



Post Office Box 661450 – Los Angeles, CA 90066
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June 9, 2020

VIA E-MAIL
Courtney Shum
City Planner
Los Angeles City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: ZA-2018-8890-CU-ZV-SPR
12681 West Jefferson Boulevard/Public Storage
Virtual Hearing: June 16, 2020, 11 a.m.
For instructions: <https://planning.lacity.org/about/oza-virtual-instructions>

Dear Ms. Shum:

The Del Rey Residents Association opposes the approval of the development application at 12681 West Jefferson Boulevard, by Public Storage Inc. for the construction of a new storage building. These are our findings of why this project should not be approved:

1) Excessive FAR - This parcel is already built out to nearly the full allowable density as established by the Community Plan and Zoning Code. The property is 141,627 SF, and with the existing building on the property being 216,584 SF, the FAR is currently 1.47 (1.5 allowable). All but 4,000 SF of the proposed project (120,426 SF) is in excess of the allowable FAR. It is proposing a 63% increase to the allowable FAR, and this kind of increase is the type of "spot zoning" that should only be considered on extremely rare occasion for buildings of utmost importance.

2) Detrimental use of land - This location is not appropriate for a four-story storage building. There are already several large scale storage buildings on this street within three blocks of this location and it does not need another. Storage buildings are very passive buildings that do not engage the street or community and are not conducive to human interaction.

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3) Incompatible with the developing community - This part of Jefferson Boulevard in Del Rey has been transforming into a very engaging and attractive boulevard geared towards pedestrian activity and neighborhood walkability. It is becoming one of the most visually significant and monumental vehicular corridors in the region as well. This is demonstrated by the exciting and progressive architecture of the office complex next door, the modernization of several other office buildings nearby and the influx of creative industries and residential communities within view or a short walk. A storage building, which is best located in less traveled and otherwise difficult to inhabit locations, does not belong here.

4) Inadequate parking - There will not be enough parking provided on this property for this use. The code would require 87 parking spaces. They are actually reducing the number of spaces on the property from 64 to 55. Part of how the shortage is being mitigated is by providing bicycle parking in lieu of automobile parking. This option should not be allowable on this project. People do not take their bicycles to their self storage facility. They have to carry cargo to or from storage.

5) Repeated opposition by the Del Rey Neighborhood Council (“DRNC”) and public outreach - This project was met with majority opposition from the DRNC Land Use Committee on 4 prior presentations to the committee. Public Storage’s initial offer of \$500,000 and very minor design changes that were made through the public outreach process (an additional 10 foot landscaped setback from the street) were not enough to secure committee support. However, on May 14, 2020, the DRNC’s board voted (9 for, 1 against, 2 abstentions) to rescind its 2018 motion opposing the project and to support the conditional use permit in exchange for Public Storage’s agreement that after the CUP was granted, it would pay: (a) \$275,000 to Safe Parking LA; (b) \$50,000 per year for 10 subsequent years to Safe Parking LA; and (c) \$500,000 for a future use at the discretion of the DRNC, with that money to be kept in an account administered by Council District 11. Attached is our May 10, 2020 letter that expressed our unanimous opposition to the DRNC’s proposed change of position.

6) Update of Community Plan in progress - Another reason the DRNC would not support this project is that they took a position to defer approvals to projects that vary from the Community Plan until the process of the Community Plan update that is underway is completed. The Del Rey Residents Association agrees with this position.

7) Offer of financial compensation (behested payment) – The “community benefit” offered with this project is comprised exclusively of behested payments that would go towards purposes that do not impact or mitigate impacts of the use of this property. These payments, which would contribute towards temporary

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solutions to a social problem, should not be considered to be a valid Community Benefit and should not be allowed to influence the decision that would allow putting a building in a place that will devalue the community forever. Further, other than the two motions adopted by the DRNC, we know of no written guidance as to how these payments are to be handled.

8) Improper DRNC support - The project was not considered to be acceptable by the DRNC Land Use Committee until the Developer brought the financial compensation offer. The Committee, and subsequently the Board, did not evaluate the development based on its land use merits or its impact to the community. The decision was swayed purely by the financial contribution of the negotiated behested payment.

9) Precedent setting - Approving this project would be sending a message and setting a precedent that otherwise unobtainable project approvals are up for sale in Del Rey and that we are willing to sacrifice the quality of our community and physical environment for the right price. Approval would allow the misuse of the community benefit model to approve this project.

Very truly yours,

DEL REY RESIDENTS ASSOCIATION

DocuSigned by:
Maureen Madison
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By Maureen Madison, President

Enclosure: Letter of May 10, 2020 to DRNC

Cc: (Via E-mail)
Councilmember Mike Bonin
C.D. 11 Senior Planning Deputy Len Nguyen
C.D. 11 Del Rey Field Deputy Nick Sundback
Gibson Nyambura, Department of Neighborhood Empowerment
Andrés Friedman, Public Storage
Dr. Scott Sale, Safe Parking LA
Ken Draper, City Watch
Christina Campodonico, The Argonaut
Emily Alpert Reyes, Los Angeles Times