



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

**Case Number** ZA-2021-10414-CU-SPR

**Env. Case Number** ENV-2021-10415-EAF

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

*Detailed filing instructions are found on form CP-7810*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Total Lot Area \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Present Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |  |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                  |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits)   | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)    |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: \_\_\_\_\_square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

## LADCP Application – Supplement

### ACTIONS REQUESTED, CONTINUED FROM PAGE 2

**Authorizing Section** 12.24 S

**Code Section from which relief is requested (if any)** N/A

**Action Requested, Narrative** Request for a decrease in the amount of required parking.

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**Authorizing Section** 16.05

**Code Section from which relief is requested (if any)** N/A

**Action Requested, Narrative** Site Plan Review (SPR) for a development project that results in 50,000 gross square feet or more of non-residential floor area.

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**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

\_\_\_\_\_

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form \_\_\_\_\_

b. Geographic Project Planning Referral \_\_\_\_\_

c. Citywide Design Guidelines Compliance Review Form \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Preliminary Zoning Assessment Referral Form \_\_\_\_\_

l. SB330 Preliminary Application \_\_\_\_\_

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

n. Order to Comply \_\_\_\_\_

o. Building Permits and Certificates of Occupancy \_\_\_\_\_

p. Hillside Referral Form (BOE) \_\_\_\_\_

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

r. SB330 Determination Letter from Housing and Community Investment Department \_\_\_\_\_

s. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Are you in escrow to purchase the subject property?       YES       NO

**Property Owner of Record**       Same as applicant       Different from applicant

Name (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**       Owner       Applicant  
*(select only one)*       Agent/Representative       Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature           Susan Winter          

Date           12-14-21          

Print Name           Susan Winter          

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12/14/2021 before me, Seung H. Kim (notary public)  
(Insert Name of Notary Public and Title)

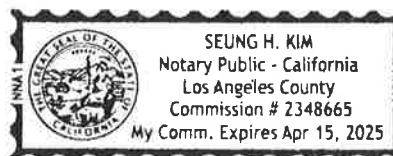
personally appeared Susan Winter who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature

(Seal)



**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature Sherry Latt Lourey

Date 12/13/21

Print Name Sherry Latt Lourey

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On December 13, 2021 before me, Roy DuBos, Notary Public  
(Insert Name of Notary Public and Title)

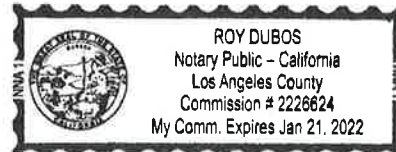
personally appeared Sherry Latt Lowy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he (she) they executed the same in his (her) their authorized capacity(ies), and that by his (her) their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Roy DuBos  
Signature


(Seal)



**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature:  Date: 12/22/21  
Print Name: Dan Breeden, Jr. Auditorial Signatory

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

**9. SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

## EXHIBIT "A"

Legal Description of Property

Real property located in the City and County of Los Angeles, State of California, more particularly described as follows:

Beginning at the intersection of the Northeast line of 7th Street with the Northwest line of Delia W. Chase property No. 1, as per map recorded in Book 10, Page 68, of Maps, in the office of the County Recorder of said County; thence Northeasterly along said Northwest line 162.55 feet to the Southwesterly line of the Wolfskill Orchard Tract, as per map recorded in Book 30, pages 9 to 13 inclusive, of Miscellaneous Records of said County; thence Northwesterly along said Southwesterly line to the Southeasterly line of San Pedro Street; thence Southwesterly along San Pedro Street to the Northeasterly line of said 7th Street; thence Southeasterly along 7th Street to the point of beginning.

LA 3156224 v1

EXHIBIT "A"

Legal Description of Property

Real property located in the City and County of Los Angeles, State of California, more particularly described as follows:

Lots 1, 2 and 39 of Block 21 of Wolfskill Orchard Tract, as per map recorded in Book 30, pages 9 to 13 inclusive of Miscellaneous Records in the Office of the County Recorder.

I.A 3156232 v1

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ATTACHMENT “A”  
 FINDINGS & SUPPLEMENTAL INFORMATION  
 646-660 S. SAN PEDRO STREET / 611-619 E. 7<sup>th</sup> STREET / 649-651 S. CROCKER STREET

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➤ **SITE INFORMATION:**

- Address: 646-660 S. San Pedro Street / 611-619 E. 7<sup>th</sup> Street / 649-651 S. Crocker Street  
Los Angeles, CA 90014
- Lot area: 45,883 square feet / 1.053 acres
- APN(s): 5147-026-001, -004 and -032

➤ **ACTIONS REQUESTED:**

- **Conditional Use Permit (CUP)**, pursuant to LAMC Section 12.24.W.50 for a storage building for household goods in the M2-2D Zone within 500 feet of an R Zone;
  - A request, pursuant to LAMC Section 12.24.F in conjunction with a Conditional Use Permit, to permit a maximum allowable building height of 66 feet in lieu of the 37 feet permitted pursuant to LAMC 12.17.6.A.10 for a self-storage building located within 500 feet of a residential zone or use;
  - A request, pursuant to LAMC Section 12.24.S in conjunction with a Conditional Use Permit, for a 20% decrease in the amount of required parking;
- **Site Plan Review (SPR)** pursuant to LAMC Section 16.05, for a development project that results in 50,000 gross square feet or more of non-residential floor area.
- **California Environmental Quality Act (CEQA) Class 32 Exemption**, pursuant to Section 15332 of the State CEQA Guidelines, for an Urban Infill development.

➤ **BACKGROUND INFORMATION:**

**SUBJECT PROPERTY**

The Subject Property is located at 646-660 San Pedro Street / 649-651 S. Crocker Street / 611-619 E. 7<sup>th</sup> Street, Los Angeles, CA 90014 (the “Property”). The Property is identified by the Assessor’s Parcel Numbers (APNs) 5147-026-001, -004 and -032. The Property is comprised of a large corner lot at San Pedro and 7<sup>th</sup> Streets and three long rectangular lots that span the block from San Pedro to Crocker Streets. The Property has approximately 205 feet of frontage along the west side of S. San Pedro Street, 200 feet of frontage along the south side of E. 7<sup>th</sup> Street, and 60 feet of frontage along the east side of Crocker Street.

The Property is currently improved with a commercial—auto, recreation equipment, construction equipment sales and service—auto body repair shop use with a one-story, 5,469 SF building built in 1990; an industrial, warehousing and distribution use with three, one-story building totaling in 28,347 SF and built in 1950 and 1961; and a 6,210 SF surface parking lot. According to ZIMAS, the Property has a lot area of 45,883 square feet or 1.053 acres.

**ZONING INFORMATION**

The Subject Property is currently zoned M2-2D and is designated for Light Manufacturing land uses by the General Plan. Within the current zoning designation, the Property requires approval of a Conditional Use Permit pursuant to LAMC 12.24.W.50 and 12.24.E for the following land use: storage building for household goods, including truck rentals. Height District “2” does not restrict the building height and allows for a maximum Floor Area Ratio (FAR) of 6:1. However, the “D” limitation for this zone stipulates a maximum FAR of 3:1.

The Property is also within the boundaries of the Central Industrial Redevelopment Project Area, which includes a Light Industrial land use designation for the Property. Although local redevelopment areas have formally been dissolved by the state legislature, properties are still subject to review for consistency with the land use controls of the Redevelopment Plan by CRA/LA, a designated local authority, which is the successor agency to the Community Redevelopment Agency. Pursuant to the Redevelopment Plan, the Property shall be maintained, developed, and used for Industrial uses. However, Commercial facilities within Industrial areas may be permitted when appropriately designed and located, and when following the following criteria: promote community revitalization, meet design and location criteria, promote the goals and objectives of the Plan, and is compatible with and appropriate for the Industrial uses in the vicinity.

**SURROUNDING PROPERTIES**

Properties in the surrounding area are classified within the M2-2D, [Q]R5-2D and [T][Q]C2-4D zones. Properties to the north of the Subject Property are within the M2-2D Zone and are currently improved with light manufacturing uses to the west, and with parking uses to the east. The Property to the west of the Subject Property, across San Pedro Street, is within the [Q]R5-2D Zone and improved with a recently built 5-story multifamily housing development. Properties to the south of the Subject Property across 7<sup>th</sup> Street are within the M2-2D Zone, and currently

improved with commercial uses. The Properties abutting the east of the Subject Property, are also zoned M2-2D and currently improved with light manufacturing and warehousing, distribution, and storage uses. Properties to the east across Crocker Street are also zoned M2-2D and improved with light manufacturing and warehousing, distribution, and storage uses.

➤ **STREETS AND CIRCULATION:**

- 7<sup>th</sup> Street, adjoining the subject property to the south, is a designated Avenue II, which requires a full right-of-way width of 86 feet and a half-width of 43 feet. At the Property, the street is dedicated and improved with a full width of about 80 feet. A dedication of 3 feet may be required as part of the project.
- Crocker Street, adjoining the subject property to the east is a designated Collector, which requires a full right-of-way width of 66 feet and a half-width of 33 feet. At the Property, the street is dedicated and improved with a full width of about 60 feet. A dedication of 3 feet may be required as part of the project.
- San Pedro Street & 7<sup>th</sup> Street, is the intersection to the southwest corner of the Subject Property. A 15 by 15 feet corner cut with improvements at the southeast intersection of San Pedro Street and 7<sup>th</sup> Street may be required as part of the project.

*Per the recommendation of the Bureau of Engineering (BOE) and as documented in the enclosed Planning Case Referral from (PCRF) dated June 29, 2021 and assigned Reference Number 202100314.*

➤ **RELATED CASES:**

- **Case No. CPC-2018-6005-CA** — On December 20, 2018, the Los Angeles City Planning Commission approved the Ordinance establishing procedures implementing the Redevelopment Plans and other amendments to the Los Angeles Municipal Code to facilitate the transfer of land use authority from CRA/LA-DLA pursuant to Section 12.32(C)(7).
- **Case No. CPC-2017-432-CPU-CA** — Pending Central City and Central City North Community Plan Update.
- **Case No. CPC-2017-2107-MS** — On June 8, 2017, the Los Angeles City Planning Commission approved the Downtown Design Guide Update to reflect shifts in existing conditions, visions, and administration since its original release in 2009.
- **Case No. CPC-2013-3169-CA** — On May 8, 2014, the City Planning Commission approved the Ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05, and 16.11 of the Los Angeles Municipal Code to remove references to the Community Redevelopment Agency (CRA), which was dissolved on February 1, 2012.
- **Case No. CPC-2005-1124-CA** — On June 7, 2005, the City Planning Commission approved the Ordinance amending Section 16.05 of the Los Angeles Municipal Code requiring the



conformance of residential projects to Streetscape and Design Guidelines once they have been approved by the City Planning Commission located in redevelopment project areas in the Central City Community Plan Area south of the 101 Freeway.

- **Case No. CPC-2005-1122-CA** — On June 7, 2005, the City Planning Commission approved the Ordinance amending various sections of the Los Angeles Municipal Code instituting a floor area bonus for redevelopment project areas in the Central City Plan Area South of the 101 Freeway.
- **Case No. CPC-2005-1128-CA** — On July 16, 2002, the City Planning Commission approved the Ordinance amending Sections 12.03, 12.22 A 23, 12.22 A 26, 12.24 X I, 12.95.3, 16.05, and 19.01 of the Los Angeles Municipal Code to expand the geographic coverage of the existing downtown adaptive reuse ordinance to include Chinatown, Lincoln Heights, the Hollywood community redevelopment project area, Central Avenue south of the Santa Monica Freeway and north of Vernon Avenue, and certain portions of the Wilshire Center/Koreatown community redevelopment project area.
- **Case No. CPC-1986-606-GPC** — On December 20, 1988, the City Council adopted a Zone Change surrounding the subject property via Ordinance No. 164307, in conjunction with the General Plan Consistency Program for the Central City Community Plan. The permanent [D] Limitation restricts floor area ratio to 6:1, except for projects approved for Transfer of Floor Area of the Redevelopment Plan for the Central Business District Redevelopment project; projects approved for the rehabilitation, remodeling, or replacement of existing buildings; projects approved for a density variation of 50,000 SF or less; projects approved for a density variation of more than 50,000 SF prior to the effective date of the ordinance; and projects approved pursuant to any procedure to regulate transfers of floor area.
- **Ordinance No. 175,038** — Effective February 9, 2003, the City Council approved an ordinance establishing a specific plan to be known as the Adaptive Reuse Incentive Areas Specific Plan for the areas of Chinatown, Lincoln Heights, the Hollywood Community Redevelopment Project Area, certain portions of the Wilshire Center/Koreatown Community Redevelopment Project Area, and Central Avenue south of Freeway Number 10 and north of Vernon Avenue.
- **Ordinance No. 164,307** — On June 30, 1989, the ordinance became effective implementing Qualified “Q” Conditions and Development “D” Limitations on properties within the Central City Community Plan area. The project site is located within Subarea 1175. The “D” Limitation limits the development of properties to a 3:1 FAR, unless approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) or Section 416 (Replacement of Existing Buildings) of the Redevelopment Plan.
- **Ordinance No. 137,036** — On July 31, 1968, the City Council approved an amendment parking regulations for the Downtown Business District pursuant to LAMC Section 12.21(A)(4)(4.i).
- **Ordinance No. 135,901** — On January 19, 1968, the City Council approved an amendment to parking regulations for business, commercial or industrial buildings with a gross floor area of 7,500 square feet or more pursuant to LAMC Section 12.21(A)(4)(3.i).

- **Ordinance No. 129,944** — On April 29, 1965, the City Council approved an Ordinance amending Fire District No. 1 Boundaries pursuant to LAMC Section 1. Subsection (a) of Section 91.1601.

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## PROJECT DESCRIPTION

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The Applicant, JSF Management, LLC, is requesting a Conditional Use Permit (“CUP”) and Site Plan Review (“SPR”) approval for the construction, use, and maintenance of a self-storage facility for household goods, consisting of approximately 134,198 square feet of floor area, in a five-story building with a maximum height of 66 feet, and 25 surface automobile parking spaces. The building includes self-storage units on all five floors, as well as office and lobby space on the ground floor. Proposed hours of operation are as follows: Self-storage office hours (staffed), Monday through Saturday, 8:00 AM to 6:00 PM and Sunday, 9:00 AM to 4:00 PM; Self-storage secure customer access, Sunday through Saturday, 5:00 AM to 10:00 PM. The proposed use will meet the growing demand for quality storage space in an emerging residential market as a result of the continued production of medium- and high-density multi-family developments in downtown Los Angeles.

In conjunction with the CUP request, the Applicant is also requesting an increase in the maximum allowable height, pursuant to LAMC Section 12.24 F., as well as a reduction in required parking, pursuant to LAMC Section 12.24 S., as further outlined below.

### PARKING AND ACCESS

The Project Site has street frontage along San Pedro, 7<sup>th</sup> and Crocker Streets. Driveway access is provided to the site from the east through a gated-entry on Crocker Street as well as from the south on 7<sup>th</sup> Street. Parking and loading is located along the east face of the building, adjacent to the building’s lobby and loading zone, and along the north property line.

The Project proposes to provide 25 automobile parking spaces. Pursuant to LAMC Section 12.21 A.4, the Project is required to provide parking at one space per 500 square feet for the first 10,000 square feet, in addition to one per 5,000 square feet for the remaining building area, for a total of 45 parking spaces for a building of approximately 134,198 square feet. The subject request includes a 20% reduction in the required parking, pursuant to LAMC 12.24 S, resulting in 36 spaces, of which, pursuant to LAMC Section 12.21 A.4, the Project proposed to replace up to 30% - or 11 stalls – with bicycle parking as the Project Site is located within 1,500 feet of a major transit stop<sup>1</sup>.

In accordance with LAMC Section 12.21.A.16(c), the Project is required to provide 14 new long term and 14 new short term bike parking spaces, in addition to the 44 spaces required for the replacement of automobile parking spaces noted above. The Project will provide 72 new on-site bicycle parking spaces.

### BUILDING HEIGHT AND DESIGN

The proposed building is five stories of storage use with a maximum building height of 66 feet. The Subject Property is currently zoned M2-2D. While Height District “2” does not restrict the building height, building height is limited to 37 feet pursuant to LAMC Section 12.17.6 A.10 for a self-storage

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<sup>1</sup> The 720 Metro Rapid Line is located within 500 feet (eastbound) and 1,300 feet (westbound) at 5<sup>th</sup> and 6<sup>th</sup> Streets, and San Pedro Street, respectively.

building located within 500 feet of a residential zone or use. The proposed Project is located across San Pedro Street from the R5 Zone thus the subject request includes relief from the maximum building height of 37 feet pursuant to LAMC Section 12.24 F to permit a maximum building height of 66 feet.

The building’s aesthetic will feature a mix of accented stucco, split-faced CMU, glazing, spandrel metal accent and corrugated metal panels. Pedestrian-level amenities include storefront glazing activating the street-facing lobby and substantial landscaping with decorative planted screening around the perimeter. The building design is compatible with the surrounding neighborhood and the chosen architecture and colors that will fit seamlessly with the adjacent industrial and residential developments along San Pedro and 7<sup>th</sup> Streets.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high-performance building envelopment.

**ZONING STATISTICS**

	Required/Permitted	Provided
<b>Net Lot Area</b>	45,883 SF	
	M2-2D	
<b>Floor Area Ratio</b>	3:1	3:1
<b>Allowable Building Area</b>	137,649 SF	134,198 SF
<b>Parking</b>	34 spaces	25 spaces
<b>Front Yard Setback</b>	Not required	Minimum 7 FT
<b>Side Yard Setbacks</b>	Not required	Minimum 5 FT
<b>Rear Yard Setback</b>	Not required	Minimum 6 FT
<b>Building Height</b>	37 <sup>1</sup> ft	66 <sup>2</sup> / 5 stories

<sup>1</sup>Height District 2 does not restrict the building height; however, per LAMC Section 12.17.6 A.10, building height is limited to 37 feet for a self-storage facility located within 500 feet of a residential zone or use.

<sup>2</sup>Per LAMC Section 12.03, height is measured to the highest point of roof or parapet, whichever is higher. Exceptions per Section 12.21.1 B. include equipment for building operation, skylights, “towers” or similar structures above the height limit when set back from the roof perimeter by 5 feet; chimney, exhaust ducts, solar water heaters, any roof structures housing stairways, elevators or ventilation fans may exceed height up to five feet with no setback. Roof structures for housing elevators and stairways may exceed the height limit up to 10 feet, where building is limited to 30 or 45 feet.

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## CONDITIONAL USE PERMIT – ADDITIONAL FINDINGS

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The Applicant requests a Conditional Use Permit, pursuant to LAMC Section 12.24.W.50, for a storage building for household goods, located in the M2-2D Zone, within 500 feet of an R zone, in conjunction with a request, pursuant to LAMC Section 12.24.F, to permit a maximum allowable building height of 66 feet in lieu of the 37 feet permitted pursuant to LAMC 12.17.6.A.10 for a self-storage building located within 500 feet of a residential zone or use; as well as a request, pursuant to LAMC Section 12.24.S, for a 20% decrease in the amount of required parking; and makes the following findings:

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

The Applicant is seeking a Conditional Use Permit for a new self-storage facility for household goods that is approximately 134,198 square feet in a 5-story building with a maximum building height of 66 feet and providing 25 automobile spaces. The site is located on the northeastern corner at the intersection of San Pedro Street and 7<sup>th</sup> Street and is within the M2-2D Zone. It is currently developed with a single-story, 5,469-square foot building for automotive service and repair; an industrial, warehousing and distribution use with three, one-story building totaling in 28,347 square foot; and a 6,210 square foot surface parking lot.

Development surrounding the project site is characterized primarily by general industrial and manufacturing uses and limited residential uses. Light Industrial uses are located to the north, south and east of the Project Site and are generally designated M2-2D for light manufacturing land uses. Residential uses are located to the west of the site across San Pedro Street and are generally zoned [Q]R5-2D for multi-family residential land uses.

The proposed Project is located within an established industrial area adjacent to residential uses across San Pedro Street. The proposed use complements the transition between these uses and reflects the increase in the demand for the self-storage facilities as a result of the continued production of medium- and high-density multi-family developments in downtown Los Angeles. The Project provides a conveniently located, neighborhood-serving use that supports the surrounding residential community. The industrially-zoned Property is uniquely located proximate to commercially- and residentially-zoned properties. The proposed use will result in a de-intensification of the existing industrial use of the Property and will be more compatible with the neighboring residential and commercial uses than the current uses - light industrial building that operates as an auto repair facility and warehousing and distribution facilities, and as such provides a service that is essential to the surrounding community.

The design of the proposed building will be an improvement to the current conditions of the site, while maintaining compatibility with adjacent development. The Project also proposes significant landscaping along the northern, southern, and western perimeters of the building and along the parking driveways on-site. The design of the Project will help create a higher

standard for future development of new industrial buildings within the neighborhood and will be beneficial to the surrounding community.

**2. 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; and**

The proposed self-storage building will be compatible with the surrounding neighborhood. The self-storage use will be conducted completely within the enclosed structure thereby lessening impacts on surrounding properties. The Project's ground floor will contain an office, lobby, storage rooms and surface parking that provides 25 automobile parking spaces. Driveway access to the site will be off Crocker Street as well as 7<sup>th</sup> Street and accommodates a reservoir to reduce impacts to traffic as cars enter/exit the site. Additionally, the main pedestrian entrance will be provided from 7<sup>th</sup> Street. The project will result in minimal alterations to curb cuts along 7<sup>th</sup> Street and Crocker Street. Additionally, street dedications along 7<sup>th</sup> and Crocker Streets, a corner-cut dedication at San Pedro and 7<sup>th</sup> Streets, and various right of way improvements will enhance the corridor's walkability. Landscaping surrounding the perimeter of the site will soften the edges of the building, mitigate the visual impacts of gates and driveways, and improve the overall aesthetic quality of the site in this industrially developed area with currently little greening.

Surrounding properties are generally zoned M2-2D, [Q]R5-2D and [T][Q]C2-4D and are developed with industrial, commercial, and residential uses. The northerly adjoining properties are zoned M2-2D and are developed with light manufacturing and parking uses. The easterly adjoining properties (along 7<sup>th</sup> Street and across Crocker Street) are both zoned M2-2D and developed with light manufacturing and warehousing, distribution and storage uses. The southerly adjoining properties (across 7<sup>th</sup> Street) are also zoned M2-2D and improved with commercial uses. The westerly adjoining property (across San Pedro Street) is zone [Q]R5-2D and is developed with multi-family residential uses.

The subject property proposes the use of self-storage for household goods that is both compatible with the underlying light manufacturing designation and the broader commercial and industrial uses along 7<sup>th</sup>, San Pedro, and Crocker Streets. The proposed-self-storage use is less intensive than the existing industrial (warehousing, distribution, storage) and commercial, auto body repair shop uses—and is similar to and no more objectionable to the public welfare than other uses both existing and permitted in the surrounding area. Additionally, the storage of household goods furthers the purpose and intent of the comprehensive zoning in the surrounding area, which seeks to provide services to the nearby residential community and provide suitable sites for light industrial and manufacturing uses. Furthermore, the former industrial use with a commercial operation will help activate the corner site.

The size, height and operations are generally compatible with the surrounding neighborhood. The proposed building will improve an underutilized corner site that is increasingly being developed with multi-family within the vicinity, including a 6-story multi-family building across the street from the Project Site. Proposed hours of operation will be as follows: Self-storage office hours (staffed), Monday through Saturday, 8:00 AM to 6:00 PM and Sunday, 9:00 AM to

4:00 PM; Self-storage secure customer access, Sunday through Saturday, 5:00 AM to 10:00 PM. Hours will be compatible with surrounding uses which include other neighborhood-serving businesses. The improvement of this intersection with a commercial will bring activity as well as physical improvements to the area which will in turn support the community.

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

The Subject Property is located in and surrounded by other properties in the M2-2D Zone and is within easy walking distance of commercially- and residentially-zoned properties. The self-storage use remains industrial in nature and will not create a fragmented pattern of development or reduce the integrity and viability of the existing industrial uses. Rather, the self-storage use will complement the surrounding uses by maintaining the industrial designation of the Property while servicing the expanding medium- to high-density residential neighborhood to the northwest of the Site in downtown Los Angeles by offering a substantial amount of leasable self-storage units for household goods. The Project and related pertinent improvements are compatible with existing and future development on adjacent and neighboring properties.

The Property is located within the Central City East district of the Central City Community Plan ("Community Plan") area, which is characterized by manufacturing uses such as wholesale and warehousing uses, and a mixture of other commercial uses. Currently, the Property is zoned M2-2D and is designated for Light Manufacturing land uses by the Community Plan. The Project is in substantial conformance with the purpose, intent and provisions of the Community Plan based on the following:

***Objective 3.1 To strengthen, retain and expand the existing industrial base as well as attract new industries to the Central City Area***

The Project proposes a 5-story, 134,198 square-foot self-storage facility for household goods. The Project would result in a de-intensification of the existing industrial use of the Property. The industrially-zoned Property is uniquely located between multi-family uses to the west, and industrial and commercial uses to the east, north, and south. The Project will attract a new commercial industry to the area that is compatible with surrounding warehouse and industrial uses, while also providing a much-needed service to the surrounding residential community. Therefore, the Project is in conformance with Objective 3-1 of Central City Community Plan.

***In addition to the findings set forth in 12.24.E above, the Zoning Administrator shall find 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 Project and related pertinent improvements are compatible with the character of the adjacent properties and surround neighborhood, as the Project maintains its light manufacturing land use designation but at a lesser intensity of use than what currently occupies the Subject Property, and because of the neighboring industrial properties that are light

manufacturing and warehousing, distribution and storage uses within the vicinity of the Subject Property.

ARRANGEMENT OF BUILDINGS (HEIGHT, MASS, SETBACKS)

The Subject Property is composed of three parcels with frontage on San Pedro Street, 7<sup>th</sup> Street, and Crocker Street. The Project accommodates the eastern corner lot at the intersection of San Pedro and 7<sup>th</sup> Streets with the building's frontages oriented towards these Streets. The Project meets the required setbacks, street dedications per the Bureau of Engineering, and landscaping, all of which enhance walkability of the area.

The Applicant requests, pursuant to LAMC Section 12.24.F in conjunction with a Conditional Use Permit, to permit a maximum allowable building height of 66 feet in lieu of the otherwise required maximum of 37 feet pursuant to LAMC 12.17.6.A.10, for a self-storage building located within 500 feet of a residential zone or use. The Subject Property is currently zoned M2-2D. Height District "2" does not restrict the building height. The proposed building is five stories with a maximum height of 66 feet and will not exceed the maximum FAR off 3:1 stipulated by the "D" limitation of the Zone. It will therefore be compatible with surrounding developments, such as buildings adjacent to the Subject Property across San Pedro Street that are five stories or more.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high-performance building envelopment.

PARKING

As noted above, the Subject Property has frontages on San Pedro, 7<sup>th</sup>, and Crocker Streets. Driveway access is provided from both 7<sup>th</sup> Street and Crocker Street and designed at the rear of the building, as far away from the street corner as possible with minimal alterations to curb cuts along both 7<sup>th</sup> Street and Crocker Street. The Project provides 25 automobile parking spaces, and 72 bicycle spaces provided on the easterly portion of the site to the rear of the building.

LIGHTING AND LANDSCAPING

The Project will provide illumination at street level for security. All lighting will be shielded and focused on the project site and directed away from neighboring land uses. The Project will include architectural features and facades with a low level of reflectivity. As such, the Project will not result in a substantial amount of light that would adversely affect the day- or night-time views in the Project's vicinity.

The Project proposes to provide landscaping along the northern, southern, and western perimeter of the building, as well as along the driveways in the parking area. The landscape design will include a number of plant materials, including new trees on-site, that are drought-resistant and native to California. The Project will also incorporate new street trees in the public right-of-way consistent with the City's landscape ordinance and as required by the Bureau of Engineering.



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## SITE PLAN REVIEW– ADDITIONAL FINDINGS

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Pursuant to LAMC Section 16.05, a project which results in 50,000 gross square feet or more of non-residential floor area requires Site Plan Review. In granting an approval, the Zoning Administrator shall find:

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

The Subject Property is located in and surrounded by other properties in the M2-2D Zone and is within easy walking distance of commercially- and residentially-zoned properties. The self-storage use remains industrial in nature and will not create a fragmented pattern of development or reduce the integrity and viability of the existing industrial uses. Rather, the self-storage use will complement the surrounding uses by maintaining the industrial designation of the Property while servicing the expanding medium- to high-density residential neighborhood to the northwest of the Site in downtown Los Angeles by offering a substantial amount of leasable self-storage units for household goods. The Project and related pertinent improvements are compatible with existing and future development on adjacent and neighboring properties.

The Property is located within the Central City East district of the Central City Community Plan (“Community Plan”) area, which is characterized by manufacturing uses such as wholesale and warehousing uses, and a mixture of other commercial uses. Currently, the Property is zoned M2-2D and is designated for Light Manufacturing land uses by the Community Plan. The Project is in substantial conformance with the purpose, intent and provisions of the Community Plan based on the following:

***Objective 3.1*** *To strengthen, retain and expand the existing industrial base as well as attract new industries to the Central City Area*

The Project proposes a 5-story, 134,198 square-foot self-storage facility for household goods. The Project would result in a de-intensification of the existing industrial use of the Property. The industrially-zoned Property is uniquely located between multi-family uses to the west, and industrial and commercial uses to the east, north, and south. The Project will attract a new commercial industry to the area that is compatible with surrounding warehouse and industrial uses, while also providing a much-needed service to the surrounding residential community. Therefore, the Project is in conformance with the provisions of the Central City Community Plan as well as the General Plan.

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

The Project and related pertinent improvements are compatible with the character of the adjacent properties and surround neighborhood, as the Project maintains its light manufacturing land use designation but at a lesser intensity of use than what currently occupies the Subject Property, and because of the neighboring industrial properties that are light manufacturing and warehousing, distribution and storage uses within the vicinity of the Subject Property.

#### ARRANGEMENT OF BUILDINGS (HEIGHT, MASS, SETBACKS)

The Subject Property is composed of three parcels with frontage on San Pedro Street, 7<sup>th</sup> Street, and Crocker Street. The Project accommodates the eastern corner lot at the intersection of San Pedro and 7<sup>th</sup> Streets with the building's frontages oriented towards these Streets. The Project meets the required setbacks, street dedications per the Bureau of Engineering, and landscaping, all of which enhance walkability of the area.

The Applicant requests, pursuant to LAMC Section 12.24.F in conjunction with a Conditional Use Permit, to permit a maximum allowable building height of 66 feet in lieu of the otherwise required maximum of 37 feet pursuant to LAMC 12.17.6.A.10, for a self-storage building located within 500 feet of a residential zone or use. The Subject Property is currently zoned M2-2D. Height District "2" does not restrict the building height. The proposed building is five stories with a maximum height of 66 feet and will not exceed the maximum FAR off 3:1 stipulated by the "D" limitation of the Zone. It will therefore be compatible with surrounding developments, such as buildings adjacent to the Subject Property across San Pedro Street that are five stories or more.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the Project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high-performance building envelopment.

#### PARKING

As noted above, the Subject Property has frontages on San Pedro, 7<sup>th</sup>, and Crocker Streets. Driveway access is provided from both 7<sup>th</sup> Street and Crocker Street and designed at the rear of the building, as far away from the street corner as possible with minimal alterations to curb cuts along both 7<sup>th</sup> Street and Crocker Street. The Project provides 25 automobile parking spaces, and 72 bicycle spaces provided on the easterly portion of the site to the rear of the building.

#### LIGHTING AND LANDSCAPING

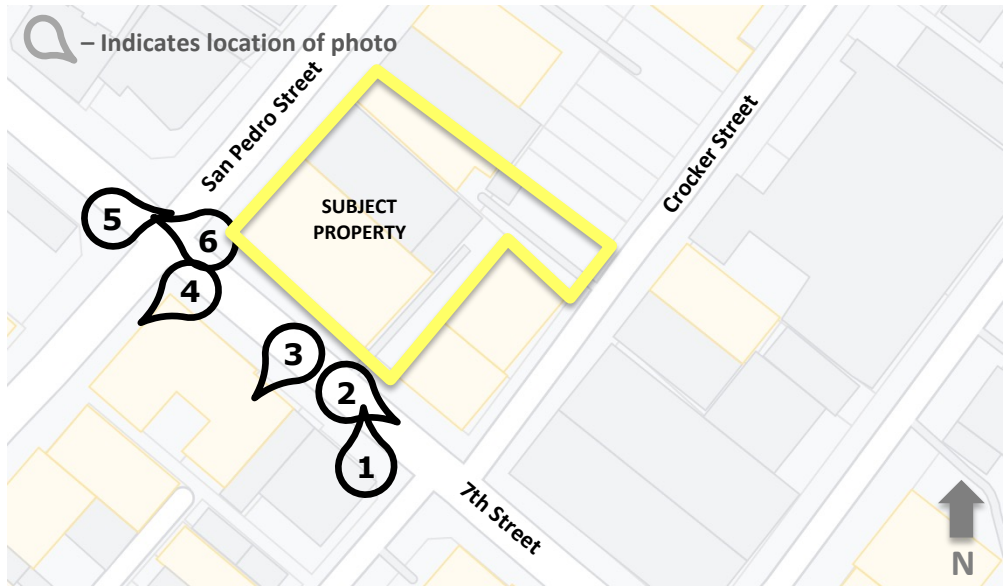
The Project will provide illumination at street level for security. All lighting will be shielded and focused on the project site and directed away from neighboring land uses. The Project will include architectural features and facades with a low level of reflectivity. As such, the Project will not result in a substantial amount of light that would adversely affect the day- or night-time views in the Project's vicinity.

The Project proposes to provide landscaping along the northern, southern, and western perimeter of the building, as well as along the driveways in the parking area. The landscape design will include a number of plant materials, including new trees on-site, that are drought-resistant and native to California. The Project will also incorporate new street trees in the public right-of-way consistent with the City's landscape ordinance and as required by the Bureau of Engineering.

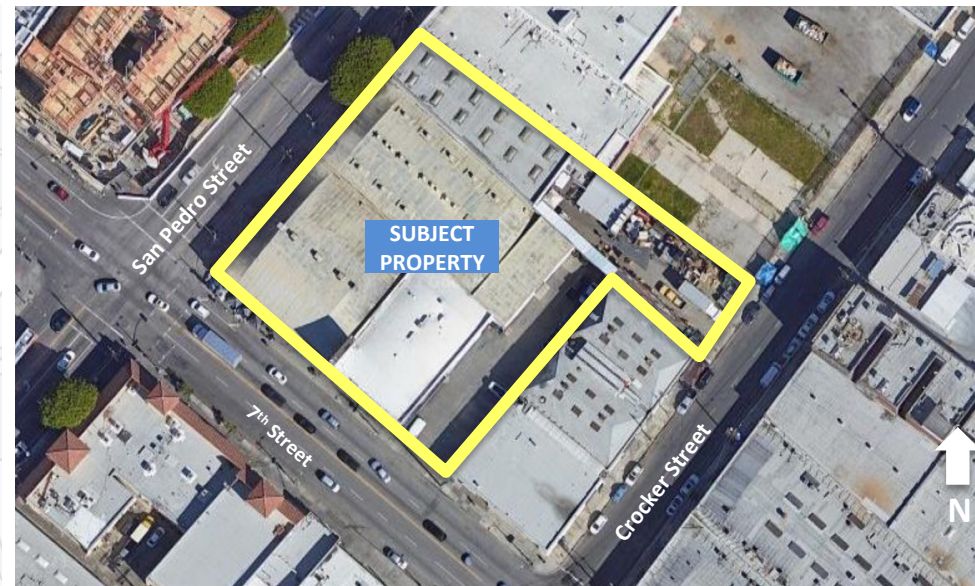
**3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

Not applicable. The Project is not a residential project.

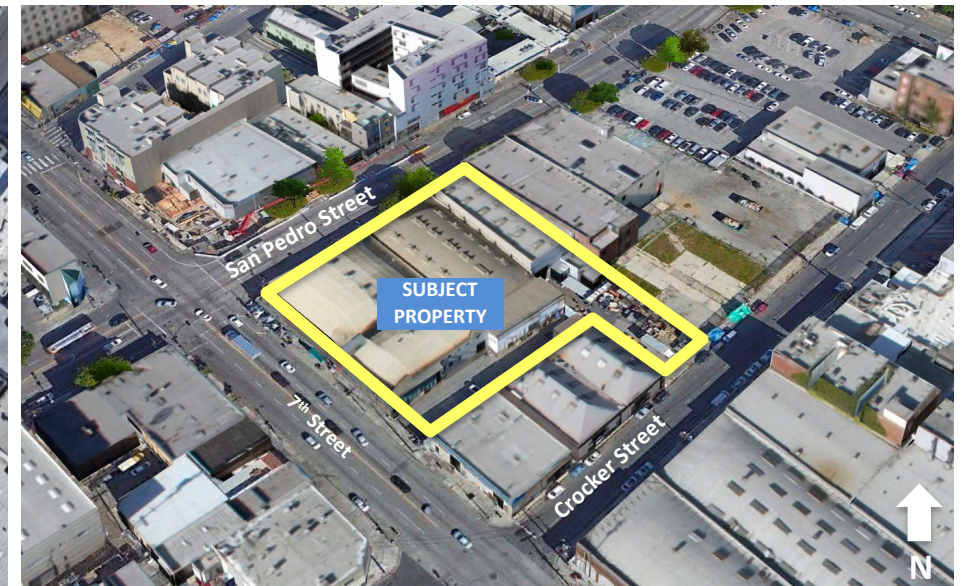
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Map 1 – Key Map I



Aerial view of Subject Property



"Birds eye" view of Subject Property

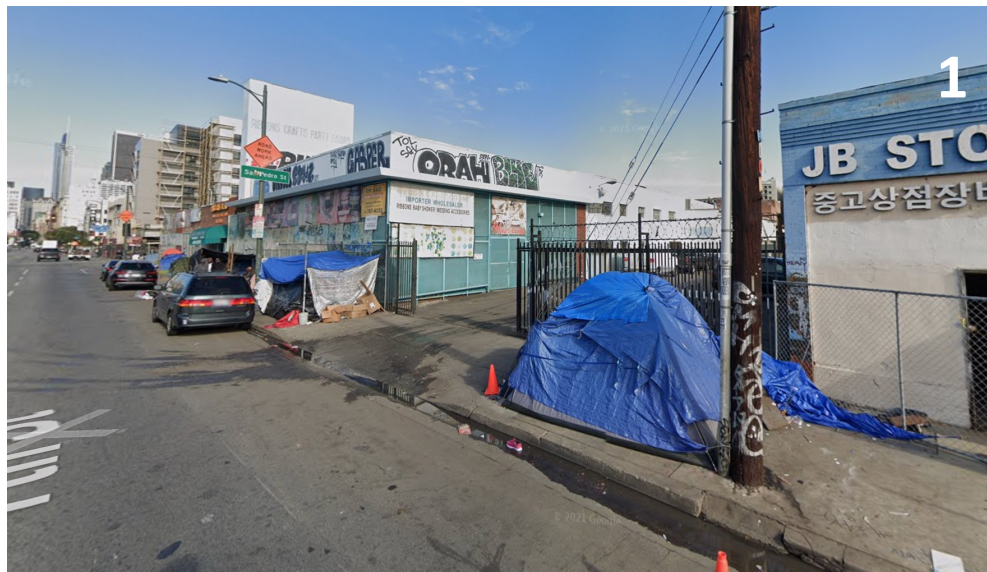


Figure 1 – View of Subject Property from Southeast corner of building, facing northwest



Figure 2 – View of adjacent properties along 7th Street, facing east

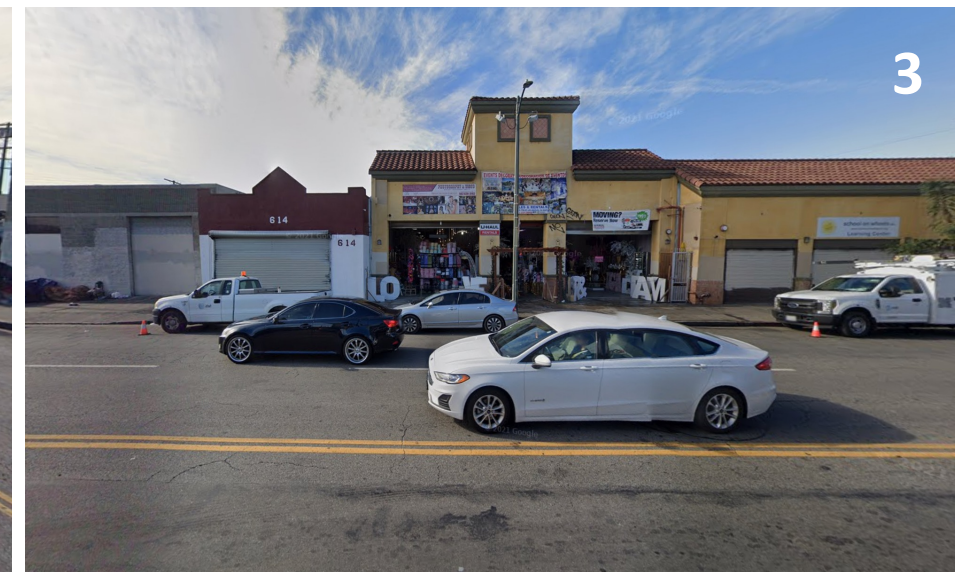


Figure 3 – View of adjacent properties across 7th Street, facing south

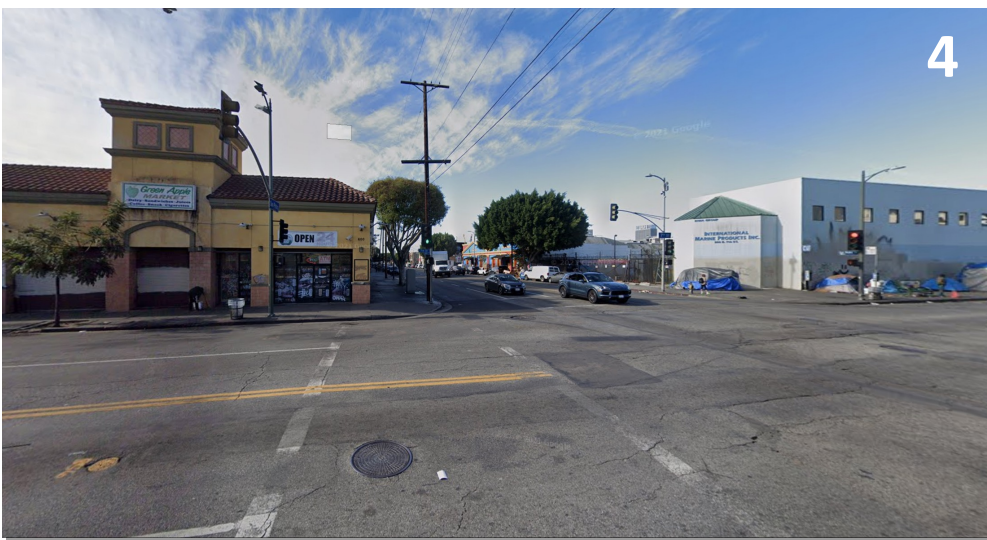


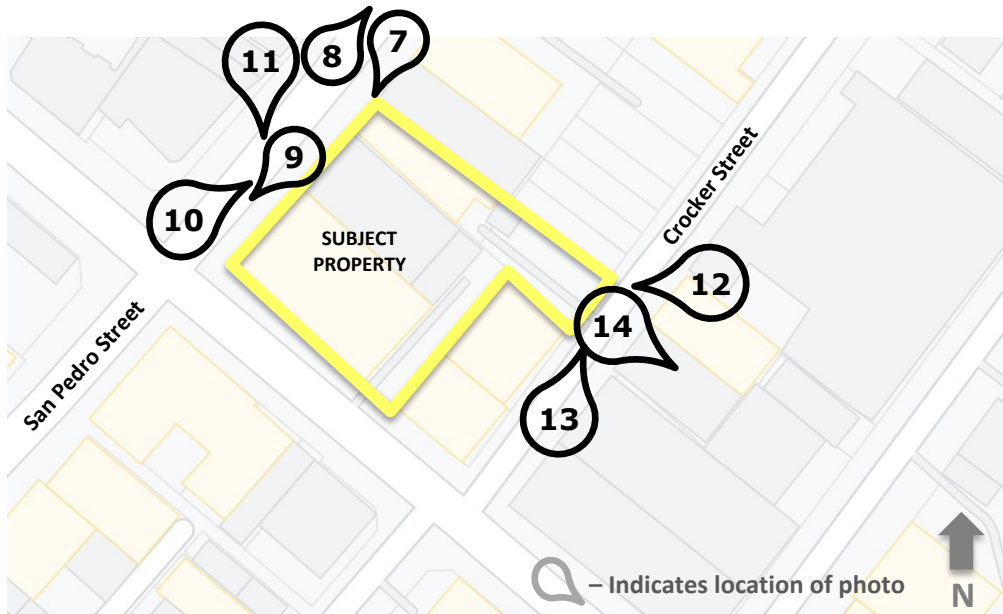
Figure 4 – View of adjacent properties, facing south.



Figure 5 – View of the Subject Property from Southwest corner, facing northeast



Figure 6 – View of adjacent properties, facing west



Map 1 - Key Map II



Figure 7 - View of Subject Property from northwest corner, facing southeast



Figure 8 - View of adjacent properties along San Pedro, facing north



Figure 9 - View of Subject Property along San Pedro, facing south



Figure 10 - View of Subject Property along San Pedro, facing north

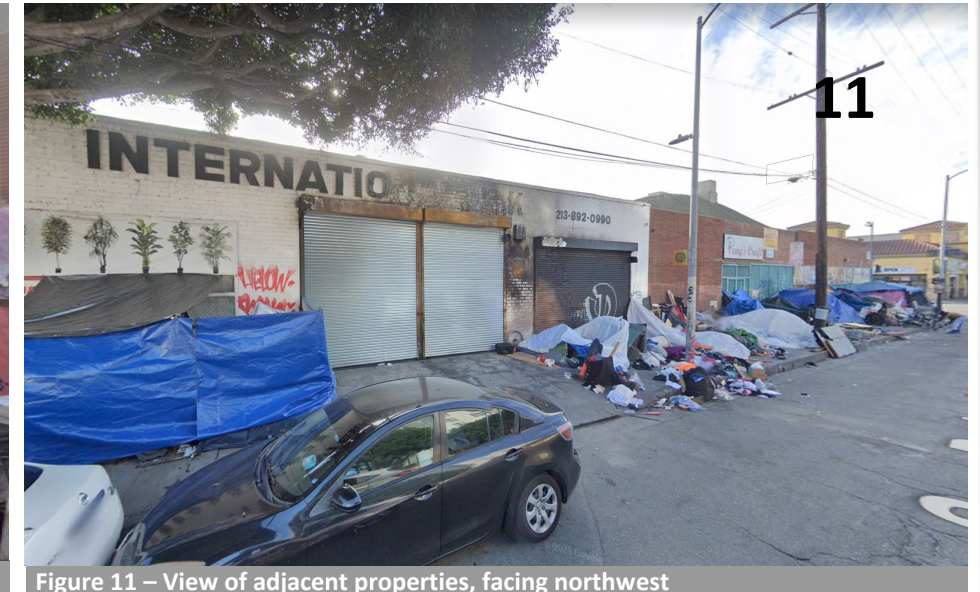


Figure 11 - View of adjacent properties, facing northwest

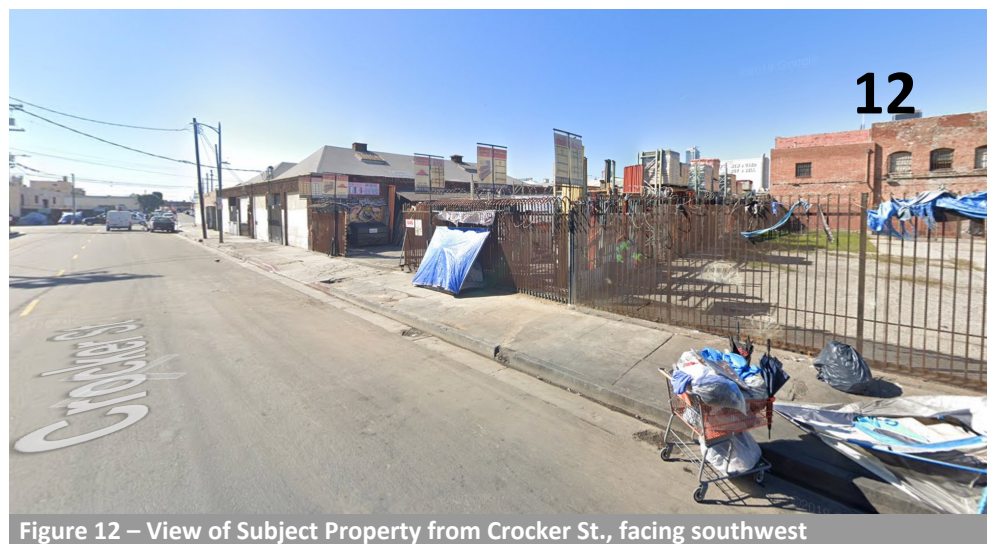


Figure 12 - View of Subject Property from Crocker St., facing southwest



Figure 13 - View of Subject Property along Crocker St., facing northwest



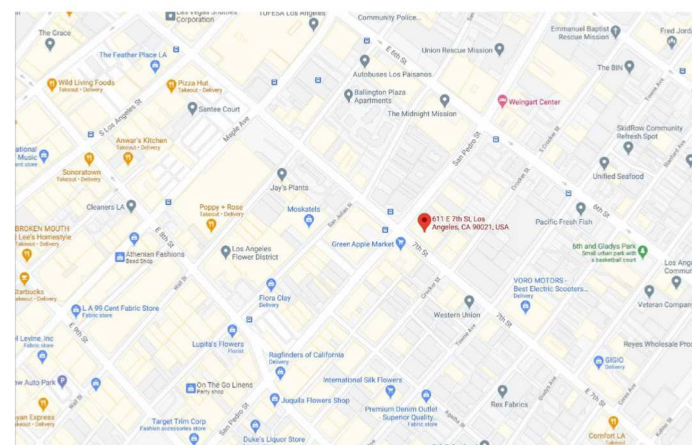
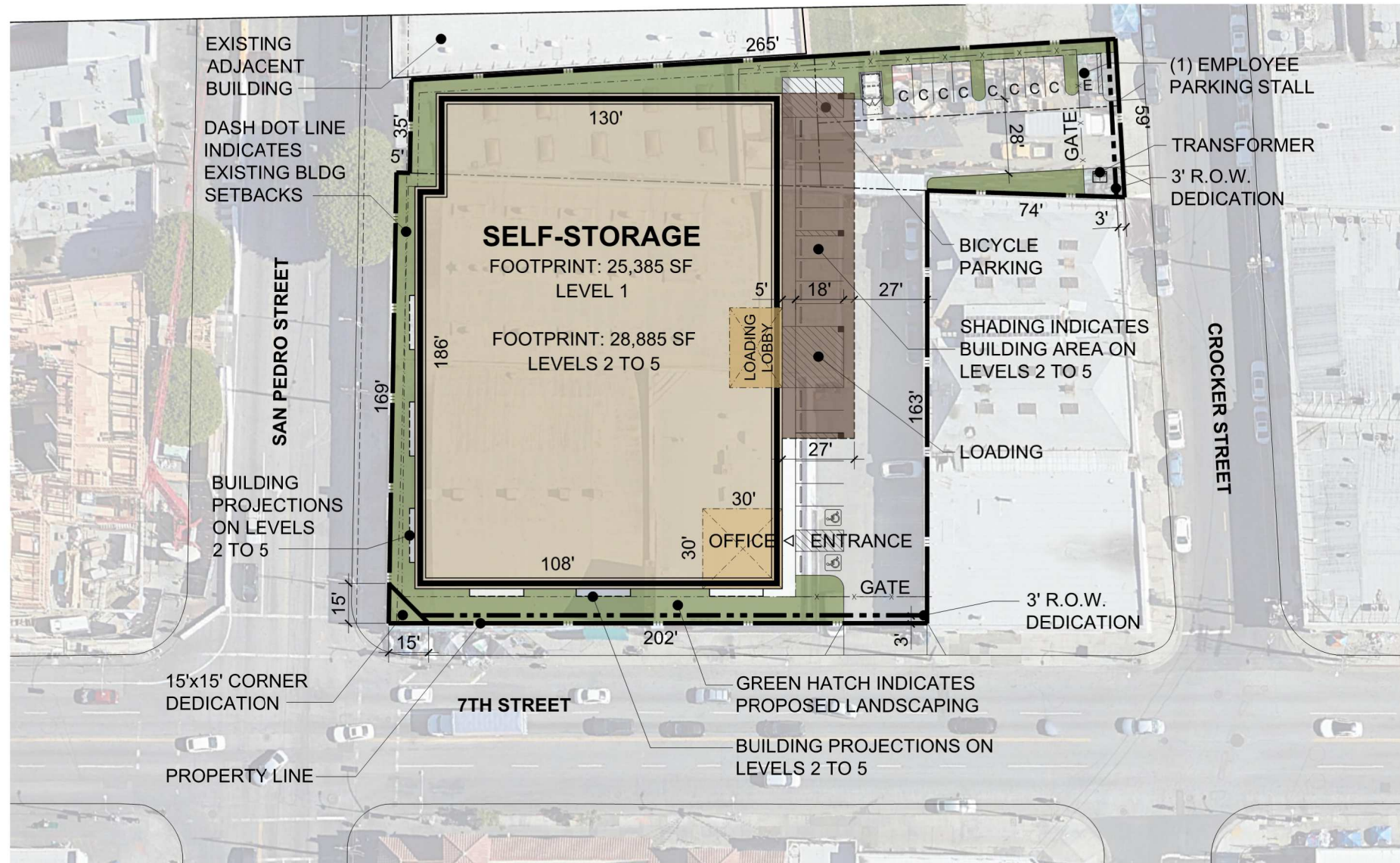
Figure 14 - View of adjacent properties across Crocker St., facing east



## JDA SAN PEDRO @LA SELF STORAGE

611 E. 7TH ST.  
LOS ANGELES, CA 90021

CONCEPTUAL DESIGN  
SEA21-0011-00  
11.16.2021



VICINITY MAP NTS

**PROJECT DESCRIPTION:**  
 NEW COMMERCIAL DEVELOPMENT FOR A 134,198 NET SF PRIVATE SELF-STORAGE FACILITY WITH FIVE FLOORS AND 25 AUTOMOBILE PARKING SPACES

**PROJECT DATA:**  
 SITE AREA: 1.05 AC  
 GROSS: 45,878 SF  
 NET: 45,030 SF

APN: 5147-02-004, -001, 032

**LEGAL DESCRIPTION:**  
 LOT PT "UNNUMBERED LT", CITY LANDS OF LOS ANGELES TRACT LOT FR 39 AND LOT 2, BLOCK 21, WOLFSKILL ORCHARD TRACT

**BUILDING HEIGHT PROPOSED:**  
 AT MAIN BUILDING: 60'-8" AFF

**BUILDING AREA:**  
 GROSS AREA: 140,925 SF

**FLOOR AREA:**

1ST FLOOR	23,850 SF
2ND FLOOR	27,587 SF
3RD FLOOR	27,587 SF
4TH FLOOR	27,587 SF
5TH FLOOR	27,587 SF
TOTAL FLOOR AREA:	134,198 SF

**BUILDING USE:**

SELF-STORAGE	133,298 SF
OFFICE	900 SF

**FAR:**

NET:	2.98
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**PARKING REQUIRED:**

SELF-STORAGE		
1ST 10k	1/500 SF	20 STALLS
10K over	1/5000 SF	25 STALLS
OFFICE (inclusive if 10% less)		0 STALLS
SUB-TOTAL		45 STALLS
20% REDUCTION PER LAMC 12.24.S		-9 STALLS
30% REDUCTION PER LAMC 12.21.A.4		-11 STALLS
TOTAL PARKING REQUIRED:		25 STALLS

**PARKING PROVIDED:**

AUTO:		15 STALLS
COMPACT	38%	10 STALLS
TOTAL		25 STALLS

@0.19/1000 SF

REQ. ACCESSIBLE		1 STALLS
REQ. PROVIDED		2 STALLS

**BICYCLE PARKING REQUIRED:**

SHORT-TERM (MIN OF 2)	1/10,000	14 STALLS
LONG-TERM (MIN OF 2)	1/10,000	14 STALLS
BICYCLE SWAP PARKING PER LAMC 12.21.A.4 (4 BIKES PER 1 CAR STALL)		44 STALLS
TOTAL SHORT-TERM AND LONG-TERM BICYCLE PARKING REQUIRED:		72 STALLS

**ENTITLEMENT REQUESTS**  
 INCLUDE A CONDITIONAL USE PERMIT (CUP), PURSUANT TO LAMC SECTION 12.24 W.50 FOR A STORAGE BUILDING FOR HOUSEHOLD GOODS IN THE M2-2D ZONE WITHIN 500 FEE OF AN R ZONE AND SITE PLAN REVIEW (SPR) APPROVAL PURSUANT TO LAMC SECTION 16.05

**DEVELOPMENT STANDARDS:**  
 ZONING: M2-2D  
 MAX. F.A.R.: 3.00<sup>3</sup>  
 LANDSCAPE SETBACKS:  
 FRONT: 0 FT  
 SIDE: 0 FT  
 REAR: 0 FT

**OFF-STREET PARKING:**  
 STANDARD: 8'-4" x 18'-0"  
 COMPACT: 7'-6" x 15'-0"  
 COMPACT %: 40%<sup>3</sup>  
 DRIVE AISLE: 27 FT  
 FIRE LANE: 26 FT

**REQ. PARKING RATIO BY USE:**  
 STORAGE: 1/500 SF<sup>1</sup>  
 OFFICE: 1/500 SF<sup>2</sup>

**BUILDING HT:** UNLIMITED

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE





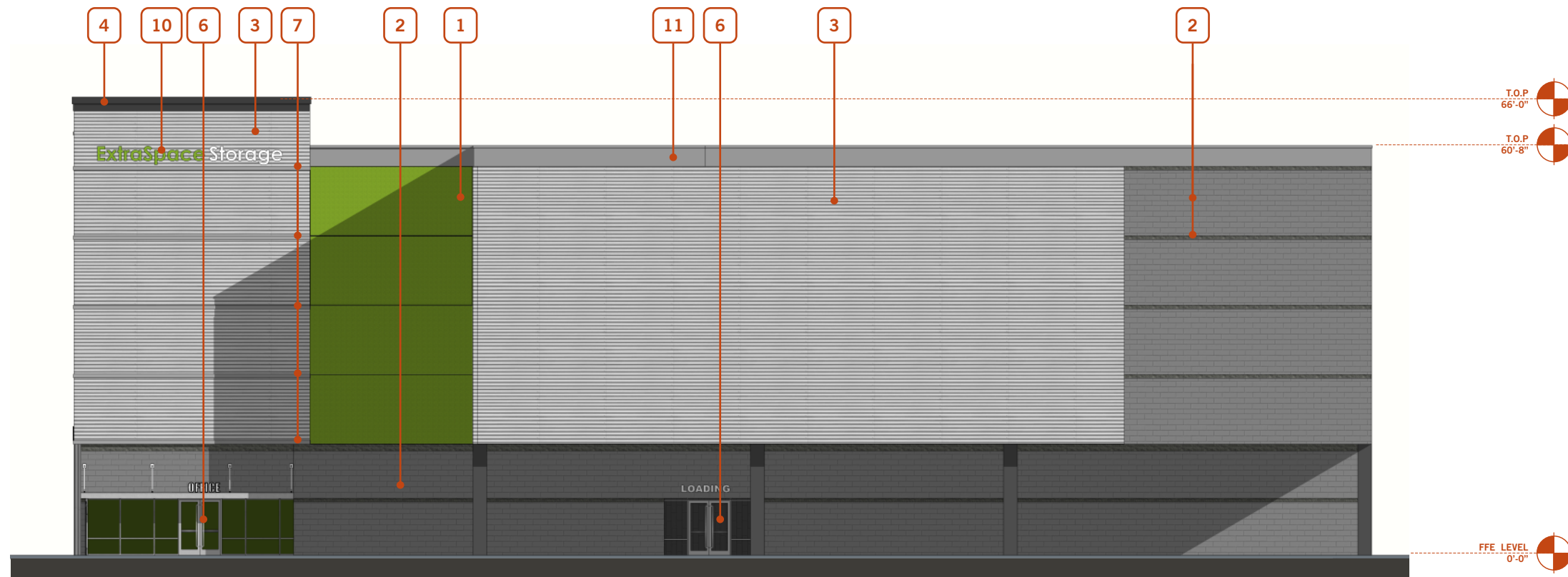




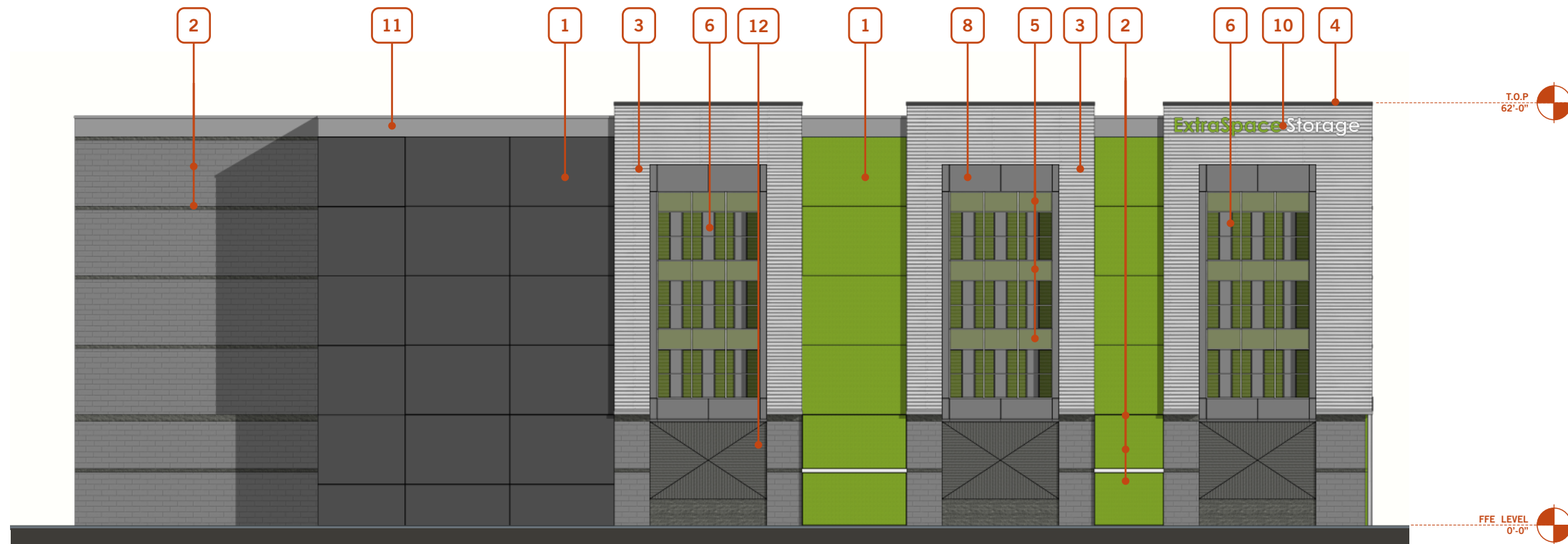


## KEYNOTES

- |   |  |                                     |   |
|---|--|-------------------------------------|---|
| <b>1</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP. | <b>4</b> METAL FLASHING, PAINTED TO MATCH WALL SIDING      | <b>7</b> PRECAST CORNICE, PAINTED   | <b>10</b> HEDGE TREE LANDSCAPE IN FRONT OF CMU WALL |
| <b>2</b> SPLIT-FACED CMU                                    | <b>5</b> SPANDREL GLASS                                    | <b>8</b> COMPOSITE METAL PANEL      | <b>11</b> BRANDING SIGNAGE, LIGHTED                 |
| <b>3</b> CORRUGATED METAL PANEL                             | <b>6</b> VISION GLASS W/ ANNOZIDED ALUMINUM MULLION SYSTEM | <b>9</b> IRON FENCE & SECURITY GATE | <b>12</b> HORIZONTAL METAL ACCENT TRIM              |



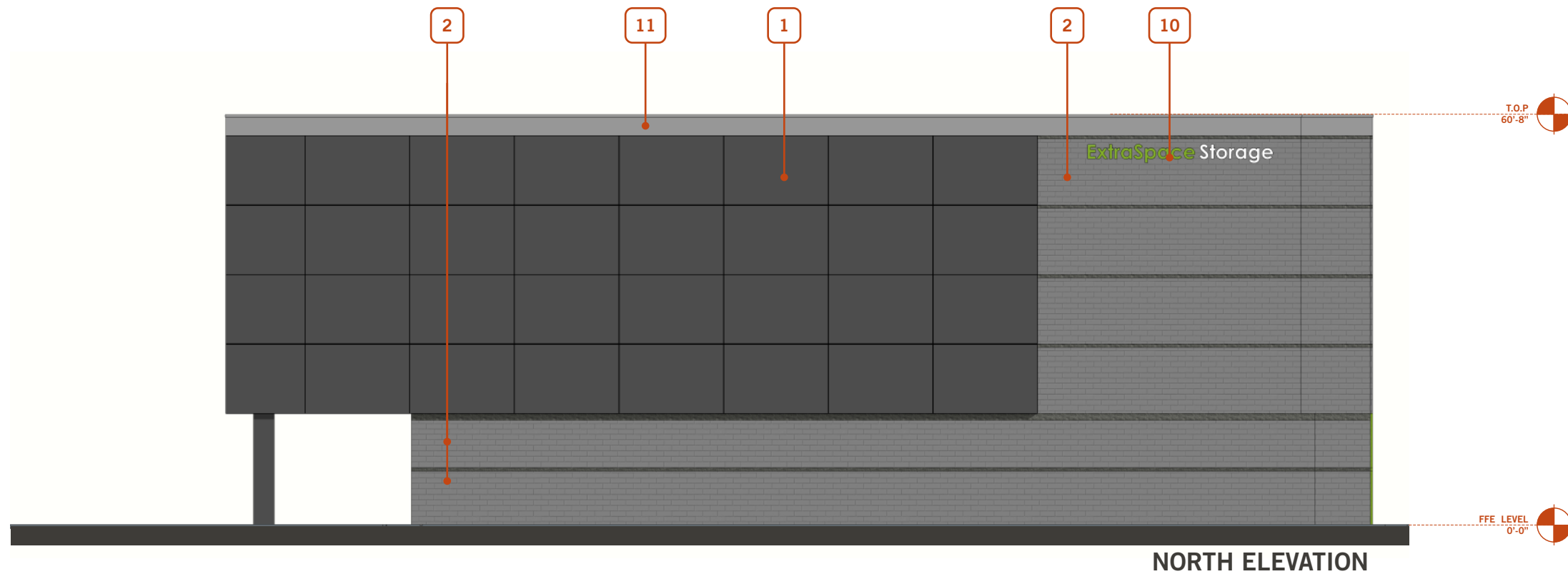
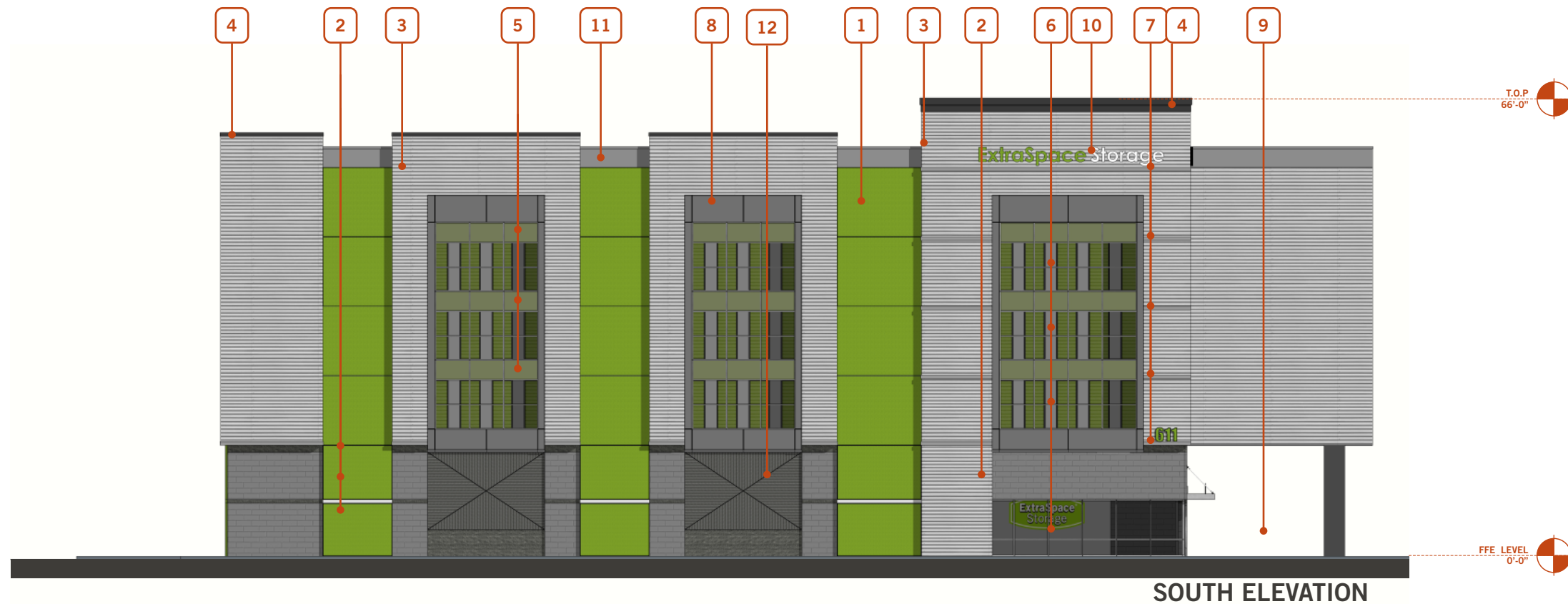
**EAST ELEVATION**



**WEST ELEVATION**

**KEYNOTES**

- 1 SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
- 2 SPLIT-FACED CMU
- 3 CORRUGATED METAL PANEL
- 4 METAL CORNICE & FLASHING, PAINTED TO MATCH WALL SIDING
- 5 SPANDREL GLASS
- 6 VISION GLASS W/ ANNODIZED ALUMINUM MULLION SYSTEM
- 7 HORIZONTAL METAL ACCENT TRIM
- 8 COMPOSITE METAL PANEL
- 9 WROUGHT IRON FENCE
- 10 BRANDING SIGNAGE, LIGHTED
- 11 PARAPET, STUCCO
- 12 EQUITONE



**KEYNOTES**

- 1 SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
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TIPUANA TIPU / TIPU TREE



LAGERSTROEMIA L. NATCHEZ / CREPE MYRTLE



ULMUS PARVIFOLIA 'DRAKE' / EVERGREEN ELM



CERCIS OCCIDENTALIS / WESTERN REDBUD



AGAVE DESMETIANA / DWARF AGAVE



DIETES VEGETA / FORTNIGHT LILY



ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY



HEMEROCALLIS SP. / DARK ORANGE DAYLILY



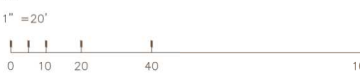
PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH



CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM



PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	TIPUANA TIPU / TIPU TREE	24" BOX STANDARD
	LAGERSTROEMIA L. 'NATCHEZ' / CREPE MYRTLE	24" BOX STANDARD
	ULMUS PARVIFOLIA 'DRAKE' / EVERGREEN ELM	24" BOX STANDARD
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	AGAVE DESMETIANA / DWARF AGAVE	1 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HEMEROCALLIS SP. / DARK ORANGE DAYLILY	1 GAL / 30" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.
	CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL / 24" O.C.
	ROSMARINUS O. 'PROSTRATUS' / HUNTINGTON CARPET ROSEMARY	1 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN

EXISTING TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	EXISTING FICUS STREET TREE TO REMAIN, PROTECT IN PLACE
	EXISTING STREET TREE TO REMAIN, PROTECT IN PLACE



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