

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.

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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 polices 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 polices 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”

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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”

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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.