

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 Plan Land Use Designation

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 "T" and Qualified "Q" Classifications

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and "Q" Classifications in order to ensure consistency with the 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 Plan

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.