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March 24, 2022

DRAFT

Mr. Brett Henry
Trojan Storage
1732 Aviation Blvd., Suite 217
Redondo Beach, California 90278

bhenry@trojanstorage.com
424-428-0539

Re: 13260 Maclay Street – APCNV-2021-10623-CPIOE-CU-SRP

Mr. Henry,

The Sylmar Planning and Land Use Committee held three public hearings for this project: January 12th, February 9th and March 9th, 2022. At these meetings there were a number of public comments including increased parking for the apartments, building elevation enhancements, landscape screening and visual changes to side and rear yard elevations. The applicant made alterations to the project to address these comments. The recommendation from the Committee is to support this project on the conditions that the final design, elevations, exterior finishes, colors, landscaping, parking is consistent with drawings dated 02-09-2022 and as presented to the committee at their March meeting. If material changes are made which deviate from the presented plan, the developer will come back before the PLUC for their review and approval. The Sylmar Neighborhood Council held its public hearing on March 24th, 2022 and voted to approve these recommendations.

Project Information

The project is located at the south east corner of Maclay Street and Bromont Avenue and consists of an approximately 80,230 sf. of lot area within the Sylmar CPIO Mixed-Use Corridor Subarea. The proposed development is a Mixed-Use project containing 25 residential apartments, self-storage, and art studios/office space. The project proposes to demolish the existing 22 apartments and construct a 196,759 sf. development, including a 42' tall, 3-story

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mixed-use buildings one with 25 apartments and 54,467 sf. of self-storage, and a second 4-story 44' tall 99,801 sf. self-storage building.

The applicant is requesting a CPIO Exception from the Sylmar plan to allow new construction with 78 parking spaces in lieu of the required 316 spaces in conjunction with the mixed-use project. The proposed development will require a Conditional Use Permit to allow storage buildings for household goods within 500 feet of an R Zone and Site Plan review for a development project which creates or results in an increase of 50,000 sf or more of non-residential floor area.

The area surrounding the site on the north and east is zoned for one-story commercial buildings with neighborhood commercial uses and some single-family residents; to the south it is zoned for single-family dwellings; and, on the west the zone is C2-1-CPIO and consists of the Knights of Columbus facility and parking lots.

The proposed project is a unique combination of apartments, ground floor art studios, and self-storage space and represents a special circumstance that makes the requested exception from the parking regulations of the CPIO necessary for the preservation and enjoyment of a substantial property right. The CPIO requires 1 parking space for every 500 sf. of commercial uses, however the CPIO did not anticipate that a mixed-use project could consist of a residential apartment and self-storage combination. As most are aware, many people who use self-storage only make trips to the facility every couple of months.

The new 44-foot high, three-story building proposes a state-of-the art, contemporary design with brick, steel, stucco and generous use of glass and transparency to greatly improve the aesthetic appearance of the site. State of the art security equipment with strict control of ingress/egress to/from the building will be incorporated into the Project design and shall be subject to review by the LAPD to ensure its effectiveness.

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the Land Use & Design Chapter of the Sylmar Community Plan which encourages high-quality commercial development. The chapter notes that each project will require a unique approach. In this case, the Applicant's project is probably one of a handful in the City of Los Angeles which involves a mixed-use project with both residential and self-storage uses.

Public Comments and Project Alterations

At the initial PLUC's public meeting there was discussion for additional resident parking as street parking is rarely available along Bromont Avenue. The developer responded with increasing the off-street parking for the apartments by providing 43 secured subterranean parking stalls (this includes 3 EV charging parking spaces) for the exclusive use of the 25 apartments plus 16 after hours surface open parking spaces outside the gates along Maclay and Bromont.

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There are a total of 31 surface parking spaces for the storage use inside the gates (this included 5 EV charging parking spaces).

The developer also address comments to enhanced the building elevations to convey a warmer less industrial/modern feel. The revised elevations were well received at the March PLUC meeting along with modulation of the patios, steel trellis features, the varying exterior material changes and improvement to the rear and side yard views. The clear distinction between the mix-uses of the development lend to the projects appeal and will help reduce confusion between entries for residents and businesses. The design also added landscaping to soften the projects scale along with having the height of the building step down towards adjacent single-family homes. this consideration was noted by the committee.

We appreciate Mr. Henry's commitment to ensuring this development will be constructed as shown in the renderings and being well operated as he several similar buildings. The apartments and retail spaces meets the goals of the CPIO zone. And, as one of the first developments in the CPIO zone along Maclay Street, this development will increase pedestrian traffic that utilizes business, shops and seeks dining experiences. We hope the design, quality of materials and mixed-uses leads other developers to make similar investments to better this area of our Sylmar community.

Respectfully,

Peter Postlmayr
Chair, Sylmar Planning and Land Use Committee

C: PI Properties, LLC – 610 N Santa Anita Ave, Arcadia, CA 91006 (Owner)
Nick Leathers, Crest Real Estate – 11150 W. Olympic Blvd, #700. Los Angeles, CA 90064 nick@crestrealestate.com 310-994-6657 (Applicant Representative)
Sarah Hounsell, Planner 818-374-9917 sara.hounsell@lacity.org
Councilmember Monica Rodriguez, 7th District 213-473-7077
councilmember.rodriquez@lacity.org