

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2021-9031-VZC-CU-SPR	ENV-2021-9032-MND	3 – Blumenfield
<b>COUNCIL FILE NO:</b>		
☒ N/A		
<b>PROJECT ADDRESS / LOCATION:</b>		
18618 West Oxnard Street		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
PAL Oxnard Storage, LLC 333 South Hope Street Unit #1600 Los Angeles, CA 90071  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(917) 229-8173	<a href="mailto:glauco@pal-partners.com">glauco@pal-partners.com</a>
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Edward J. Casey & Kathleen Hill, Alston & Bird 333 South Hope Street Unit #1600 Los Angeles, CA 90071  <input type="checkbox"/> N/A	(213) 576-1056	<a href="mailto:ed.casey@alston.com">ed.casey@alston.com</a>  <a href="mailto:kathleen.hill@alston.com">kathleen.hill@alston.com</a>
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
☒ N/A		
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
☒ N/A		
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
More Song	(213) 978-1319	<a href="mailto:more.song@lacity.org">more.song@lacity.org</a>
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		
<b>Vesting Zone Change (VZC)</b>  <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

**Conditional Use (CU); Site Plan Review (SPR)**

☐ N/A

**ITEMS APPEALED:**

☒ N/A

**ATTACHMENTS:**

**REVISED:**

**ENVIRONMENTAL DOCUMENT:**

**REVISED:**

☒ Letter of Determination

☐

☐ Categorical Exemption (CE)  
(Notice of Exemption)

☐

☒ Findings of Fact

☐

☐ Statutory Exemption (SE)  
(Notice of Exemption)

☐

☒ Staff Recommendation Report

☐

☐ Negative Declaration (ND)

☐

☒ Conditions of Approval

☐

☒ Mitigated Negative Declaration (MND)

☐

☐ T Conditions

☐

☐ Environmental Impact Report (EIR)

☐

☐ Proposed Ordinance

☐

☐ Mitigation Monitoring Program (MMP)

☐

☒ Zone Change Map and Ordinance

☐

☐ Sustainable Communities  
Project Exemption (SCPE)

☐

☐ GPA Resolution

☐

☐ Sustainable Communities  
Environmental Assessment (SCEA)

☐

☐ Land Use Map

☐

☐ Sustainable Communities  
Environmental Impact Report (SCEIR)

☐

☐ Exhibit A – Plans

☐

☐ Appendices

☐

☒ Mailing List

☐

☐ Other:

☐

☒ Interested Parties List

☐

☐ Appeal

☐

☐ Development Agreement

☐

☐ Site Photographs

☐

☐ Other:

☐

**NOTES / INSTRUCTIONS:**

Please create Council File.

☐ N/A

**FISCAL IMPACT STATEMENT:**

☒ Yes

☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes."

**PLANNING COMMISSION:**

☒ City Planning Commission (CPC)

☐ Cultural Heritage Commission (CHC)

☐ Central Area Planning Commission

☐ East LA Area Planning Commission

☐ Harbor Area Planning Commission

☐ North Valley Area Planning Commission

☐ South LA Area Planning Commission

☐ South Valley Area Planning Commission

☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
June 9, 2022	5 – 0
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
August 22, 2022	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	August 23, 2022



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: **AUG 02 2022**

Case No. **CPC-2021-9031-VZC-CU-SPR**  
CEQA: ENV-2021-9032-MND  
Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield

**Project Site:** 18618 West Oxnard Street

**Applicant:** PAL Oxnard Storage, LLC  
Representative: Edward J. Casey and Kathleen Hill, Alston & Bird

At its meeting of **June 9, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Conversion and expansion of an existing two-story commercial office building, as well as the construction of a new three-story building, all for self-storage uses. At completion, the Project will encompass approximately 97,000 square feet of building floor area. The Project proposes to provide 23 vehicle parking spaces on-site in a surface parking lot.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-9032-MND ("Mitigated Negative Declaration"), the subsequent Erratum, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **Recommended** that the City Council **adopt**, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from (Q)MR1-1 and M1-1 to (T)(Q)M1-1;
3. **Approved**, pursuant to LAMC Sections 12.24 F, 12.24 S, and 12.24 W.50, a Conditional Use to permit a self-storage building for household goods in the M1 Zone within 500 feet of an R Zone, and with the following deviations in height and parking requirements:
  - a. A deviation to allow a maximum building height of 44.4 feet in lieu of the 37 feet otherwise permitted by LAMC Section 12.17.6; and
  - b. A deviation to allow a maximum reduction in vehicle parking of 20 percent in lieu of the number of vehicle parking spaces otherwise required by LAMC Section 12.21;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which results in an increase of 50,000 gross square feet or more of nonresidential floor area;
5. **Adopted** the attached Modified Conditions of Approval; and
6. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Perlman  
Second: Campbell

Ayes: Hornstock, Leung, Dake Wilson  
Absent: Choe, López-Ledesma, Mack, Millman

**Vote: 5 – 0**



Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission as it relates to the Zone Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

**FINAL APPEAL DATE: AUG 22 2022**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Map, Modified Conditions of Approval, Amended Findings, Interim Appeal Filing Procedures

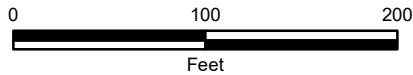
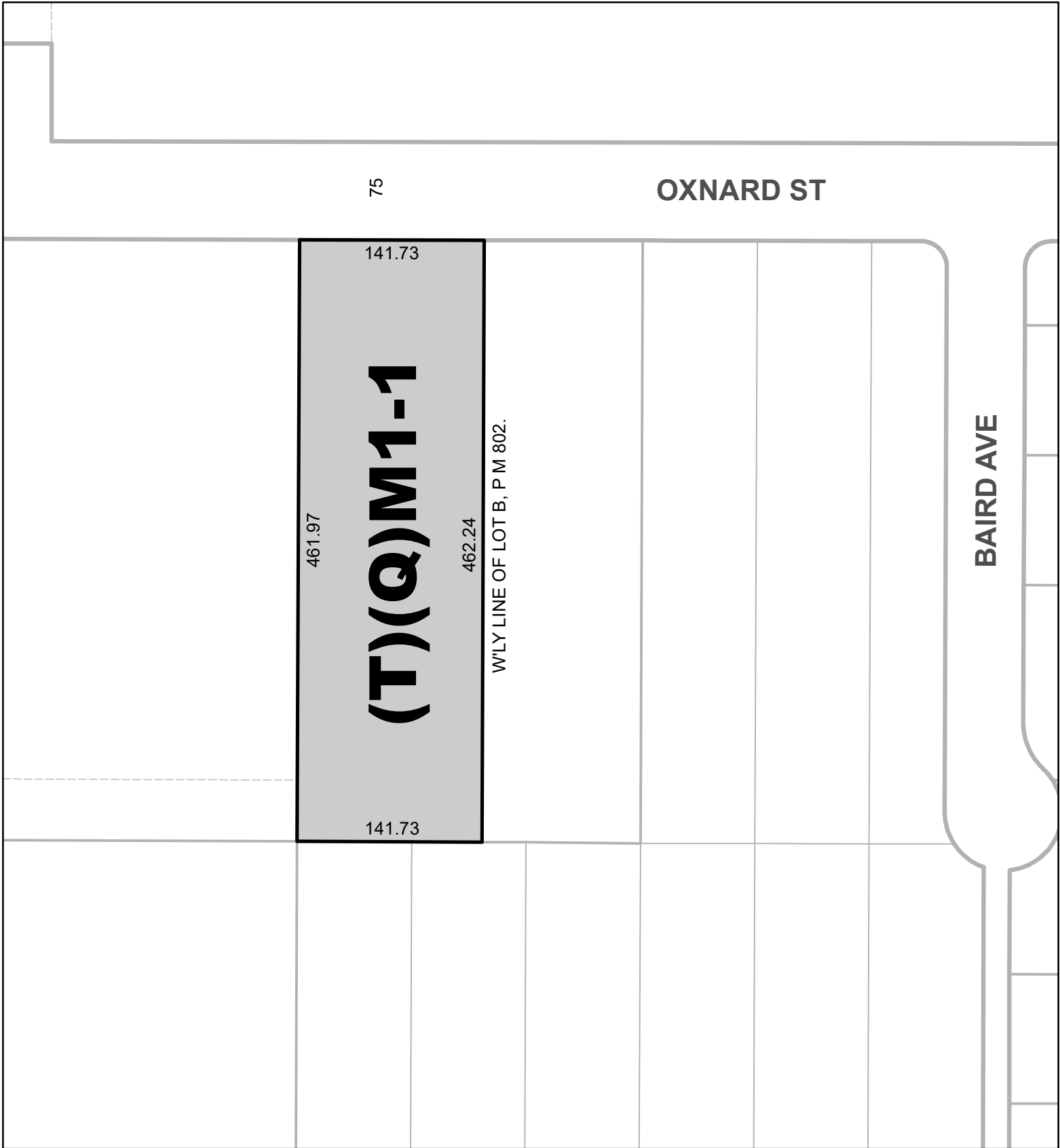
c: Heather Bleemers, Senior City Planner  
Kevin Golden, City Planner  
More Song, City Planner

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

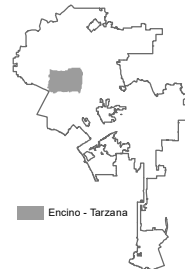


CPC-2021-9031-VZC-CU-SPR

AA/Cf

070822

City of Los Angeles



## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and attached to the subject case file. No change to the plans will be made without prior review by Los Angeles City Planning, and written approval by the Director of City Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** Use of the subject property shall be limited to the self-storage of household goods.



## **CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL**

(As modified by the City Planning Commission at its meeting on June 9, 2022)

Pursuant to LAMC Section 12.32 G, the (T) Tentative Classification shall be removed by posting of guarantees through the appropriate permitting process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to Los Angeles City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Dedications and improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

### **Responsibilities/Guarantees:**

1. As a part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by Los Angeles City Planning, the applicant/developer shall provide written verification to Los Angeles City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by Los Angeles City Planning.

#### **A. Dedication Required:**

Oxnard Street (Avenue II) – Provide a 2-foot wide sidewalk easement across the driveway(s) to comply with ADA requirements.

#### **B. Improvements Required:**

Oxnard Street – Remove and replace any existing broken, off-grade or bad order concrete sidewalk, curb, gutter and roadway pavement. Upgrade all driveway(s) to BOE's standards and ADA requirements. Close all unused driveways with full-width concrete sidewalk and standard curb height.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than 1/4 inch from the surrounding concrete work or has full concrete depth cracks that have separations

greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5, and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding any conflicts with traffic signals, signs, parking spaces, meters or traffic control devices (213) 482-7024.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants (818) 374-5005.

- C. Provide proper drainage for streets being improved and for the site being developed.
- D. There is a mainline sewer in Oxnard Street with house connection laterals serving the property. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- E. Submit parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. **Street Trees:**

- A. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- B. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Removal of street trees requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

4. **Street Lighting:**

A. Improvement Condition:

No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall 150 feet of existing conduit behind new curb and gutter on Oxnard Street.

## CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on June 9, 2022)

Pursuant to Sections 12.32, 12.24, and 16.05 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

### **Entitlement Conditions**

1. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
2. **Building Height.** The project is permitted a maximum building height of 44.4 feet. Certain exceptions may apply for roof structures and elevator shafts, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Department of Building and Safety.
3. **Hours of Operation.** Hours of operation for the self-storage facility shall be limited to 6:00 a.m. to 10:00 p.m. daily.
4. **Parking:**
  - a. The project shall be permitted to provide a minimum of 23 vehicle parking spaces onsite, with no further reductions permitted.
  - b. The project shall be permitted to provide a minimum of 30 short-term and 30 long-term bicycle parking spaces, with no further reductions permitted.
5. **Security:**
  - a. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
  - b. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days.
  - c. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
  - d. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
6. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of Los Angeles City Planning.

7. **Signage.** On-site signs shall comply with the LAMC. Signage entitlements have not been granted as a part of this approval.
8. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
9. **Sustainability:** The project shall comply with Section 99.05.211.1 of the LAMC regarding solar energy infrastructure.
10. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.

### **Environmental Conditions**

11. **MM-NOISE-1:** Sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the Project Site's western, southern, and eastern boundaries that face Tarzana Terrace and Tarzana Treatment Center, Inc., and that generally bound the Project's driveway and parking lot areas. The prescribed sound barriers shall be installed for the duration of the Project's construction activities.
12. **MM-NOISE-2:** Bulldozers and other construction vehicles utilized to grade for the Project shall limit their daily usage to no more than four hours per workday.
13. **MM-TRIBAL-1:** Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Fernadeño Tataviam Band of Mission Indians and the Gabrieleno Band of Mission Indians – Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation

establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been

- reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
  8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
  9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

#### **Administrative Conditions**

14. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to Los Angeles City Planning for placement in the subject file.
15. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by Los Angeles City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Los Angeles City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
18. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
19. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on

any subsequent property owners, heirs or assign. The agreement must be submitted to Los Angeles City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to Los Angeles City Planning for attachment to the file.

20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of Los Angeles City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
23. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to Los Angeles City Planning, Expedited Processing Section.
24. **Indemnification and Reimbursement of Litigation Costs**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the



deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any litigation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

(As amended by the City Planning Commission at its meeting on June 9, 2022)

### **General Plan/Charter Findings (Charter Sections 556 and 558)**

- 1. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

#### General Plan Land Use Designation

The project site is located within the Encino – Tarzana Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Limited Industrial land uses corresponding to the CM, MR1, and M1 Zones. The subject property is currently split-zoned M1-1 on the front portion of the property and (Q)MR1-1 on the rear portion of the property, and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to M1-1 across the entirety of the property while retaining the existing land use designation, and thus will remain consistent with the existing land use designation. Therefore, as the project will retain the existing land use designation on the subject property and the proposed zone is permissible and consistent with the land use designation, the project is entirely consistent with the general plan land use designation.

#### 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 and 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 project supports the following goals (and accompanying policies) of the Framework Element:

*Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.*

*Goal 7A: A vibrant and economically revitalized city.*

*Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

*Goal 7C: A City with thriving and expanding businesses.*

*Goal 7D: A City able to attract and maintain new land uses and businesses.*

*Goal 7H: A distribution of economic opportunity throughout the City.*

The project is the redevelopment and repurpose of an existing commercial office building and surface parking lot for a new self-storage complex. The project will introduce a new light-industrial use to a site and neighborhood designated for such uses. The project site is located in a light-industrial corridor developed with a variety of other comparable and compatible uses in the vicinity, and will not detrimentally impact the integrity of other uses adjoining the project site. The project is a desirable use in this area and will revitalize the property with a new use

that will provide valuable services to the community and support the economy. Therefore, the project substantially conforms with the Framework Element of the General Plan.

### Land Use Element

The primary and most relevant element of the General Plan is the Land Use Element, which imposes zoning designations and development regulations for the entire City. The project site is located within the Encino – Tarzana Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Limited Industrial land uses corresponding to the CM, MR1, and M1 Zones. The subject property is currently split-zoned M1-1 on the front portion of the property and (Q)MR1-1 on the rear portion of the property, and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to M1-1 across the entirety of the property while retaining the existing land use designation, and thus will remain consistent with the existing land use designation. The property is also located within an MTA Right-of-Way Project Area. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

With the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation; the project will comply with all other provisions of the zoning code. Although the project is seeking a zone change, the request is appropriate and is substantially consistent with the zoning regulations in the Community Plan. The request will result in a standard and consistent zoning designation across the subject property, which is currently split-zoned. In addition, the requested zone change is to apply the existing zoning designation on the front portion of the site to the entirety of the property, and thus will not introduce any new or unexpected zoning to the property or area. The requests herein will enable the development and use of the property for light-industrial uses as envisioned by the land use designation and the Community Plan and will introduce a self-storage use to a site and neighborhood designated for such uses. The project site is located in a light-industrial corridor developed with a variety of other comparable and compatible uses in the vicinity, and will not detrimentally impact the integrity of other uses adjoining the project site. The project is a desirable use in this area and will revitalize the property with a new use that will provide valuable services to the community and support the economy. Therefore, the project substantially conforms with the Land Use Element of the General Plan.

The project is further consistent with the following goals and objectives of the Encino – Tarzana Community Plan:

Goal 2: “A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”

Objective 2-1: “To conserve and strengthen viable commercial development”

Policy 2-1.1: “New commercial uses shall be located in existing established commercial areas or existing shopping centers”

Policy 2-3.3: “Ensure that commercial infill projects achieve harmony with the best of existing development”

Policy 2-3.6: “Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented areas, incorporate commercial uses”

Objective 2-4: "To enhance the appearance of commercial districts"

Policy 2-4.1: "Require that any proposed development be designed to enhance and be compatible with adjacent development"

Goal 3: "Provide land of sufficient size for expansion of low intensity non-toxic producing industrial uses which create employment opportunities and have minimal adverse impacts on adjacent residential uses"

Objective 3-1: "To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community"

Policy 3-1.2: "Require that any proposed development be designed to enhance and be compatible with adjacent development"

The project is an infill development that will enable the remodel of an existing commercial office building and construction of a new building to replace an existing surface parking lot, all for a new self-storage complex. The project will revitalize and enhance the existing property and the community with new landscaping and a new modern building, and has been carefully designed to maximize the form and function of the project, for example by providing an active and transparent office use prominently located at the front of the building and along the public right-of-way, as well as retain existing features where possible, such as designing the building interior to align with existing windows and maintaining large mature trees along the western property line. The project is further compatible with the surrounding area, which includes a variety of one- and two-story commercial and warehouse-type buildings and several relatively-large two- and three-story multifamily residential complexes. The project is similar in size and scale with these existing conditions, and as a development for the self-storage of household goods, the proposed project will be less intensive than many other existing uses in the area. The proposed use is a relatively light intensity use and is not likely to have any significant impacts on the community. Nonetheless, conditions have been imposed to minimize any potential impacts, and the project has further been designed for this purpose, for example by including a landscaped buffer to the rear that will shade and reduce impacts on the adjacent apartment complex. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial and light-industrial. Thus, the project substantially conforms with the purpose, intent, and provisions of the Land Use Element of the General Plan.

Other Elements of the General Plan

Although the Land Use Element is the most relevant element relating to the proposed project, the project is nonetheless in substantial compliance with the relevant portions of the other elements of the City's General Plan, including the Plan for a Healthy Los Angeles, Mobility Element, and Infrastructure Element. The project will enable the redevelopment and repurpose of the subject property for a new self-storage facility which will provide valuable services for the region and support the industrial base and economy of the city. The project will implement all required improvements along the project's street frontages and will result in an enhanced physical environment, which will improve access and mobility for the community. The project will not significantly alter or impede mobility, and will enhance mobility by providing enhanced and landscaped sidewalks and encouraging alternative modes of transportation by providing bicycle parking and services within an area well-served by transit. The project will also implement all required infrastructure improvements, such as utility improvements and

connections, and will comply with all requirements of the applicable City agencies, including the Department of Water and Power and the Bureau of Sanitation. The project will have minimal impact on other elements of the General Plan, such as the Housing Element, and will not preclude the achievement of additional goals outlined elsewhere in the General Plan. Therefore, the project is substantially compliant with the various elements of the General Plan.

**2. Charter Section 558: The proposed action will be in conformance with public necessity, convenience, general welfare, and good zoning practice.**

The project proposes a zone change on the subject property, which is currently split-zoned M1-1 and (Q)MR1-1, to M1-1 across the entire property. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

Public Necessity

The project proposes to rehabilitate an existing commercial office building as well as construct a new building for the development of a new self-storage complex. Thus, the request will enable the development of a new self-storage facility that will provide a valuable service for the community. The requested zone change will further enable the more productive use of the rear portion of the property with building floor area, rather than as surface vehicle parking as limited by the current underlying zone; development of this portion of the property will enhance the appearance of the property and reduce impacts on adjacent properties and the surrounding community. The project will enable the redevelopment of an existing aging property and will enhance the environment and surrounding community with a newly-remodeled and landscaped property. Therefore, the project is in conformance with the public necessity.

Convenience

The request enables the project to provide self-storage spaces for household goods, which will provide a valuable service for the community. The project site is located in an ideal location for such uses; the project site is located in a light-industrial corridor along Oxnard Street in a centrally located and heavily urbanized area of the San Fernando Valley. Accordingly, the project will provide additional convenience for the community by situating valuable services and amenities in an ideal location for such uses. Therefore, the project will support and enhance public convenience.

General Welfare

As the development of a facility for the self-storage of household goods, the project represents a desirable development that will both provide a valuable service and minimize potential impacts. Such uses are noted to be relatively light in intensity and would not be expected to generate any significant impacts, especially compared to other uses permissible by the underlying zone. The requested zone change will revitalize the property and enable the enhancement of the existing facility as well as the development of a new and modern building and landscaping which will enhance the property and the surrounding community by replacing an existing surface parking lot. The project is a desirable use in an area designated for such uses and will provide valuable services and amenities; therefore, the project supports the general welfare of the community.

Good Zoning Practice

Although the project is seeking a zone change, the request is appropriate and is consistent with good zoning practice. The subject property is currently split-zoned M1-1 and (Q)MR1-1 with a land use designation of Limited Industrial. The “Q” Conditions on the property, established under Ordinance No. 164,203, further limit development on the rear portion of the site to vehicle parking only, although Case No. ZA-2007-473-ZV-ZAA previously authorized a relatively small expansion of the existing building and encroachment into this area. The existing split zoning on the subject property was designated in 1966 under Ordinance No. 131,601 (although the current zone was designated in 1989, the site remains split-zoned), along with many other properties in the vicinity, at a time when such zoning practices were more common; however, such zoning is not common or encouraged anymore. The requested M1-1 zone already exists on the front half of the subject property, and the requested zone change seeks only to extend that zoning across the entire property. As such, the requested zone change will unify the zoning on the subject property, in conformance with modern zoning methods and good planning practice. The request will maintain the existing land use designation and both the zone and land use designation will remain entirely consistent with each other. The proposed project will not introduce any uses atypical for the zone or the land use designation, and will be entirely in conformance with all other applicable zoning regulations (except for specified deviations as conditionally permissible by the LAMC), and thus will not deviate from any other provisions of the zoning code. The property would continue to be utilized for light-industrial type uses and would not introduce any incompatible uses to the area. Therefore, the requested zone change is in conformance with good zoning practice.

#### Tentative “T” and Qualified “Q” Classifications

The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and “Q” Classifications in order to ensure consistency with the regulations of the new zone. The “T” Conditions are necessary to ensure the identified improvements and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community 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. Therefore, the imposition of the included “T” and “Q” Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

#### Vesting Zone Change and “T” and “Q” Classification Findings

### **3. Pursuant to Section 12.32 C of the LAMC, the zone change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

The project proposes a zone change on the subject property, which is currently split-zoned M1-1 and (Q)MR1-1, to M1-1 across the entire property. This request will enable the development of the project and is in conformance with public necessity, convenience, general welfare, and good zoning practice.

#### Public Necessity

The project proposes to rehabilitate an existing commercial office building as well as construct a new building for the development of a new self-storage complex. Thus, the request will enable the development of a new self-storage facility that will provide a valuable service for the community. The requested zone change will further enable the more productive use of the rear portion of the property with building floor area, rather than as surface vehicle parking as limited by the current underlying zone; development of this portion of the property will enhance the appearance of the property and reduce impacts on adjacent properties and the surrounding community. The project will enable the redevelopment of an existing aging property and will enhance the environment and surrounding community with a newly-remodeled and landscaped property. Therefore, the project is in conformance with the public necessity.

#### Convenience

The request enables the project to provide self-storage spaces for household goods, which will provide a valuable service for the community. The project site is located in an ideal location for such uses; the project site is located in a light-industrial corridor along Oxnard Street in a centrally located and heavily urbanized area of the San Fernando Valley. Accordingly, the project will provide additional convenience for the community by situating valuable services and amenities in an ideal location for such uses. Therefore, the project will support and enhance public convenience.

#### General Welfare

As the development of a facility for the self-storage of household goods, the project represents a desirable development that will both provide a valuable service and minimize potential impacts. Such uses are noted to be relatively light in intensity and would not be expected to generate any significant impacts, especially compared to other uses permissible by the underlying zone. The requested zone change will revitalize the property and enable the enhancement of the existing facility as well as the development of a new and modern building and landscaping which will enhance the property and the surrounding community by replacing an existing surface parking lot. The project is a desirable use in an area designated for such uses and will provide valuable services and amenities; therefore, the project supports the general welfare of the community.

#### Good Zoning Practice

Although the project is seeking a zone change, the request is appropriate and is consistent with good zoning practice. The subject property is currently split-zoned M1-1 and (Q)MR1-1 with a land use designation of Limited Industrial. The "Q" Conditions on the property, established under Ordinance No. 164,203, further limit development on the rear portion of the site to vehicle parking only, although Case No. ZA-2007-473-ZV-ZAA previously authorized a relatively small expansion of the existing building and encroachment into this area. The existing split zoning on the subject property was designated in 1966 under Ordinance No. 131,601 (although the current zone was designated in 1989, the site remains split-zoned), along with many other properties in the vicinity, at a time when such zoning practices were more common; however, such zoning is not common or encouraged anymore. The requested M1-1 zone already exists on the front half of the subject property, and the requested zone change seeks only to extend that zoning across the entire property. As such, the requested zone change will unify the zoning on the subject property, in conformance with modern zoning methods and good planning practice. The request will maintain the existing land use designation and both the zone and land use designation will remain entirely consistent with each other. The proposed project will not introduce any uses atypical for the zone or the land use designation, and will be entirely in conformance with all other applicable zoning

regulations (except for specified deviations as conditionally permissible by the LAMC), and thus will not deviate from any other provisions of the zoning code. The property would continue to be utilized for light-industrial type uses and would not introduce any incompatible uses to the area. Therefore, the requested zone change is in conformance with good zoning practice.

#### Tentative “T” and Qualified “Q” Classifications

The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and “Q” Classifications in order to ensure consistency with the regulations of the new zone. The “T” Conditions are necessary to ensure the identified improvements and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community 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. Therefore, the imposition of the included “T” and “Q” Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

#### Conditional Use Findings

**4. 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 requests a Conditional Use to allow a facility for the self-storage of household goods within 500 feet of a residential zone, as well as deviations to permit a 20 percent increase in building height and a 20 percent decrease in vehicle parking. The property is currently developed with an existing two-story commercial office building and a surface parking lot to the rear; the project proposes to remodel the existing building and construct a new three-story building on the current surface parking lot to the rear for a new self-storage complex.

The project will revitalize and enhance the existing property and the community with new landscaping and a new modern building which will replace an existing surface parking lot. The project has been carefully designed to improve the relationship between the project site and the public realm by maximizing transparency and retaining existing building windows and landscaping where possible. The proposed project will contribute to the commercial and industrial form and function of the neighborhood and support the vitality of the region and the economy. The project will also provide a valuable service for the community, and is ideally located in a centrally located and heavily urbanized neighborhood on a property designated for such uses. Therefore, the project will both enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community and region.

**5. 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 requests a Conditional Use to allow a facility for the self-storage of household goods within 500 feet of a residential zone, as well as deviations to permit a 20 percent increase in building height (for a maximum building height of approximately 44.4 feet) and a 20 percent decrease in vehicle parking (to permit 23 vehicle parking spaces onsite). The property is currently developed with an existing two-story commercial office building and a surface parking lot to the rear; the project proposes to remodel the existing building and construct a new three-story building on the current surface parking lot to the rear for a new self-storage complex. At completion, the proposed project will result in a total FAR of approximately 1.5:1. Proposed hours of operation are from 6:00 a.m. to 10:00 p.m. for access to the self-storage facility, with office hours further limited from 9:00 a.m. to 6:00 p.m.

The subject property is designated for the proposed use and the proposed development will be consistent with both the City's land use designation for the site and the surrounding area. The subject property is located in a light-industrial corridor along Oxnard Street in a heavily urbanized area developed with a variety of light-industrial, commercial, and residential uses. Surrounding properties include a variety of one- and two-story commercial and warehouse-type buildings, and several relatively-large two- and three-story multifamily residential complexes. As a three-story development that complies entirely with the development standards of the zoning code (with deviations as conditionally permissible and as requested herein), the proposed project will be compatible in size and scale with its surroundings.

The proposed self-storage use is compatible with the designated land use and the proposed zoning on the subject property. The project is further compatible with the project's location in a light-industrial corridor in a heavily urbanized area. The surrounding area is developed with many other light-industrial, warehouse, and automotive uses, and as a development for the self-storage of household goods, the proposed project will actually be less intensive than many other existing uses in the area. While the project is requesting a reduction in vehicle parking, such uses are generally accepted to generate significantly less vehicle traffic and demand for parking as other commercial and industrial uses of a similar size and square footage, and as such the request is appropriate in this case. In addition, the proposed hours of operation are reasonable and are relatively limited for a commercial operation. Thus, the project will not have any significant additional adverse physical impacts over the existing use and will continue to be physically compatible with adjacent properties and the surrounding community.

The proposed use is a relatively light intensity use and is not likely to have any significant impacts on the community. Nonetheless, conditions have been imposed to encourage responsible management and deter criminal activity. These conditions will ensure that the operation will address potential nuisances and minimize any potential impacts. Therefore, the proposed project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

**6. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requests herein to allow the self-storage of household goods within 500 feet of a residential zone, a 20 percent increase in building height, and a 20 percent reduction in vehicle parking are conditionally permissible, and thus does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the Encino – Tarzana Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Limited Industrial land uses corresponding to the CM, MR1, and M1 Zones. The subject property is currently split-zoned M1-1 on the front portion of the property and (Q)MR1-1 on the rear portion of the property, and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to M1-1 across the entirety of the property while retaining the existing land use designation, and thus will remain consistent with the existing land use designation. The property is also located within an MTA Right-of-Way Project Area. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project is consistent with the following goals, objectives, and policies of the Community Plan:

Goal 2: “A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”

Objective 2-1: “To conserve and strengthen viable commercial development”

Policy 2-1.1: “New commercial uses shall be located in existing established commercial areas or existing shopping centers”

Policy 2-3.3: “Ensure that commercial infill projects achieve harmony with the best of existing development”

Policy 2-3.6: “Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented areas, incorporate commercial uses”

Objective 2-4: “To enhance the appearance of commercial districts”

Policy 2-4.1: “Require that any proposed development be designed to enhance and be compatible with adjacent development”

Goal 3: “Provide land of sufficient size for expansion of low intensity non-toxic producing industrial uses which create employment opportunities and have minimal adverse impacts on adjacent residential uses”

Objective 3-1: “To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community”

Policy 3-1.2: “Require that any proposed development be designed to enhance and be compatible with adjacent development”

The project is an infill development that will enable the remodel of an existing commercial office building and construction of a new building to replace an existing surface parking lot, all for a new self-storage complex. The project will revitalize and enhance the existing property and the community with new landscaping and a new modern building, and has been carefully designed to maximize the form and function of the project, for example by providing an active and transparent office use prominently located at the front of the building and along the public right-of-way, as well as retain existing features where possible, such as designing the building

interior to align with existing windows and maintaining large mature trees along the western property line. The project is further compatible with the surrounding area, which includes a variety of one- and two-story commercial and warehouse-type buildings and several relatively-large two- and three-story multifamily residential complexes. The project is similar in size and scale with these existing conditions, and as a development for the self-storage of household goods, the proposed project will be less intensive than many other existing uses in the area. The proposed use is a relatively light intensity use and is not likely to have any significant impacts on the community. Nonetheless, conditions have been imposed to minimize any potential impacts, and the project has further been designed for this purpose, for example by including a landscaped buffer to the rear that will shade and reduce impacts on the adjacent apartment complex. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial and light-industrial. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

### **Site Plan Review Findings**

#### **7. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requests herein to allow the self-storage of household goods within 500 feet of a residential zone, a 20 percent increase in building height, and a 20 percent reduction in vehicle parking are conditionally permissible, and thus does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the Encino – Tarzana Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Limited Industrial land uses corresponding to the CM, MR1, and M1 Zones. The subject property is currently split-zoned M1-1 on the front portion of the property and (Q)MR1-1 on the rear portion of the property, and is thus presently consistent with the existing land use designation. The project proposes to change the zoning of the subject property to M1-1 across the entirety of the property while retaining the existing land use designation, and thus will remain consistent with the existing land use designation. The property is also located within an MTA Right-of-Way Project Area. The property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The project is consistent with the following goals, objectives, and policies of the Community Plan:

Goal 2: “A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”

Objective 2-1: “To conserve and strengthen viable commercial development”

Policy 2-1.1: “New commercial uses shall be located in existing established commercial areas or existing shopping centers”

Policy 2-3.3: “Ensure that commercial infill projects achieve harmony with the best of existing development”

Policy 2-3.6: “Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented areas, incorporate commercial uses”

Objective 2-4: “To enhance the appearance of commercial districts”

Policy 2-4.1: “Require that any proposed development be designed to enhance and be compatible with adjacent development”

Goal 3: “Provide land of sufficient size for expansion of low intensity non-toxic producing industrial uses which create employment opportunities and have minimal adverse impacts on adjacent residential uses”

Objective 3-1: “To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community”

Policy 3-1.2: “Require that any proposed development be designed to enhance and be compatible with adjacent development”

The project is an infill development that will enable the remodel of an existing commercial office building and construction of a new building to replace an existing surface parking lot, all for a new self-storage complex. The project will revitalize and enhance the existing property and the community with new landscaping and a new modern building, and has been carefully designed to maximize the form and function of the project, for example by providing an active and transparent office use prominently located at the front of the building and along the public right-of-way, as well as retain existing features where possible, such as designing the building interior to align with existing windows and maintaining large mature trees along the western property line. The project is further compatible with the surrounding area, which includes a variety of one- and two-story commercial and warehouse-type buildings and several relatively-large two- and three-story multifamily residential complexes. The project is similar in size and scale with these existing conditions, and as a development for the self-storage of household goods, the proposed project will be less intensive than many other existing uses in the area. The proposed use is a relatively light intensity use and is not likely to have any significant impacts on the community. Nonetheless, conditions have been imposed to minimize any potential impacts, and the project has further been designed for this purpose, for example by including a landscaped buffer to the rear that will shade and reduce impacts on the adjacent apartment complex. The project is further compatible and complementary with surrounding uses and follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial and light-industrial. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the 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 subject property consists of a single existing lot encompassing approximately 65,481 square feet of lot area (approximately 1.5 acres). The rectangular-shaped property is located midblock on Oxnard Street between Baird Avenue to the east and Yolanda Avenue to the

west and has a street frontage of approximately 142 feet along the southern side of Oxnard Street to a depth of approximately 462 feet. The project site is currently developed with an existing two-story commercial office building and a surface parking lot to the side and rear. The project proposes to remodel and repurpose the existing building and construct a new three-story building to the rear on the majority of the existing surface parking lot, all for a new self-storage complex. The project proposes to provide 23 vehicle parking spaces in surface parking along the side of the complex.

The project and all of its pertinent improvements will be compatible with neighboring properties. The project is a desirable light intensity industrial development in a location and neighborhood zoned and designated for such uses. The project will provide a valuable service and will not preclude any future development on the subject property or on any adjacent property. Accordingly, the project has been designed such that its significant features and improvements will be compatible with the surrounding area, as follows:

#### Height, Bulk, Setbacks

As depicted in Exhibit "A", the proposed project consists of the reuse of the existing two-story building and the construction of a new three-story building to the rear. At completion, the project will result in a total FAR of approximately 1.5:1 and will rise to a maximum height of approximately 44.4 feet (with limited exceptions for roof structures, per the LAMC).

The City's zoning regulations, specifically those that govern building height, mass, and location on a property, are intended to ensure that a development is compatible with its surroundings and is appropriate for its location. The underlying zone limits development to a maximum FAR of 1.5:1, with no limit on building height. The proposed project will be entirely consistent with these development standards, and will be further limited in building height to ensure that the project remains compatible with its surroundings. The subject property is located in a light-industrial corridor along Oxnard Street in a heavily urbanized area developed with a variety of light-industrial, commercial, and residential uses. Surrounding properties include a variety of one- and two-story commercial and warehouse-type buildings, and several relatively-large two- and three-story multifamily residential complexes. As a three-story development that complies entirely with the development standards of the zoning code (with deviations as conditionally permissible and as requested herein), the project proposes reasonable height and bulk standards and will be compatible in size and scale with its surroundings.

The underlying zoning also prescribes no yard setback requirements for industrial uses, including the proposed self-storage of household goods. Nonetheless, the proposed project will maintain an effective existing westerly side yard setback of 25 feet due to the existing site layout and shape of the existing two-story building to remain. The project will also provide an approximately 12-foot rear yard setback that will be fully landscaped and planted to ensure compatibility with and to minimize any potential impacts on the apartment complex to the rear.

The proposed building height, mass, and setbacks are all consistent/permissible with all applicable zoning regulations, and as a result will be compatible with adjacent properties. The project will be similar in scale and nature to existing developments in the area. The proposed improvements to the existing building which fronts the street will enhance the environment and improve the appearance of the property from the public right-of-way. The project further varies building mass with a non-rectangular layout which both reflects the footprint of the existing building to remain and accommodates required fire department access. The project meets or exceeds all required setback requirements. Therefore, the project's height, mass, and setbacks will be compatible with adjacent properties.

### Site Layout – Parking, Loading Zones, Landscaping, and Lighting

The proposed site layout consists of the existing building to remain along the front half of the property and a new proposed building to the rear. Vehicular access is provided along the western portion of the property with an existing driveway and one row of parking, leading to the rear of the property with parking continuing to be provided in a row along the western side of the property. A loading zone is situated towards the rear of the property, in front of the proposed rear building. A turnaround area is proposed at the rear of the property to allow for required fire department access. Bicycle parking is located throughout the property in several locations.

The proposed site layout is thoughtful and will minimize any potential impacts to the project's surroundings. The street frontage along Oxnard Street is activated as much as possible with an office and is further enhanced with landscaping and interesting architectural materials; these design elements will enhance the project's appearance and contribute to the improvement of the physical environment. Additionally, vehicle access is provided via one existing driveway on Oxnard Street, providing convenience while minimizing the number of curb cuts.

Vehicle parking is provided along the driveway on the western side of the property, which results in an effective westerly side yard setback of at least 25 feet, which further reduces impacts on adjacent properties. Vehicle parking and bicycle parking are located throughout the property, including both inside and outside of the proposed gate approximately 100 feet deep into the property; this provides options for parking as well as convenience and security.

The project has been carefully designed to retain as much of the existing landscape onsite as possible, including approximately half of the large mature trees lining the westerly property boundary. All other areas will be landscaped and planted as appropriate, including the driveway and parking row along the western side of the property. The project further proposes a landscaped rear yard setback to be planted with trees, which will reduce impacts on the multifamily apartment complex abutting the property to the rear. Furthermore, appropriate lighting and additional landscaping have been conditioned and will be provided in accordance with the requirements of the LAMC. The project has been designed to provide adequate lighting for operation and safety and to meet all regulations while limiting potential impacts. Additional landscaping such as street trees will be provided throughout the property per the requirements of the applicable City agencies. Therefore, for all of these reasons, the project will significantly improve the physical appearance of the property and will be compatible with existing and future development on the subject property and on surrounding properties.

### **9. 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 rehabilitation and expansion of an existing commercial building for commercial uses. As there is no residential component to the project, this finding is not applicable.

### **Environmental Findings**

#### **10. Environmental Finding.** On March 17, 2022, a Mitigated Negative Declaration (ENV-2021-9032-MND) was prepared and published for the proposed project. An Erratum was subsequently issued on May 26, 2022. 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, inclusive of all attachments and the Erratum, reflects

the lead agency's independent judgment and analysis. The records upon which this decision is based are with Los Angeles City Planning in Room 763, 200 North Spring Street.

- 11. 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, areas outside of a flood zone.

# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

#### **Metro DSC**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

#### **Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

#### **West Los Angeles DSC**

(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment