



Post Office Box 661450 – Los Angeles, CA 90066
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May 10, 2020

VIA E-MAIL

Board@delreync.org

Re: Del Rey Neighborhood Council Board of Directors and General Meeting
Thursday, May 14, 2020, 7:15 p.m.
Dial +1 669 900 6833 and enter 998 9060 2122 and then press # or
Click (<https://zoom.us/j/99890602122>)

We oppose granting the Conditional Use Permit for Public Storage at 12681 Jefferson Blvd. because it is improper to base conditional use permit approvals on a financial contribution from a developer. If the motions below are adopted, the Del Rey Neighborhood Council (“Del Rey NC”) will be approving a “pay to play” maneuver to get a conditional use permit granted.

Agenda Item 8.c. **Motion (Doug Barish)** – The Del Rey NC rescinds the motion opposing the Public Storage facility at 12681 Jefferson Blvd.. [The opposition motion was adopted on January 17, 2018.]

Agenda Item 8.d. **Motion (Doug Barish)** – The Del Rey NC supports the CUP for Public Storage at 12681 Jefferson Blvd. with the community benefits to include \$500,000 for a future use at the discretion of the Del Rey NC, \$275,000 upon approval to Safe Parking, and \$50,000 per year for 10 subsequent years to Safe Parking.

Safe Parking LA’s mission is to identify locations where people living in their vehicles can park at night in an area patrolled by security and with access to a restroom. This mission is unrelated to the impact of the proposed Public Storage building on land use and planning in Del Rey. Further, the Del Rey NC is an agency of the City of Los Angeles, and as such, it cannot receive \$500,000 for a discretionary future use, nor can it bind a private business to make 10 years of future unregulated contributions.

In March 2019, the board of the Del Rey Residents Association was asked to support this conditional use permit and did not choose to do so. There are several land use reasons that this project should not be approved:

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- The parcel is already fully built out to the allowable density Floor to Area Ratio (FAR) allowed by the current Zoning Code and Community Plan. Additional density should not even be considered unless the new building offers exceptional value to the Del Rey community.

- The proposed project is not a desirable use of the land.
 - There are already several large-scale self-storage buildings along this stretch of Jefferson Boulevard.
 - The building interferes with the pedestrian environment that has emerged since Playa Vista was built along this stretch of Jefferson Blvd., directly across from the proposed project.
 - Storage buildings are a passive use of land and are better suited to areas that are more industrial and less populated. This property is within 500 feet of residential properties, and the City should not grant a conditional use permit that will conflict with what has been planned for the area.
 - Public benefits proposals should only be considered if they are intended to mitigate a negative impact of the particular development. This building will be there for decades whereas the financial contribution will be temporary.

At its April 2020, meeting (held via Zoom), in exchange for the promise of contributions by Public Storage to Safe Parking LA, the land use committee of the Del Rey Neighborhood Council voted to reverse its previous decision to oppose the Public Storage project and agreed to ask the full Del Rey Neighborhood Council board to reverse its previous opposition as well. This behavior reflects poorly on our Neighborhood Council and the City's decisionmaking processes.

The land use committee of the Del Rey Residents Association then prepared this letter, which has been voted upon and approved by the association's board.

Very truly yours,

DEL REY RESIDENTS ASSOCIATION

DocuSigned by:
Maureen Madison
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By Maureen Madison, President

Cc: (Via E-mail)
Councilmember Mike Bonin
C.D. 11 Senior Planning Deputy Len Nguyen
C.D. 11 Del Rey Field Deputy Nick Sundback
Ken Draper, CityWatch
Christina Campodonico, The Argonaut
Emily Alpert Reyes, Los Angeles Times