

## FINDINGS

### General Plan/Charter Findings (Charter 556)

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Wilshire Community Plan area which was updated by the City Council on September 19, 2001 and designates the subject property for Regional Center Commercial land uses corresponding to the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5 Zones. The site is currently zoned CR-2 and P2. The requested zone change from CR2-2 and P2 to C2 is warranted as the C2 zone corresponds to the range of zones of the Regional Center Commercial land use designation. The proposed self-storage building is a commercial use that is permitted by conditional use in the proposed (T)(Q)C2-2 Zone. Therefore, the project is in substantial conformance with the General Plan Land Use Designation.
- b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Wilshire Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Wilshire Community Plan, which designates the site for Regional Center Commercial land uses corresponding to the CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5 Zones. The proposed C2 zone is consistent with the land use designation.

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

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|----------------|---|
| Goal 2:        | Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character. |
| Objective 2-1: | Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas   |
| Policy 2-1.1:  | New commercial uses should be located in existing established commercial areas or shopping centers.   |
| Policy 2-1.2:  | Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand-alone residential development by adhering to the community plan land use designations.                   |
| Policy 2-1.3:  | Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.   |

The zone change will promote a strong and competitive commercial sector by allowing for the redevelopment of an underutilized site. The new development and proposed improvements to the public right of way will substantially upgrade the aesthetic and functional qualities of the site. The project will result in the addition of a seven-story 143,668 square-foot self-storage building, thus providing new commercial development within an existing commercial area. The project will add a new neighborhood serving self-storage use, a use that will provide a new public convenience. The proposed C2 zone and the proposed self-storage use are both compatible with the Regional Center Commercial Land use designation. The project will enhance the viability of existing neighborhood stores by adding a new 925 square foot storefront retail space for the sale of storage-related goods. The project will also improve the pedestrian experience along Catalina Street by adding an active storefront and providing pedestrian amenities such as lighting. The building and the pedestrian improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community. Therefore, the project is consistent with and further the achievement of the Community Plan policies.

- c. **Framework Element.** The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

- Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.
- Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
- Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).
- Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.
- Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially

service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project will contribute toward and facilitate the City's long-term fiscal and economic viability by redeveloping a presently underutilized site with a new self-storage development with street facing storefront. Removal of the existing P Zone and a zone change from CR to C2 will allow the project to be built to the property line, thereby remaining consistent with the urban development pattern within Koreatown and facilitating the development of new uses that will bring a new and needed service to the Koreatown community.

The project is located within four blocks of the of the Metro D and A Line stations located at Wilshire/Vermont and Wilshire/Normandy. Proximity to these transit options may help reduce vehicular trips to and from the project, vehicle miles travelled, and reduce air pollution.

Further, the site's location within an existing underutilized commercial district within a Regional Center Commercial Land Use designation allows the city to conserve nearby stable residential neighborhoods and lower-intensity commercial and industrial districts. Such attributes support the requested zone change from CR-2 and P-2 to C2-2.

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Tables 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The project will maintain the character of the existing Regional Center Commercial district by improving a presently underutilized site with a self-storage use. Surrounding properties are generally developed with a mix of commercial, office, and residential uses. The project adheres to floor area and height limitations of the requested zone. The introduction of a new self-storage use will provide an additional amenity that will serve the local neighborhood and the region. The project will include a 925 square foot storefront retail/office space, pedestrian amenities including lighting, improved sidewalks, and will maintain the general character of the existing commercial district.

- d. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be unaffected by the recommended action herein as no dedications are required and the imposition of improvements on the public right-of-way adjacent to the project site include standard improvements. Catalina Street is a local street and is designated for a 60 foot right of way and a 36 foot roadway. The half right-of-way includes 18-foot roadway, and 12-foot sidewalk and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

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

- Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.
- Policy 3.1 Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.
- Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project is designed with an active ground floor use along the Catalina Street frontage. The storefront is designed with transparent windows and a main entrance that opens onto the sidewalk of Catalina Street. Other pedestrian design features include an integral awning which relates the building to the pedestrian scale, pedestrian lighting, street trees, and a differentiated paver material to signal the driveway entrances. The project also includes short term and secure long-term and bicycle parking. Therefore, the project is consistent with the Mobility Plan.

**Zone Change Findings; “T”, “Q” Classification Findings**

2. **Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**
  - a. **Public Necessity:** Approval of the Zone Change removes the existing antiquated P Zone and the restrictive CR zone and allows the site to be redeveloped as a development that is consistent with the goals and objectives of the General Plan Framework Element and the Wilshire Community Plan as outlined above. The project site is located in the Los Angeles State Enterprise Zone and is improved with an existing surface parking lot. The project will demolish the existing surface parking lot and construct a new 143,668 square-foot self-storage building. The project will establish a new viable commercial service to the site and expand the availability of self-storage services for the Koreatown community. Thus, the proposed project optimizes the use of the subject property, introduces new employment opportunities and will generate increased tax revenues from an existing underutilized site, thus providing a public necessity.
  - b. **Convenience:** The project will redevelop an under-utilized and restricted parking and commercial zoned property that is located within a major residential and employment center (Koreatown). The project will repurpose a presently underutilized surface parking lot with a self-storage building. Public convenience will be served by the addition of viable commercial development at the site that will add a needed commercial use and service.
  - c. **General Welfare:** Granting the (T)(Q)C2-2 Zone Change allows for the redevelopment of an underutilized site. The project will enhance the urban environment by encouraging activity on an underutilized site within the Regional Center Commercial land use designation. Given the project’s proximity to numerous existing and proposed multi-family residential developments, job centers and transit services, the project will provided a desirable commercial use to serve the community, thereby advancing general welfare.
  - d. **Good Zoning Practices:** The project site is presently zoned CR-2 and P-2 and is located within the Regional Center Commercial land use designation, which includes the following corresponding zones CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. Approval of the Zone Change to C2-2 is consistent with the land use designation, in keeping with good zoning practice. The Zone Change will also accommodate the proposed self-storage use and is consistent with the type and scale of development encouraged by the General Plan Framework Element and the Wilshire Community Plan.
  - e. **“T” and “Q” Classification Findings.** Pursuant to LAMC Sections 12.32-G,1 and G,2(a), The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified improvements and construction notices are issued to meet the public’s needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

For the reasons stated above, the zone change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

### **Conditional Use Findings**

3. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project will enhance the built environment by redevelopment of a presently underutilized surface parking site with a 143,668 square-foot self-storage building with 925 square feet of storefront retail/office space. The project would provide a new service use, self-storage, within a major mix-use residential and jobs center (Koreatown).

The project site is located within the Wilshire Community Plan and is bounded by Catalina Street to the east. The project site is located in an urbanized area surrounded primarily by commercial and multifamily residential buildings. The property to the north of the subject site is zoned C2-2 and is developed with a seven-story office building with ground floor parking. The property to the south is zoned C4-2 and is developed with an approximately 12-story office building. The properties abutting the site to the rear and fronting Kenmore Avenue are zoned CR-2 and are developed with two six-story apartment buildings and a surface parking lot. Properties on the east side of Catalina Street, across from the project site, are zoned R5-2, C4-2, and P2 and are developed with a two-story apartment building and a multi-level parking podium which is attached to an approximately 12-story office building further south on the same block.

As new multifamily housing developments continue to be built Citywide, the demand for storage facilities has increased, especially in the project vicinity (Koreatown), given the number of residential projects that have been developed in the past few years. According to the applicant's representative's testimony at the June 24, 2020 Public Hearing, the existing storage facilities in the area do not meet the current and increased demands for small individual storage units. The representative stated that storage facilities within one mile of the site are at 94-96% occupancy and that none of these facilities offer climate controlled storage. The proposed project would provide a needed service in the area, climate controlled self-storage.

The proposed building has been designed to be compatible with neighboring properties and thus will enhance the surrounding neighborhood. The Wilshire Boulevard corridor in Koreatown is characterized by high-rise commercial and residential buildings. Many neighboring buildings are taller than or as tall as the proposed building. The proposed building will be built to the property line thus maintaining the commercial street-wall that is characteristic of this highly urbanized area of Koreatown. The 925 square foot retail and office space proposed at the ground floor will enhance the subject site and activate Catalina Street. The addition of a storage building with a storefront component will be an improvement from the current surface parking lot that exists today.

In conclusion, the ground floor storefront feature of the project will enhance the built environment in the surrounding neighborhood and the climate controlled self-storage use will provide a service that is essential or beneficial to the community, city, or region.

4. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site is located on Catalina Street one-half block north of Wilshire Boulevard in Koreatown, one of the densest neighborhoods in Los Angeles. Koreatown is characterized by high rise buildings and a mix of commercial and residential uses. The project will demolish existing improvements in order to construct a new 143,668 square-foot self-storage building. With the concurrent Zone Change request, the project will be located on a site zoned C2-2. The C2 zone conditionally permits self-storage uses.

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. Neighboring buildings adjacent to the project site range from two stories to 12 stories in height, with most buildings rising over six stories in height. Most commercial buildings are built to the property line, providing for a well-defined urban street-wall. The project site has been designed to be compatible with neighboring properties. The proposed storage building is seven stories which is consistent with the surrounding building heights with two adjacent buildings to the south and south east rising taller than or as tall as the proposed building. The proposed building will be built to the property line thus maintaining the commercial street-wall that is characteristic of this area.

The 925 square foot retail and office use proposed at the ground floor will activate the street frontage with transparent windows, a pedestrian entrance, and pedestrian design features such as lighting, providing for a safer and more welcoming experience pedestrian on Catalina Street.

Vehicular access is provided by Catalina Street with two one-way driveways and internal circulation is designed in compliance with applicable code standards. Parking and utilities will be screened from view as they are located within the building. The proposed building is appropriately sized in height and mass and will comply with all applicable setback and coverage requirements. Although the project is requesting a Zoning Change to a zone which allows for greater height and reduced setbacks as compared to the existing zone, the project will be of a similar size and scale and compatible with existing development on adjacent and neighboring properties, which include a variety of multi-story multi-family and commercial uses.

This project is not required to provide open space or setbacks. However pedestrian amenities such as street trees, lighting, and special sidewalk paving are provided, all of which support the public health, welfare and safety of the public, in particular for pedestrians walking along Catalina Street. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The project will have security features including lighting and controlled access. The project's hours of operation will be consistent with surrounding commercial uses and access will only be permitted between the hours of 9:00 a.m. and 7:00 p.m., daily. Furthermore, individual storage units in the new building may only be accessed from the interior of the building through secured entrances. This will provide a quieter and more secure operation of the facility as a benefit to the adjacent properties and surrounding neighborhood.

The site is located 250 feet north of Wilshire Boulevard and approximately one-quarter mile from the Wilshire Vermont Metro Station. The D Line tunnel runs directly below the subject site. The 18-foot wide tunnel is located 39 to 45 feet below the subject site within a 30 foot wide subsurface easement. Any development on the subject site must comply with Metro's

regulations including load constraints. At the Public Hearing on June 24, 2020 the applicant's representative, Ms. Stacey Brenner, explained that the project team has been actively coordinating with Metro in order to design a project that complies with Metro's requirements and does not compromise the structural integrity of the D Line tunnel. Therefore, the development of the site with a self-storage use allows an underutilized site to be redeveloped while also remaining compatible with the engineering and safety constraints of developing above a critical piece of public transportation infrastructure.

The proposed project represents the redevelopment of an underutilized site that is currently used for surface parking. The project will improve the property and will not adversely affect adjacent properties, the surrounding neighborhood, the underground metro tunnel, or the public health, welfare, or safety.

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

The project site is comprised of an approximately 24,450 square-foot lot located at on the west side of South Catalina Street, half a block north of the intersection with Wilshire Boulevard. The Wilshire Community Plan designates the site as Regional Center Commercial uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. The project site is zoned CR-2 and P-2 and is consistent with the land use designation.

The property is located within the Wilshire Center/ Koreatown Community Redevelopment Area (CRA) Plan. The project complies with all provisions of the Wilshire Center / Koreatown CRA Plan.

The applicant has requested a Zone Change of the project site from CR-2 and P2 to C2-2. The requested C2-2 zone is compatible with the Land Use designation as well as the following relevant goals, objectives and policies from the Wilshire Community Plan:

- Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.
- Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas
- Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.
- Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand-alone residential development by adhering to the community plan land use designations.
- Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The zone change will promote a strong and competitive commercial sector by allowing for the redevelopment of a presently underutilized site. The new development and improvements to the public right of way will substantially upgrade the aesthetic and functional qualities of the

site. The project will result in the addition of a seven-story 143,668 square-foot self-storage building, thus providing new commercial development within an existing commercial area. The project will add a new neighborhood serving self-storage use, a use that will provide a new public convenience. The proposed C2 zone and the proposed self-storage use are both compatible with the Reginal Center Commercial Land use designation. The project will enhance the viability of existing neighborhood stores by adding a new 925 square foot storefront retail space for the sale of storage-related goods. The project will also improve the pedestrian experience along Catalina Street by adding an active storefront and providing pedestrian amenities such as lighting. The building and the pedestrian improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community. Therefore, the project is consistent with and further the achievement of the Community Plan policies.

**6. The project provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The project site is located on Catalina Street, one-half block north of Wilshire Boulevard, in Koreatown, one of the densest neighborhoods in Los Angeles. Koreatown is characterized by high rise buildings and a mix of commercial and residential uses.

The project provides for an arrangement of uses, buildings, structures and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood. Most neighboring buildings adjacent to the project site range from two stories to 12 stories in height, with most building being over six stories in height. Most commercial buildings are built to the property line, providing for a well-defined urban street wall. The project site has been designed to be compatible with neighboring properties. The proposed storage building is seven stories which is consistent with the surrounding building heights. Two adjacent buildings to the south and south east rise taller than the proposed building. The proposed building will be built to the property line, thus maintaining the commercial street-wall that is characteristic of this highly urbanized area of Koreatown. The 925 square foot retail and office use proposed at the ground floor will enhance the subject site and activate the street frontage with transparent windows, a pedestrian entrance, and pedestrian design features such as lighting and an integral awning. The addition of a storefront will be an improvement from the current surface parking lot that exists today and is compatible with the character of pedestrian oriented uses in the area. The self-storage use will also be complement the wide variety of commercial enterprises and services in the area.

Vehicle access is provided by Catalina Street via two one-way driveways. Internal circulation is designed in compliance with applicable code standards. The proposed storage building is appropriately sized in height and mass and will comply with all applicable setback and coverage requirements. Although the project is requesting a Zoning Change to a zone which allows for greater height and reduced setbacks as compared to the existing zone, the project will be of a similar size and scale and compatible with existing development on adjacent and neighboring properties, which include a variety of multi-story multi-family and commercial uses. This project is not required to provide open space or setbacks. However pedestrian amenities such as street trees, lighting, and special sidewalk paving are provided.

As such, the project provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

### Site Plan Review Findings

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

The project site is comprised of an approximately 24,450 square-foot lot located at on the west side of South Catalina Street, half a block north of the intersection with Wilshire Boulevard. The Wilshire Community Plan designates the site as Regional Center Commercial uses with corresponding zones of CR, C1.5, C2, C4, P, PB, RAS3, RAS4, R3, R4, and R5. The project site is zoned CR-2 and P2 and is consistent with the land use designation. The property is located within the Wilshire Center/ Koreatown Community Redevelopment Area (CRA) Plan. The project complies with all provisions of the Wilshire Center / Koreatown CRA Plan.

The applicant has requested a Zone Change of the project site from CR-2 and P2 to C2-2. The requested C2-2 zone is compatible with the Land Use designation as well as the following relevant goals, objectives and policies from the Wilshire Community Plan:

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The zone change will promote a strong and competitive commercial sector by allowing for the redevelopment of a presently underutilized site. The new development and improvements to the public right of way will substantially upgrade the aesthetic and functional qualities of the site. The project will result in the addition of a seven-story 143,668 square-foot self-storage building, thus providing new commercial development within an existing commercial area. The project will add a new neighborhood serving self-storage use, a use that will provide a new public convenience. The proposed C2 zone and the proposed self-storage use are both compatible with the Regional Center Commercial Land use designation. The project will enhance the viability of existing neighborhood stores by adding a new 925 square foot storefront retail space for the sale of storage-related goods. The project will also improve the pedestrian experience along Catalina Street by adding an active storefront and providing pedestrian amenities such as lighting. The building and the pedestrian improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community. Therefore, the project is consistent with and further the achievement of the Community Plan policies.

8. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The project site is located on Catalina Street one-half block north of Wilshire Boulevard in Koreatown, one of the densest neighborhoods in Los Angeles. Koreatown is characterized by high rise buildings and a mix of commercial and residential uses. The property fronting Catalina Street to the north of the subject site is zoned C2-2 and is developed with a seven-story office building with ground floor parking. The property fronting Catalina Street to the south is zoned C4-2 and is developed with an approximately 12-story office building. The properties abutting the site to the rear and fronting Kenmore Avenue are zoned CR-2 and are developed with two six-story apartment buildings and a surface parking lot. Properties on the east side of Catalina Street, across from the project site, are zoned R5-2, C4-2, and P-2 and are developed with a two-story apartment building and a multi-level parking podium which is attached to an approximately 12-story office building further south on the same block.

The subject site is currently developed with a surface parking lot. The proposed project will demolish existing improvements in order to construct a new seven-story, 143,668 square-foot self-storage building which includes a 925 square foot retail and office space at the ground floor.

#### Arrangement of Buildings (Height, Bulk, Setbacks)

The project is compatible with the height, floor area, and setback requirements of the C2-2 Zone. The C2-2 Zone allows for unlimited height, a maximum floor area ratio of 6:1, and zero-yard setbacks. The project, which has a proposed height of 91 feet and three inches, an FAR of 5.9:1 and zero yard setbacks along all property lines, has been designed to be compatible with C2-2 zone. Although the project seeks a zone change from CR-1 and P to C2-2, a change which allows for additional height and lesser setbacks, abutting properties are also zoned C2-2. Thus the zone change aligns the property's height and setback requirements with those of the neighboring properties. The proposed storage building is appropriately sized in height and mass, for the area. Most neighboring buildings adjacent to the project site range from two stories to 12 stories in height, with most buildings rising over six stories in height. Most commercial buildings are built to the property line, providing for a well-defined urban street-wall. The project site has been designed to be compatible with neighboring properties. The proposed storage building is seven stories which is consistent with the surrounding building heights. Two adjacent buildings to the south and south east rise taller than the proposed building. The proposed building will be built to the property line thus maintaining the commercial street-wall that is characteristic of this highly urbanized area of Koreatown. Therefore, the height, bulk, and setbacks of the self-storage building will be compatible with the existing and future developments in the neighborhood.

#### Parking and Loading Areas

The project includes a ground floor parking garage that is fully enclosed and receives vehicular access from Catalina Street via two one-way driveways. The project will include a total of 33 vehicle parking spaces and 56 bicycle parking spaces distributed throughout the site. Parking will be fully screened by the storefront and front façade of the building. Security gates will be provided at both driveways internal circulation is designed in compliance with applicable code standards. Off-street parking facilities will be compatible with existing and future developments in the area.

The project will be providing an approximately 600 square-foot loading area near the center of parking garage. The two loading bays are adjacent to a rear entrance to the main office an elevator bay for convenient access to storage units on the upper floors. Furthermore, it should be noted that operationally, self-storage uses tend not to utilize a great deal of parking. Thus, in addition to the designated loading area, the other parking spaces near the lobbies can be used for the loading and unloading of storage items. Therefore, the project offers loading areas compatible with existing and future developments in the neighborhood.

#### Landscaping

The zoning of the site does not require setback areas and thus the building is built to the property line along all frontages. No landscaping is required to be provided onsite. However, street trees will be provided within the public right of way.

#### Lighting

The proposed project's lighting scheme will be compatible with surrounding development. Exterior lighting will illuminate on-site facilities in order to provide sufficient lighting for circulation and security, while minimizing impacts on adjacent properties. Ground level, pedestrian scale lighting will activate and enhance the pedestrian environment at night.

Outdoor lighting has been conditioned to be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties. Pedestrian lighting will be installed on the building and directed downward to illuminate the public sidewalk while reducing light spill on adjacent properties. Therefore, lighting will be compatible with the existing and future developments in the neighborhood.

#### Trash Collection

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

Therefore, the arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on neighboring properties.

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

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

**Environmental Findings**

10. On March 12, 2020, a Negative Declaration (ENV-2019-6525-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.
  
11. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.