DATE: April 4, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Public Hearing - Consider an Appeal against the Planning Commission’s Denial of Special Use Permit No. SP-2022-008 (Self-Storage Facility at 937-959 West Hyde Park Boulevard)

RECOMMENDATION:
It is recommended that the Mayor and Council Members conduct a public hearing and take the following actions:

1. Receive public comments;
2. Affirm the categorical exemption EA-CE-2022-129; and
3. Adopt the attached Resolution approving Special Use Permit No. SP-2022-008 (Self-Storage Facility at 937-959 West Hyde Park Boulevard) with appropriate findings and subject to 13 Conditions if the Mayor and Council Members determine to approve Special Use Permit No. SP-2022-008;

-OR-

Make the appropriate findings if the Mayor and Council members determine to deny Special Use Permit No. 2022-008.

BACKGROUND:
Chapter 12, Articles 11 and 25 of the Inglewood Municipal Code (IMC) require approval of a Special Use Permit (SUP) to allow a new or expanded self-storage facility on a site with a minimum of 22,000 square feet.

On October 28, 2019, staff approved Site Plan Review No. PR- 2018-036 to construct a 6-story 156,000 square-foot self-storage facility at 943-959 West Hyde Park. After completing Site Plan Review, the applicant obtained building permits and started construction at the subject site. On May 24, 2022, Building Safety issued a Certificate of Occupancy for the self-storage facility.

On November 8, 2022, the applicant filed Special Use Permit No. 2022-008 (SP-2022-008) to allow an approximately 70,000 square-foot addition to an existing 156,000 square-foot 6-story self-storage facility.

On February 1, 2023, the Planning Commission considered the request, and a motion was made to approve the request; however, there was no second, and the motion died. There was no subsequent motion made and, therefore, the SUP request was ultimately denied.
On March 21, 2023, the City Council set a public hearing for April 4, 2023 at 2:00 p.m., to consider an appeal to the Planning Commission’s Denial of SP-2022-008.

**DISCUSSION:**
The subject site is located on the west side of West Hyde Park Boulevard with industrial/warehouse uses adjacent to the north, south, east, and west. The property is currently developed with a 6-story self-storage facility and two (2) single-story industrial buildings.

The applicant is proposing to construct a 6-story, approximately 70,000-square-foot addition (53,000 square feet of leasable storage lockers) to an existing 157,000-square-foot, 6-story self-storage facility. The addition is proposed to contain 620 self-storage lockers ranging in size from 20 square feet to 400 square feet. The existing facility will continue to operate daily between the hours of 6:00 a.m. to 8:00 p.m., and an on-site manager and assistant manager are present in the rental office during the hours of 9:30 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:30 p.m. on Saturday. The City currently has seven (7) active business licenses for self-storage facilities. Details on the facilities are in Table 1 below:

<table>
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<tr>
<th>Address</th>
<th>Operator</th>
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</thead>
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<td>3846 W. Century Boulevard</td>
<td>Extra Space Storage</td>
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<tr>
<td>715 N. Centinela Avenue</td>
<td>Public Storage</td>
</tr>
<tr>
<td>10833 S. Prairie Avenue</td>
<td>Public Storage</td>
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<td>US Storage</td>
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<td>943 W. Hyde Park Boulevard</td>
<td>Extra Storage Space</td>
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The existing facility has one (1) primary pedestrian entrance on the south façade of the building adjacent to the parking lot. The new addition will provide a secondary pedestrian entrance on the north façade of the building. The entrances will provide access to the facility lobby, storage lockers, and building elevators. Existing vehicular access to the facility parking is provided along West Hyde Park Boulevard. An additional two-way driveway and the secondary parking lot are proposed on the north side of the property. The parking surrounds the existing facility and proposed building. The existing facility and proposed building will maintain a 15’-1” front yard setback from the public right-of-way.

The proposed facility addition has been designed in a contemporary architectural style with painted smooth stucco, control joints, and glazing to match the exterior design of the existing storage facility. The east and west elevations provide glass windows to complement the architectural features of the existing building.

The proposed exterior building materials include a white and grey smooth stucco material, grey aluminum automatic sliding doors, transparent glazing, and grey split-faced concrete masonry unit (CMU) block wrapping the northeast corner of the building on the first floor and continuing on the north façade.
The existing self-storage facility has one vehicular entrance on West Hyde Park Boulevard. The existing parking lot is located north, south, and west of the building. The proposed addition will provide an additional two-way driveway on the north end of the proposed building with additional parking spaces on the north and west of the proposed addition. Both parking lots will be combined and will wrap around three (3) sides of the entire facility. The existing self-storage facility and proposed addition will provide a total of 88 parking spaces. The IMC requires one parking space per 2,000 square feet of gross floor area for self-storage facilities and one parking space per 300 square feet for office space; therefore, the building will have a surplus of one (1) parking space.

The proposed facility addition is designed to meet the regulations and standards set forth in the M-1 zone. The IMC requires landscape buffers along the street frontage. Within the front yard setback, the applicant is proposing landscaping to match the existing storage facility. This includes two (2) Brisbane Box trees, one (1) Marina Strawberry tree, one (1) Crepe Myrtle tree, and a variety of shrubs and groundcover as landscaping.

General Plan
The proposed project is consistent with the Westchester/Veterans Transit-Oriented Development designation of the General Plan in that it retains commercial uses that provide important sales tax revenue to the City to support public services.

Public Comments
As of the preparation of this report, no public comments in favor of or against this matter have been received.

Environmental Determination
A Notice of Exemption (EA-CE-2022-129) has been prepared stating that the proposed project will have no significant adverse impact upon the environment, a copy of which is available for public review in the first-floor lobby, City Hall and via email at asalazar1@cityofinglewood.org.

FINANCIAL/FUNDING ISSUES AND SOURCES:
There is no fiscal impact.

DESCRIPTION OF ATTACHMENTS:
Attachment No. 1 – Project Plans and Notice of Exemption
Attachment No. 2 – Appeal Letter
Attachment No. 3 – February 1, 2023, Planning Commission Minutes Excerpt
Attachment No. 4 – Draft City Council Resolution

PREPARED BY:
Mindy Wilcox, AICP, Planning Manager
Eddyfunn Ilkemefuna, M.P.L., Senior Planner
Arturo Salazar, Planner

COUNCIL PRESENTER:
Bernard McCrumby Jr., Senior Planner
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL:  
Christopher E. Jackson, Sr., ECD Dept. Director

CITY MANAGER APPROVAL:  
Artie Fields, City Manager
Attachment No. 1
NOTICE OF EXEMPTION

Prepared in accordance with California Environmental Quality Act (CEQA) Section No. 15300, and the Inglewood Municipal Code, the following Notice of Exemption is made.

Project Title: Special Use Permit No. 2022-008 (SP-2022-008)  
CEQA Case No.: EA-CE-2022-129  
Location: 937-959 West Hyde Park Boulevard  
Zoning: M-1 (Light Manufacturing)  
Project Sponsor: Matt McGlashan  
Address: 12121 Wilshire Boulevard, Suite No. 801, Los Angeles, 90025  
Agency Contact: Arturo Salazar, Planner  
Telephone: (310) 412-5230

Project Description:  
A Special Use Permit request to allow an attached 69,936 square-foot addition to an existing 156,818 square-foot 5-story self-storage facility on an approximately 73,892 square-foot, M-1 (Light Manufacturing) zoned property.

Categorical Exemption:  
Class 32: In-Fill Development Projects – Section 15332

Reason for Exemption  
CEQA exempts projects characterized as in-fill development meeting the following conditions:  
(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.  
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.  
(c) The project site has no value as habitat for endangered, rare or threatened species.  
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  
(e) The site can be adequately served by all required utilities and public services.

Signature: [Signature]  
Name: Edeyrrun Ikemefuria, M.PL.  
Title: Senior Planner  
Date: January 12, 2023
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<th>3RD FLOOR</th>
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MATCH WITH EXISTING BUILDING

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MATCH WITH EXISTING BUILDING

8X8X16 PRECISION CMU,
PAINTED WITH ELASTOMERIC
COLOR: SW 7016 MINDFUL GRAY

COLUMN
COLOR: SW 7016 MINDFUL GRAY
MATCH WITH EXISTING BUILDING

ROLL UP DOOR, JANUS
COLOR: SUNSET ORANGE
MATCH WITH EXISTING BUILDING

WEST HYDE PARK INGLEWOOD-2 STORAGE
943 W. HYDE PARK BLVD.
PR-2018-036
EXTERIOR COLOR BOARD

PACIFIC STORAGE PARTNERS, LLC
1221 WILSHIRE BLVD., SUITE 720, LOS ANGELES, CA 90025
14 JULY 2022
Attachment No. 2
February 13, 2023

Mindy Wilcox, Planning Manager
City of Inglewood
One Manchester Blvd
Inglewood, CA 90301
mwilcox@cityofinglewood.com

Re: Appeal of Technical Denial of Special Use Permit No. 2022-008 (SP-2022-008) at 937-959 West Hyde Park Boulevard (associated with Categorical Exemption EA-CE-2022-129)

Dear Ms. Wilcox,

Our firm represents Cypress Equity Investments (the “Applicant”), the Applicant of the Special Use Permit (“SUP”) No. 2022-008 for a six-story, 69,936 square foot addition to an existing six-story, 156,818 square foot self-storage facility on a 74,000 square foot property in the M-1 (Light Manufacturing) zone (the “Project”). During the Planning Commission hearing on Wednesday, February 1, 2023, Commissioner Rice made a motion to adopt the recommendation of the Planning Division to approve the Special Use Permit, subject to modified conditions of approval. The motion did not receive a second from another commissioner and no other motion was made to either approve or deny the Project. Per the Inglewood Municipal Code, the lack of a motion to act on the Project resulted in a “technical denial.” The letter issued by the Planning Division dated February 2, 2023 confirms that SUP request was not approved and that the last day to file an appeal of the technical decision is February 21, 2023. This letter, the attachments referenced herein, and the enclosed fee of $942.00 serves as the Applicant’s formal written appeal of the decision not to approve the Special Use Permit No. 2022-008 to the City Council.

The Project complies with all of the findings required to grant a Special Use Permit, as required by Inglewood Municipal Code (“IMC”) Section 12-95.3:
(A) The site for the proposed use is adequate in size and shape to accommodate the use and/or there exists, or there shall exist, adequate facilities and improvements on the site to accommodate the use.

The Project includes the construction of a six-story, 69,936 square foot self-storage addition to an existing six-story, 156,818 square foot self-storage facility on a 74,000 square foot property. The addition represents only a 44 percent increase in the area of the existing self-storage facility and will result in an addition of merely 8,300 square feet to the existing building footprint. The Project will maintain larger setbacks and a lower lot coverage than many other warehouses and industrial structures in the vicinity which are not required to provide any setbacks from adjoining properties.

The Project’s parking and access aisle lines the north, west, and south edges of the Project, thus creating ample setbacks from adjoining properties and uses. As newer construction, the Project will abide by the most current requirements for ingress, egress, landscaping, and vehicular access resulting in a more efficient site plan and building orientation. A total of 88 parking stalls will be provided for the Project and existing facility (i.e., 61 existing and 27 new spaces), which is in excess of the 87 stalls required. Through the provision of additional off-street parking facilities, the Project will provide adequate facilities to accommodate the use. Self storage is known to be a low parking demand use and the 88 provided spaces are therefore expected to significantly exceed actual usage, thus ensuring spillover parking impacts will not occur to surrounding properties.

Under the current zoning, an industrial building would be permitted a total height of 75 feet and six-stories (IMC Section 12.32.1). The Project does not propose to maximize the height, as it will match the height of the existing self-storage facility, with a total height of 68 feet and six-stories. As the Project site adjoins the freeway to the west, it does not impose massing on other properties and instead acts as a buffer between the freeway and the other properties to the east. As the Project abides by all required setbacks, height limits, and is designed to provide adequate access to the entirety of the Project site, it is adequate in size to accommodate the additional 69,936 square feet of self-storage use.

(B) The site for the proposed use is served by streets of appropriate width and function to carry the kind of traffic to be generated, and the site has or shall have sufficient on-site parking facilities to comply with the provisions of this Chapter.

The Project site is served by Hyde Park Boulevard, which has a full width of 60 feet. Adjacent to the Project, the right-of-way is currently improved with one parking lane, two travel lanes in either direction, and a travel lane adjacent to the properties across the street. The Project is located approximately 325 feet from the intersection of Hyde Park Boulevard and Florence Avenue, which provides access to other boulevards, major arterial streets, and the 405 freeway. The location of the Project is served by adequate streets of appropriate widths.

The parking areas will be served by two driveways of appropriate width of approximately 26 feet to accommodate two directions of ingress and egress in all parking areas. With a total of 88 parking spaces for the existing facility and the Project, there will be ample parking available to serve the users of the self-storage facility. The nature of the self-storage use is unlike other commercial or industrial uses, which have large quantities of visitors or employees traveling to the property during specific times during the day. Self-storage is typically accessed by users throughout the day during off-peak hours and is mostly utilized infrequently by tenants who do not need to access their storage facility for weeks or
months at a time. Should any users elect to visit frequently, the 88 total parking spaces will provide adequate capacity to allow them to park on the premises, thus eliminating demand for on-street parking spaces which are used by the surrounding properties. Therefore, the Project will have sufficient on-site parking facilities to operate as a self-storage facility.

(C) The site for the proposed use is suitably zoned or otherwise designated for such use and the proposed development or use shall conform with the purpose and intent of the General Plan.

The Project site is designated for Industrial land use by the General Plan Land Use Element. The Project site is surrounded by similarly designated Industrial properties to the north, east, and south. The Project adjoins the 405 freeway to the west and is not located within close proximity to any residential properties which would be incompatible with an industrial use. Consistent with the Industrial section of the Land Use Element, the Project will allow for continued use of the Project site as an industrial use, without introducing operations which may be detrimental to the surrounding residential or commercial areas. The Project will allow for residents and businesses in the facility to utilize a storage amenity with a variety of storage unit size options, without having to travel to other areas outside of the City. The Project is therefore consistent with the intent of the General Plan as one of the most benign and least impactful type of industrial uses.

The Project is located within the Light Manufacturing ("M-1") zone and the Hyde Park Industrial Startup District of the Westchester/Veterans Station Area and Transit Oriented Development (TOD) Plan and is wholly surrounded by other properties with the same zoning designation. The M-1 zone permits a height of 75 feet and six-stories, does not require any front or rear yards, does not require a side yard except to permit a landscape buffer along a street, and permits self-storage uses with a Special Use Permit. The Project adheres to all required standards with a total height of 68 feet and six-stories, a front yard along Hyde Park Boulevard of 15 feet inclusive of landscape buffers, a side yard to the north of 31 feet adjacent to a neighboring property, a rear yard to the west of 61 feet inclusive of landscape buffers (IMC Section 12.32). As the Project is an addition to an existing building, it will not have a setback along the south side but will share a wall along the south edge with the existing storage facility, which has already been approved in compliance with these standards. The Project wholly conforms to the zoning standards for the proposed use.

The Westchester/Veterans TOD Plan designates Hyde Park Boulevard, adjoining the Project, as a Neighborhood Connector street. Consistent with this designation, the Project will enhance the pedestrian environment by planting three new on-site trees and lush landscaping adjacent to the street. As a low intensity use that generates only infrequent vehicular traffic, the Project will support the intent of the Neighborhood Connector street typology. The Westchester TOD Plan does not designate additional development standards for the M-1 zone, in which the Project is located. Nonetheless, the Project supports plan’s intent to encourage a diversity of land uses in the district and represents a low intensity development that will be compatible with both commercial and industrial uses in the area. Therefore, the Project site is suitably zoned for the proposed use and shall conform with the purpose and intent of the General Plan and the Westchester/Veterans TOC Plan.
(D) The proposed use will not adversely affect neighboring properties, the occupants thereof or the permitted uses thereon, or the general public in terms of noise, litter, traffic, parking availability, health, safety or any other factor causing potential detriment to neighboring properties or property values.

As the Project is an addition to an existing self-storage facility, it will operate consistently with the existing facility and will not adversely affect neighboring properties. As stated above, the Project will provide 27 new off-street parking spaces, in addition to the 61 spaces which already adequately serve the existing facility. While many other properties in the vicinity do not provide off-street parking, the Project’s users will have the ability to park on the Project site without increasing demand for on-street parking spaces.

The Project will provide security cameras, on-site staff, controlled access monitoring, and other safety measures to ensure that the users of the Project and users or owners of the surrounding property are safe. All users of the Project will be required to agree to lease terms which dictate rules and regulations for access to storage units, use of the facility, parking and loading on the Project site, and maintenance of their storage units and the property to prohibit littering or misuse of property. The operator of the facility will have 24-hour surveillance through staffing and cameras to ensure adherence to the operational requirements. The improvement of the Property with additional landscaping, off-street parking, and new high-quality, code compliant construction will contribute to the improvement of the surrounding area and will not adversely effect any neighboring properties.

The Project also wholly complies with the additional SUP findings required by IMC Section 12-95.3.1 for a self-storage facility as follows:

1. That the self-storage facility is designed to be compatible with surrounding development and will serve as an enhancement to its neighborhood setting.

The Project, as an addition, will not introduce an intensification of uses as the operations will be consistent with the current surrounding development – including the abutting, existing storage use – and the new provided parking, landscaping, and architecture will serve as an additional enhancement to the site and area.

The Project architecture is intended to blend seamlessly into the design and site plan of the existing self-storage building and to complement the surrounding area. The design employs neutral tones which minimize the massing and integrate compatibly with the existing building. Using painted stucco with complementary accent colors, the Project is designed to further the industrial aesthetic of the surrounding neighborhood. The Project would improve and beautify the neighborhood through the addition of four new 24-inch box trees of drought-tolerant varieties. Additional shrubs and grass landscaping will line the perimeter of the site, softening the edges of the frontage and the parking area.

The Project is also designed to maximize the provision of additional off-street parking spaces and loading areas, providing 27 new stalls in addition to the existing 61 stalls provided by the existing self-storage building. The addition of this vehicle parking, as well as four new short and long term bicycle parking spaces, will ensure no spillover parking impacts result to the surrounding area and would further enhance the functionality of the neighborhood as a whole.
The Project’s expansion of an existing self-storage use will allow for the continuation of a needed service that is beneficial to the nearby residential neighborhoods. With the anticipated influx of commercial uses and new multifamily residential apartments associated with the Westchester/Veterans Station Area and TOD Plan, as well as the established residential uses to the west and south, the surrounding area is expected to become more populous and therefore increase demand for self storage facilities. The proposed self-storage use complements this shift away from heavier industrial uses towards commercial uses, industrial innovation spaces, and additional transit-oriented residential density by providing a necessary and important service for current and future residents. As the City seeks to proliferate all types of housing, self-storage uses in urbanized areas will become even more in demand. The proposed Project seeks to support this change by enhancing an industrially-zoned lot with high-quality architecture, landscaping and off-street parking.

Given that the Project comprehensively satisfies all of the findings required to grant a SUP, we respectfully request that the City Council grant the Applicant’s appeal of the Planning Commission’s “technical denial” and approve the Project, including Special Use Permit No. 2022-008 and Categorical Exemption EA-CE-2022-129.

Sincerely,

Dave Rand

Dave Rand
Partner
of RAND PASTER & NELSON, LLP

DR

Cc: Arturo Salazar, Planning Division (asalazar1@cityofinglewood.org)
Christopher E. Jackson, Sr., Economic & Community Development Director (cejackson@cityofinglewood.org)
Matt McGlashan, Cypress Equity Investments (CEI)
Olivia Joncich, Rand Paster & Nelson, LLP
Attachment No. 3
6A. SPECIAL PERMIT USE NO. 2022-008 (SP-2022-008) 937-959 WEST
HYDE PARK BOULEVARD: A Special Use Permit request to allow an
approximately 70,000 square-foot addition to an existing 157,000
square-foot 6-story self-storage facility on an approximately
74,000 square-foot, M-1 (Light Manufacturing) zoned property at
937-959 West Hyde Park Boulevard.

Mr. Arturo Salazar, Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any
questions for staff.

Commissioner Patrick will save her questions for the applicant.

Commissioner Rice will save his questions for the applicant.

Commissioner Trejo asked staff-
- How many existing storage units are there now? She stated that
  she has heard that they are proposing 620.
  - Mr. Salazar responded to Commissioner Trejo’s questions.

Chairman Springs asked the applicant to come forward to address
the Planning Commission and speak about their project.

Mr. Matthew McGlashan, representing the applicant, along with Rick
Wallace, the architect. The applicants requested revisions to two
of the conditions of approval related to paint color of the cargo
doors and number of surveillance cameras.

Chairman Springs asked the Planning Commission if there were any
questions for the applicant.

Commissioner Patrick had a question to the applicant -
- Regarding, the Sprinkler System in the storage facility, will
  you add another sprinkler system in the additional area?
- Will the sprinklers be inside each additional units or will they
  just cover the floor area?
  - Mr. McGlashan responded to Commissioner Patrick’s question.
  - Mr. Wallace responded to Commissioner Patrick’s question.

Commissioner Rice asked the applicant -
- What purpose for requesting to paint the doors a different
  color for the new floors, is there a reason behind this and
  will it be all of the doors on the new floors or all the doors
  on all the floors?
- Mr. McGlashan responded to Commissioner Rice’s question.
- Mr. Wallace responded to Commissioner Rice’s question.

- Why are you requesting to reduce the number of surveillance cameras on the site and where would you reduce the cameras on the site?
  - Mr. McGlashan responded to Commissioner Rice’s question.
  - Mr. Wallace responded to Commissioner Rice’s question.

- For the safety of your potential clients, would you need Planning Staff to determine where to place the cameras or do you think you can place them in a way that it will create a safe environment for your female clients?
  - Mr. Wallace responded to Commissioner Rice’s question.

Commissioner Trejo asked the applicant -

- Would your security system work in cases of a major emergency such as your cameras being able to catch a situation such as if one of your customers logs into the building utilizing their keycard to enter, and someone sneaks in the building behind the customer and they go upstairs with the customer and as she attempts to go into her unit, they are attacked and forced into their unit and something bad happens. Will your security cameras be stationed to see that and your security is notified to help that person in need?

- I believe that if you keep the 25 security cameras this can be a moot point and in this day and age, even though it is always a possibility, I am sure that we can agree the 25 security cameras can assist with that.

- My next question is how many existing storage units does your company have?
  - Mr. McGlashan responded to Commissioner Trejo’s question.

- Are they at full capacity at this time? Two and a half years later, do you anticipate that there will be a request for additional storage units?
  - Mr. McGlashan responded to Commissioner Trejo’s question.

- Are you saying that current Inglewood residents and possibly future Inglewood residents would be in need of more storage?
  - Mr. McGlashan responded to Commissioner Trejo’s question.

Commissioner Shaw-Williams asked the applicant -

- With the additional 70,000 square foot addition, how many Handicapped storage units are required and how many do you have presently along with how many handicapped parking spaces on the site, and with the addition, how many more handicap storage units and parking spaces will you need?
- Mr. Wallace responded to Commissioner Shaw-Williams’ question.
- Mr. McGlashan responded to Commissioner Shaw-Williams’ question.
- Ms. Wilcox responded to Commissioner Shaw-Williams’ question.

Chairman Springs stated to the applicant -
Do you need a keycard or code to enter the storage facility?
- Mr. McGlashan responded to Chairman Springs’ question.

- He stated he also feels that the request for the 25 cameras on the different floors are a necessity, as there are primary cameras on each floor facing the elevators, but the additional cameras will best be used to monitor each floor where the actual storage units are located, to ensure the safety of all of your storage customers.

Ms. Wilcox made a statement to Chairman Springs regarding the request that the applicant made for changing the colors of the roll-up doors is not a concern or issue to the Planning Division.

Chairman Springs stated that it was Commissioner Rice who spoke on that request from the applicant.

Mr. Jackson made a statement to the Planning Commission regarding the reason for the condition regarding the colors of the roll-up doors.

Commissioner Rice stated that he had an additional question for the applicant -
- During the hours of operation, will staff be at the site at all times. Just wanted to make sure that there is no computer operated robot roaming the storage floors, but that there is a staff of live people in an office area on the first floor – upon entering the building.
  - Mr. McGlashan responded to Commissioner Rice’s question.

Chairman Springs opened the public hearing to the audience to speak either for or against this project.
FOR / AGAINST:
1. Yolanda Davidson, Inglewood Resident - Against
2. Zak Norman, Inglewood Resident - For
   (Confirmed by the AT&T Operator)
3. Tom Barden, Inglewood Business Owner - Against
   (Library Lecture Hall)

Chairman Springs closed the public hearing and asked if there were any further questions from the Planning Commission.

Commissioner Trejo made a statement to the Planning Commission -
• That there needs to be an added condition for the applicant to ensure that there will always be on-site personnel or manager during the hours of operation, when the public can access the building.

Chairman Springs also made a statement to the Planning Commission -
• First he has strong concerns regarding a question that Commissioner Trejo asked the applicant regarding where does the applicant see this particular project within the next year regarding being at full capacity, when at present the site is not at full.
• Second he feels that per the callers from the local residents with their concern about there not being enough parking at this present time and how due to the expansion by this particular applicant or any applicant, parking will be non-existent and feels that no one should monopolize the parking in any area.

Ms. Wilcox request clarification from Chairman Springs regarding the added condition regarding on-site personnel and what hours is the commission requiring from the applicant?

Chairman Springs stated that during the hours of operation or whenever the building is open to storage unit customers - whatever that time frame may be, even if its 24/7.

Commissioner Rice asked staff -
• The hours of operation
   - Mr. Salazar responded to Commissioner Rice’s statement.

Chairman Springs closed the public hearing and called for a motion.
MOTION:
Commissioner Rice motioned to affirm categorical exemption EA-CE-2022-129 and adopt the attached resolution approving SP-2022-008 subject to the 13 conditions, plus the added conditions being appropriate with the exception of Condition #2 regarding the color of the roll-up doors and will leave the 25 Cameras Condition, along with the condition with having on-site personnel during the hours of open operation at the site.

Resolution No. 1948

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT FOR MATT MCGlashan, TO ALLOW AN APPROXIMATELY 70,000 SQUARE-FOOT ADDITION TO AN EXISTING 157,000 SQUARE-FOOT 6-STORY SELF-STORAGE FACILITY ON AN APPROXIMATELY 74,000 SQUARE-FOOT, M-1 (LIGHT MANUFACTURING) ZONED PROPERTY AT 937-959 WEST HYDE PARK BOULEVARD.

Be approved.

The motion was not seconded, therefore the motion dies. The Commission did not make a subsequent motion.

Mr. Jackson asked for a clarification from the Chairman and Planning Commission, stating that the Motion dies due to a lack of a Second to the motion, is there a new motion to address this item?

Chairman Springs asked the Planning Commission for another motion regarding this item. There is none.

As this outcome is an effective denial, Ms. Wilcox explained the appeal process.
Attachment No. 4
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT REQUEST TO ALLOW AN APPROXIMATELY 70,000 SQUARE-FOOT ADDITION TO AN EXISTING 156,000 SQUARE-FOOT 6-STORY SELF-STORAGE FACILITY ON AN APPROXIMATELY 74,000 SQUARE-FOOT, M-1 (LIGHT MANUFACTURING) ZONED PROPERTY AT 937-959 WEST HYDE PARK BOULEVARD.

(Case No. SP-2022-008)

WHEREAS, on the eighth day of November 2022, Matt McGlashan filed an application for a Special Use Permit to allow an approximately 70,000 square-foot addition to an existing 156,000 square-foot 6-story self-storage facility on an approximately 74,000 square-foot, M-1 (Light Manufacturing) zoned property at 937-959 West Hyde Park Boulevard, and,

WHEREAS, on February 1, 2023, the Planning Commission held a legally noticed public hearing to consider Special Use Permit No. 2022-008, and:

WHEREAS, on February 1, 2022, the Planning Commission of the City of Inglewood, California made a motion to approve the request but the motion did not receive a second and therefore died. A subsequent motion was not made and therefore SP-2022-008 was effectively denied.

WHEREAS, on February 15, 2023, the applicant submitted an appeal against the Planning Commission's denial of Special Use Permit No. 2022-008 (SP-2022-008).

WHEREAS, on March 21, 2023, the appeal of the Planning Commission's effective denial of SP-2022-008 was presented to the City Council, who then scheduled a public hearing for April 4, 2023; and,

WHEREAS, notice of time and place of the hearing was given in the time, form and manner required by law; and,
WHEREAS, on April 4, 2023, the City Council conducted the public hearing
to consider the appeal of the Planning Commission's effective denial of SP-2022-
008 at the given time and place, in the form and manner required by law, and
afforded all persons interested in the matter of the Special Use Permit, or in any
matter or subject related thereto, an opportunity to appear before the City Council
and be heard and to submit any testimony or evidence in favor of or against the
granting of the Special Use Permit; and,

WHEREAS, the City Council has carefully considered all testimony and
evidence presented at the hearing;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1.

The City Council finds as follows:

1. That the site is adequate in size and shape to accommodate the self-
storage facility addition because it will comply with setback and height
requirements of the M-1 zone.

2. The site is adequately served by streets of appropriate width and function
to carry the kind of traffic to be generated from the self-storage facility
addition and that no change to the existing access is proposed, and no
change to the existing level of service is anticipated.

3. That this application is in compliance with the provisions of Chapter 12,
Articles 11 and 25 of the Inglewood Municipal Code because self-storage
facility additions are allowed subject to Special Use Permit approval with
a minimum lot size of 22,000 square feet.

4. The granting of the Special Use Permit for the self-storage facility addition
will not be detrimental to properties in the immediate neighborhood and
will not have a negative effect on the public safety or general welfare of
the community due to the improvement of the property through the
redevelopment process.
5. That the self-storage facility addition conforms to the guidelines of the Westchester/Veterans TOD land use designation of the General Plan in that it continues to improve the existing industrial districts by eliminating incompatible uses through the redevelopment process.

6. That the self-storage facility addition is designed to be compatible with surrounding development and will serve as an enhancement to its neighborhood setting because it complies with the design standards set forth in the Westchester/Veterans TOD plan and will provide a high quality addition to its industrial setting.

7. That this project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Notice of Exemption EA-CE-2022-129.

**SECTION 2.**

That Special Use Permit No. SP-2022-008 is hereby approved subject to the following conditions and limitations:

1. That the applicant adheres to all applicable provisions of the Inglewood Municipal Code as well as State and Federal laws.

2. That the self-storage facility shall be built and maintained in conformance with the plans approved under this request dated 9/28/2022. Any deviation from the approved design, including but not limited to color palette revisions, shall be reviewed and approved by the Planning Commission as a new Special Use Permit application.

3. That the applicant shall maintain a minimum of 25 security cameras on the interior and exterior of the building. Said cameras must be capable of producing a retrievable image that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the
Inglewood Police Department.

4. That the applicant shall consult with the Inglewood Police Department to ensure compliance with Crime Prevention Through Environmental (CPTED) recommendations.

5. That the Parcel Map must comply with the subdivision map act and that prior to issuance of the Certificate of Occupancy the applicant must record the Parcel Map with the Los Angeles County Recorder's office and City's Public Works Department.

6. That the standard hours of operation for the facility shall be from 6:00 a.m. to 8:00 p.m. Sunday through Saturday.

7. That the applicant shall be responsible for the continuous maintenance and supervision of the interior and exterior of the premises in terms of noise, patron behavior, loitering and related activities.

8. That the applicant shall provide the name, telephone number, and email address of a contact person responsible for the maintenance of the building to the Planning Division and update the information within 30 days of change of ownership of the property to ensure continuous maintenance of the subject property.

9. That all improvements to the property will be continuously maintained, including but not limited to repairs to the structures and replacement of dead or diseased plants.

10. That the applicant shall obtain all applicable permits and approvals from the Planning and Building Safety Divisions, Public Works Department, the Finance Department, the Los Angeles County Fire Department, and the City of Inglewood Permits and Licensing Committee prior to commencement of the self-storage facility at the subject site.

11. That the granting of this Special Use Permit is contingent upon the further limitation that the Special Use Permit is not valid until all conditions have been complied with. Failure to comply with any of these conditions shall be
cause for revocation of this Special Use Permit.

12. That this Special Use Permit shall become null and void if not utilized within one (1) year of the effective date hereof.

13. That this resolution shall be recorded with the Los Angeles County Recorder’s office prior to final plan approval being issued by the Planning Division.

SECTION 3.

That the city clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions. This resolution approving SP-2022-008 was passed, approved and adopted this 4th day of April 2023.

__________________________
JAMES T. BUTTS, JR., MAYOR

Attest:

__________________________
AISHA L. THOMPSON, CITY CLERK
(SEAL)