

PLANNING DEPARTMENT TRANSMITTAL TO THE MAYOR'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP	ENV-2020-1947-MND	2 – Krekorian
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
5256 – 5272 North Vineland Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jake Walker, LG Vineland Storage, LLC 3500 Maple Avenue, Suite 1600 Dallas, TX 75219 <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	214-865-8082	jwalker@leoncapitalgroup.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alix Wisner, Armbruster Goldsmith & Devalc LLP 12100 Wilshire Blvd., Suite 1600 Los Angeles, CA 90026 <input type="checkbox"/> N/A	310-209-8800	alix@agd-landuse.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD <input type="checkbox"/> N/A	TBD	TBD
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD <input checked="" type="checkbox"/> N/A	TBD	TBD
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kevin Golden	(213) 978-1396	kevin.golden@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
General Plan Amendment (GPA); Zone Change (ZC); Height District Change (HD) <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)**

TBD
☐ N/A

ITEMS APPEALED:

TBD
☐ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

☒ N/A

FISCAL IMPACT STATEMENT:

☒ Yes ☐ No

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

PLANNING COMMISSION:

- | | |
|---|---|
| <input checked="" type="checkbox"/> City Planning Commission (CPC)
<input type="checkbox"/> Cultural Heritage Commission (CHC)
<input type="checkbox"/> Central Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> West LA Area Planning Commission |
|---|---|

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
August 25, 2022	8 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
November 9, 2022	TBD
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	October 20, 2022



LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: OCT 20 2022

Case No. CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP
CEQA: ENV-2020-1947-MND
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

Project Site: 5256 – 5272 North Vineland Avenue

Applicant: Jake Walker, LG Vineland Storage, LLC.
Representative: Alix Wisner, Armbruster Goldsmith & Delvac, LLP

At its meeting of **August 25, 2022**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of an existing, one-story, approximately 14,300-square-foot commercial manufacturing building and construct a five-story, 62 feet in height, 98,413 square-foot mixed-use building. The Project would include 94,785 square feet of household storage space, 740 square feet of associated management office space, and 2,888 square feet of artist incubator/support/studio space ("artist space"). The Project includes 28 vehicular parking spaces and 36 bicycle parking spaces in an at-grade parking level shielded from the street frontage by the ground level artist/incubator/studio space. The Project would be built on an approximately 30,000-square-foot lot resulting in a Floor area Ratio (FAR) of approximately 3.28:1.

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-2020-1947-MND), 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 (MMP) prepared for the Mitigated Negative Declaration;
2. **Approved and Recommended**, that the Mayor and the City Council **adopt**, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to exclude the Project Site from the General Plan Footnote Number 4, establishing a three-story and 45-foot height limit within the Industrial land use designations;
3. **Approved and Recommended**, that the City Council adopt, pursuant to LAMC Section 12.32, a Zone and Height District Change from CM-1VL to (T)(Q)CM-2D;
4. **Approved**, pursuant to LAMC 12.32 P, a minor change to parking requirements incidental to legislative actions to allow up to a 20 percent reduction in the required parking;
5. **Approved**, pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit for storage of household goods within 500 feet of a residential use; and pursuant to LAMC Section 12.24 S, a 20 percent reduction in required the parking;
6. **Dismissed**, pursuant to LAMC Section 12.24 S, as part of a conditional use approval, a reduction in the LAMC required parking not to exceed 20 percent;
7. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a project with new floor area in excess of 50,000 square feet;

8. **Dismissed**, pursuant to LAMC Section 11.5.14 D.5, a Redevelopment Plan Project Compliance for the North Hollywood Redevelopment Plan;
9. **Adopted** the attached Conditions of Approval; and
10. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Dake Wilson
Second: Mack
Ayes: Campbell, Hornstock, Leung, Lopez-Ledesma, Millman, Perlman
Absent: Choe

Vote: 8 – 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 General Plan Amendment is final. The Zone and Height District 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: NOV 09 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, Maps, Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

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

ORDINANCE NO. _____

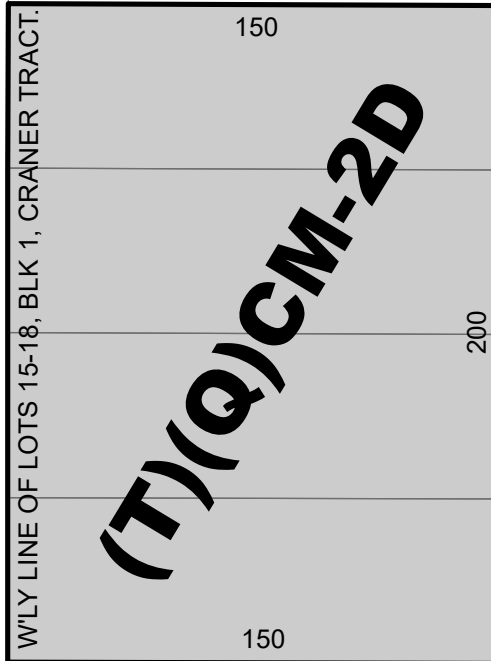
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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:

WEDDINGTON ST

VINELAND AVE



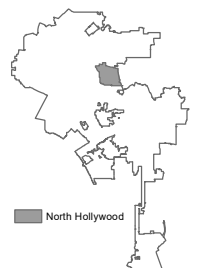
0 60 120 Feet

CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP

CF/aa

092722

City of Los Angeles



(Q) QUALIFIED 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:

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, stamped Revised Exhibit A, dated August 08, 2022". and attached to the subject case file. No change in the plans will be made without prior review by the Department of City Planning, and written approval by the Director of 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 authorization.
2. **Use.** Use of the subject property shall be limited to household storage, associated management office, and artist incubator/support studio space ("artist space").
3. **Parking:**
 - a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC, but reduced by 20% per 12.32.P.
 - b. **Bicycle Parking.** Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.

DEVELOPMENT "D" LIMITATIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property, as shown on the attached Zoning Map, subject to the "D" Development Limitations:

1. **Building Height.** The project is permitted a maximum building height of 62 feet and five-stories. 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.
2. **Floor Area Ratio.** The project shall be limited to a maximum floor area ratio (FAR) of 3.28:1.

CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL

Pursuant to LAMC Section 12.32 G, the (T) Tentative Classification shall be removed by posting of guarantees through the 8-permit 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 the Department of 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:

Bureau of Engineering

1. **Pedication Request:**

- a. **Vineland Avenue** (Boulevard 11) - Provide an 8-foot wide sidewalk easement to allow for the construction of a 15-foot full-width concrete sidewalk in accordance to Boulevard II of Mobility Plan 2035.

2. **Improvements Required:**

- a. **Vineland Avenue** - Remove the existing sidewalk and construct a new 15-foot full-width concrete sidewalk. Repair all broken, off-grade or bad order concrete curb, gutter and roadway pavement. Remove the existing driveways and construct new driveways per BOE and ADA requirements. Close all unused driveways with full-width sidewalk and standard curb height.

Note: 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.

- b. 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 ¼ 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.
- c. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.
- d. 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.

- e. Provide proper drainage for streets being improved and for the site being developed.
- f. There is a mainline sewer in Vineland Avenue with house connection laterals serving the property. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- g. 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.

Urban forestry Division. Bureau of Street services

- 3. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current 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 to expedite tree planting.

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.

Bureau of Street Lighting

- 4. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- 5. Construct new street lights: two(2) on Vineland Ave.

Department of Transportation

- 6. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
- 7. A two-way driveway width of W=30 feet is required for all two-way driveways, or to the satisfaction of DOT.
- 8. A construction work site traffic control plan shall be submitted to DOT's Citywide Temporary Traffic Control Office and LAUSD's Transportation Branch for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties.
- 9. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal

of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

10. The condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

Fire Department

11. Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.
 - a. Access for Fire Department apparatus and personnel to and into all structures shall be required. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - e. The width of private roadways for general access use and fire lanes shall not be less than 20feet, and the fire lane must be clear to the sky.
 - f. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - g. Submit plot plans indicating access road and turning area for Fire Department approval.
 - h. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - i. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - j. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

- I. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- m. Entrance to the main lobby shall be located off the address side of the building.
- n. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- o. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- p. Site plans shall include all overhead utility lines adjacent to the site.
- q. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- r. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

CONDITIONS OF APPROVAL

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

1. All other use; height and area regulations of the Municipal Code and all other applicable government regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Revised Exhibit A, dated August 08, 2022, except as may be revised as a result of this action.
3. 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 Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. 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 Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
5. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

SITE PLAN REVIEW CONPIJIONS

6. **Driveways.** The two (2) driveways that lead to Vineland Avenue shall meet the minimum required widths in conformance with LAMC Section 12.21-A,5(f), unless otherwise required by the Department of Transportation.
7. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
8. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
9. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, 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.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the **LAMC**.
12. **Solar Panels.** Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. A minimum 15% of the total roof area shall be reserved for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".

CONDITIONAL USE CONDITIONS

13. Hours of Operation:

The storage facility office hours shall be from 9:00am to 6:00pm, Monday - Saturday and from 9:00am to 4:00pm, Sunday. The office will be closed on major holidays. Customers shall have access to the storage facility from 6:00 am to 10:00 pm, 365 days a year.

14. Parking:

- a. Minimum automobile parking requirements shall be provided consistent with Section 12.21 A.4 of the LAMC, but reduced by 20% per 12.32.P.
- b. Bicycle Parking. Commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.

15. Signage:

On-site signs shall comply with the Municipal Code. Signage rights have not been granted as part of this approval.

MITIGATED NEGATIVE DECLARATION - MITIGATION MEASURES

MM NOI-1 During all Project Site demolition and paving, construction contractors shall either a) equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers that achieve a 5 dBA reduction or better; or, b) install a temporary, continuous sound barrier along the western and eastern boundaries of the Project Site. The barrier shall be at least 8 feet in height and constructed of materials achieving a Transmission Loss (TL) value of at least 5 dBA, such as ½ inch plywood.¹ The supporting structure shall be engineered and erected according to applicable codes.

MM NOI-2 The construction contractor shall avoid using vibratory rollers within 137 feet of the residential uses located west of the Project Site at 5251 Vineland Avenue.

MM NOI-3 The construction contractor shall avoid using vibratory rollers within 15 feet, and bulldozers within 8 feet of the buildings directly adjacent to the Project boundary.

¹Based on the FHWA Noise Barrier Design Handbook (July 14, 2011), see Table 3, Approximate sound transmission loss values for common materials.

MM TC-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 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.

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

1. **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 the Department of City Planning for placement in the subject file.
2. **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.
3. **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.
4. **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 the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
5. **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.
6. **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 the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
7. **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.
8. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

9. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans
10. **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.
11. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
12. **Inadvertent Discovery.** In the event that any archaeological, cultural, or historic resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site and no archaeological and/or associated materials may be collected or moved until the potential resources are properly assessed and addressed by a qualified archaeologist and/or geologist pursuant to all applicable regulatory guidelines and procedures, including those set forth in California Public Resources Code Section 21083.2.
13. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
14. **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 judgements 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 obligation 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

General Plan/Charter findings .charter Sections 555, 5561 and 558}

1. **Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The Project Site is located within the North Hollywood-Valley Village Community Plan Area, and is also located within the Los Angeles State Enterprise Zone. The Project Site has a General Plan land use designation of Commercial Manufacturing and corresponding zoning of CM-1VL. The zoning limits height to 45 feet and three stories and FAR to 1.5 to 1. In addition, there is a General Plan Land Use Map footnote no. 4 for industrial areas which states, "Industrial areas are intended to be limited to 3 stories or 45 feet." The Applicant requests the initiation of a General Plan Amendment to exclude the Project Site from footnote 4 and requests an associated Zone/Height District Change from CM-1VL to (T){Q}CM-2D which would allow the project's proposed FAR and height. The Project includes approximately 98,413 square feet of floor area or FAR of **3.28: 1**, which is not out of scale with nearby structures.

The GPA would facilitate the development of the proposed Project, which would serve the public necessity by constructing a mixed-use project for the storage of household goods to meet demand in the North Hollywood area.

The Project Site is located in close proximity to a mix of residential uses, including a large and increasing number of multi-family units that typically have a shortage of storage space, thus creating the demand for self-storage. As such, the Project would serve North Hollywood area residents' need for storage facilities.

The Project is proposed to include 2,888 square feet of ground floor artist incubator/studio space. The proposed artists' space would serve the needs of local artists, for whom there is a shortage of available spaces.

The Project would replace an aging warehouse building and surface parking lot with a new, mixed-use building with vehicular parking screened by the ground-level management office and artist spaces. The Project would also provide pedestrian access and bicycle parking. In addition, the proposed artist spaces would promote the general welfare by supporting the local arts community and reflecting and contributing to the arts-oriented culture and character of the North Hollywood area.

The General Plan promotes the provision-of essential services throughout the City in locations that are convenient to the public yet do not negatively impact nearby properties. The proposed use of the Project is a permitted use in the CM zone that corresponds to the Commercial Manufacturing designation, therefore, the Project will be in harmony with the Community Plan and the Land Use Element of the General Plan.

General Piao Land Use Desianation

The project is located within the North Hollywood-Valley Village 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 Commercial Manufacturing land uses

corresponding to the CM and P Zones. The subject property is zoned CM-1VL and is thus consistent with the existing land use designation. The project proposes to change the zoning of the subject property from CM-1VL to (T)(Q)CM-2D, and amend the Community Plan to remove Footnote #4, which limits industrial uses to 3 stories and 45 feet. The General Plan Amendment would allow the project to be 5 stories and 62 feet tall, with a Floor Area Ratio of 3.28:1. The proposed General Plan Amendment would refine the land use category applicable to the project site to reflect local conditions and parcel characteristics. Therefore, the action is in substantial conformance with the purposes, intent, and provisions of the General Plan.

General Plan Framework Element

The General Plan Framework Element (Framework Element), adopted in December 1996, and re-adopted in August 2001, establish the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework Element defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure, and public spaces. The requested GPA would further the purposes, intent, and provisions of the Framework Element, as further described below.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

The proposed GPA would facilitate development of the project, which would support the needs of the existing and future residents of the North Hollywood community by meeting the demand for secure storage of household goods.

Project is conveniently located for residents in the area and will provide needed storage facilities for the North Hollywood area. Moreover, the proposed GPA to remove the footnote limiting height would be consistent with the height of other mixed-use buildings in the immediate vicinity of the Project Site, which range from 1 to 13 stories in height, and would enable the Project to include the proposed 2,888 square feet of ground floor artist/incubator/studio space, which would further serve the needs of the community and reflect its arts-oriented character.

The Project would not reduce overall housing capacity; and would be subject to all required environmental review in accordance with the California Environmental Quality Act.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Consistent with Objective 3.2, the proposed GPA would facilitate development of the

Project which would locate a building for the storage of household goods in close proximity to a large and increasing number of multi-family residential units, thereby promoting an improved quality of life by reducing vehicle trips, vehicle miles traveled, and air pollution. Consistent with Policy 3.2.4, the proposed GPA would facilitate construction of a five-story, 62-foot Project, which would be consistent with the prevailing scale and character of the surrounding residential neighborhood. The surrounding uses are as follows:

North: Two single-story commercial buildings are located immediately adjacent to the Project Site followed by a four-story self-storage building and a single-story fast food restaurant and single-story retail building. The block to the north of the Project Site is bordered by a public pedestrian and bike path and Chandler Blvd. Uses along Chandler include a four-story self-storage building and single-story commercial buildings.

West: The East Valley High School/Science Academy Stem Magnet and a park-and-ride parking lot operated by Metro are located northwest of the Project Site at the corner of Vineland Ave, and Chandler Blvd. A retail building followed by six-story mixed-use building with ground floor retail is located across from the Project Site. The block also includes a parking lot and a 13-story residential building, Magnolia Towers Co-Op.

South: A two-story auto related building and single-story buildings with studio, commercial, and auto-related uses in single-story buildings are located south of the Project Site. Single story retail buildings/uses are located southwest of the Project Site on Magnolia Boulevard, south of Vineland Avenue. Land uses to the southeast include a retail shopping center with single-story buildings.

East: The Project block . includes single- and multi-story commercial buildings. Across Craner Avenue beyond the Project block are single- and two-story multi-family and single-family residential uses.

The Project would also enhance the character of the surrounding industrial district by facilitating the replacement of an aging warehouse building and surface parking lot with a newly-constructed, mixed- use facility with vehicular parking screened by the ground-floor office and artist spaces.

Objective 5.5: Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

The proposed GPA to facilitate development of the Project would enhance the livability of the surrounding neighborhood by replacing an aging warehouse building and surface parking lot with a newly-constructed, mixed-use facility that includes ground floor artist

incubator/support/studio space screening vehicular parking, thereby upgrading the quality of development.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.8: Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are

appropriate to a specific location in Los Angeles.

The Project would replace an aging warehouse building and surface parking lot with a new, mixed-use building with vehicular parking screened by the ground-level management office and artist spaces. The Project would also provide pedestrian access and bicycle parking. In addition, the proposed artist spaces would support the local arts community and reflect and contribute to the arts-oriented culture and character of the North Hollywood area.

The General Plan promotes the provision of essential services throughout the City in locations that are convenient to the public yet do not negatively impact nearby properties. The proposed use of the Project is a permitted use in the CM zone that corresponds to the Commercial Manufacturing designation

General Plan Transportation Element

Mobility Plan 2035, the Transportation Element of the General Plan, guides development of a citywide transportation system with the goal of ensuring the efficient movement of people and goods. Mobility Plan 2035 recognizes that primary emphasis must be placed on maximizing the efficiency of existing and proposed transportation infrastructure through advanced transportation technology, reduction of vehicle trips, and focusing growth in proximity to public transit.

With the requested General Plan Amendment, the Project would advance the following policies contained in Mobility Plan 2035:

Policy 2.3: Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.8: Bicycle Parking: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The proposed GPA would facilitate development of the Project, which would include pedestrian access to the artist incubator/support/studio space and management office on Vineland Avenue, consistent with Policy 2.3. As described above, locating the proposed Project in close proximity to the large and increasing number of multi-family residential units in the vicinity of the Project Site would result in fewer, shorter vehicle trips, consistent with Policy 3.3. Consistent with Policy 3.8, the Project would provide bicycle parking consistent with Los Angeles Municipal Code requirements.

North Hollywood-Valley Village Community Plan

The subject property is located within the North Hollywood-Valley Village Community Plan area, which was adopted by the City Council on May 14, 1996. The Community Plan Map designates the subject property for Commercial Manufacturing land uses, which corresponds to the CM zoning. As discussed above, the Project seeks a General Plan Amendment to exclude the Project Site from the General Plan footnote establishing a three-story and 45-foot height limit within the Industrial land use designations. The proposed GPA would address the following objectives set forth in the North Hollywood-

Valley Village Community Plan text:

2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities

4. To promote economic well being and public convenience through ... b. Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.

8. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.

The proposed GPA would facilitate development of the project at the project site, which is an appropriate location for the proposed uses. As noted above, the Project would serve the local community's demand for storage facilities. In addition, the proposed GPA would facilitate a light industrial use that would not cause any detriment to adjacent uses of other types, given the low impacts associated with facilities for the storage of household goods. The Project would improve the visual environment of the community by replacing an aging warehouse building and surface parking lot with a newly constructed mixed-use project with vehicular parking screened by the ground-floor management office and artist spaces.

Zone Change, Height District Change, and "T" and "O" Classification findings

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

The project proposes a zone change and height district change from CM-1VL to (T){Q}CM-2D to allow a new building of 62 feet and five stories in lieu of 45 feet and three stories and a Floor Area Ratio of approximately 3.28:1 in lieu of 1.5 to 1 on the subject 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 requested Zone/Height District Change would facilitate the development of the proposed Project, which would serve the public necessity by constructing a mixed-use project for the storage of household goods to meet demand in the North Hollywood area.

The Project Site is located in close proximity to a mix of residential uses, including a large and increasing number of multi-family units that typically have a shortage of storage space, thus creating the demand for self-storage. As such, the Project would serve North Hollywood area residents' need for storage facilities.

In addition, the Project is proposed to include 2,888 square feet of ground floor artist incubator/studio space. The proposed artists' space would serve the needs of local artists, for whom there is a shortage of available spaces.

Convenience

As noted, the Project would serve the public necessity by developing a mixed-use facility for the storage of household goods to meet demand in the North Hollywood area. Locating the proposed facility near a number of multi-family residential developments would be convenient to local residents, who could walk or drive shorter distances to the Project.

Buildings for the storage of household goods are categorized as Warehouse for purposes of parking calculations pursuant to LAMC Section 12.21.A.4(c)(1). The total required parking for the proposed approximately 98,413 square feet of building floor area for storage of household goods would be 44 vehicular parking spaces. Bicycle parking is required at a rate of one space for every 10,000 square feet for each of short-term and long-term parking for warehouse uses. The Project would be required to provide 11 bicycle parking spaces for short-term parking, and 11 bicycle parking spaces for long-term parking. In addition to the required 22 bicycle parking spaces, the Project includes 14 additional bicycle parking spaces for a total of 36 bicycle parking spaces. With the provision of bicycle parking, the Project is eligible to reduce vehicular parking up to 20% pursuant to LAMC Section 12.21.A.4. Therefore, the LAMC required vehicular parking would be 35 spaces. Additionally, pursuant to LAMC 12.32.P, which allows a minor change to parking requirements of 20% incident to legislative actions, in connection with the General Plan Amendment, Zone Change and Height District Change, the Applicant requests a 20 percent reduction in the required parking. The Project provides the 28 vehicular parking spaces required with the application of the requested reductions.

Bicycle Lanes are currently provided on Vineland Avenue. Project visitors, patrons, and employees arriving by bicycle would have the same access opportunities as pedestrians. Bicycle parking requirements per LAMC Section 12.21-A, 16(a) include short-term and long-term parking. Short-term bicycle parking is characterized by bicycle racks that support the bicycle frame at two points and long-term bicycle parking is characterized by an enclosure protecting all sides from inclement weather and secured from the general public.

In addition, the Project Site is located in close proximity to numerous public transit options, including the convergence of the Metro Orange Line and Metro Red Line at the North Hollywood station located approximately 0.4 miles from the Project Site. The proximity to public transit would provide additional convenience for users of the Project.

General Welfare

The Zone/Height District Change would promote the general welfare by facilitating the development of a Project that would meet the needs of local residents. The Project would replace an aging warehouse building and surface parking lot with a new, mixed-use building with vehicular parking screened by the ground-level management office and artist spaces. The Project would also provide pedestrian access and bicycle parking. In addition, the proposed artist spaces would promote the general welfare by supporting the local arts community and reflecting and contributing to the arts-oriented culture and character of the North Hollywood area.

The increase to permitted height and FAR that the requested Zone/Height District Change would facilitate would support the general welfare by enabling additional storage options to meet local demand as well as enabling the ground-floor artist spaces. The proposed height and FAR would generally be consistent with mixed-use development in the immediate

vicinity of the Project Site and overall trends towards increasing density in the North Hollywood area.

Additionally, the proposed Project would not have any adverse impacts upon surrounding properties. Therefore, the requested Zone/Height District Change and proposed Project would support the general welfare.

Good Zoning Practice

One of the policies of the Framework Element is to allow amendments to further refine land use boundaries and categories to reflect local conditions, parcel characteristics, existing land uses, and public input. Although that policy specifically relates to community plan amendments, the proposed Zone/Height District Change would similarly reflect good zoning practice by refining the land use categories applicable to the Project Site to reflect local conditions and parcel characteristics. As discussed, there is an unmet demand for facilities for the storage of household goods in the North Hollywood community, and the Project Site's CM zoning and proximity to a large and increasing number of multi-family residential units make it an appropriate location for such a facility.

The requested increase to permitted height and FAR, in particular, would also reflect good zoning practice by bringing the Project Site closer to conformity with other mixed-use projects in the immediate vicinity'. The proposed Zone/Height District Change would also reflect overall trends towards increasing density in the North Hollywood area, particularly in the vicinity of public transit.

For those reasons, the proposed Zone/Height District Change and Project reflect good zoning practice.

Tentative "I" 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 amendment to the General Plan and the height district change to 2D. The "T" Conditions are necessary to ensure the identified dedications, 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**3. That 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 applicant is requesting a Conditional Use Permit to allow a building for storage of household goods within 500 feet of a residential use. As part of a Conditional Use approval, the applicant requested a reduction in the LAMC required parking not to exceed 20%, which as further mentioned below, was withdrawn and is recommended for dismissal.

The Project Site is an approximately 30,000-square foot parcel designated for Commercial Manufacturing uses in the North Hollywood-Valley Village Community Plan area with corresponding zoning of CM. The Project Site is currently improved with a warehouse building and surface parking lots. The Project would result in the demolition of an aging warehouse building, and its replacement is with a new development that would include landscaping, street-facing glazing, and decorative screening.

The Project will include approximately 98,413 square feet for storage of household goods, 740 square feet of associated management office, and 2,888 square feet of artist/incubator/studio space. The project includes 28 vehicular parking spaces and 36 bicycle parking spaces in an at-grade parking level shielded from the street frontage by the ground level artist/incubator/studio space. The overall FAR of the Project will be **3.28:1**.

Bicycle Lanes are currently provided on Vineland Avenue. Project visitors, patrons, and employees arriving by bicycle would have the same access opportunities as pedestrians. Bicycle parking requirements per LAMC Section 12.21-A,16(a) include short-term and long-term parking. Short-term bicycle parking is characterized by bicycle racks that support the bicycle frame at two points and long-term bicycle parking is characterized by an enclosure protecting all sides from inclement weather and secured from the general public. Bicycle parking is required at a rate of one space for every 10,000 square feet for each of short-term and long-term parking for warehouse uses. The Project would be required to provide 11 bicycle parking spaces for short-term parking, and 11 bicycle parking spaces for long-term parking. In addition to the required 22 bicycle parking spaces, the Project includes 14 additional bicycle parking spaces for a total of 36 bicycle parking spaces. With the provision of bicycle parking, the Project is eligible to reduce vehicular parking up to 20% pursuant to LAMC Section 12.21.A.4. Therefore, the LAMC required vehicular parking would be 35 spaces. Additionally, pursuant to LAMC 12.32.P, which allows a minor change to parking requirements of 20% incident to legislative actions, in connection with the General Plan Amendment and Height District Change, the Applicant requests a 20% reduction in the required parking. The Project provides the 28 vehicular parking spaces required with the application of the requested reductions for bicycle parking. As part of a Conditional Use approval the applicant had originally requested a reduction in the LAMC required parking not to exceed 20% under 12.24.S(Conditional Use). The applicant has withdrawn this request and is now providing the required parking with reductions applied for bicycle parking and a 20% reduction per 12.32.P. The 12.24.S portion of the Conditional Use is therefore recommended to be dismissed, as it was listed in the Hearing Notice for the Project and no action should be taken on it.

The Project Site is located in close proximity to a mix of residential uses, including a large and increasing number of multi-family units that typically have a shortage of storage space,

thus creating the demand for self-storage. As such, the Project is a conveniently located alternative for residents in the area and will provide needed storage facilities for the North Hollywood area. Moreover, with the proposed GPA to remove the footnote limiting height, the project will be constructed to be consistent with the height of other mixed-use buildings in the immediate vicinity of the Project Site and would enable the Project to include the proposed 2,888 square feet of ground floor artist incubator/support/studio space, which would further serve the needs of the community and reflect its arts-oriented character

The Project is located on Vineland Avenue just south of its intersection with Weddington Street and is well-served by transit and is easily accessible from the Hollywood Freeway.

The Project will include security cameras and will have controlled access with on-site staff. Based on the Project's location and on-site amenities and security features, the Project will enhance the built environment and will provide a service that is beneficial to the community.

4. That 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.

Within a quarter mile radius of the Project Site, there are commercial retail, office, restaurant, parking, industrial, and residential land uses ranging in height from one to 13 stories above grade. To the north of the Project Site are a one-story automotive use building, a one-story dance studio, and a four-story storage facility. Across Vineland Avenue, are a multi-family building that is six stories in height and a senior housing apartment building that is 13 stories in height at the corner of Vineland Avenue and Magnolia Avenue. To the south are various one-story commercial and industrial uses and to the east is a two-story production equipment rental facility. The massing and height of the proposed building will be compatible with the height of the buildings surrounding the Project Site. Therefore, the Project's scale and massing at five stories and approximately 62 feet in height will be consistent with the surrounding urban form. Similar to the Project Site, the neighboring properties are industrially zoned with Height District 1VL and across Vineland the properties are commercially zoned with Height District 2, which will allow the Project to be compatible with existing and future development on neighboring properties.

The primary vehicular access will be provided via two driveways (each one-way) on Vineland Avenue with parking available on-site and screened by the ground-floor office and artist spaces. The Project includes a 15-foot landscaped buffer adjacent to public sidewalk along Vineland Avenue within the 15-foot Building Line area. A trash collection area will be located within the building and accessible from within the parking area and will be screened from public view by the ground-floor office and artist spaces. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The Project will have security features including security cameras and controlled access. The Project's hours of operation will be consistent with surrounding commercial uses and access will not be permitted between the hours of 10 pm and 6 am. The Project will result in demolition of an aging warehouse building and replacement with a new development that would include landscaping, street-facing glazing, and decorative screening; therefore, the Project will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

5. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Project Site is an approximately 30,000-square foot parcel designated for Commercial Manufacturing uses in the North Hollywood-Valley Village Community Plan area with corresponding zoning of CM. The Project Site is currently improved with a warehouse building and surface parking lots. The Project would result in demolition of an aging

warehouse building and replacement with a new development that would include landscaping, street-facing glazing, and decorative screening.

The Community Plan text does not specifically address the requested Project use or Conditional Use Permit; however, the Los Angeles Municipal Code authorizes the granting of Conditional Use Permits in zones that correspond to the Community Plan land use designation. The General Plan promotes the provision of essential services throughout the City in locations that are convenient to the public yet do not impact nearby properties. The proposed use of the Project is a permitted use in the CM zone that corresponds to the Commercial Manufacturing designation, therefore, the Project will be in harmony with the Community Plan and the Land Use Element of the General Plan.

Site Plan Review Findings

6. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The GPA would facilitate the development of the proposed Project, which would serve the public necessity by constructing a mixed-use project for the storage of household goods and the provision of artist incubator and studio uses to meet demand in the North Hollywood area.

The Project Site is located in close proximity to a mix of residential uses, including a large and increasing number of multi-family units that typically have a shortage of storage space, thus creating the demand for self-storage. As such, the Project would serve North Hollywood area residents' need for storage facilities.

The Project is proposed to include 2,888 square feet of ground floor artist incubator/studio space. The proposed artists' space would serve the needs of local artists, for whom there is a shortage of available spaces.

The Project would replace an aging warehouse building and surface parking lot with a new, mixed-use building with vehicular parking screened by the ground-level management office and artist spaces. The Project would also provide pedestrian access and bicycle parking. In addition, the proposed artist spaces would promote the general welfare by supporting the local arts community and reflecting and contributing to the arts-oriented culture and character of the North Hollywood area.

7. The General Plan promotes the provision of essential services throughout the City in locations that are convenient to the public yet do not negatively impact nearby properties. The proposed use of the Project is a permitted use in the CM zone that corresponds to the Commercial Manufacturing designation, therefore, the Project will be in harmony with the Community Plan and the Land Use Element of the General Plan. That 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 adjacent properties and neighboring properties.

The project is the new construction of an approximately 98,413-square foot, five-story building for the storage of household goods including approximately 2,888 square feet of ground floor artist/incubator/studio space and a 740-square foot office. The subject property is located at 5256-5272 Vineland Avenue² in the North Hollywood-Valley Village Community Plan area of the City of Los Angeles (the "Project Site"). The Project Site is generally bounded by Vineland Avenue to the west and commercial manufacturing uses to the north, east, and south.

The Project Site comprises four lots that are rectangular in shape and includes approximately 30,000 square feet (net). The Project Site is currently improved with a commercial manufacturing building and surface parking lot. The proposed building will be five stories with a maximum height above grade of 62 feet with a total floor area of approximately 98,413 square feet which results in a Floor Area Ratio (FAR) of approximately 3.28 to 1. The Project includes 28 vehicular parking spaces and 36 bicycle parking spaces in an at-grade parking level that will be shielded from the street frontage by the ground level artist/incubator/studio space. Vehicular access to the Project Site will be provided from a driveway at the northern boundary of the Project Site from Vineland Avenue. Pedestrian access will be provided to the artist/incubator/studio space and management office on Vineland Avenue.

Surrounding Land Uses

Immediately surrounding the Project Site are industrial, commercial, and residential buildings ranging from one to 13 stories above grade. Within a quarter mile radius of the Project Site, there are commercial retail, office, restaurant, parking, industrial, and residential land uses ranging in height from one to 13 stories above grade. To the north of the Project Site are a one-story automotive use building, a one-story dance studio, and a four-story storage facility. Across Vineland Avenue, to the west, are a multi-family building that is six stories in height and a senior housing apartment building that is 13 stories in height at the corner of Vineland Avenue and Magnolia Avenue. To the south are various one-story commercial and industrial uses and to the east is a two-story production equipment rental facility. The massing and height of the proposed building will be compatible with the height of the buildings surrounding the Project Site. Therefore, the Project's scale and massing at five stories and approximately 62 feet in height will be consistent with the surrounding urban form. Similar to the Project Site, the neighboring properties are industrially zoned with Height District 1VL and across Vineland the properties are commercially zoned with Height District 2, which will allow the Project to be compatible with existing and future development on neighboring properties

Transit

The Project Site is located near regional public transit in the Los Angeles area. The Project area is served by the Metro Red Line (North Hollywood Station) and several Metro Local Lines, including lines 183 and 156. These lines provide access and connections to several Metro Rail Stations which provide connections to Union Station. From Union Station, a variety of regional public transit options are available, including Metrolink and Metro Blue, Gold, Purple, and Expo Lines.

Zoning and Land Use

The Project Site is located within the North Hollywood-Valley Village Community Plan Area ("Community Plan") and is also located within the Los Angeles State Enterprise Zone. The Project Site has a General Plan land use designation of Commercial Manufacturing and corresponding zoning of CM-1VL. The current zoning limits height to 45 feet and three stories and FAR to 1.5 to 1. In addition, there is a General Plan Land Use Map footnote no. 4 for Industrial areas which states, "Industrial areas are intended to be limited to three stories or 45 feet." The Applicant requests the initiation of a General Plan Amendment to exclude the Project Site from footnote no. 4 and requests an associated Zone/Height District Change from CM-1VL to CM-2D which would allow the Project's proposed FAR and height. The Project includes approximately 98,413 square feet of floor area or FAR of 3.28 to 1. Buildings for storage of household goods are a permitted use in the CM Zone; however, the Project Site is

located within 500 feet of residential uses, so a Conditional Use Permit is required pursuant to LAMC Section 12.24.W.50. The CM Zone does not have any setback requirements.

Parking

Buildings for the storage of household goods are categorized as Warehouse for purposes of parking calculations pursuant to LAMC Section 12.21.A.4(c)(1). The total required parking for the proposed approximately 98,413 square feet of building would be 44 vehicular parking spaces. Bicycle parking is required at a rate of one space for every 10,000 square feet for each of short-term and long-term parking for warehouse uses. The Project would be required to provide 11 bicycle parking spaces for each of short-term and long-term bicycle parking spaces. In addition to the required 22 bicycle parking spaces, the Project includes 14 additional bicycle parking spaces for a total of 36 bicycle parking spaces. With the provision of bicycle parking, the Project is eligible to reduce vehicular parking up to 20% pursuant to LAMC Section

12.21.A.4. Therefore, the LAMC required vehicular parking would BE 35 spaces. Additionally, pursuant to LAMC 12.32.P, the Applicant requests a minor change to parking requirements incident to legislative actions, like the requested General Plan Amendment and Height District Change, to allow up to a 20 percent reduction in the required parking. The Project provides the 28 vehicular parking spaces required with the application of the requested reductions for bicycle parking.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways and parking areas. As conditioned, the project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

Landscaping

The Project includes a 15-foot-wide landscaped buffer adjacent to public sidewalk along Vineland Avenue within the 15-foot Building Line area. This includes five 24-inch box standard trees, as well as shrubs, vines, and ground cover.

The project has been conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions' requirements. Therefore, the on-site landscaping will be compatible with the existing an

Access, Loading/Trash Area

The primary vehicular access will be provided via two driveways (each, one-way) on Vineland Avenue with parking available on-site and screened by the ground-floor office and artist spaces. A trash collection area will be located within the building and accessible from within the parking area and will be screened from public view by the ground-floor office and artist/incubator/studio spaces. Lighting will be positioned downward and will be shielded to reduce off-site glare on neighboring properties.

8. **That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The proposed use of the Project is for a building for the storage of household goods; therefore, the Project does not include any residential uses and no recreational or service

amenities are required. The Project will provide a service amenity for the surrounding area by providing self-storage and artist/incubator/studio space.

Project Permit compliance Review for the North Hollywood Redevelopment Piao

On May 19, 2014, a transition of land use authority from the Community Redevelopment Agency of the City of Los Angeles, Designated Local Authority (CRA/LA-DLA) to the City Planning Department. The North Hollywood Redevelopment Plan expired on February 21, 2021, and is, thus, no longer applicable.

Environmental Findings

9. **Environmental Finding.** On January 13, 2022, a Mitigated Negative Declaration (ENV-2020-1947-MND) was prepared and published for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 763, 200 North Spring Street.
10. **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 outside of a flood zone.

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Central City Community Plan which was updated by the City Council on January 8, 2003; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment from Light Manufacturing to Regional Center Commercial; and recommended approval of a Vesting Zone Change from M2-2D to (T)(Q)C2-2D; and

WHEREAS, the approved project is for the construction of a 98-unit, mixed-use Permanent Supportive Housing development; and

WHEREAS, the City Planning Commission at its meeting on September 30, 2021 approved the General Plan Amendment and recommended approval by the City Council and the Mayor of a General Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Central City Community Plan to designate land use in an orderly and unified manner; and

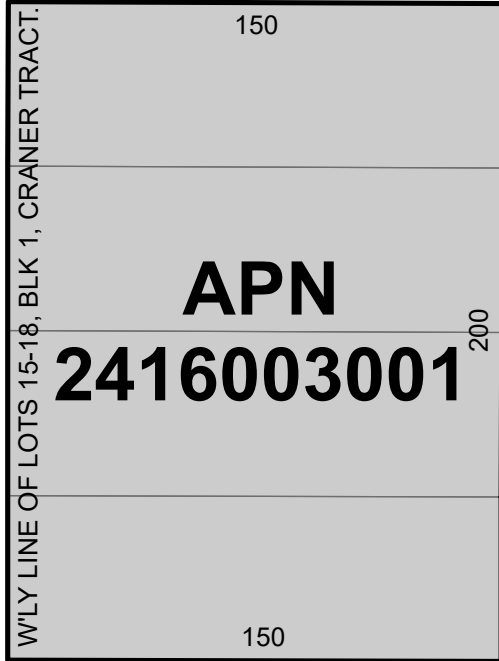
WHEREAS, the Regional Center Commercial land use designation and the (T)(Q)C2-2D Zone will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal is statutorily exempt from the California Environmental Quality Act (CEQA) under Case No. ENV-2021-2545-SE, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1);

NOW, THEREFORE, BE IT RESOLVED that the Central City Community Plan be amended as shown on the attached General Plan Amendment map.

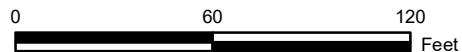
WEDDINGTON ST

VINELAND AVE



Footnote #4 amended for the North Hollywood - Valley Village Community Plan General Plan Land Use Map.

4. Industrial areas are intended to be limited to three stories or 45 feet. The property APN 2416003001 shall be excluded pursuant to CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP.



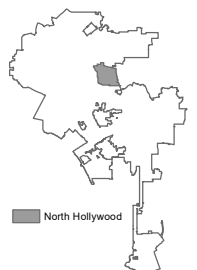
CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP

CFI *aa*

NORTH HOLLYWOOD

092722

City of Los Angeles



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)

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