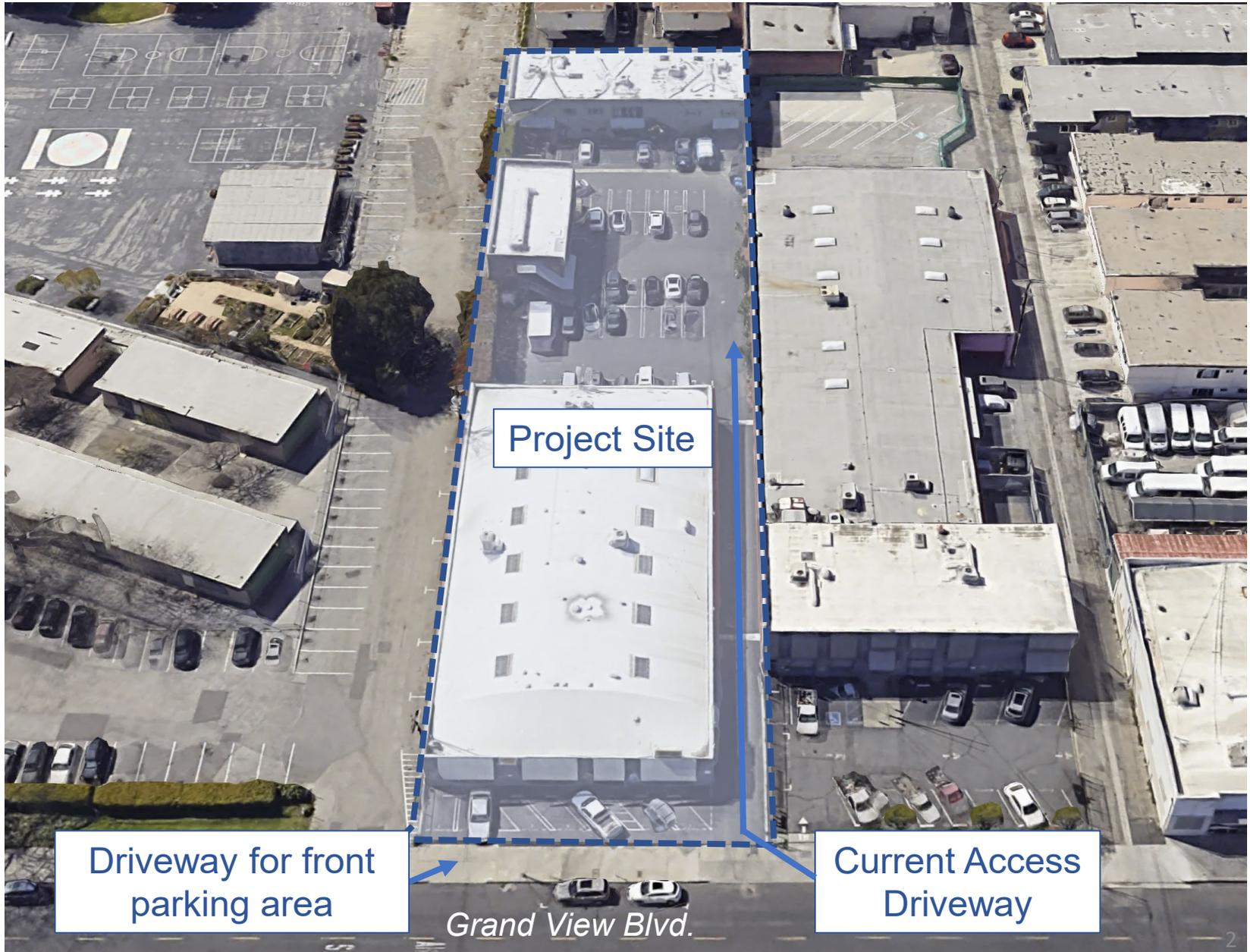


***3871 GRAND VIEW BLVD.
LOS ANGELES 90066***

PROPOSED SELF-STORAGE FACILITY

PROJECT SITE – CURRENT CONDITIONS



LATERRA DEVELOPMENT

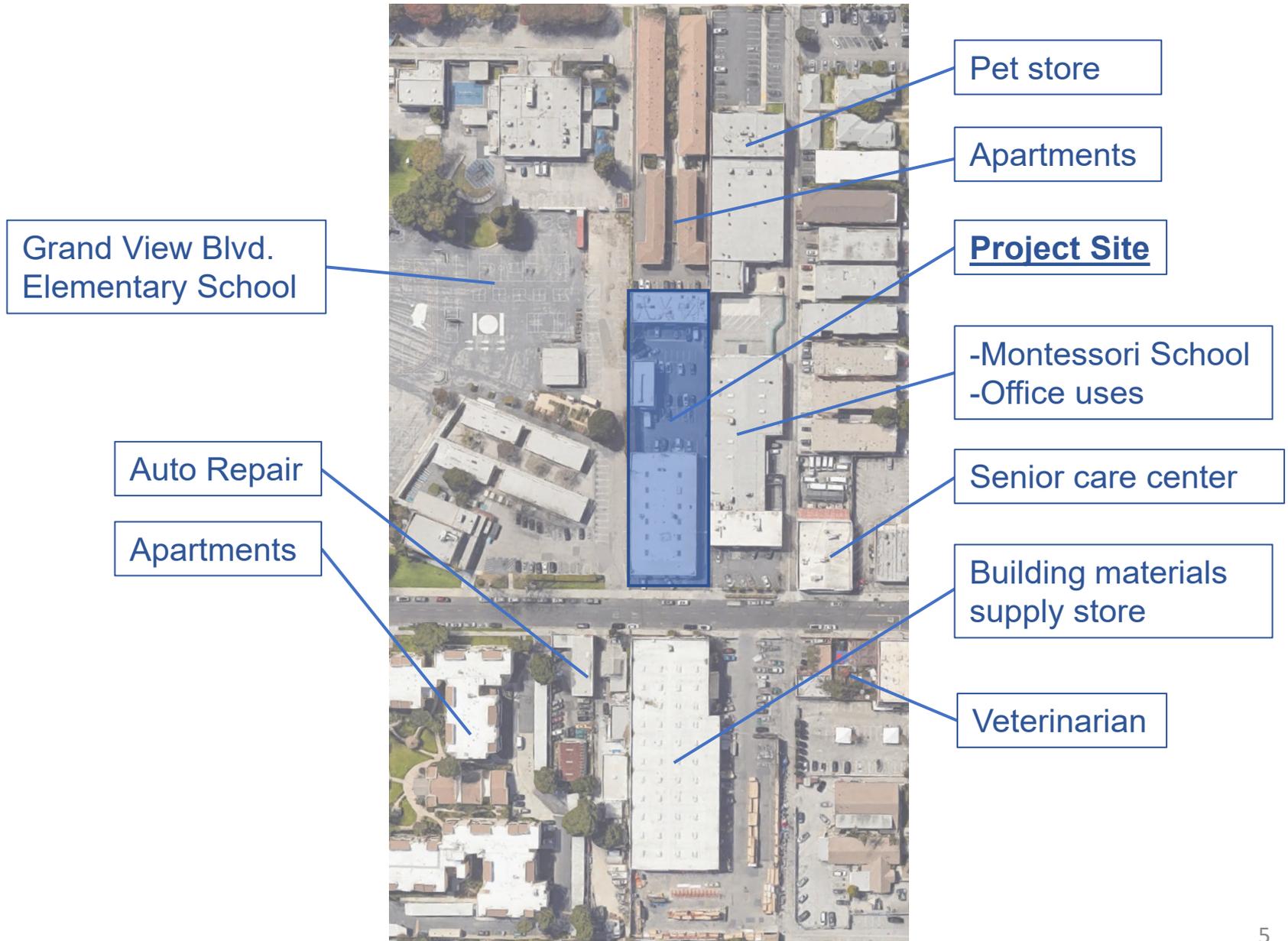
- LaTerra, founded in 2009, is a comprehensive development and investment company with a dedicated general contractor and construction team
- LaTerra has focused on the improvement and activation of throughout California by building much needed housing, affordable housing, mixed-use, industrial and commercial 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 SITE – CURRENT USES



PROJECT SITE – SURROUNDING CONTEXT AND USES



PROJECT SITE



Current view of property from Grand View Blvd., looking north.

PROPOSED PROJECT: Self-Storage Facility

- Zone: M-1 (allows for self-storage, residential use not permitted)
- 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)
- Storage Units: approx. 368

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

GRAND VIEW – PROJECT RENDERING



GRAND VIEW – PROJECT RENDERING



GRAND VIEW – PROJECT RENDERING



*School property line begins here,
low gate is on school property.*

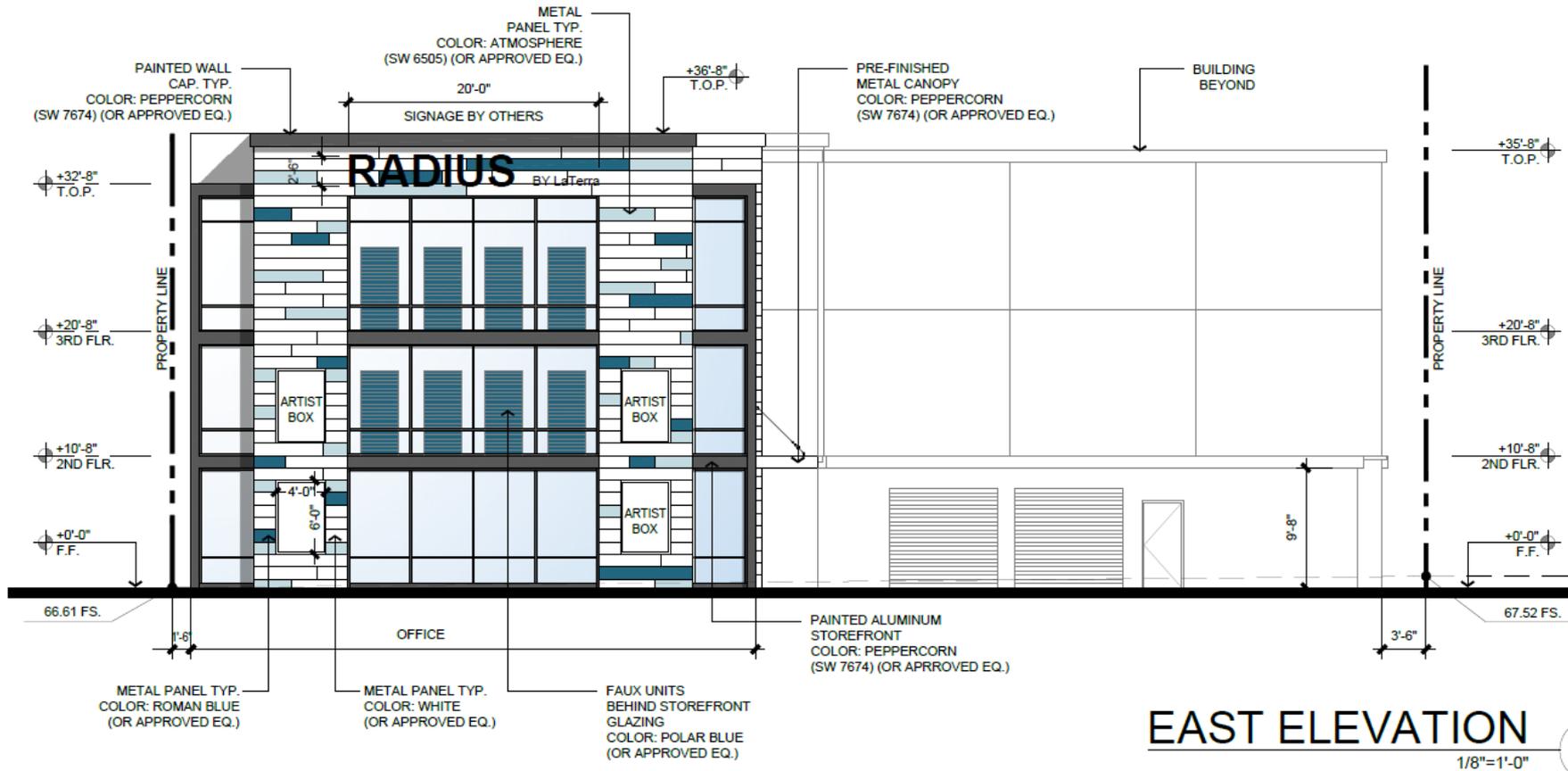
GRAND VIEW – PROJECT RENDERING



PROJECT SITE BEAUTIFICATION AND SAFETY ENHANCEMENTS

- Removal of one curb cut (there are currently two at site)
- Repair of existing sidewalk, curb/gutter
- Windows/glazing at property line, with storage office directly accessible from sidewalk
- Replacing front striped parking spaces with below elements for beautification/activation of street frontage:
 - New landscaping/greening along Grand View Blvd.
 - Planting of new street tree along Grand View Blvd.
 - Landscaping within site, including along street frontage
- Existing street light to be maintained, new building to also include exterior lighting for safety and beautification along street frontage

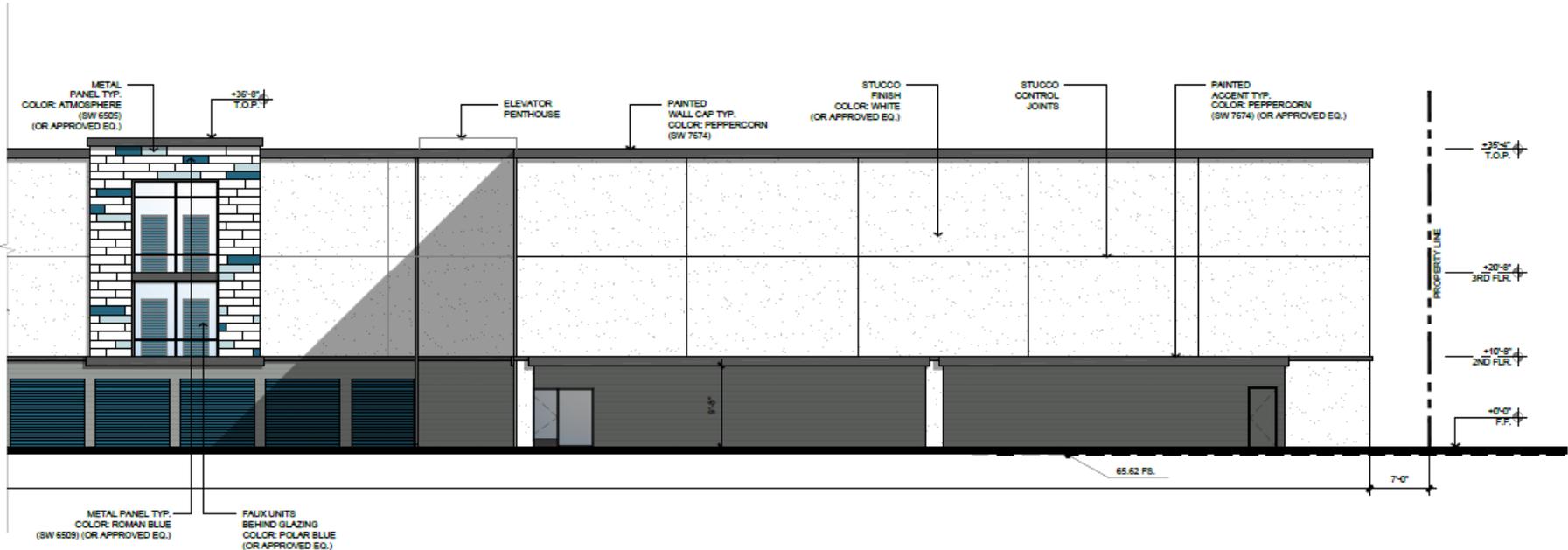
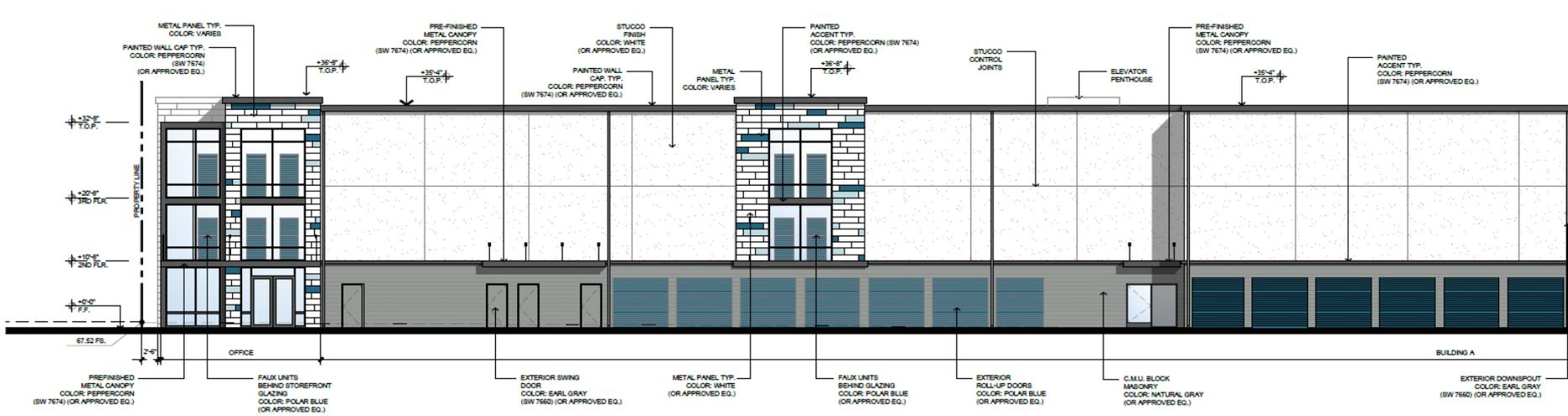
PROJECT PLANS – EAST ELEVATION (GRAND VIEW BLVD.)



EAST ELEVATION
1/8"=1'-0"

1

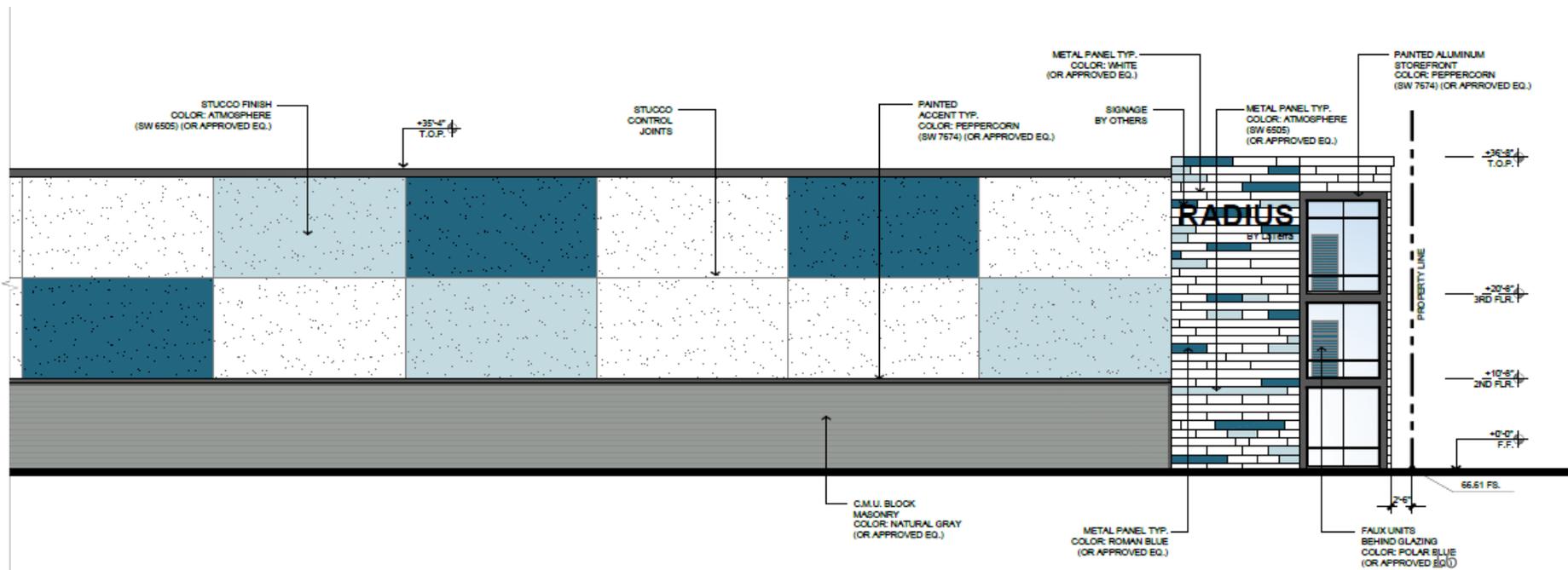
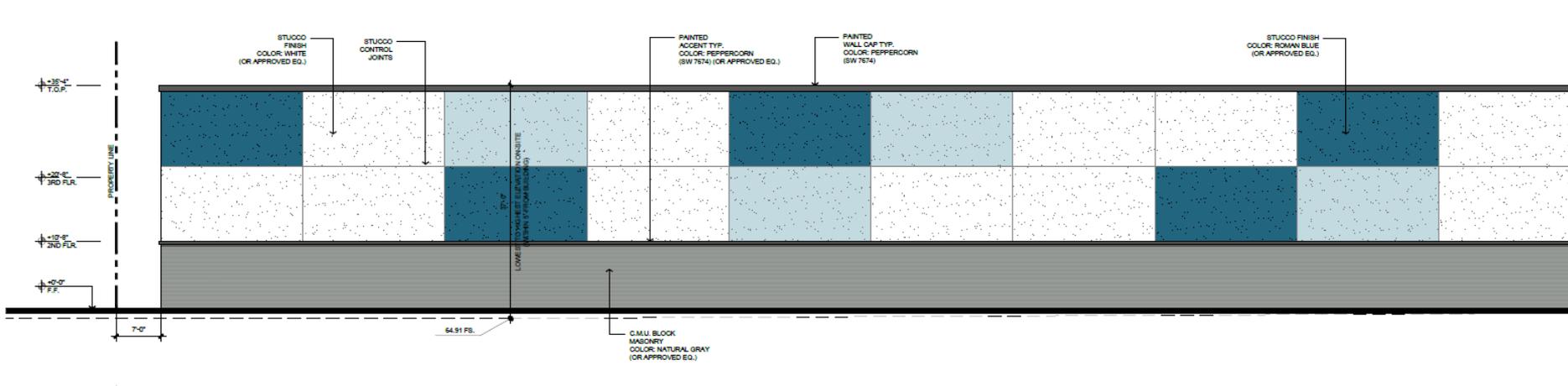
PROJECT PLANS – NORTH ELEVATION



NORTH ELEVATION CONT.

1/8" = 1'-0"

PROJECT PLANS – SOUTH ELEVATION



PROJECT – MATERIALS BOARD



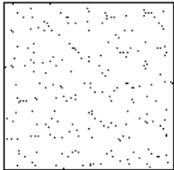
METAL PANEL
MCELROY METAL
COLOR: "ROAMN BLUE"
OR APPROVED EQ.



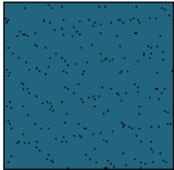
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MCELROY METAL
COLOR: "REGAL WHITE"
OR APPROVED EQ.



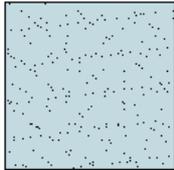
METAL PANEL
MCELROY METAL
COLOR: "ATMOSPHERIC"
(SW 6505) OR APPROVED EQ.



PAINTED STUCCO
COLOR: "WHITE"
OR APPROVED EQ.



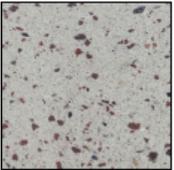
PAINTED STUCCO
COLOR: "ROMAN BLUE"
OR APPROVED EQ.



PAINTED STUCCO
COLOR: "ATMOSPHERIC"
(SW 6505) OR APPROVED EQ.



PAINTED WALL CAP
COLOR: "PEPPERCORN"
(SW7674) OR APPROVED EQ.

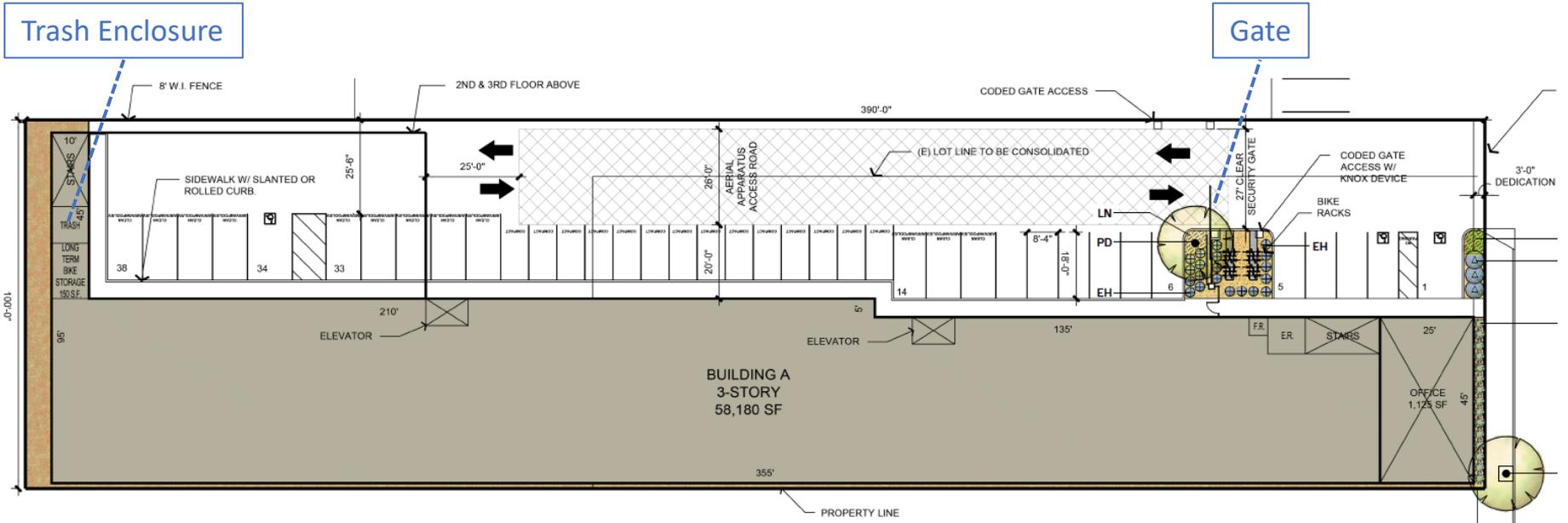


CMU BLOCK
TEXTURE: SPLIT FACE
COLOR: NATURAL GRAY
OR APPROVED EQ.



PRE-FINISHED ROLL-UP DOOR
JANUS INTERNATIONAL
COLOR: "POLAR BLUE"
OR APPROVED EQ.

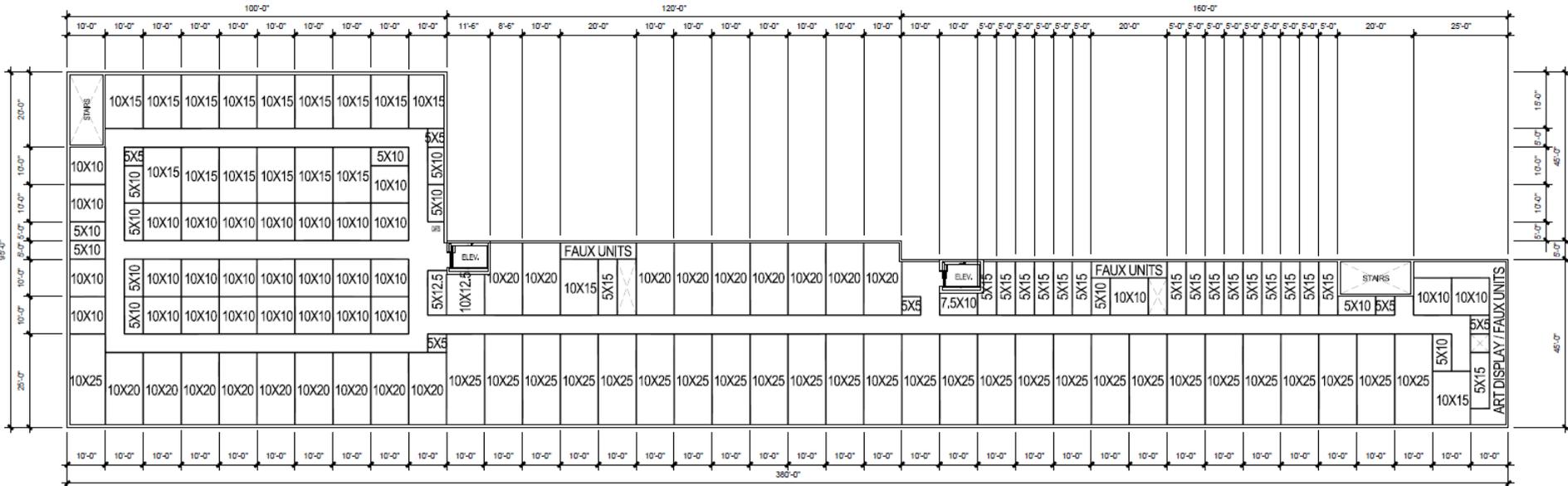
GRAND VIEW – SITE AND LANDSCAPE PLAN



PLANT LEGEND		
KEY	SYMBOL	BOTANICAL NAME
TREES		
PD		PARKINSONIA X 'DESERT MUSEUM'
JM		JACARANDA MIMOSIFOLIA
SHRUBS / PERENNIALS		
AV		ALOE VERA
EH		EREMOPHILA HYGROPHANE
LF		LEUCOPHYLLUM FRUTESCENS
GROUND COVERS		
LN		LANTANA X 'NEW GOLD'

HARDSCAPE LEGEND	
SYMBOL	NAME
	BUCKSKIN GOLD DECOMPOSED GRANITE

PROJECT PLANS – SECOND FLOOR



2ND FLOOR PLAN 1
 1/16"=1'-0"
 50' 30' 20' 10' 5' 0'

TRAFFIC ASSESSMENT

- DOT Traffic Assessment process complete
- No traffic impacts under CEQA

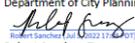
FORM GEN. 310A (Rev. 1/82)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

3871 S. Grand View Blvd
LADOT Case Number: CTC22-113094 (53367)

Date: July 5, 2022

To: Susan Jimenez, Administrative Clerk
Department of City Planning

From: 
Robert Sanchez, Transportation Engineer
Department of Transportation

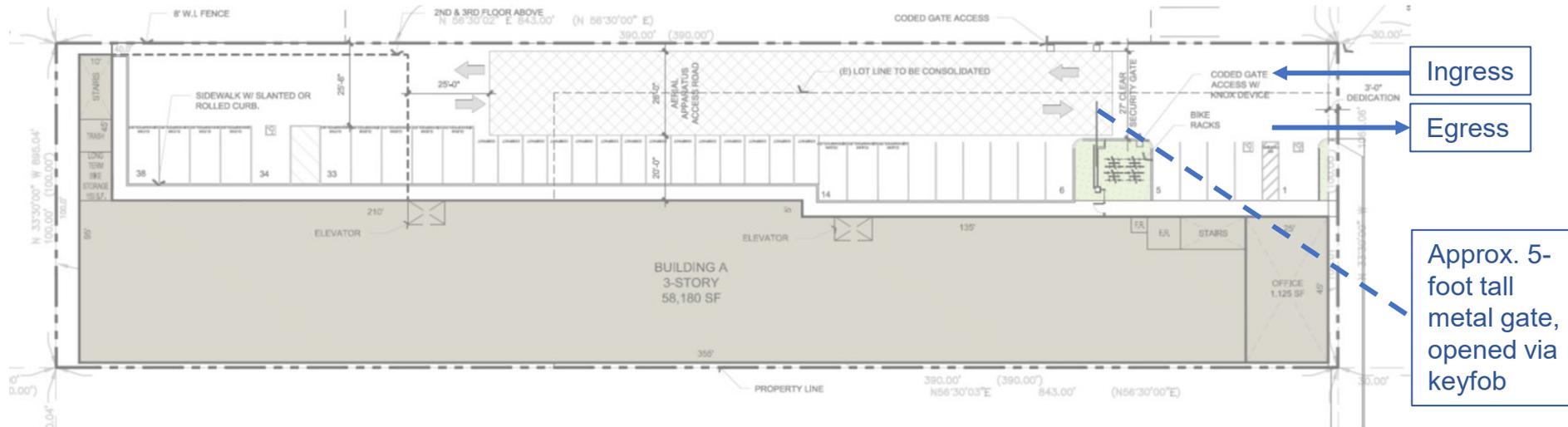
Subject: TRANSPORTATION ASSESSMENT ANALYSIS FOR THE PROPOSED SELF-STORAGE
PROJECT LOCATED AT 3871 S. GRAND VIEW BLVD

In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, the access to diverse land uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in LADOT's Transportation Assessment Guidelines (TAG).

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 133 daily vehicle trips while removing 60 existing daily vehicle trips for a total of 73 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.

PROJECT PLANS – SITE PLAN AND SITE CIRCULATION



Site Circulation

- One ingress/egress driveway on Grand View Blvd.
- Access-controlled gate located approximately 65 feet within site
 - 38 parking spaces total (30 required)
 - 5 parking spaces prior to gate
 - 33 parking spaces within gated lot

COMMUNITY BENEFITS

- Outdoor Art Gallery consisting of six “Local Artist’s Boxes” positioned facing Grand View Blvd.
 - Approx. 4-ft. by 6-ft., shatterproof glass-enclosed
- One 10x10 storage unit to be leased in perpetuity to the Mar Vista Art Walk for \$1/month

OUTREACH – GRAND VIEW BOULEVARD ELEMENTARY SCHOOL

- Project team presentation to GVBE School Principal Ryann Fletcher
- Project to incorporate exterior lighting along south side of self-storage building/shared property line, to provide additional illumination for school parking lot and pickup areas (currently not well-lit in evenings)
- Project start (demolition and grading) target for Summer 2023, after end of school year
- 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

SELF STORAGE – SECURITY, OPERATIONS, STAFFING

Hours and Access

- Typically, customer access to units from 7AM to 7PM, with staff onsite between 9AM to 6PM
- Keyfob required for access to parking gate, building, elevator, leased storage unit. Keyfob issued to customer at lease signing

Staffing and Operations

- Typically, two staff members present during the day, one at management office and one circulating throughout facility
- Notable staff activities include:
 - Security check/walkthrough of interior of facility every morning, afternoon, and at office closing
 - Daily walkthrough of property perimeter to check for trash, maintenance needs, security
 - Occurrences of note recorded in a logbook

SELF STORAGE – SECURITY, OPERATIONS, STAFFING

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

Site Lighting

- Interior: Motion-triggered interior hallway lighting, with some limited lighting on continuously for fire life/safety reasons
- Exterior: Lit from dusk to dawn

SELF STORAGE – SECURITY, OPERATIONS, STAFFING

Leases

- 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
- Provision that residential occupancy not allowed in storage unit (per City zoning restrictions)
- Provision that customers are not allowed to use storage unit as a business address or a mailing address for correspondence

Lease Enforcement

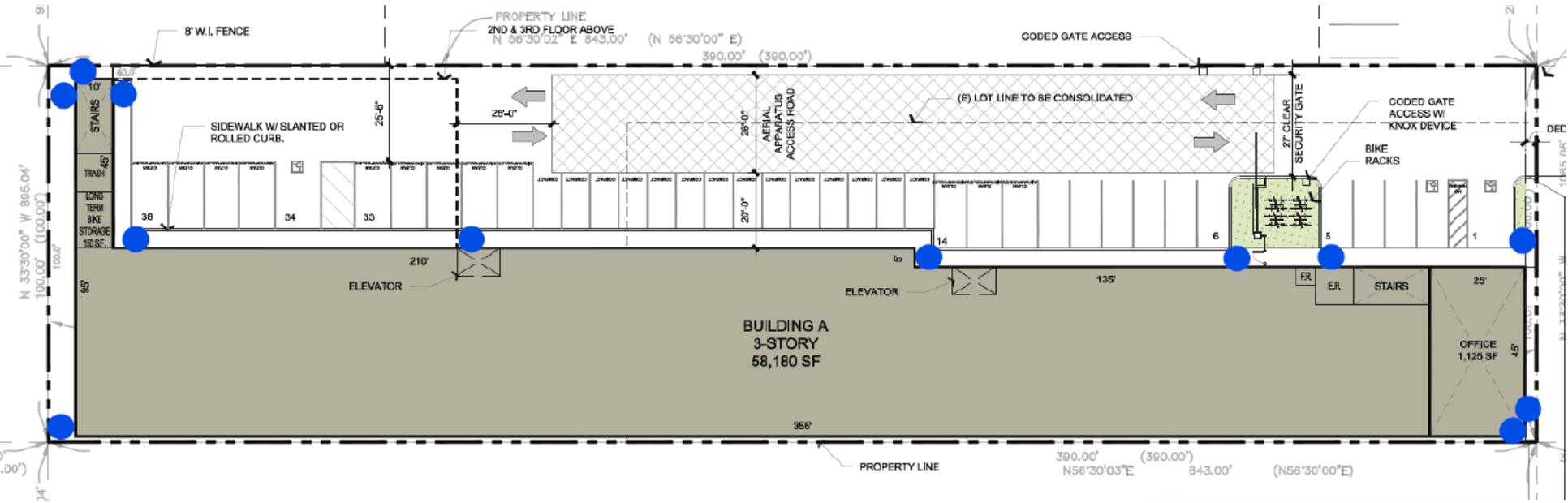
- Staff may enter a customer's unit at any time if necessary or advisable to protect persons or property, make repairs, comply with the law, or enforce rights

SELF STORAGE – VIDEO MONITORING

Video Monitoring/Ongoing Collaboration with LAPD for Placement

- 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 and available for LAPD review

SELF STORAGE – VIDEO MONITORING EXTERIOR CAMERA LOCATIONS



**12 - OUTDOOR CAMERAS
(38 CAMERAS TOTAL)**

Anticipated Construction Schedule

- Demo start: Third Quarter of 2023
 - Asbestos-containing materials/lead paint survey to be completed prior to demo start, Applicant to comply with applicable federal/state/local air quality regulations
- Construction Start: Third Quarter of 2023
- Construction Duration: Twelve Months

Construction Coordination

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

CONSTRUCTION

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

Building Type

- Type IIB (tilt-up or masonry walls, metal roof)
- Fully fire sprinklered and in compliance with newest fire/building codes

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 Third Quarter 2024 to Third 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

THANK YOU

