

FINDINGS

General Plan/Charter Findings (Charter 556)

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the South Los Angeles Community Plan, which was updated and adopted by City Council on November 22, 2017. The application involves a Vesting Zone Change request, and was deemed complete on December 22, 2017, prior to the effective date of the CPIO and Zone Ordinances (Nos. 185,926 and 185,927) on December 29, 2018. This confers a vested right to proceed with an application for a development in substantial compliance with the rules, regulations, ordinances, zones and officially adopted policies of the City of Los Angeles in force on the date the application is deemed complete. The project site consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. Ordinance No. 185,926 rezoned all 10 lots from CM-2 and RD1.5-1 to CM-1-CPIO; however, per the provisions of LAMC Section 12.32.Q (Vesting Applications) the proposed project filed for a Vesting Zone Change and was deemed complete on December 22, 2017, prior to the effective date of Ordinance No. 185,926. This means that if the Vesting Zone Change request is approved the development regulations of the CPIO do not apply to the project as proposed. The requested CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR. The proposed self-storage is a commercial use that is consistent with development permitted in the CM-2 Zone. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.
- b. **Land Use Element.** 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 South Los Angeles Community Plan, and consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. The proposed project is consistent with the following objectives of the South Los Angeles Community Plan:

South Los Angeles Community Plan. The Community Plan text includes the following relevant land use objectives and policies:

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.3: Adequate compatibility should be achieved through design treatments, compliance with environmental protection standards and health and safety requirements for industrial uses where they adjoin residential neighborhoods and commercial uses.

Objective 3-2: To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

The zone change is consistent with the Hybrid Industrial land use designation, and allow for the redevelopment of an underutilized site. The new development and improvements will enhance the aesthetic and functional qualities of the site. The project will result in the addition of a 142,306 square-foot, 7-story 77-foot tall building for storage of household goods. The project will add neighborhood serving uses that will promote economic well-being through the creation of jobs, and public convenience through the provision of a new service at the site. The improvements will enhance the aesthetic and functional qualities of the site and will promote public convenience in the community.

- c. **Framework Element.** The Framework Element for 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.

The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed

building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The project will add neighborhood serving uses that will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips.

Vesting Zone Change 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:** The zone change will allow the site to be developed in a manner that is consistent with the goals and objectives of the General Plan Framework Element and the South Los Angeles Community Plan as outlined above. The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The requested CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR. The project will serve public necessity by providing a facility for the storage of household goods in close proximity to residential uses, supporting the needs of residents in the South Los Angeles community.
- b. **Convenience:** The project will demolish a 16,964 square-foot warehouse building and redevelop the site with a 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, which will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The project will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of residents the South Los Angeles community.
- c. **General Welfare:** The zone change to (T)(Q)CM-2 is consistent with the land use designation as the proposed self-storage is a commercial use consistent with the Hybrid Industrial land use and CM-2 Zone. The zone change is consistent with the type of development encouraged by the General Plan Framework Element and the South Los Angeles Community Plan. The project will enhance the environment by encouraging activity on an under-utilized site within the Hybrid Industrial land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household good will enhance the general welfare of the community by providing a neighborhood service use, a business with consistent hours of operation, an external security system, new lighting, and enhanced landscaping.
- d. **Good Zoning Practices:** The project site is 10 contiguous lots with underlying General Plan land use designation of Hybrid Industrial with a corresponding zone of CM. Ordinance No. 185,926 rezoned all 10 lots from CM-2 and RD1.5-1 to CM-1-CPIO; however, per the provisions of 12.32.Q (Vesting Applications) the proposed project filed for a Vesting Zone Change and was deemed complete on December 22, 2017, prior to the effective date of

Ordinance No. 185,926. The recommended Vesting Zone Change from CM-1-CPIO to (T)(Q)CM-2 for Lots 2 and Lot 9 is appropriate as the General Plan land use for these two lots is Hybrid Industrial. The zone change to (T)(Q)CM-2 would allow the site to be developed consistent with the land use designation as the proposed self-storage is a commercial use consistent with the Hybrid Industrial land use and CM-2 Zone. The zone change is consistent with the type of development encouraged by the General Plan Framework Element and the South Los Angeles Community Plan.

The CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR and imposes transitional height regulations adjacent to residential properties per the CPIO, as well as other regulations for building disposition, building design, parking, landscaping, and fencing and walls. The subject site is subject to transitional height regulations pursuant to LAMC Section 12.21.1.A.10, which requires portions of buildings on a C zoned lot shall not exceed 33 feet in height when located between 50 and 99 feet from a lot classified in the RW1 Zone or a more restrictive zone, and shall not exceed 61 feet within 100-199 feet from a lot classified in the RW1 Zone or a more restrictive zone. Combined with a 1.5:1 FAR per the CM-1-CPIO zone, transitional height requirements further constrains the size of the building that can be built on the site, limiting the amount of storage that can be provided to the community. The (T)(Q)CM-2 zone change would provide a storage building that is arranged in such a way to make maximum use of the site while substantially complying with transitional height regulations.

The building is located at the corner of Venice Boulevard and Catalina Streets and is pedestrian-scaled with transparent windows at the first three levels, revealing the storage units behind the glass along a single-loaded corridor. This continues southward along Catalina Street to the lobby, main entrance, and surface parking lot, which is enhanced with landscaping. The split-face CMU block, stone veneer, and alternating rhythm of stucco columns and non-transparent glass repeats on all four sides of the building. The project will enhance the environment by encouraging activity on an under-utilized site within the Hybrid Industrial land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips, in addition to introducing a new business with consistent hours of operation, external security system, new lighting, and enhanced landscaping. Therefore, the zone change is consistent with the type of development encouraged by the General Plan Framework Element and the South Los Angeles Community Plan, and is in keeping with good zoning practice.

Variance Findings

- 3. That the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet.

The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The proposed project includes an entitlement request for a variance to allow 24 automobile parking spaces in lieu of the required 47 spaces for the 142,306 square foot storage facility.

LAMC Section 12.21.A.4 requires that for storage buildings with a gross floor area in excess of 10,000 square feet, one automobile parking space for each 500 square feet of floor area for the first 10,000 square feet, and one parking space for each 5,000 square feet of floor area in excess of the first 10,000 square feet. The nature of the use for storage of household goods means that the demand for parking would only occur when a customer would need to pick up or drop off goods for storage, and would not generate a continuous demand for parking during business hours like commercial uses normally would. The duration of a customer's visit to the site is usually short. As evidenced by the trip generation information in the Transportation Impact Study MOU, neither the inbound nor outbound peak hour trips in the AM or PM exceed 20 trips. Therefore, the 24 spaces the applicant is proposing would be sufficient to accommodate the demand for parking that the number of trips anticipated at peak hours would generate.

Additionally, the subject site is subject to transitional height requirements pursuant to LAMC Section 12.21.1. The general parking regulations required by the LAMC do not take into account adjacency to properties and uses which require transitional height, which reduces the amount of space on a lot which is available for parking. The strict application of the zoning regulations to provide 47 parking spaces for the proposed storage facility would result in an unnecessary hardship which is inconsistent with the general purposes of the zoning regulations.

4. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

There are special circumstances that are applicable to the existing structure on the property which do not generally apply to other properties in the same zone. The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The proposed project includes an entitlement request for a variance to allow 24 automobile parking spaces in lieu of the required 47 spaces for the 142,306 square foot storage facility.

The project site is 10 contiguous lots, with Lots 1, 2, and 85 currently used as surface parking to the rear of the existing buildings on-site. The proposed project would demolish the existing buildings for the new storage building and maintain the existing parking use on Lots 1 and 85. This would allow for a rectangular building to be placed across the majority of lots, which would allow the applicant to efficiently use the floor plate for the proposed number of storage units. The applicant has also designed the building to step back in height away from the A1 zone property across Catalina Street, as well as stepping the building back from the adjacent residential building to the south. The remaining two lots would be used for parking, which as previously stated, is their current use. None of the other CM zoned lots in the vicinity are required to comply with transitional height regulations due to proximity to an A1 zone, representing a development constraint that restricts the amount of space available for parking. Therefore, these factors represent a special circumstance that is applicable to the subject property which does not apply to other property in the same zone and vicinity, and the request

for a variance to reduce the required parking from 47 spaces to 24 spaces is appropriate and necessary.

5. **That the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

The variance is necessary for the preservation of a substantial property right generally possessed by other property in the same zone and vicinity. The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The proposed project includes an entitlement request for a variance to allow 24 automobile parking spaces in lieu of the required 47 spaces for the 142,306 square foot storage facility.

The project site is 10 contiguous lots, with Lots 1, 2, and 85 currently used as surface parking to the rear of the existing buildings on-site. The proposed project would demolish the existing buildings for the new storage building and maintain the existing parking use on Lots 1 and 85. This would allow for a rectangular building to be placed across the majority of lots, which would allow the applicant to efficiently use their floor plate for the proposed number of storage units. The applicant has also designed the building to step back in height away from the A1 zone property across Catalina Street, as well as stepping the building back from the adjacent residential building to the south. As a result, the remaining two lots would be used for parking, which as previously stated, is their current use. None of the other CM zoned lots in the vicinity are required to comply with transitional height regulations due to proximity to an A1 zone, representing a development constraint that restricts the amount of space available for parking. Therefore, these factors interfere with the property rights and uses of this project site generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties presented by the project's proximity to an A zone, is denied to the subject property, and the request for a variance to reduce the required parking from 47 spaces to 24 spaces is appropriate and necessary.

6. **That the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

Granting the variance to allow a reduction in parking from 47 spaces to 24 spaces will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located. The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The project site is 10 contiguous lots, with Lots 1, 2, and 85 currently used as surface parking to the rear of the existing buildings on-site. The proposed project would demolish the existing buildings for the new storage building and maintain the existing parking use on Lots 1 and 85, with the addition of electric vehicle parking. This would allow for a rectangular building to be placed across the majority of lots, which would allow the applicant to efficiently use their floor plate for the proposed number of storage units. The applicant has also designed the building to step back in height

away from the A1 zone property across Catalina Street, as well as stepping the building back from the adjacent residential building to the south. As a result, the remaining two lots would be used for parking, which as previously stated, is their current use. None of the other CM zoned lots in the vicinity are required to comply with transitional height regulations due to proximity to an A1 zone, representing a development constraint that restricts the amount of space available for parking.

Properties to the north, across Venice Boulevard are zoned R3-1 and developed with the Loyola High School. Properties to the east, across Berendo Street are zoned CM-1-CPIO and RD1.5-1 and are developed with a single-story commercial building, as well as residential buildings. Abutting properties to the south are zoned RD1.5-1 and are developed with one- and two-story residential buildings. The property to the west, across Catalina Street is zoned A1-1 and is developed with Chapel of the Pines Mortuary.

LAMC Section 12.21.A.4 requires that for storage buildings with a gross floor area in excess of 10,000 square feet, one automobile parking space for each 500 square feet of floor area for the first 10,000 square feet, and one parking space for each 5,000 square feet of floor area in excess of the first 10,000 square feet. The nature of the use for storage of household goods means that the demand for parking would only occur when a customer would need to pick up or drop off goods for storage, and would not generate a continuous demand for parking during business hours like commercial uses normally would. The duration of a customer's visit to the site is usually short. As evidenced by the trip generation information in the Transportation Impact Study MOU, neither the inbound nor outbound peak hour trips in the AM or PM exceed 20 trips. Therefore, the 24 spaces the applicant is proposing would be sufficient to accommodate the demand for parking that the number of trips anticipated at peak hours would generate. Therefore, the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

7. That the granting of the variance will not adversely affect any element of the General 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 South Los Angeles Community Plan, and consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. The proposed project is consistent with the following objectives of the South Los Angeles Community Plan:

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.

The project will add neighborhood serving uses that will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips. The nature of the use for storage of household goods means that the demand for parking would only occur when a customer would need to pick up or drop off goods for storage, and would not generate a continuous demand for parking during business hours like commercial uses normally would. The duration of a customer's visit to the site is likely to be short, therefore the impact to surrounding properties is not expected to be materially detrimental. As evidenced by the trip generation information in the Transportation Impact Study MOU, neither the inbound nor outbound peak hour trips in the AM or PM exceed 20 trips. It is reasonable to assume that the 24 spaces the applicant is proposing would be sufficient to accommodate the demand for parking that the number of trips anticipated at peak hours would generate. Therefore, the granting of the variance to reduce parking to 24 spaces in lieu of 47 will not adversely affect any element of the General Plan

Conditional Use Findings

Pursuant to LAMC Section 12.24.W.50, a Conditional Use Permit is required for storage buildings for household goods in the CM Zone when located on a site within 500 feet from an A or R Zone.

- 8. 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 proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The subject site is directly abutting a residential zone to the south, as well as being located across the street from both an A zone and an R zone.

The project will enhance the environment by encouraging activity on an under-utilized site within the Hybrid Industrial land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household goods will enhance the built environment by providing a neighborhood serving use, a business with consistent hours of operation, an external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

The project site is 10 rectangular lots with a total area of approximately 33,288 square feet. The site has approximately 236 feet of frontage on the south side of Venice Boulevard, 116 feet of frontage on the west side of Berendo Street, and approximately 183 feet of frontage on the east side of Catalina Street. Ordinance No. 185,926 rezoned all 10 lots from CM-2 and RD1.5-1 to CM-1-CPIO; however, per the provisions of 12.32.Q (Vesting Applications) the proposed project filed for a Vesting Zone Change and was deemed complete on December 22, 2017, prior to the effective date of Ordinance No. 185,926. The property is improved with a single-story 16,964 square-foot commercial building. The parking lot for the existing use is located to the rear of the building. The proposed project will maintain the commercial use on the lots fronting Venice Boulevard through the construction of the storage building, and will maintain the surface parking use on Lots 1 & 85. As such, the arrangement of uses on the site will be maintained. The proposed project will also provide a 5 foot wide landscape buffer along the southern property line abutting the residential use. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

9. 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.

The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. Ordinance No. 185,926 rezoned all 10 lots from CM-2 and RD1.5-1 to CM-1-CPIO; however, per the provisions of 12.32.Q (Vesting Applications) the proposed project filed for a Vesting Zone Change and was deemed complete on December 22, 2017, prior to the effective date of Ordinance No. 185,926. At the time the application was deemed complete, the site was zoned CM-2 (Lots 3-8) and RD1.5-1 (1,2,9, and 85).

The proposed project includes a Vesting Zone Change request to rezone Lots 2 and 9 from CM-1-CPIO to CM-2. The CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR and imposes transitional height regulations adjacent to residential properties per the CPIO, as well as other regulations for building disposition, building design, parking, landscaping, and fencing and walls. The proposed project has a FAR of 4.27:1 and a height of 77 feet. Property to the north, across Venice Boulevard contains Loyola High School, which is developed with structures that range in height up to 4 stories. The football field for the high school is located directly across the street from the subject site and includes several 80 and 100 foot tall light pole structures. Property to the east is developed with a one story commercial structure along Venice Boulevard, and one story

residential structures along Berendo Street. Properties to the south are developed with one and two-story residential structures. Finally, the property to the west, across Catalina Street is developed with a two-story mortuary building and cemetery. Commercial structures, such as the proposed storage building, tend to be taller than residential structures, and the proposed height is appropriate for property located on Venice Boulevard. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use, consistent hours of operation, external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improving safety in the immediate vicinity, and 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.

10. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific 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 South Los Angeles Community Plan, and consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. The proposed project is consistent with the following objectives of the South Los Angeles Community Plan:

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.3: Adequate compatibility should be achieved through design treatments, compliance with environmental protection standards and health and safety requirements for industrial uses where they adjoin residential neighborhoods and commercial uses.

Objective 3-2: To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

The project will add neighborhood serving uses that will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips. The recommended zone change to (T)(Q)CM-2 and granting the Conditional Use request would allow the site to be developed consistent with the land use designation as the proposed self-storage is a use consistent with the CM-2 Zone. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the South Los Angeles Community Plan.

Additionally, both the Health and Wellness Element and Air Quality Element contain policies related to the proposed project. Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate

installation and use of EV Charging Stations, as well as for future use. The Project has also been conditioned to be a solar-ready building in compliance with Los Angeles Municipal Green Building Code, Section 99.05.211. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

Additional Finding for Storage of Household Goods

11. That 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 proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The subject site is directly abutting a residential zone to the south, as well as being located across the street from both an A zone and an R zone.

The project will enhance the environment by encouraging activity on an under-utilized site within the Hybrid Industrial land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips, in addition to introducing a new business with consistent hours of operation, external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

Zoning Administrator's Determination Findings

12. 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 proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily.

The proposed project includes a Vesting Zone Change request to rezone Lots 2 and 9 from CM-1-CPIO to CM-2. The CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR and imposes transitional height regulations adjacent to residential properties per the CPIO, as well as other regulations for building disposition, building design, parking, landscaping, and fencing and walls. The proposed project has a FAR of 4.27:1 and a height of 77 feet. Property to the north, across Venice Boulevard contains Loyola High School, which is developed with structures that range in height up to 4 stories. The football field for the high school is located directly across the street from the subject site and includes several 80 and 100 foot tall light pole structures. Property to the east is developed with a one story commercial structure along Venice Boulevard, and one story residential structures along Berendo Street. Properties to the south are developed with one and two-story residential structures. Finally, the property to the west, across Catalina Street is developed with a two-story mortuary building and cemetery.

Pursuant to LAMC Section 12.21.1.A.10, portions of buildings on a C zoned lot shall not exceed 33 feet in height when located between 50 and 99 feet from a lot classified in the RW1 Zone or a more restrictive zone. The property across Catalina Street to the west is zoned A1-1, which is more restrictive than the RW1 zone. The A1-1 zoned properties across Catalina Street are used for a mortuary and columbarium, and the Rosedale Cemetery. Catalina Street has a 60 foot right-of-way, meaning that the transitional height requirement of LAMC Section 12.21.1.A.10 would limit the first 39 feet of the building on the western portion of the site to a maximum height of 33 feet. The building height within this portion of the property is 34 feet 9 inches measured to the top of the parapet, but because of the height requirements for storage units, the internal floor to ceiling height of each floor is approximately 10 feet 4 inches, so the height to the top of the third story is actually 31 feet, which complies with the transitional height regulation. Additionally, LAMC Section 12.21.1.A.10 limits the height of buildings to 61 feet within 100-199 feet from a lot classified in the RW1 Zone or a more restrictive zone. The proposed project increases to a height of 77 feet 4 inches after 100 feet from the A1-1 zone. The A1-1 zoned properties across Catalina Street are not used for residential purposes and contain only one columbarium building. The sites are primarily used for funeral services, so the impact of the storage building adjacent to such uses is not likely to have a detrimental effect. The storage building is arranged in such a way to make maximum use of the site while substantially complying with transitional height regulations.

13. 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.

The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The proposed building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily.

The proposed project includes a Vesting Zone Change request to rezone Lots 2 and 9 from CM-1-CPIO to CM-2. The CM-2 zone allows for a 6:1 FAR and unlimited height, whereas the CM-1-CPIO zone allows for a 1.5:1 FAR and imposes transitional height regulations adjacent to residential properties per the CPIO, as well as other regulations for building disposition, building design, parking, landscaping, and fencing and walls. The proposed project has a FAR of 4.27:1 and a height of 77 feet. Property to the north, across Venice Boulevard contains

Loyola High School, which is developed with structures that range in height up to 4 stories. The football field for the high school is located directly across the street from the subject site and includes several 80 and 100 foot tall light pole structures. Property to the east is developed with a one story commercial structure along Venice Boulevard, and one story residential structures along Berendo Street. Properties to the south are developed with one and two-story residential structures. Finally, the property to the west, across Catalina Street is developed with a two-story mortuary building and cemetery.

The building height within 99 feet of the A1-1 zoned property across Catalina Street is 34 feet 9 inches measured to the top of the parapet, but because of the height requirements for storage units, the internal floor to ceiling height of each floor is approximately 10 feet 4 inches, so the height to the top of the third story is actually 31 feet. This complies with the transitional height regulation which permits a building to be a maximum of 33 feet within a distance of 50-99 feet from a lot classified in the RW1 Zone or a more restrictive zone. Additionally, LAMC Section 12.21.1.A.10 limits the height of buildings to 61 feet within 100-199 feet from a lot classified in the RW1 Zone or a more restrictive zone. The proposed project increases to a height of 77 feet 4 inches after 100 feet from the A1-1 zone. The A1-1 zoned properties across Catalina Street are not used for residential purposes and contain only one columbarium building. The sites are primarily used for funeral services, so the impact of the storage building adjacent to such uses is not likely to have a detrimental effect. The storage building is arranged in such a way to make maximum use of the site while substantially complying with transitional height regulations. Commercial structures, such as the proposed storage building, tend to be taller than residential structures, and the proposed height is appropriate for property located on Venice Boulevard. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use, consistent hours of operation, external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improving safety in the immediate vicinity.

14. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific 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 South Los Angeles Community Plan, and consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. The proposed project is consistent with the following objectives of the South Los Angeles Community Plan:

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.3: Adequate compatibility should be achieved through design treatments, compliance with environmental protection standards and health and safety requirements for industrial uses where they adjoin residential neighborhoods and commercial uses.

Objective 3-2: To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

The project will add neighborhood serving uses that will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips. The recommended zone change to (T)(Q)CM-2 and granting the Conditional Use request would allow the site to be developed consistent with the land use designation as the proposed self-storage is a use consistent with the CM-2 Zone. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the South Los Angeles Community Plan.

Additional Finding for Transitional Height

15. That 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 proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The subject site is directly abutting a residential zone to the south, as well as being located across the street from both an A zone and an R zone.

The project will enhance the environment by encouraging activity on an under-utilized site within the Commercial Manufacturing land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips, in addition to introducing a new business with consistent hours of operation, external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

The property is improved with a single-story 16,964 square-foot commercial building. The parking lot for the existing use is located to the rear of the building. The proposed project will maintain the commercial use on the lots fronting Venice Boulevard through the construction of the storage building, and will maintain the surface parking use on Lots 1 & 85, with the addition of electric vehicle parking. As such, the arrangement of uses on the site will be maintained. The proposed project will also provide a 5 foot wide landscape buffer along the southern property line abutting the residential use. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

The building height within 99 feet of the A1-1 zoned property across Catalina Street is 34 feet 9 inches measured to the top of the parapet, but because of the height requirements for storage units, the internal floor to ceiling height of each floor is approximately 10 feet 4 inches,

so the height to the top of the third story is actually 31 feet. This complies with the transitional height regulation which permits a building to be a maximum of 33 feet within a distance of 50-99 feet from a lot classified in the RW1 Zone or a more restrictive zone. Additionally, LAMC Section 12.21.1.A.10 limits the height of buildings to 61 feet within 100-199 feet from a lot classified in the RW1 Zone or a more restrictive zone. The proposed project increases to a height of 77 feet 4 inches after 100 feet from the A1-1 zone. The A1-1 zoned properties across Catalina Street are not used for residential purposes and contain only one columbarium building. The sites are primarily used for funeral services, so the impact of the storage building adjacent to such uses is not likely to have a detrimental effect. The storage building is arranged in such a way to make maximum use of the site while substantially complying with transitional height regulations.

Site Plan Review Findings

16. 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.

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 South Los Angeles Community Plan, and consists of 10 contiguous lots with a General Plan land use designation of Hybrid Industrial, which has a corresponding zone of CM. The proposed project is consistent with the following objectives of the South Los Angeles Community Plan:

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force, and which have minimal adverse impact on adjacent uses.

Policy 3-1.3: Adequate compatibility should be achieved through design treatments, compliance with environmental protection standards and health and safety requirements for industrial uses where they adjoin residential neighborhoods and commercial uses.

Objective 3-2: To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

The project will add neighborhood serving uses that will promote public convenience through the provision of a facility for the storage of household goods in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips. The recommended zone change to (T)(Q)CM-2 and granting the Conditional Use request would allow the site to be developed consistent with the land use designation as the proposed self-storage is a use consistent with the CM-2 Zone. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the South Los Angeles Community Plan.

Additionally, both the Health and Wellness Element and Air Quality Element contain policies related to the proposed project. Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project

would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations, as well as for future use. The Project has also been conditioned to be a solar-ready building in compliance with Los Angeles Municipal Green Building Code, Section 99.05.211. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

17. 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 proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The subject site is directly abutting a residential zone to the south, as well as being located across Catalina Street from an A1-1 zone and across Berendo Street from an R zone.

The property is improved with a single-story 16,964 square-foot commercial building. The parking lot for the existing use is located to the rear of the building. The proposed project will maintain the commercial use on the lots fronting Venice Boulevard through the construction of the storage building, and will maintain the surface parking use on Lots 1 & 85, with the addition of electric vehicle parking. As such, the arrangement of uses on the site will be maintained. The proposed project will also provide a 5 foot wide landscape buffer along the southern property line abutting the residential use.. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

The façade of the building along Venice Boulevard is designed to have transparent windows at the second and third levels that reveal the storage units along a single-loaded corridor. The first level will be accented by horizontal bands of split-face CMU block, with further accents of a stone veneer at the base of vertical columns. The upper levels of the building are designed with alternating columns of stucco and non-transparent glass. The building is designed to comply with transitional height regulations within 99 feet of the A1-1 zoned property to the west across Catalina Street. As a result, the building height on this portion of the site is approximately 34 feet 9 inches tall. The building at the corner of Venice Boulevard and Catalina Streets is pedestrian-scaled with transparent windows at the first three levels, revealing the storage units behind the glass along a single-loaded corridor. This continues southward along Catalina Street to the lobby, main entrance, and surface parking lot, which

is enhanced with landscaping. The split-face CMU block, stone veneer, and alternating rhythm of stucco columns and non-transparent glass repeats on all four sides of the building.

The building height within 99 feet of the A1-1 zoned property across Catalina Street is 34 feet 9 inches measured to the top of the parapet, but because of the height requirements for storage units, the internal floor to ceiling height of each floor is approximately 10 feet 4 inches, so the height to the top of the third story is actually 31 feet. This complies with the transitional height regulation which permits a building to be a maximum of 33 feet within a distance of 50-99 feet from a lot classified in the RW1 Zone or a more restrictive zone. Additionally, LAMC Section 12.21.1.A.10 limits the height of buildings to 61 feet within 100-199 feet from a lot classified in the RW1 Zone or a more restrictive zone. The proposed project increases to a height of 77 feet 4 inches after 100 feet from the A1-1 zone. Along the southeast property line, the proposed building is approximately 8 feet from a residential property which contains a two-story residence. The proposed building is designed to incorporate a 20 foot step back in the building façade above 31 feet, and another 10 foot step back above 51 feet along the southeastern property line.

The project will enhance the environment by encouraging activity on an under-utilized site within the Hybrid Industrial land use designation and by improving conditions surrounding the site through the provision of new lighting and enhanced landscaping. At the public hearing, nearby residents explained that the site felt unsafe to walk past, and was prone to graffiti. The redevelopment of the site with a building for storage of household good will enhance the built environment by providing a neighborhood serving use in close proximity to residential uses, supporting the needs of nearby residents, and reducing vehicular trips, in addition to introducing a new business with consistent hours of operation, external security system, new lighting, and enhanced landscaping. These improvements will enhance the aesthetic and functional qualities of the site, as well as improve safety in the immediate vicinity.

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

The proposed project consists of the demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square feet. The building will contain approximately 1,527 units ranging in size from 25 square feet to 250 square feet. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily. The subject site is directly abutting a residential zone to the south, as well as being located across the street from both an A zone and an R zone. The proposed project does not contain any residential uses, therefore, there is no need to provide recreational and service amenities to improve habitability for the project.

CEQA Finding

19. On October 18, 2018, a Mitigated Negative Declaration ENV-2017-3855-MND 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 Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.