

***3871 GRAND VIEW BLVD.  
LOS ANGELES 90066***

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***SELF-STORAGE & RETAIL/RESTAURANT USE***

*Mar Vista Community Council – Board of Directors Meeting  
January 25, 2023*

# PROJECT SITE – CURRENT CONDITIONS



# LATERRA DEVELOPMENT

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- LaTerra, founded in 2009, is a comprehensive development and investment company with a dedicated general contractor and construction team
- LaTerra has focused on the improvement and activation throughout California by building much needed housing, affordable housing, mixed-use, industrial and commercial projects
- LaTerra is committed to continue providing infrastructure and beautification enhancement initiatives
- LaTerra is committed to working collaboratively with Community stakeholders and notable elected leaders in the pursuit and creation of catalytic projects



# PROJECT OVERVIEW & ENTITLEMENTS SUMMARY

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## PRESENTED TO MVCC PLUM ON 9/6/2022

### PROPOSED PROJECT: Self-Storage Facility

- Zone: M-1
- Floor Area: 58,205 SF max., 58,180 provided
- Vehicle Parking: 30 required, 38 provided
- Bicycle Parking: 12 required, 14 provided
- Height: 37 ft. allowed, 36-ft.-8-in. provided (3 levels)

REQUESTED ENTITLEMENT: Conditional Use Permit for self-storage/storage for household goods in an M1 zone located within 500 feet from a R-zoned property (Planning Case No. ZA-2022-3859-CU)

ENVIRONMENTAL REVIEW: Categorical Exemption

## PRESENTED TO MVCC PLUM ON 1/9/2023

### PROPOSED PROJECT: Self-Storage & Retail/Restaurant Use

- Zone: M-1
- Floor Area: 58,205 SF max., 58,205 provided
  - Grand View Frontage Retail/Restaurant Use: 800 SF
  - Grand View Frontage Storage Office Space: 525 SF
- Vehicle Parking: 34 required, 38 provided
- Bicycle Parking: 16 provided = 4 vehicle space credits
- Total Vehicle Parking: 30 spaces required
- Height: 37 ft. allowed, 36-ft.-8-in. provided (3 levels)

REQUESTED ENTITLEMENT: Conditional Use Permit for self-storage/storage for household goods in an M1 zone located within 500 feet from a R-zoned property (Planning Case No. ZA-2022-3859-CU)

ENVIRONMENTAL REVIEW: Categorical Exemption

\*\*HIGHLIGHTED ITEMS UPDATED FROM 1/9/2023  
MVCC PLUM MEETING.\*\*

# GRAND VIEW – RETAIL OR RESTAURANT/STORAGE

ELEMENTS INCORPORATED  
MAR VISTA PLUM MTG 1/9/2023



Lighting to be added to illuminate school parking lot

Potential area for community art

Safety mirror shown in rendering

Retail/restaurant frontage to be expanded to this line (approx.)

Current extent of retail/restaurant frontage 5

# GRAND VIEW – RETAIL OR RESTAURANT/STORAGE

ELEMENTS INCORPORATED  
MAR VISTA PLUM MTG 1/9/2023



*Current extent of  
retail/restaurant frontage*

*Retail/restaurant frontage to be expanded to this line (approx.)*

# GRAND VIEW – RETAIL OR RESTAURANT/STORAGE

ELEMENTS INCORPORATED  
MAR VISTA PLUM MTG 1/9/2023



*Current extent of retail/restaurant frontage*

*Retail/restaurant frontage to be expanded to this line (approx.)*

# GRAND VIEW – RETAIL OR RESTAURANT/STORAGE

## PLUM MTG REQUEST – EXPANSION OF RETAIL/RESTAURANT GLASS FRONTAGE



*Current extent of retail/restaurant frontage*

*Retail/restaurant frontage to be expanded to this line (approx.)*



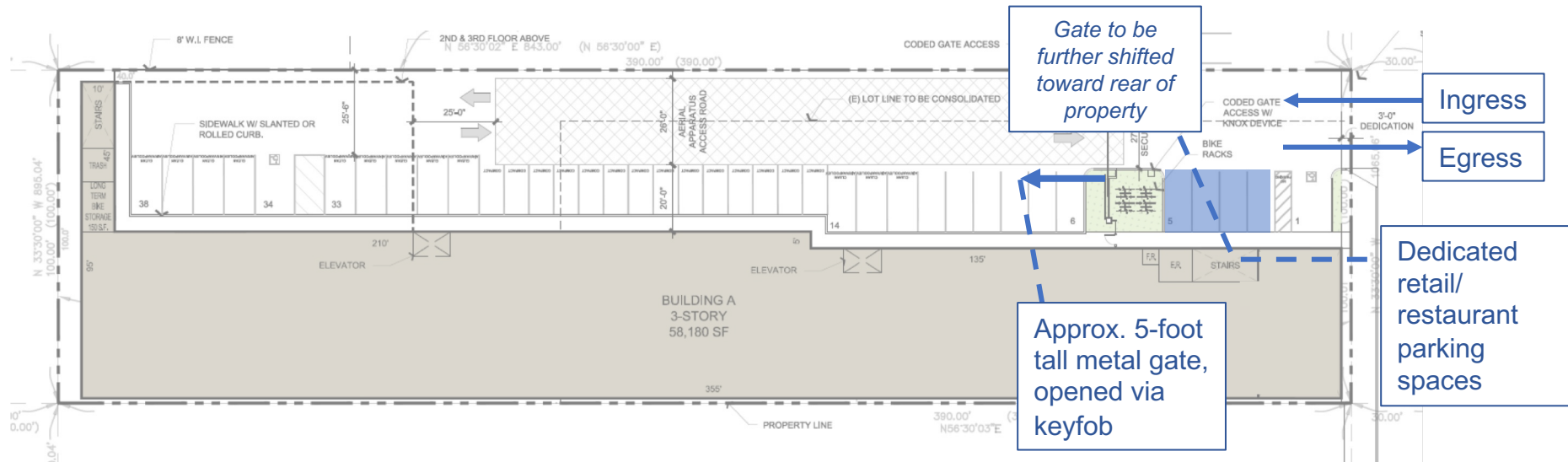
# GRAND VIEW – RETAIL OR RESTAURANT/STORAGE

## PLUM MTG REQUEST – EXPANSION OF RETAIL/RESTAURANT GLASS FRONTAGE



*Rendering with retail frontage incorporating PLUM requests.*

# PROJECT PARKING/SITE CIRCULATION PLAN



## Site Circulation

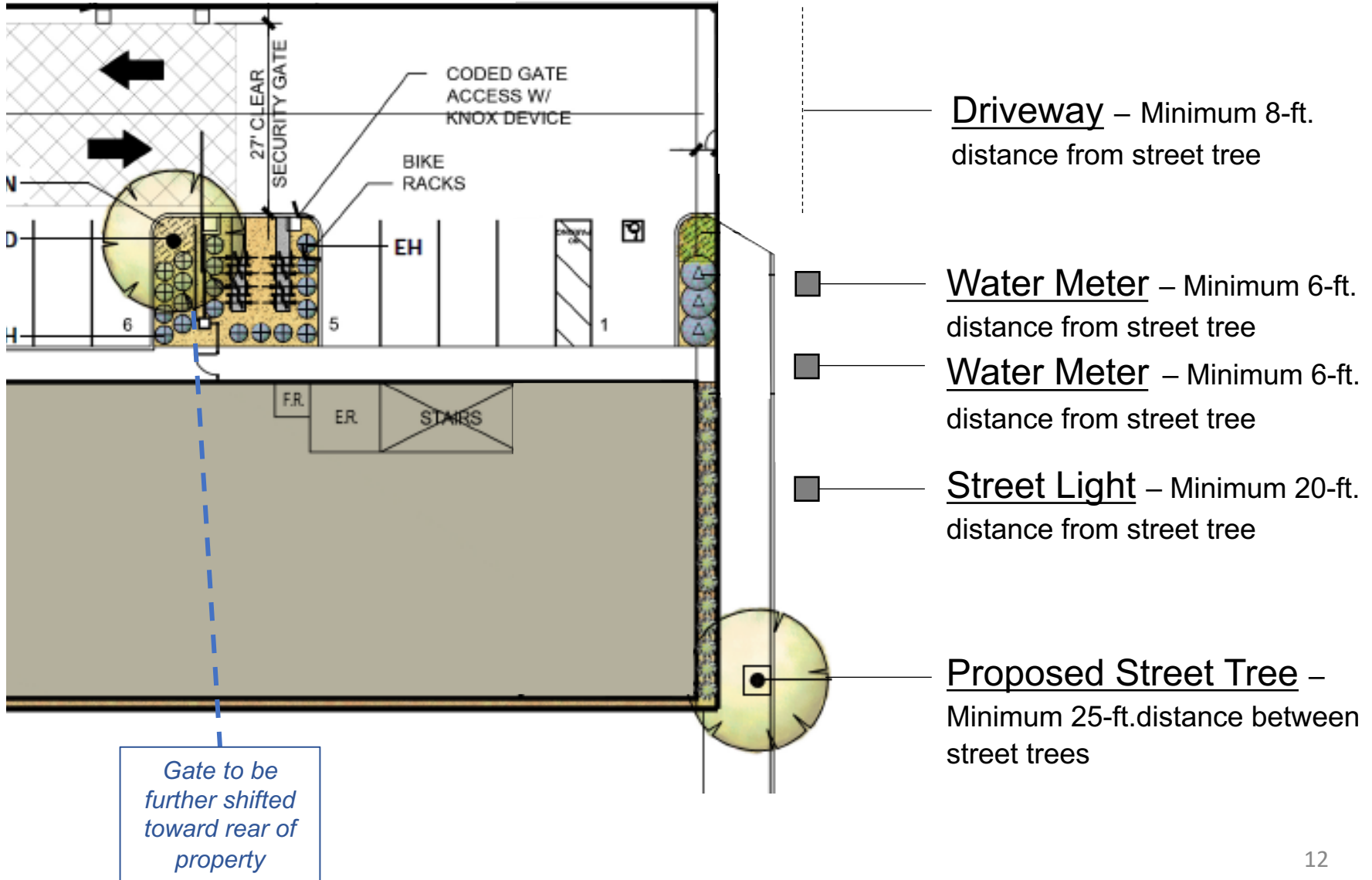
- One ingress/egress driveway on Grand View Blvd.
- Access-controlled gate located approximately 65 feet within site
  - 38 parking spaces total (30 spaces required)
    - Previously Presented on 1/9: 5 parking spaces prior to gate / 4 parking spaces dedicated to retail/restaurant
    - **Revision to be Presented on 1/25: 7-8 parking spaces prior to gate (*gate to be shifted toward rear of property*) / 4 parking spaces dedicated to retail/restaurant**

# ***PROJECT SITE ACTIVATION, BEAUTIFICATION, AND SAFETY ENHANCEMENTS***

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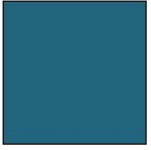
- Community-serving retail/restaurant enhancement on Grand View Blvd.
- Transparency/windows activating street frontage
- Replacing asphalt parking lot currently at front of property with beautification/activation of street frontage:
  - New landscaping/greening along Grand View Blvd.
  - Planting of new street tree along Grand View Blvd.
  - Ongoing collaboration with Urban Forestry and BOE for tree placement assessment
  - Landscaping on site
- Existing street light to be maintained, new building to also include exterior lighting for safety and beautification along street frontage
- Exterior facade building lighting for school parking lot and site lighting
- Exterior building security camera location design w/LAPD and installation
- Removal of one curb cut (there are currently two at site)
- Repair of existing sidewalk, curb/gutter

# GRAND VIEW BOULEVARD – LANDSCAPE PLAN, STREET TREE URBAN FORESTRY DIVISION TREE PLACEMENT REQUIREMENTS

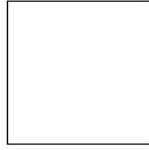


# PROJECT – MATERIALS BOARD, REPRESENTATIVE IMAGES

## Metal Panel



METAL PANEL  
MCELROY METAL  
COLOR: "ROAMN BLUE"  
OR APPROVED EQ.



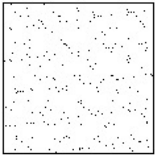
METAL PANEL  
MCELROY METAL  
COLOR: "REGAL WHITE"  
OR APPROVED EQ.



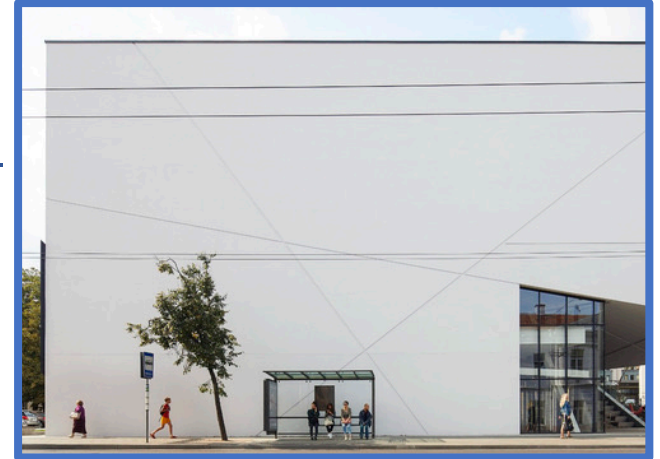
METAL PANEL  
MCELROY METAL  
COLOR: "ATMOSPHERIC"  
(SW 6505) OR APPROVED EQ.



## Stucco



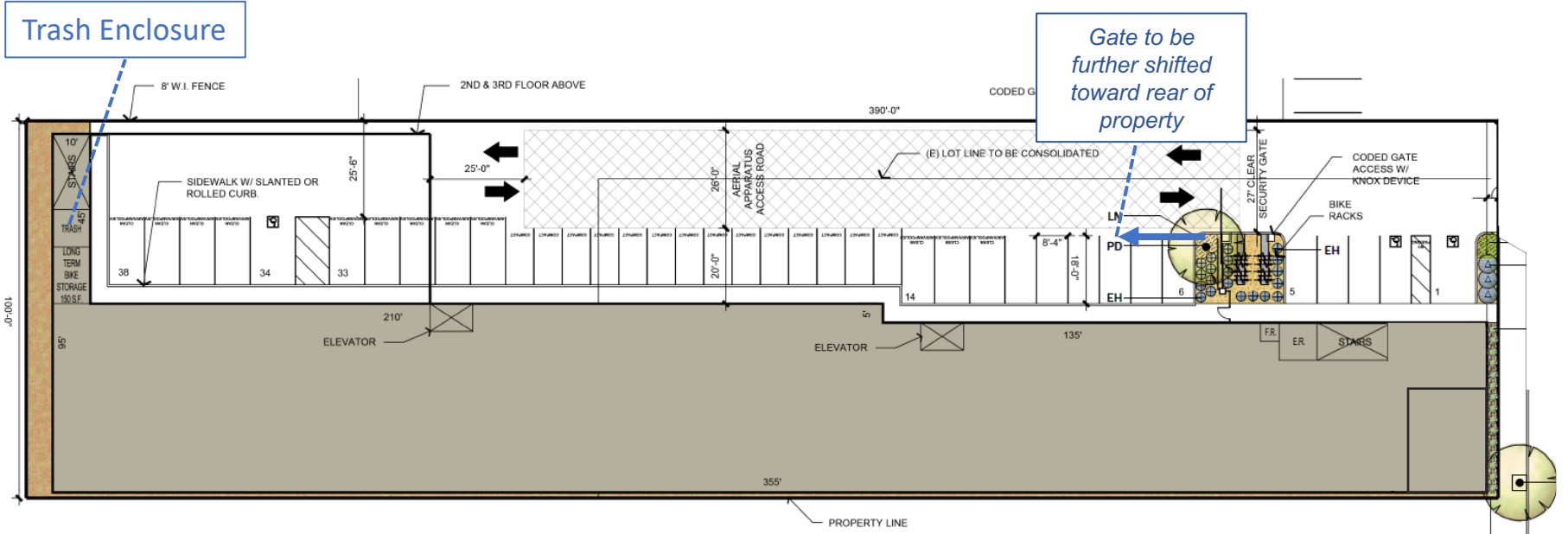
PAINTED STUCCO  
COLOR: "WHITE"  
OR APPROVED EQ.



## Window System



# GRAND VIEW – SITE AND LANDSCAPE PLAN



Street Tree Species:  
TBD with  
Urban Forestry  
consultation



PLANT LEGEND		
KEY	SYMBOL	BOTANICAL NAME
<b>TREES</b>		
PD		PARKINSONIA X 'DESERT MUSEUM'
<b>SHRUBS / PERENNIALS</b>		
AV		ALOE VERA
EH		EREMOPHILA HYGROPHANE
LF		LEUCOPHYLLUM FRUTESCENS
<b>GROUND COVERS</b>		
LN		LANTANA X 'NEW GOLD'
<b>HARDSCAPE LEGEND</b>		
		BUCKSKIN GOLD DECOMPOSED GRANITE

# TRAFFIC ASSESSMENT

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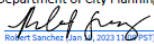
- DOT Traffic Assessment Letter
- No traffic impacts under CEQA

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 10, 2023

To: Brenda Kahinju, Senior Administrative Clerk  
Department of City Planning

From:   
Robert Sanchez, Transportation Engineer  
Department of Transportation

Subject: TRANSPORTATION ASSESSMENT ANALYSIS FOR THE PROPOSED SELF-STORAGE  
PROJECT LOCATED AT 3871 S. GRAND VIEW BLVD

A trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips threshold requiring further analysis. Using the City of Los Angeles VMT Calculator Version 1.3 tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project does not exceed the net 250 daily vehicle trips threshold. The analysis indicated that the proposed project would generate 146 daily vehicle trips while removing 60 existing daily vehicle trips for a total of 86 net daily trips. A copy of the VMT calculator screening page is provided as **Attachment B** to this report.

LADOT concurs with the conclusion of the transportation analysis that the project trip generation does not meet the trip threshold to require a traffic impact analysis. Therefore, LADOT will not require the preparation of a traffic impact analysis for this project.

## COMMUNITY BENEFITS

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- Project to include neighborhood-serving retail/restaurant space for street front activation
- Outdoor Art Gallery consisting of six “Local Artist’s Boxes” positioned facing Grand View Blvd.
  - Approx. 4-ft. by 6-ft., shatterproof glass-enclosed
  - Six total art boxes relocated to second-floor level for visual access
  - Ground-level “art for purchase” signage with QR code
  - Community art mural TBD



## ***OUTREACH – GRAND VIEW BOULEVARD ELEMENTARY SCHOOL, MAR VISTA FARMERS' MARKET***

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- Project team presentation to GVBE School Principal on August 24, 2022
  - Project to incorporate exterior lighting along south side of self-storage building/shared property line in order to provide additional illumination for school parking lot and pickup areas (currently not well-lit in evenings)
  - Project team committed to coordinating with GVBE School regarding sidewalk/street closures and pedestrian/traffic safety measures
  - Project team committed to haul/delivery hours from 9AM – 1PM when GVBE School is in session
  - Project team committed to finding off-street parking for construction worker vehicles
  
- Project team to continue ongoing outreach/coordination with Mar Vista Farmers' Market

# **SELF STORAGE – SECURITY, OPERATIONS, STAFFING**

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## Hours and Access

- 7AM to 7PM, (2) staff onsite, no access to the gate or inside the building after 7PM
- Keyfob customer access only.

## Staffing and Operations

- Security check/walk through of interior and exterior perimeter of facility daily. Daily log book entries.

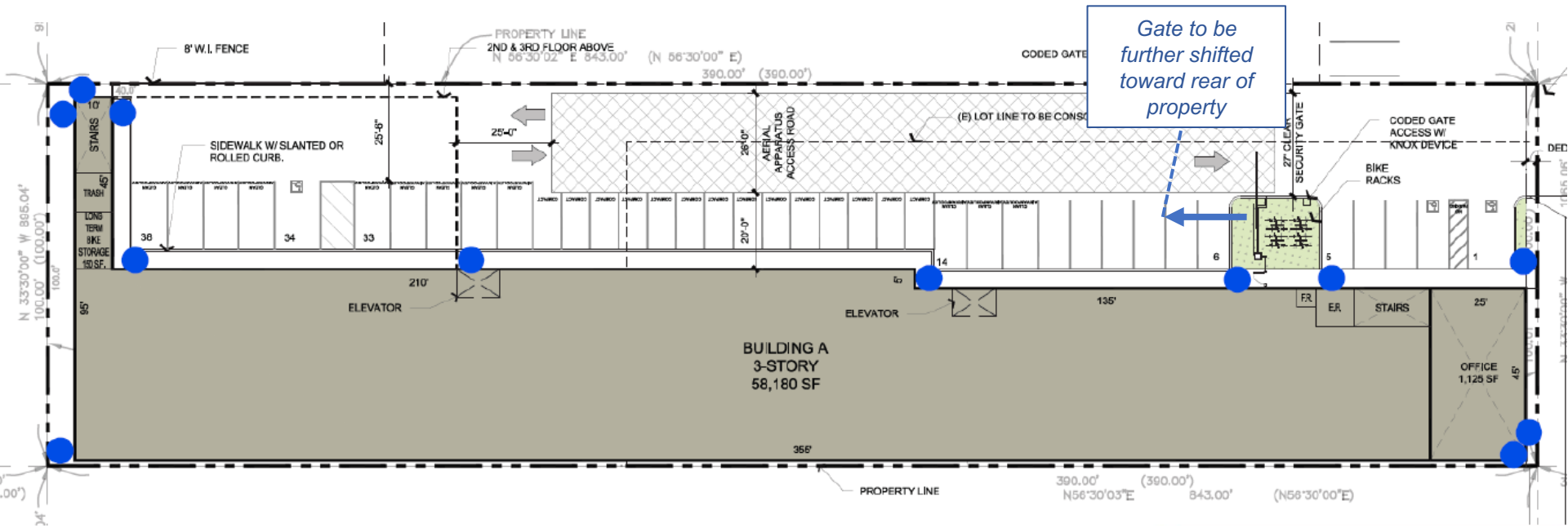
## Site Lighting

- Interior: Motion-triggered interior hallway lighting, exit path fire life/safety lighting on continuously
- Exterior: Lit from dusk to dawn

## Video Monitoring/Ongoing Collaboration with LAPD

- Facility to include approximately 30-40 cameras with 24/7 camera coverage placed at:
  - Parking gate, building entries, elevator doors, doors to storage units, interior hallways, office, customer parking areas
- Digital feed from cameras saved for 30 days, available for LAPD review
- Digital feed to be monitored after-hours by security company, with staff on call (RTI Systems or similar security company)

# SELF STORAGE – VIDEO MONITORING EXTERIOR CAMERA LOCATIONS



**12 OUTDOOR CAMERA LOCATIONS**  
**26 INTERIOR CAMERA LOCATIONS**  
**38 TOTAL CAMERA LOCATIONS**

# ***SELF STORAGE – USER REGULATIONS***

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## Leases

- Residential or overnight habitation use strictly prohibited
- Provision that customers are not allowed to use storage unit as a business address or as a mailing address for correspondence
- No overnight parking, including RV parking
- Provision that storage unit can only be used to store ordinary household goods and business items
- Provision that customers cannot store hazardous waste, toxic substances, perishables such as food, beverages, living or dead plants or animals, illegal items

## Lease Enforcement

- Staff may enter a customer's unit at any time if necessary or advisable to protect persons or property, make repairs, comply with the law, or enforce rights

## Anticipated Construction Schedule

- Demo start: Fourth Quarter of 2023
  - Applicant to comply with applicable federal/state/local air quality regulations
- Construction Start: Fourth Quarter of 2023
- Construction Duration: Twelve Months

## Construction Hours and Operations

- Construction Hours: 7AM to 5PM
- Hauling/Delivery Hours: Coordinated to occur after school start and before school end
- Parking: Spaces to be rented for off-site parking of construction workers
- Contact Name and Phone Number: To be posted at construction site, phone number to be monitored

## Construction Coordination

- Outreach to Grand View Boulevard Elementary School and LAUSD District Office to coordinate construction schedules

# REQUESTS FROM 01/09/23 MVCC PLUM MEETING

## VOTED 10 – SUPPORT, 2 – OPPOSITION, 3 – ABSTENTION

- Increase “glass line” of retail/restaurant use in order to increase retail presence on Grand View Blvd.
  - Status: Revising site plan to incorporate change
- To increase visibility for cars and pedestrians, incorporate windows on south side of building frontage near Grand View Blvd.
  - Status: Windows cannot be incorporated on south side of building frontage. Building Code does not allow for openings on this side due to required 2-hr. fire separation/fire safety requirements (Cal. Bldg. Code Section 602).
- To increase visibility for cars and pedestrians, incorporate safety reflective mirror for cars entering and exiting the school parking lot
  - Status: Safety mirror incorporated into project image
- Relocate proposed street tree at south side of project frontage, or work with City to provide tree with higher canopy to avoid obstruction of view from school driveway
  - Status: Civil engineer has confirmed that proposed street tree location cannot be revised due to Urban Forestry clearance restrictions. Applicant to work with City during permitting phase in order to provide tree with higher canopy.
- Relocate gate on property so that 2-3 more parking spaces (total of 7-8 spaces) are in front of gate
  - Status: Revising site plan to incorporate change
- Incorporate lighting along south side of building to illuminate school parking lot
  - Status: Revising project image to include proposed locations. Further coordination with Principal on locations once project plans progress.
- Coordinate/collaborate with Grand View Blvd. Elementary School and Mar Vista community for mural on south side of proposed building
  - Status: Applicant will collaborate and coordinate
- Continue coordination and maintain close contact with Grand View Blvd. Elementary school regarding construction schedule and during construction activities
  - Status: Applicant will collaborate and coordinate
- Install rooftop solar panels
  - Status: Applicant will install
- Research no parking zone at the retail/restaurant corner so no one parks and blocks entrance/line of vision to the school parking lot
  - Status: Applicant will work with LADOT and CD11 for red striping feasibility
- Share final lighting plan with school, principal, community – provide lighting along the wall facing the school
  - Status: Applicant will work with school and will provide lighting along the wall facing the school
- Discovery of any users living in the storage unit will be grounds for immediate termination of lease.
  - Status: Applicant will enforce

# BY-RIGHT USES IN M-1 ZONE

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- Automotive painting, upholstering, body and fender repairing or undercoat spraying
- Blacksmith
- Box and crate assembly
- Broom manufacturing
- Brush manufacturing
- Butane gas filling station
- Cabinet shop
- Cat breeding or boarding
- Ceramic products manufacturing
- Dairy products depot - wholesale or retail deliveries
- Dairy products manufacturing
- Dog and cat food manufacturing
- Dry cleaning plant
- Fruit cannery
- Ice storage plant
- Jewelry manufacturing
- Kennel, dog and cat
- Laundry plant
- Liquor or spirits rectifying
- Machinery (farm) repairing and overhauling
- Meat cutting plant
- Motor coach repairing or overhauling
- Motorcycle or motor scooter repairing, wholesale
- Official police garage
- Poultry killing
- Pumping plant
- Rabbit killing, incidental to retail business
- Refrigeration plant - storage of fruits, vegetables, meat, fish, eggs or dairy products
- Sausage manufacturing
- Soap manufacturing
- Taxidermist
- Tool manufacturing
- Vegetable cannery
- Veterinary hospital
- Wood products manufacturing
- Bus storage or operating yard
- Car wash
- Cement (bulk) transfer
- Contractor's equipment rental yard or plant
- Feed storage and sales yard
- Fuel yard
- Gardener's refuse collection yard or station
- Household moving truck repair and storage
- Lumber yard, retail
- Moving van storage or operating yard
- Produce yard or terminal
- Radio broadcasting transmitter
- Tow truck parking
- Tractor rental yard
- Trailer (utility) rental and storage
- Wireless telecommunication facility
- Wrestling arena

# THANK YOU



*Current extent of retail/restaurant frontage*

*Retail/restaurant frontage to be expanded to this line (approx.)*



# ***SELF STORAGE – OPERATIONS, TRASH MAINTENANCE***

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## Site Management

- Trash pickup: Once per week, with same-day service on call if bulk or immediate service is needed
  - Trash area is enclosed, at rear of site
  - Staff walkthrough of interior/exterior of facility multiple times/day to check for trash
  - Lease restricts storage of hazardous/toxic/illegal/plants or living things, which should limit customer disposal of such items
- Landscaping Maintenance: Once per week

## Construction Measures

- Anticipated construction noise analyzed, no CEQA impacts
- Construction to comply with City of Los Angeles Noise Ordinance
- As needed, exhaust mufflers to be used on internal combustion engines for all noise-generating construction equipment
- Equipment to be properly maintained to assure that no additional noise would be generated due to worn or improperly maintained parts
- As needed, sound blankets and other measures to be utilized when feasible for smaller equipment such as air compressors, dewatering pumps, and generators

## Construction Measures

- Anticipated construction emissions/air quality impacts analyzed, no CEQA impacts
- Construction activities to comply with South Coast Air Quality Management District Rule 403, which requires proper/safe operations for dust emissions during excavation, demolition, construction
- Measures include the application of water to disturbed areas of the site three times a day, requirement for gravel apron/equivalent method to reduce mud and dirt tracking by equipment onto exit routes
- During demolition: Water to be applied to exterior surface of buildings and structures, razed building materials for dust suppression
- During wind events: Earthmoving and handling of bulk materials to be stopped during high wind events

## Sidewalk and Street Closures

- Intermittent sidewalk and street closures during 12-month construction duration (from Fourth Quarter 2024 to Fourth Quarter 2025)
- Sidewalk and street closures to be approved by City of Los Angeles Dept. of Transportation and coordinated with Grand View Boulevard Elementary School, updates to Mar Vista Community Council and Council District 11
- Street and sidewalk closures would be to City standards and could include pedestrian safety measures such as pedestrian canopies, barriers, alternate crossing routes, crossing guard or other staff supervision