:

- a. *Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.*

The proposed self-storage and visual artist offices will add economically viable uses in an industrial area without adding additional nuisances commonly associated with industrial uses such as noise or pollutants. The site is located across the street from a

public high school and will not create nuisance uses that would be determinantal to the health or wellbeing of the high school students and staff.

Additionally, the new development and proposed improvements to the public right-of-way will substantially upgrade the aesthetic and functional qualities of the site. The project will improve the pedestrian experience along Vineland Avenue by adding an active use, landscaping, a small plaza, and providing pedestrian amenities such as lighting. Cleon Avenue will also receive public improvements, including a widened roadway, new concrete gutter and sidewalk, and new streetlights. The building and the public improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community.

Industrial land use policies:

Industrial lands are located on a citywide basis without regard to the boundaries in individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Off-street parking for general industrial lands shall be provided as required by the Los Angeles Municipal Code. Off-street parking areas shall be located in the peripheries of industrial sites to serve as buffers and shall be separated from adjacent private and public uses by a wall and/or landscaped setback.

Within limited and light industrial areas, the height of industrial buildings shall be restricted to 45 feet.

The Vesting Zone Change will promote a strong and competitive industrial and commercial sector by allowing for the development of new artist office spaces which will provide for new visual and performing artist studio space, supporting artist employment opportunities in North Hollywood, within proximity to the NoHo Arts District. The new artist uses are accessible by the local community and by transit as the site is located proximate to residential uses and is within ½ mile of North Hollywood Metro Station. Additionally, the project will add a new neighborhood serving self-storage use, a use that will provide a new public convenience accessible to nearby residences and other business within the local industrial area. Parking is located on the peripheries of the site, landscaping is provided within the parking area, and the building is within the 45-foot height limit. Therefore, the project is consistent with and furthers the achievement of the Community Plan's policies.

- b. **Framework Element.** The Framework Element of the General Plan 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 goals, 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 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).

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.

The project will contribute toward and facilitate the City's long-term fiscal and economic viability by constructing a new mixed-use project that includes self-storage and artist studios. The Vesting Zone Change from MR2-1VL to M2-2D will allow the project to facilitate the development of new uses that will bring new and needed services to the North Hollywood community.

The project is located proximate to the Metro North Hollywood Station, which offers connections to the regional transit network. Proximity to these transit options may help

reduce vehicular trips to and from the project, vehicle miles travelled, and reduce air pollution. Further, the site's location within an existing industrial district within a Light Manufacturing Land Use designation allows the city to conserve nearby stable residential neighborhoods and lower-intensity commercial and industrial districts. Such attributes support the requested zone change from MR2-1VL to M2-2.

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 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans.

The project will allow for growth and provide new job opportunities through the development of a mixed-use project with self-storage and artist studio uses. According to the applicant, the project is expected to generate approximately 150 jobs at the site. The project would attract new industries to the site; including the Artists & Makers Studios, which has existing locations in Maryland and Arizona. The company offers studios for rent, extensive classroom/workshop spaces, and resources to professional artists. As such, the project will maintain the character of the existing Light Manufacturing district by with the construction of a mixed-use development that includes self-storage and artist studio uses in a compatible manner. The project adheres to floor area and height limitations of the requested zone. The introduction of new storage and artist studio uses will provide an additional amenity that will serve the local neighborhood and the region. The project will include a high degree of transparency along Vineland Avenue, accessible storefront retail/office space, pedestrian amenities including lighting, improved sidewalks, and will maintain the general character of the existing industrial district.

- c. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be unaffected by the recommended action herein as the proposed project will be making the required dedications and improvements on the public right-of-way adjacent to the project site.

Vineland Avenue, which serves as the Project's western boundary, is a designated Boulevard II, with a dedicated right-of-way width of approximately 100 feet at this location. Vineland Avenue is required to have a 110-foot total right-of-way dedication. The project is conditioned to dedicate 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II of Mobility Plan 2035. Vineland Avenue is currently improved with paved roadway, curb, sidewalk and gutter. The project is conditioned to remove the existing concrete sidewalk and construct a full-width concrete sidewalk along the property frontage, repair all existing concrete curb and gutter, and close all unused driveways and replace with full-height concrete curb, gutter and sidewalk.

Cleon Avenue, which serves as the Project's eastern boundary, is a designated Standard Local Street, with a dedicated right-of-way width of approximately 50 feet at this location. Cleon Avenue is required to have a 60-foot total public right-of-way dedication. The project is conditioned to dedicate a 5-foot wide strip of land along the

property frontage to complete a 30-foot half right-of-way in accordance with Local Street standards of Mobility Plan 2035. Cleon Avenue is improved with paved roadway and the project is conditioned to reconstruct and improve the roadway including asphalt pavement, integral concrete curb, 2-foot gutter and a 5-foot concrete sidewalk within a 12-foot border.

Conditions for improvements recommended by the Bureau of Engineering (BOE) have been imposed under the (T) Tentative Classification. The improvement requirements would continue to advance Mobility 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. New street trees will be planted along the project's street frontage and unused curb cuts will be closed. The project as designed and conditioned will meet the following goals and objectives 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 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 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project is designed with an active ground floor use along the Vineland Avenue frontage. The art gallery and artists offices are designed with transparent windows and a main entrance that opens into a pedestrian oriented front plaza area that connects to the sidewalk. Other pedestrian design features include an integral awning at the second floor which relates the building to the pedestrian scale, street trees, and front yard landscaping. The project also includes short term and secure long-term and bicycle parking. Along Cleon Avenue, the project will provide a new 30-foot half roadway with fully improved concrete sidewalk, gutter, sidewalk, and street lights. The new improvements will thereby increase the amount of available public street parking along the property's street frontage. Therefore, the project is consistent with the Mobility Plan.

Vesting Zone Change Findings; High District Findings; "T", "Q" Classification Findings

2. **Pursuant to Section 12.32-C of the Municipal Code, the zone change and height district change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**
 - a. **Public Necessity:** Approval of the Vesting Zone Change removes the existing restrictive MR2 zone and allows the site to be redeveloped as a development that is consistent with the goals and objectives of the General Plan Framework Element and the North Hollywood-Valley Village Community Plan as outlined above. The project site is located in the Los Angeles State Enterprise Zone and is improved with a commercial building and a surface parking lot used for vehicle storage. The project will demolish the existing structure and surface parking lot and construct a new 138,035 square-foot mixed-use project that includes self-storage and artist uses. The project will establish new viable commercial services at the site and expand the availability of self-storage services for the North Hollywood-Valley Village community. The project also adds additional office suites that will be utilized for artist and makers studio space.

Thus, the proposed project optimizes the use of the subject property, introduces new employment opportunities and will generate increased tax revenues from a site that is designated for light manufacturing, thus providing a public necessity.

- b. Convenience: The project will result in new development on property that is zoned for manufacturing uses that is located near the rapidly developing NoHo Arts District and provide new self-storage units that are intended to serve the areas rapidly increasing residential developments and office suites that are geared towards serving the community's artists. The artist studios will provide a dynamic new venue for artist programming within proximity to the NoHo Arts District. Public convenience will be served by the addition of viable commercial development at the site that will add needed commercial uses and services.
- c. General Welfare: Granting the M2-2 Vesting Zone Change allows for the development of the site into self-storage and artist serving uses. The project will enhance the urban environment by encouraging compatible mixed-use activity on a light manufacturing site that is proximate to regional transportation investments including the Metro B and G Lines. Given the project's proximity to numerous existing and proposed multi-family residential developments, job centers and transit services, the project will provide desirable commercial uses to serve the community, thereby advancing general welfare.
- d. Good Zoning Practices: The project site is presently zoned MR2-1VL and is located within the Light Manufacturing land use designation, which includes the corresponding zones of M2, MR2, and P. Approval of the Zone Change to M2-2 is consistent with the land use designation, in keeping with good zoning practice. The Zone Change will also accommodate the proposed self-storage and office suites uses and is consistent with the type and scale of development encouraged by the General Plan Framework Element and the North Hollywood-Valley Village Community Plan. The additional floor area is appropriate as the site is located within 0.5 miles of the Metro North Hollywood Station, which provides access to the region's mass transit network. The site is also proximate to the NoHo Arts District, which includes a high concentration of multi-family development and commercial uses.
- e. "T" and "Q" Classification Findings. Pursuant to LAMC Sections 12.32-G,1 and G,2(a), The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified 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 vesting zone and 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 Findings

3. **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 project will enhance the built environment by introducing a compatible mixed-use development containing 124,371 square feet of self-storage facility and 13,664 square feet of office suites for visual and performing artists. The project would provide a new storage use and artist-oriented office suites adjacent to the North Hollywood Arts District, a rapidly developing residential and jobs center. The artist-oriented office suites will be operated by the Artists and Makers Studios – an established operator of similar venues in Maryland and Arizona. The studios are intended to provide a supportive and vibrant environment for artists to realize their creative goals.

Self-Storage Use

As new multi-family housing developments continue to be built Citywide, the demand for storage facilities has increased, especially in the project vicinity (North Hollywood Arts District). The applicant is requesting a conditional use to permit a new self-storage use within 500 feet of a residential zone. The closest residential uses are located to the west of East Valley High School. According to the applicant's representative's testimony at the December 9, 2020 Public Hearing, the existing storage facilities in the area do not meet the current and increased demands for small individual storage units. The representative stated that there are nearly 5,000 new units either newly constructed, under construction, or entitled to be constructed within the NoHo Arts District area. Self-storage uses are necessary to serve many individuals who have downsized into smaller units or may have lost housing all together but want to maintain their belongings in safe and secure spaces. As such, the project would provide a needed service in the area by adding to the supply of individual storage units within proximity to existing and future residential developments in the nearby NoHo Arts District.

Height

The proposed 2 height district has no height limit and limits FAR at the site to no more than 2 to 1. While Height District 2 otherwise has no height limit, the M2 Zone limits self-storage uses to 37 feet in height and the Community Plan Footnote No. 4 limits development in industrial areas to 45 feet in height. As such, in conjunction with the conditional use, the applicant is requesting a determination to permit a height of 45 feet in lieu of the 37 feet otherwise permitted by the M2 Zone. The additional height allows for higher floor plates thereby allowing for more vertical storage and the storage of taller items. In addition, the project includes 13,664 square feet of office suites dedicated to artist-oriented uses. The additional height will also permit taller floor plates to accommodate artist studio office suites that can accommodate additional galleries and workshops, thereby providing a service that is beneficial to the community.

Parking

The applicant has requested a determination to reduce required parking by as much as 20 percent in conjunction with their conditional use request. The project will provide 63 vehicle parking spaces in lieu of the 77 spaces otherwise required. The reduction is warranted as the site is located proximate to major transit investments and replaces required vehicle parking with bicycle parking spaces. The project will provide 32 bicycle parking spaces in the form of 16 short term and 16 long term parking spaces. The project site is located just 500 feet north of the Chandler Boulevard bike path that offers direct

connections to the North Hollywood Station and the Orange Line bike path. The project is located within 0.5 miles of the Metro North Hollywood station, which offers regional transit connections to Downtown LA and the West Valley.

In conclusion, the project with its climate controlled storage, artist oriented office suites, new landscaping, and roadway improvements will enhance the built environment in the surrounding neighborhood and the climate controlled self-storage and artist studio uses will provide services that are essential or beneficial to the community, city, or region.

4. **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 project will result in the construction of a four-story, 45-foot in height, 138,035 square-foot building consisting of 124,371 square feet of self-storage facility and 13,664 square feet of office suites for visual and performing artist. The proposed building has been designed to be compatible with neighboring properties and thus will enhance the surrounding neighborhood. The project's Vineland Avenue frontage includes a high degree of transparency, prominent entry plaza, and architectural awnings and details that provides the development with a prominent presence on Vineland Avenue. The entry plaza provides a strong pedestrian connection between the site and the public right of way. The project incorporates landscaping and off-street parking facilities along the edges of the development to help create a buffer between adjacent uses.

Self-Storage Use

The applicant is requesting a conditional use to permit a storage use within 500 feet of an R Zone or residential uses. The nearest R Zone is developed with the East Valley High School and the nearest residential uses are located to the east of the school. As such, the operations of the proposed storage and artist studio project will have no negative impact on nearby residential uses. The residential uses are buffered by existing improvements and distance from the subject site.

The surrounding area is highly urbanized and is characterized by a mix of commercial, industrial, and institutional uses. Surrounding properties are developed with buildings that range in height from one to four stories. The properties directly abutting the site to the north, south, and east are zoned MR2-1VL with Land Use Designations of Light Industrial and are developed with one-story buildings operated by commercial and industrial business including a gym, an industrial supplier selling welding equipment and gasses, a coffee roastery, a prop maker, a cabinet maker, and a musical instrument rental company. The western abutting property (across Vineland Avenue), is zoned PF-1VL and CM-1VL with a Land Use designations of Public Facilities and Commercial Manufacturing and is developed with the East Valley High School campus which includes buildings up to four stories in height.

Height

The proposed mixed-use building is four stories and 45 feet in height which is consistent with several nearby buildings including the East Valley High School and an existing self-storage development at 5410 Vineland Avenue. The project is requesting a determination to permit a height of 45 feet in lieu of the 37 feet in height permitted for self-storage uses. With the approval of the height increase to 45 feet, the project would be compatible with existing development and would be in compliance with Community Plan Footnote No. 4,

which limits building heights in industrial areas to 45 feet in height. The project is not exclusively storage related and includes artist studios. Both uses will primarily be conducted within the building and will not have negative impacts on the surrounding community. As such, the additional height will not further degrade surrounding properties.

Parking

The project will provide off-street parking facilities in a surface parking lot located along the southern and eastern portions of the site. Vehicular access is provided by one driveway on Vineland Avenue and one driveway on Cleon Avenue. Given the mix of uses at the site, the project is required to provide 77 vehicle parking spaces. The project will utilize the bicycle parking reductions and a requested determination, in conjunction with their conditional use request to further reduce required parking to 63 spaces. The project will also provide 32 bicycle parking spaces (16 short term and 16 long term spaces). Inclusive of the 63 vehicle spaces, the project will also provide 19 EV parking spaces. The provision of off-street parking facilities will ensure that the storage and office uses will not negatively impact surrounding properties. The reduction is warranted as the site is located proximate to major transit investments and replaces required vehicle parking with bicycle parking spaces.

The proposed project represents the development of a site that is currently used for vehicle storage with a compatible mixed-use building that will improve the property and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

5. 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 comprised of an approximately 71,011 square-foot through lot located on the east side of Vineland Avenue, half a block north of the intersection with Chandler Boulevard. The North Hollywood-Valley Village Community Plan designates the site for Light Manufacturing land uses corresponding to the MR2 and M2 Zones. The proposed M2 Zone is consistent with the land use designation. Additionally, the North Hollywood - Valley Village Community Plan General Plan Footnote No. 4 limits building heights in industrial areas to 45 feet. The project's proposed height is 45 feet, in compliance with Footnote No. 4. The property is also located within the North Hollywood Community Redevelopment Area (CRA) Plan. The project complies with all provisions of the North Hollywood CRA Plan.

As stated previously, the applicant has requested a Vesting Zone Change of the project site from MR2-1VL to M2-2. The requested M2-2 Zone is compatible with the Land Use designation as well as the following relevant objectives from the North Hollywood-Valley Village Community Plan:

To promote economic well being and public convenience through:

b) designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.

The proposed self-storage and artist uses will add economically viable uses within an industrial area without adding additional nuisances commonly associated with industrial uses such as noise or pollutants. The site is located across the street from a public high

school and will not create nuisance uses that would be determinantal to the health or wellbeing of the high school students and staff. The project would provide 124,371 square feet of self-storage uses and 13,664 square feet of office/artist studio uses. Additionally, the new development and proposed improvements to the public right-of-way and will substantially upgrade the aesthetic and functional qualities of the site. The project will also improve the pedestrian experience along Vineland Avenue by adding an active use, landscaping, a small plaza, and providing pedestrian amenities such as lighting.

Industrial land use policies:

Industrial lands are located on a citywide basis without regard to the boundaries in individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Off-street parking for general industrial lands shall be provided as required by the Los Angeles Municipal Code. Off- street parking areas shall be located in the peripheries of industrial sites to serve as buffers and shall be separated form adjacent private and public uses by a wall and/or landscaped setback.

Within limited and light industrial areas, the height of industrial buildings shall be restricted to 45 feet.

The project will promote a strong and competitive industrial and commercial sector by allowing for the development of new artist office spaces which will provide for new visual and performing artist studio space, supporting artist employment opportunities in North Hollywood, within the NoHo Arts District. The new artist uses are accessible by the local community and by transit as the site is located proximate to residential uses and is within ½ mile of North Hollywood Metro Station. Additionally, the project will add a new neighborhood serving self-storage use, a use that will provide a public convenience accessible to nearby residences and other business within the local industrial area. The project will provide off-street vehicle parking facilities and bicycle parking facilities in compliance with the LAMC. The parking area is located on the periphery of the site to help buffer the use from surrounding properties. In addition, landscaping is provided to further the aesthetic qualities of the parking facility. The project will also be limited to 45 feet, in compliance with the land use policies of the Plan. Therefore, the project is consistent with the General Plan.

6. **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 project provides for an arrangement of uses, buildings, structures and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood. The proposed project is comprised of a 138,035 square-foot, four-story mixed-use building with a 124,371 square-foot self-storage facility and 13,664 square feet of office suites for visual and performing artists (“Artists & Makers Studios”). The building will rise to a maximum height of 45 feet and will have a Floor Area Ratio of up to 2:1. The project is compatible with the height, floor area, and setback requirements of the M2-2D Zone and the North Hollywood-Valley Village Community Plan. The Community Plan Footnote No. 4 limits heights in industrial areas to 45 feet. The M2-2 Zone allows for a maximum floor area ratio of up to 6 to 1 and no setback requirements. The project will consist of a single structure that is arranged longitudinally from east to

west. The eastern half of building, fronting Vineland Avenue will house the office suites for artists on floors one through three and a rental office for the self-storage uses on the first floor. The basement and floors one through four will house self-storage units. The project will also provide a secondary lobby along the Cleon Avenue frontage. Surface parking lots with a total of 63 spaces wrap the site along the southern and eastern side of the site. Two two-way driveways provide vehicle access to the site, one on Vineland Avenue and one on Cleon Avenue. Bicycle storage lockers for long term bicycle parking are located at the Cleon Avenue driveway entrance.

The proposed mixed-use building is appropriately sized in height and mass, for the area. Most neighboring buildings adjacent to the project site range from one to four stories in height. Most commercial and industrial buildings are built to the property line, providing for a well-defined urban street-wall. The project has been designed to be compatible with neighboring properties. The proposed mixed-use building is four stories which is consistent with the surrounding building heights. The East Valley High School to the west of the subject site rises to a height of four stories and an existing storage use to the south of the site is also four stories in height. As such, 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.

Site Plan Review Findings

7. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan

The subject property is located within the North Hollywood - Valley Village Community Plan, which designates the site for Light Manufacturing land uses corresponding to the MR2 and M2. Zones. The proposed M2 zone is consistent with the land use designation. Additionally, The North Hollywood - Valley Village Community Plan General Plan Footnote No. 4 limits building heights in industrial areas to 45 feet. The project, with the Vesting Zone Change and High District change from 1VL to 2D, would still be subject to this footnote regarding maximum height. Therefore, the proposed height district is consistent with the General Plan footnote.

The proposed project is consistent with the following policies of the Community Plan:

Objectives of the Plan:

To promote economic wellbeing and public convenience through:

- d. Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.*

The project will promote economic development and public convenience while not being a detriment to adjacent uses. The proposed self-storage and artist uses will add economically viable uses in an industrial area without adding additional nuisances commonly associated with industrial uses such as noise or pollutants. The site is located across the street from a public high school and will not create nuisance uses that would be determinantal to the health or wellbeing of the high school students and staff.

Additionally, the new development and proposed improvements to the public right-of-way will substantially upgrade the aesthetic and functional qualities of the site. The project will

improve the pedestrian experience along Vineland Avenue by adding an active use, landscaping, a small plaza, and providing pedestrian amenities such as lighting. Cleon Avenue will also receive public improvements, including a widened roadway, new concrete gutter and sidewalk, and new street lights. The building and the public improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community. As such, the project is in substantial conformance with the General Plan and the North Hollywood-Valley Village Community Plan.

8. **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 neighboring properties.**

The project site is located on Vineland Avenue in North Hollywood, a predominantly urbanized area characterized by a mix of commercial, industrial, and institutional uses that is proximate to the North Hollywood Metro station and the NoHo Arts District. Surrounding properties are developed with buildings that range in height from one to four stories. The properties directly abutting the site to the north, south, and east are zoned MR2-1VL with Land Use Designations of Light Industrial and are developed with one-story buildings operated by commercial and industrial business including a gym, an industrial supplier selling welding equipment and gasses, a coffee roastery, a prop maker, a cabinet maker, and a musical instrument rental company. The western abutting property (across Vineland Avenue), is zoned PF-1VL and CM-1VL with a Land Use designations of Public Facilities and Commercial Manufacturing and is developed with the East Valley High School campus which include buildings up to four stories in height.

The subject site is currently developed with a surface parking lot. The proposed project will demolish existing improvements in order to construct a new four-story, 138,035 square-foot mixed-use building with 124,371 square feet of storage uses and 13,664 square feet of office suites.

Arrangement of Buildings (Height, Bulk, Setbacks)

The project is compatible with the height, floor area, and setback requirements of the M2-2D Zone and the North Hollywood-Valley Village Community Plan. The Community Plan Footnote No. 4 limits heights in industrial areas to 45 feet. The M2-2 Zone allows for a maximum floor area ratio of up to 6 to 1 and no setback requirements. The proposed project is comprised of a 138,035 square-foot, four-story mixed-use building with an 124,371 square foot self-storage facility and 13,664 square feet of office suites for visual and performing artists ("Artists & Makers Studios"). The building will rise to a maximum height of 45 feet and will have a Floor Area Ratio of 1.95:1. The project will consist of a single structure that is arranged longitudinally from east to west. The eastern half of building, fronting Vineland Avenue will house the office suites for artists on floors one through three and a rental office for the self-storage uses on the first floor. The basement and floors one through four will house self-storage units. The project will also provide a secondary lobby along the Cleon Avenue frontage. The project will also provide a minimum 1-foot 4-inch front yard setback on Vineland Avenue, a northern 1-foot 8 inch side yard setback, a 48-foot southern side yard setback, and a 49-foot 6-inch setback along Cleon Avenue.

The proposed mixed-use building is appropriately sized in height and mass, for the area. Most neighboring buildings adjacent to the project site range from one to four stories in

height. Most commercial buildings are built to the property line, providing for a well-defined urban street-wall. The project site has been designed to be compatible with neighboring properties. The proposed mixed-use building is four stories which is consistent with the surrounding building heights. The East Valley High School to the west of the subject site rises to a height of four stories and an existing storage use to the south of the site is also four stories in height. Therefore, the height, bulk, and setbacks of the self-storage building will be compatible with the existing and future developments in the neighborhood.

Parking and Loading Areas

The project will provide off-street parking facilities in a surface parking lot located along the southern and eastern portions of the site. Vehicular access is provided by one driveway on Vineland Avenue and one driveway on Cleon Avenue. Given the mix of uses at the site, the project is required to provide 77 vehicle parking spaces. The project will utilize the bicycle parking reductions and a requested determination, in conjunction with their conditional use request to further reduce required parking to 63 spaces. The project will also provide 32 bicycle parking spaces (16 short term and 16 long term spaces). Inclusive of the 63 vehicle spaces, the project will also provide 19 EV parking spaces.

The project will be providing two loading bays on-site that are located adjacent to the rental office. Furthermore, it should be noted that operationally, self-storage uses tend not to utilize a great deal of parking. Thus, in addition to the designated loading area, the other parking spaces can be used for the loading and unloading of storage items. Therefore, the project offers loading areas compatible with existing and future developments in the neighborhood.

Landscaping

The M2 Zone does not require setback areas. However, the project has proposed the setbacks along all property lines, providing opportunities for landscaping. Trees and shrubs are provided along the north, south, and eastern property lines as well as within the surface parking lot area. Landscaping is also provided within the front yard setback along Vineland Avenue and is used to complement the pedestrian plaza area and provide a welcoming entrance to the building. Street trees are also provided as required by the Department of Public Works. The project is conditioned to comply the submitted Landscape Plan.

Lighting

The Project's lighting scheme will be compatible with surrounding industrial, commercial, and institutional developments. Exterior lighting will illuminate on-site facilities to provide sufficient lighting for circulation and security, while minimizing impacts on adjacent properties. The project has been conditioned to provide ground level, pedestrian scale lighting will activate and enhance the pedestrian environment at night.

Outdoor lighting has been conditioned to be designed and installed with shielding. Therefore, lighting will be compatible with the existing and future developments in the neighborhood.

Trash Collection

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. The trash room is fully enclosed within the surface parking lot and is not visible from the public right-of-way

Therefore, the 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 will be compatible with existing and future development on neighboring properties.

9. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The proposed project involves the development of a self-storage facility and offices for artists. No residential uses are proposed. The proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G,2. The proposed building would meet and/or exceed all City Building Code and Title 24 requirements. As such, the building would incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star-rated appliances, water saving/low-flow fixtures, non-volatile organic compound paints/adhesives, and high-performance building envelopment.

Redevelopment Plan Findings

10. **The Project substantially complies with the relevant Redevelopment Regulations, findings, standards, and provisions of the Redevelopment Plan.**

The project will be maintained in an area designated for Light Manufacturing uses in the North Hollywood Redevelopment Plan and is using the land for uses permitted within Light Industrial areas (self-storage and offices for artists use). The proposed self-storage and office uses are low noise and non-noxious nature, and as required by this section. Additionally, the project promotes community revitalization by developing an underutilized site and contributing new artist space within the NoHo Arts District.

Pursuant to Section 605.3 of the North Hollywood Redevelopment Plan, the project conforms to established criteria to permit commercial uses within industrial areas. The development promotes community revitalization by redeveloping an underutilized site with a new self-storage and artist studio uses. The project conforms to the goals and objectives of the redevelopment plan. The project will eliminate and prevent blight by redeveloping an underutilized site with new viable commercial uses. The project includes a high degree of architectural design and is extensively landscaped. The project will also develop a site in an industrial area that positively relates to adjacent uses. The project will be required to complete public improvements such as sidewalk installation, streetlight installation, and roadway repairs that will positively relate to adjacent uses.

The project is also compatible with and appropriate for the industrial uses in the area. Surrounding properties are developed with buildings that range in height from one to four stories. The properties directly abutting the site to the north, south, and east are zoned MR2-1VL with Land Use Designations of Light Industrial and are developed with one-story buildings operated by commercial and industrial business including a gym, an industrial supplier selling welding equipment and gasses, a coffee roastery, a prop maker, a cabinet maker, and a musical instrument rental company. The western abutting property (across Vineland Avenue), is zoned PF-1VL and CM-1VL with a Land Use designations of Public Facilities and Commercial Manufacturing and is developed with the East Valley High School campus which include buildings up to four stories in height.

Pursuant to Section 617 of the Redevelopment Plan, the project encourages and supports the development of cultural and arts facilities within the project area. The project will include 13,664 square feet of art studio uses, to be operated by the Artist and Makers Studios. The venue will offer studios for rent, classroom/workshop spaces, and several galleries.

Pursuant to Section 623, the project will provide parking and loading facilities in conformance with LAMC requirements. The project will provide 63 on-site automobile parking spaces by utilizing a 20 percent parking reduction and bicycle parking swaps to provide 32 bicycle parking spaces. The parking areas will not interfere with the public use of sidewalks as they are located on-site. The parking areas will also be attractively landscaped to improve the aesthetic qualities of the site. The project will also provide dedicated loading spaces with the remaining parking spaces also functioning as loading spaces for the storage use. As such, the project substantially complies with the North Hollywood Redevelopment Plan.

11. The Project Is subject to all conditions required by the relevant Redevelopment Regulations.

The project is subject to all required conditions of the relevant Redevelopment Regulations. The project has been conditioned to conform with the submitted landscape plan that includes landscaping in all areas not improved with buildings or circulation. Conditions have also been incorporated to authorize commercial uses in an industrial area. As such, the project is subject to conditions required by the Redevelopment Regulations.

12. The Project Complies with CEQA.

On October 15, 2020, a Mitigated Negative Declaration (ENV-2019-7321-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds 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. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.

13. The Project Any other findings that are required in the relevant Redevelopment Plan.

There are no additional findings required in the North Hollywood Redevelopment Plan.

Environmental Findings

14. On October 15, 2020, a Mitigated Negative Declaration (ENV-2019-7321-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds 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. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.

15. **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, an area outside the flood zone.