

# CITY OF LOS ANGELES

CALIFORNIA



## DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

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P.O. BOX 13096  
LOS ANGELES, CA 90013

WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

March 8, 2022

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2021-10414-CU-SPR; ENV-2021-10415-EAF  
**Project Address:** 646 San Pedro Street, Los Angeles, CA 90021  
**Applicant:** Brian Kearney, JSF Management, LLC

**Project Description:** 5-story, self-storage facility for household goods totaling in 134,198 square feet and on-site surface parking for 25 automobiles.

Pursuant to LAMC 12.24 W.50, a Conditional Use Permit for a storage building for household good in the M2-2D Zone within 500 feet of an R Zone. Pursuant to LAMC 12.24 F, a request for an increase in the allowable building height in the M2-2D Zone. Pursuant to LAMC

12.24 S, a request for a decrease in the amount of required parking. Pursuant to LAMC 16.05, a Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area

Dear Zoning Administrator:

At our regularly held public meeting on March 8, 2022, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on February 8, 2022, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's requests in Planning Case No. ZA-2021-10414-CU-SPR; ENV-2021-10415-EAF. DLANC support is conditioned on Applicant agreeing to the following stipulations below for the project.

In DLANC's view, the information presented provides adequate justification for granting Applicant's requests. *Subject to the condition set forth below* and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

- CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.
- CONDITION 2: Applicant will ensure any temporary walkways covered due to construction (e.g., scaffolding) are well-lit at all hours.
- CONDITION 3: Ground floor spaces retain transparency at all times to allow for eyes on the street and pedestrian safety.
- CONDITION 4: Applicant considers increasing window transparency and activation on the ground floor.

If possible, please provide a digital copy of your decision letter by mail to [planning@dlanc.com](mailto:planning@dlanc.com) instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MARCH 8, 2022\***

Claudia Oliveira  
DLANC President

Ryan Afari  
DLANC Planning & Land Use Committee Chair

CC: Helen Amelga (Council District 14) (via email)  
Sgt. Rogelio De La Cruz (Los Angeles Police Department) (via email)