

Project Description  
Attachment A

PAL Oxnard Storage LLC (the "Applicant") is seeking to redevelop property located at 18618 W. Oxnard Street (the "Site"), west of Reseda Boulevard and east of Yolanda Avenue in the City of Los Angeles (the "City"). The Site consists of one tax parcel<sup>1</sup> containing a net area of 65,495 square feet (1.50 acres).<sup>2</sup> The Site is currently developed with a two-story building used for a technical school and a parking lot. Palatine proposes to demolish a small portion of the existing building, change the use to self storage, remodel the interior, expand the building footprint by enclosing the courtyard on the east side of the Site and constructing a three-story addition on the south side of the building (the "Project").

The Site is located within the Encino - Tarzana Community Plan ("Community Plan") area and the General Plan Land Use designation is Limited Manufacturing. The Community Plan was adopted in December 1998 and the Department of City Planning ("DCP") is in the process of updating the plan. In December 2020, the proposed General Plan Land Use Designation Story Map was released and Light Industrial is the proposed designation for the entire Site. The proposed self storage use is consistent with the existing and proposed land use designation.

The north portion of the Site, from the property line south approximately 262 feet, is within the M1-1 Zone (Limited Industrial, Height District 1). However, the southern portion of the Site is zoned (Q)MR1-1 (Qualified Classification, Restricted Industrial, Height District 1) and P-1 (Automobile Parking) and parking is the only permitted use on that portion of the property. The vacant lot located east of the Site and the property to the west is developed with a branch of the Tarzana Treatment Centers have similar split zoning with development on the southern portions of the lots restricted to parking only. An apartment complex located south of the Site is within the R3-1 (Multiple Dwelling, Height District 1) Zone and to the north across Oxnard Avenue, the property is zoned PF-1XL-RIO (Public Facilities, Height District Extremely Low, River Improvement District) and is developed with an animal feed store.

The proposed Project includes remodeling the interior of the existing 47,124 gross square foot, two-story, 26-foot high building and expanding the footprint by enclosing the courtyard on the east side of the Site to increase the building size to 52,058 gross square feet. A 51,540 gross square foot, three-story, 44.4 foot high addition will be constructed on the south side of the building. The remodeled and expanded self storage building will contain 97,846 net square feet and will not exceed the maximum 1.5:1 FAR required under Height District 1. Various sizes of storage units and lockers will be available for rent.

The existing building will be painted and the existing glazing on the north and northeast side of the building will remain. The architectural features of the building addition will consist of various materials such as split-face CMU, precision CMU and stucco to provide different textures and to break up the building façade and overall height. New office and storefront windows will have clear glazing and aluminum storefront systems with a metal canopy installed over the doors leading to the office and lobby areas will help with scale and transparency. New trees, shrubs and plants will

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<sup>1</sup> Los Angeles County Assessor Parcel Number Parcel number 2156-006-018.

<sup>2</sup> The lot area information was obtained from the ALTA/NSPS Land Title Survey prepared by Chris Nelson & Associates, Inc., dated April 26, 2021.

be planted in the existing five foot front yard setback adding to the walkability of the neighborhood. The building will setback 12 feet, 7 inches from the rear property line and planted with trees and shrubs to soften the appearance of the south elevation and provide visual interest to the multifamily residential units located approximately 15 feet south of the property line. A total of 3,831 square feet of new landscaping will be provided on Site.

Vehicular and pedestrian access to the business office and the self storage building will be from Oxnard Street. Access to the lobby, storage building and parking will be controlled by a security gate. Access to the individual storage units will be available from 7:00 a.m. to 10:00 p.m. daily and the business office hours will be open daily from 9:00 a.m. to 6:00 p.m.

The required number of automobile parking spaces for self storage use is the same as for a warehouse use that typically has several employees and customers onsite and daily deliveries. Because a self storage facility has one or two employees onsite and infrequent visits by customers to their storage unit, a 20-percent reduction in the number of automobile parking spaces from 38 spaces to 30 spaces is requested. In addition, the Metro G Line is within 1,500 feet of the Project Site and up to 30-percent of the required automobile parking spaces may be replaced with bicycle spaces at a ratio of one automobile parking space per four bicycle spaces. Utilizing both parking space reductions, a total for 23 vehicular parking spaces, including accessible space and spaces for electric vehicles, and 30 short- and 30-long-term bicycle spaces are proposed inside and outside of the building.

Lighting placed on and around the building along with possible video surveillance will aid in security of the Site and discourage loitering in the immediate area. All onsite lighting will be shielded and oriented towards the Site. A trash enclosure will be located towards the rear of the Site.

#### Entitlement Request

The following entitlements are requested for the Project:

- Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.32-Q, a vesting zone change from existing (Q)MR1-1 and P-1 Zones to M1-1 Zone.
- Pursuant to LAMC Section 12.24-W.50, conditional use permit for a self storage building in the M1-1 Zone located within 500 feet of residential uses.
- Pursuant to LAMC Section 12.24 F, in conjunction with a conditional use permit, approval of a 51-foot high self storage building in lieu of the 37 foot height limitation for buildings used for the storage of household goods in industrial zones (LAMC Section 12.17.6-A.10).
- Pursuant to LAMC Section 12.24 S, conditional use permit to reduce required parking by 20-percent.
- Pursuant to LAMC Section 16.05 C.1(a), Site Plan Review ("SPR") for a self storage building that will contain more than 50,000 square feet of nonresidential floor area.

Findings for each entitlement are included in the application package.

