



## **Planning, Land Use and Mobility Committee Case Report**

Case Nos: CPC-2022-8609  
ENV-2022-8611

Site Location: 21011 Ventura Boulevard, Woodland Hills

PLUM Meetings: Three (3) Courtesy Presentations in 2022  
First meeting – April 20, 2023

Project: The applicant is proposing to subdivide an existing hotel parcel and constructing associated site improvements for the development of a new 6-story Self Storage Building for household goods on the rear parcel.

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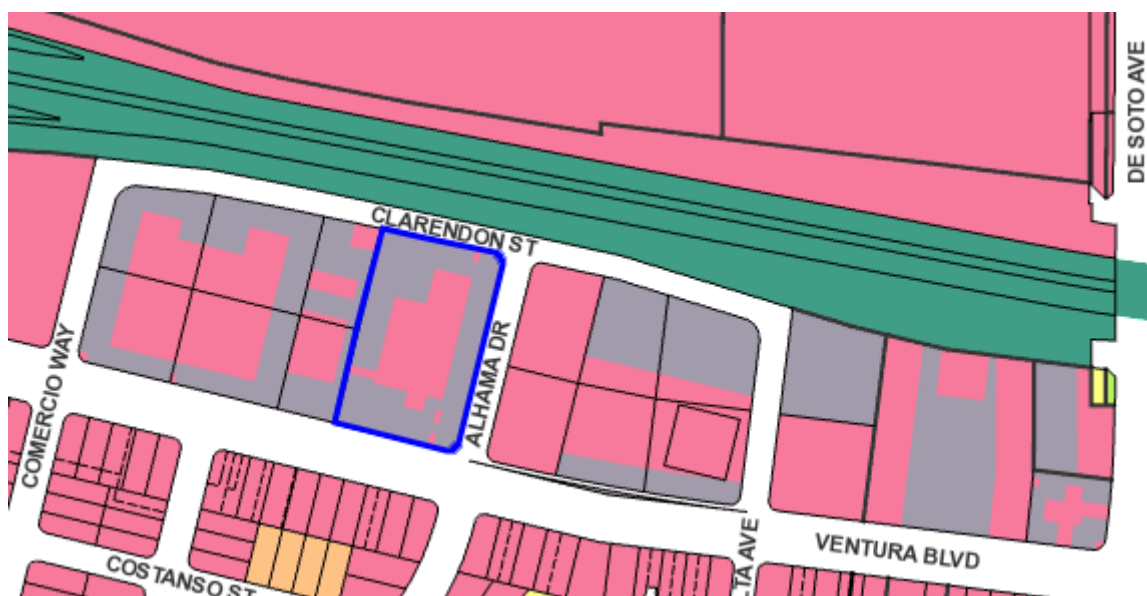
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Submitted By: Henry Rice, WHWCNC PLUM Committee Case Leader

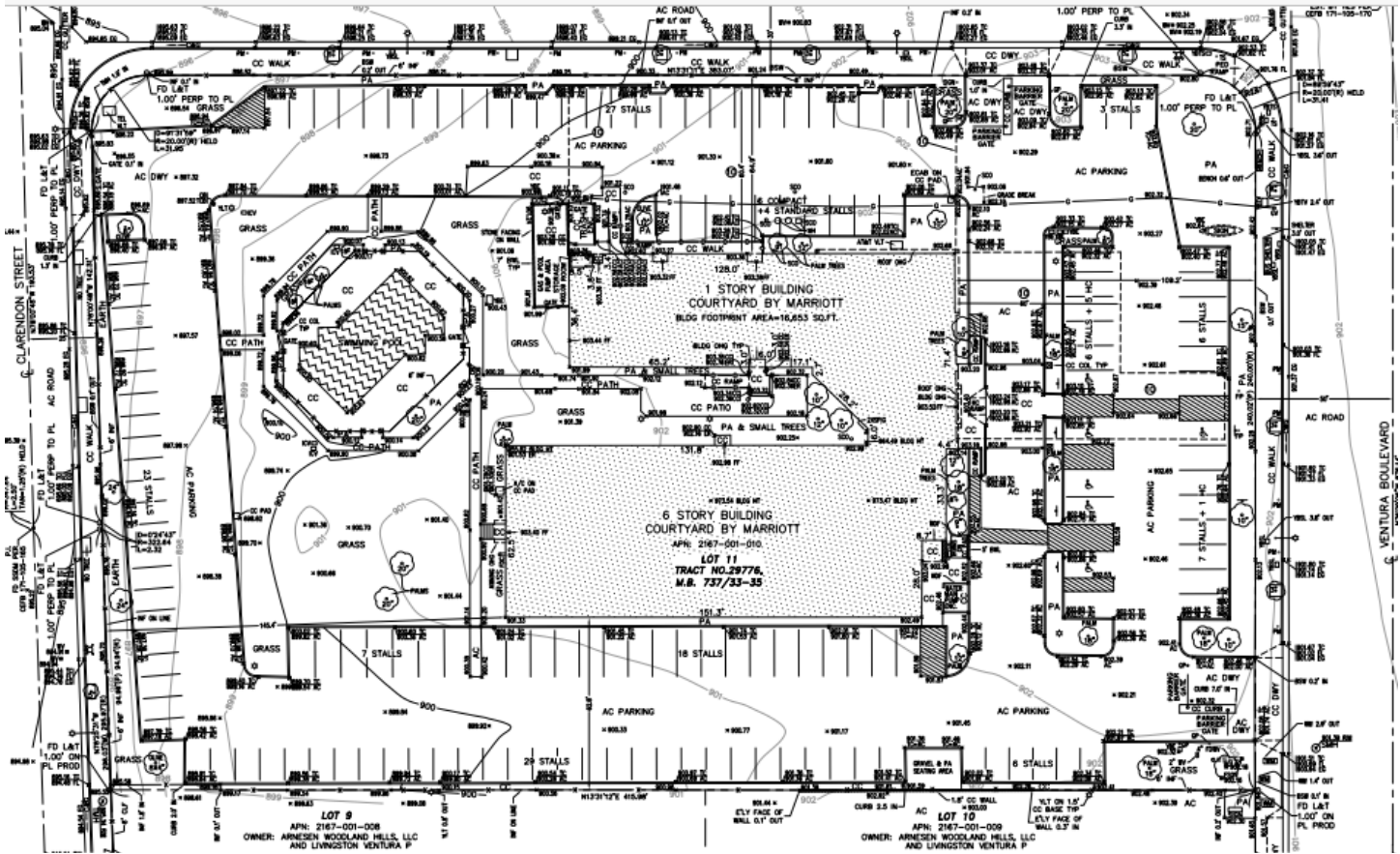
## PROJECT DESCRIPTION

The project is located on the property of Courtyard by Marriot Hotel at 21101 Ventura Boulevard, bounded by Clarendon Street on the north, Ventura Boulevard on the south, Alhama Drive on the east and a commercial business on the west. The existing parcel is approximately 109,000 sqft. with zoning C4-1LD and P-1LD.

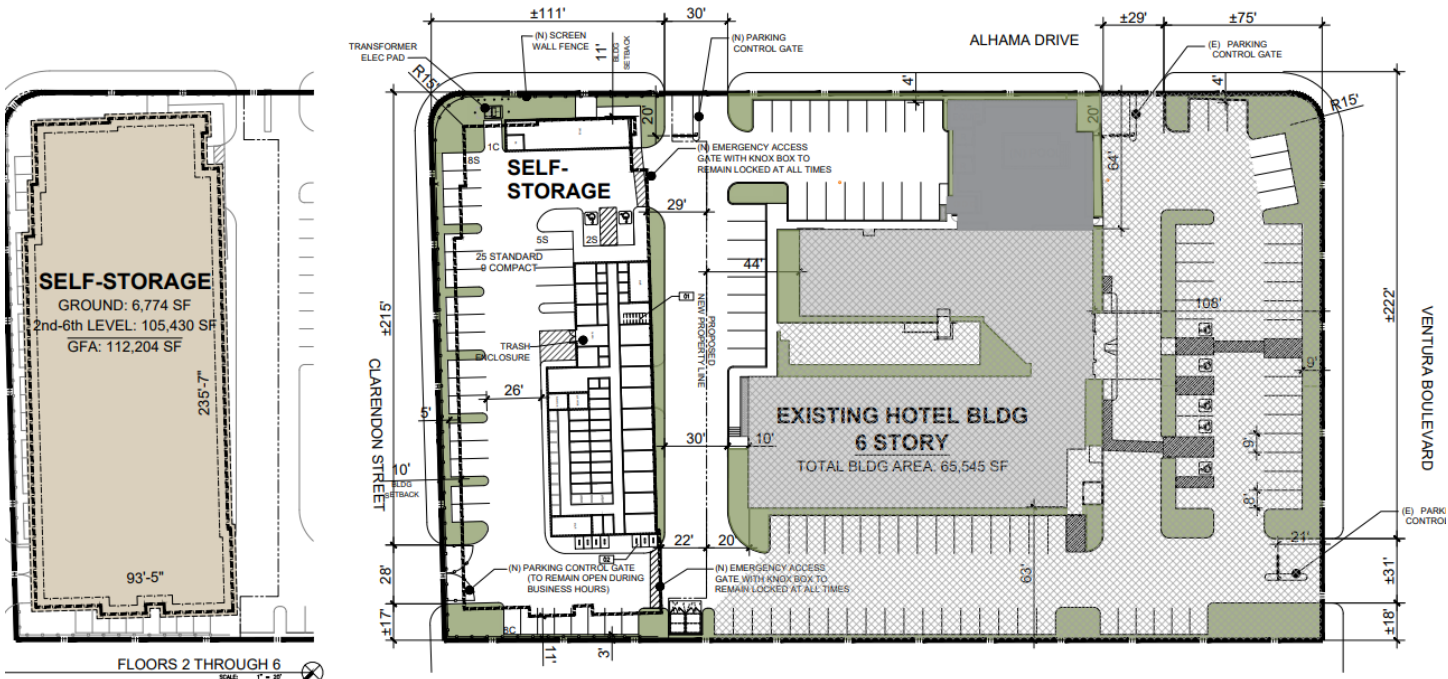


### **Project Location**

The applicant is planning to subdivide the property into two parcels. The 76,410 sqft. front parcel on which the existing hotel resides will continue with zoning C4 and P, and a zoning change to C2 is requested for the new 32,655 sqft. rear parcel to accommodate the self-storage facility. A conditional use permit is requested for the self-storage use in the C2 zone within 500 feet of residential uses.



Parcel Map



Proposed Site Plan

FLOORS 2 THROUGH 6  
SCALE: 1" = 30'

The existing 6 story hotel building has a total floor area of 65,546 sqft. and a FAR of 0.96;1. The hotel has 68 existing parking spaces in a surface parking lot arranged around the hotel.

The proposed new 6 story self-storage facility will have a total floor area of 112,204 sqft. which includes 6,774 sqft. of office space on the ground floor with associated parking and 104,420 sqft. of warehouse space. Vehicle access to the self-storage facility will be from Clarendon Street through a parking control gate to the north that will remain open during business hours. A new parking control gate on Alhama Drive to the east will provide access to the hotel. The 34 automobile parking spaces and 32 bicycle spaces on the ground floor of the building are contained within the building envelope. Loading and unloading of household goods from or to storage will mostly be accommodated on the ground floor within the building envelope minimizing impact to surrounding properties. No truck rentals at the facility are planned.

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 whenever feasible, including water saving/low flow fixtures, non VOC paints/adhesives, drought tolerant planting, and high performance building envelopment.

The building's facade will feature a mix of natural stone, standing seam metal panel, corrugated metal panel, smooth stucco, stacked CMU, glass, and metal accent trim materials. Pedestrian-level building design is compatible with the surrounding neighborhood, and the architecture styling and colors will fit seamlessly with the adjacent commercial and corporate architecture developments along Ventura Boulevard and on the north side of the U S 101 freeway.



**North Elevation**



**West Elevation**

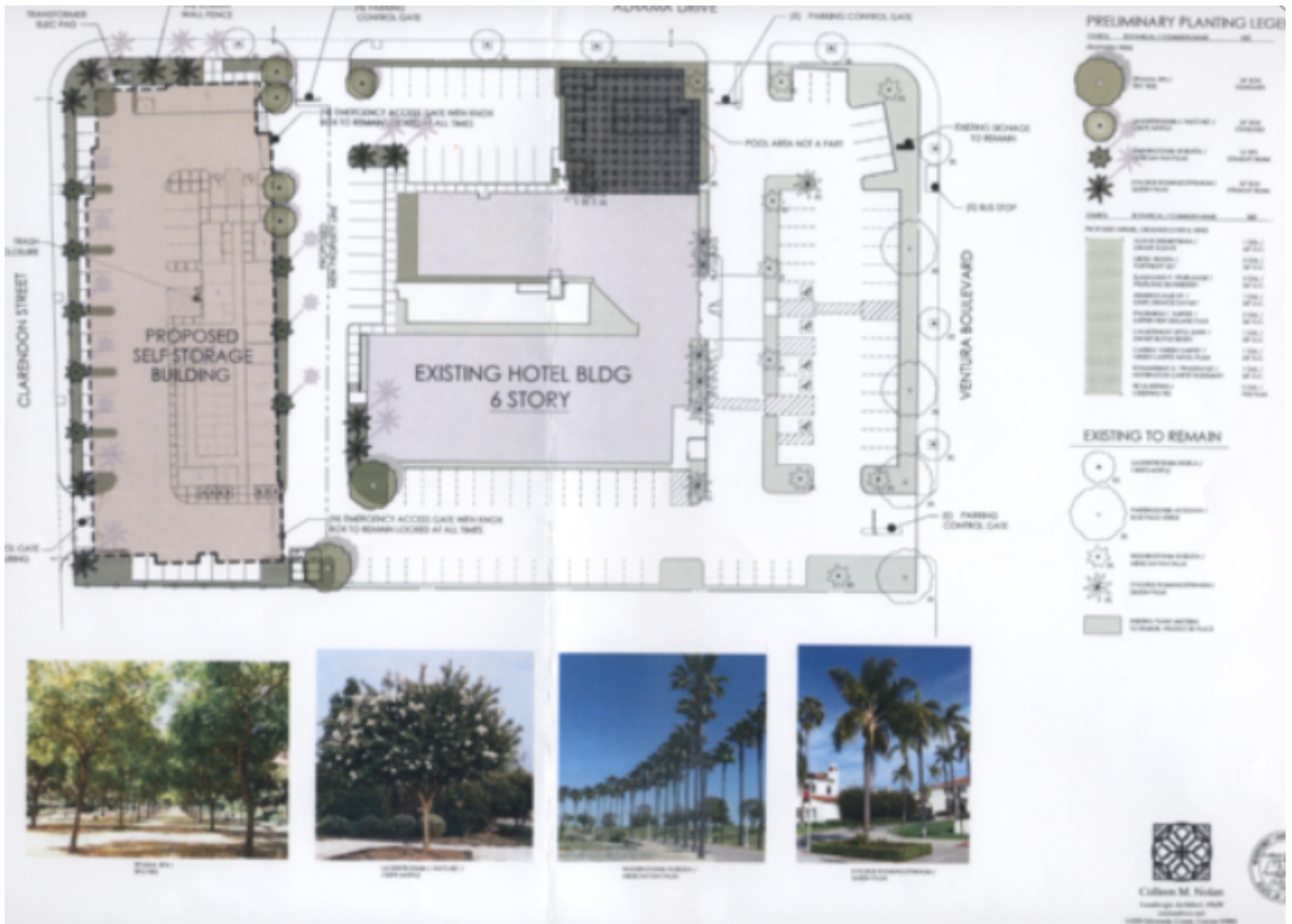


## East Elevation



## South Elevation

There are no trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted as a result of project (existing trees will remain in place). The project will provide landscaping along the entire parameter of the building and along all right-of-way frontages. The landscape design includes a number of planting materials, including new trees, shrubs, vines and groundcover that are drought resistant. The project also incorporates new street trees in the public right-of-way consistent with the Woodland Hills Streetscape Plan, and the City's landscape ordinance as required by the Bureau of Engineering. Consistent with the Woodland Hills Streetscape Plan, the project includes the planting of Tulip trees, landscaped buffers, and on-site lighting that is directed on-site and away from adjacent properties.



## Landscape Plan

### OVERVIEW AND ANALYSIS:

The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and the Ventura Cahuenga Boulevard Corridor Specific Plan.

The Applicant is requesting the following changes/exceptions:

- Zone Change, pursuant to LAMC Section 12.32F, from existing C4 and P Zone to the C2 Zone which is appropriate for new rear parcel for the self-storage building;
- Conditional Use Permit, pursuant to LAMC Section 12.24 W.50 for a storage building for household goods in the C2 Zone within 500 feet of an R Zone (however the new storage building itself is over 500 feet from residential properties);

Exceptions to Ventura Cahuenga Boulevard Corridor Specific Plan:

- To allow minimum 18” landscape buffer in lieu of the required 10 feet where there is surface parking at the street;
- To allow maximum building height of 80 ft. 4 inches, which is comparable to the existing front hotel building height of 71 ft., 6 inches, in lieu of the required 45 feet maximum building height;
- To allow an increase in the maximum Floor Area Ratio (FAR) of 3.44:1, which seems appropriate for the floor space needs of a storage facility with the footprint of the proposed 6 story facility, in lieu of the maximum required FAR of 1.0:1.

Relief from potential physical improvements as may be requested by the Bureau of Engineering on all street frontages including Ventura Boulevard, Alhama Drive and Clarendon Street.

The self-storage facility will potentially complement the existing hotel for people relocating and seeking temporary residence, and storage for their household goods while seeking a new permanent residence.

### **PLUM MOTION**

As pertaining to Cases CPC-2022-8609 and ENV-2022-8611, having held three (3) courtesy presentations and (1) public live PLUM meeting for the application filed by Brian Kearny of Johnson Development Associates, Inc. hereby finds that:

WHEREAS, the Applicant has requested a split of the existing parcel at 21101 Ventura Boulevard containing a Courtyard at Marriot hotel, and a zone change to C2 for the resulting new rear parcel which will allow construction of a self-storage facility; and,

WHEREAS, the Applicant has requested a Conditional Use Permit pursuant to LAMC Section 12.24 W.50 for a storage building for household goods in the C2 Zone within 500 ft. of R Zoned properties south of Ventura Blvd.; and,

WHEREAS, the Applicant plans to load and unload household goods on the ground floor on the north side of the building mostly within the envelop of the building thus minimizing noise and visual impact to neighboring properties; and,

WHEREAS, the Applicant has requested to allow 80’4” height in lieu the maximum allowed 45’ height for the proposed self-storage facility which is compatible with the 71’6” height of the hotel on the front parcel; and,

WHEREAS, solar panels will be installed on the roof and the HVAC mechanical equipment on the roof will be shielded from view from the local streets and the 101 Freeway; and,

WHEREAS, the Applicant has requested to allow 3.44:1 FAR in lieu of the required maximum FAR of 1.0:1 for the building which is reasonable for the floor space needs of a self-storage facility with the foot print of the proposed 6 story facility; and,

WHEREAS, the Applicant has requested relief from potential physical improvements as may be required by the Bureau of Engineering on all streets including Ventura Boulevard, Alhama Drive, and Clarendon Street.



THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans to construct a 6 story self storage facility, **receive** the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested actions, contingent upon the following conditions:

**Conditions:**

1. All plans presented on May 10, 2023 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
2. The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
3. Any further modifications to the site plan and elevation(s)/architecture will be presented first to the WHWCNC for support before submitting them to City Planning.
4. If allowed by the existing Specific Plan, the Applicant shall place a project sign on the project at the beginning of construction of sufficient size that is clearly visible to the street showing a rendering of the proposed/approved project building, plus specifics as to the size, ownership and contact information. The sign shall be removed upon receipt of the Certificate of Occupancy.
5. All excess building materials and construction debris shall be promptly removed from areas on the site outside of the building upon completion of the project.
6. No banners on the exterior of the building or any temporary signage along Ventura Blvd. or the 101 Freeway shall be displayed except for the single construction sign (if allowed).
7. All conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance thereof.

FURTHERMORE, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the city of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to **approve** the application presented on May 10, 2023

Motion: Henry Rice  
Second: Oliver Slosser

<b>Vote:</b>	<b><u>Aye:</u></b>	<b><u>Nay:</u></b>	<b><u>Abstain</u></b>
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