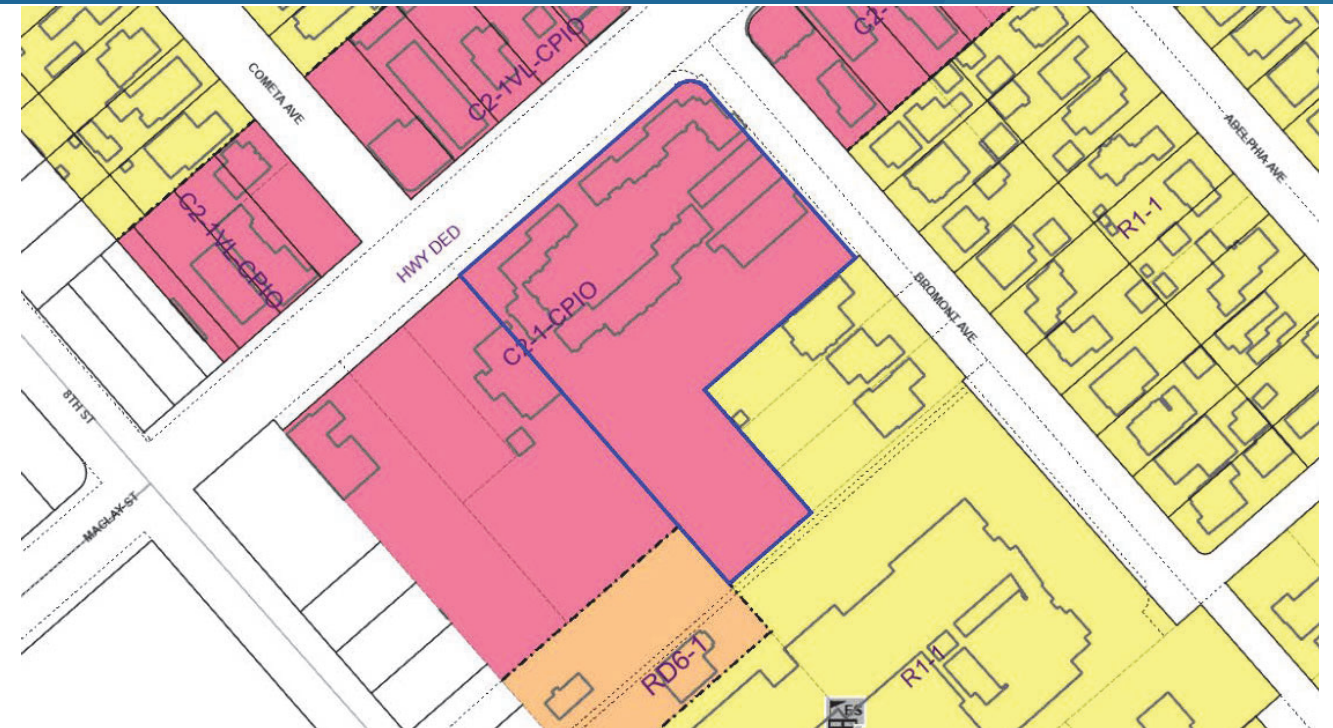




Department of City Planning
3055 West Valley Boulevard
Alhambra, CA 91803

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



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Wednesday, July 1, 2026
9:30 a.m.

Mixed-use project containing
residential apartments, self-storage
and art studios/office spaces

Project Located at:
13260-13282 West Maclay Street

Hearing Conducted by:
Associate Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: **878 7232 9065 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/87872329065>
Enter Meeting ID: 878 7232 9065 and Passcode: 123420

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar or press *9 (Phone to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

13260-13282 West Maclay Street

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The proposed project includes the demolition of all existing improvements, including 22 existing Rent Stabilization Ordinance (RSO) dwelling units, for the construction, use, and maintenance of two new buildings totaling approximately 187,708 square feet of floor area. Building A is a 4-story, 54-foot-tall mixed-use building containing 22 residential dwelling units, 4 artist studios, and 115,296 square feet of self-storage space. Building B is a 3-story, 33-foot-tall self-storage building containing 33,785 square feet of self-storage space, with basement self-storage on site. The project will include an at-grade parking lot and a subterranean parking garage providing a total of 76 shared parking spaces for both commercial and residential uses. The project features 2,579 square feet of open space, including a 2,247 square-foot publicly accessible open space along Bromont Avenue, 29 trees, 65 shrubs, and approximately 6,100 square feet of groundcover and hedges. Hours of operation are proposed as 9:00 a.m. to 6:00 p.m., Monday through Saturday, and 9:00 a.m. to 4:00 p.m. on Sunday for the office, and 6:00 a.m. to 9:00 p.m. daily for storage unit access.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Associate Zoning Administrator will consider:

1. Based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W,50, a Class 2 Conditional Use to allow the storage of household goods within 500 feet of an R Zone and residential use.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X,20, a Class 1 Conditional Use to authorize 76 off-street parking spaces to be shared by multiple uses in conjunction with a new mixed-use development, in lieu of the 319 spaces otherwise required in the C2-1-CPIO Zone.
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.22, a Class 1 Conditional Use to allow a portion of Building A to exceed the transitional height requirement of 33 feet along the Property’s northwest corner, in conjunction with a new mixed-use development.
5. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.4.4, a Project Adjustment to permit a 20 percent increase in building height, allowing a height of 54 feet in lieu of the otherwise permitted 45 feet maximum building height in the Mixed-Use Corridor district of the Sylmar Community Plan Implementation Overlay.
6. Pursuant to Los Angeles Municipal Code (LAMC) Section 16.05 C, a Project Review determination for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): ZA-2025-3040-CU2-CU1-SPPA-PR-HCA	Environmental Case Number(s): ENV-2025-3041-CE
Related Case Number(s): ZA-2021-10623-CU-ZAD-SPR	Overlay(s): Sylmar CPIO District (Mixed-Use Corridor SubArea)
Zone: C2-1-CPIO	Community Plan Area: Sylmar Community Plan
Land Use Designation: Community Commercial	

Council District: 7	Assigned Staff Contact Information: Dang Nguyen, City Planner dang.nguyen@lacity.org (818) 374-5027 6262 Van Nuys Blvd #430 Van Nuys CA 91401
Applicant: Brett Henry - Trojan Storage of Sylmar, LLC	
Representative: Jeff McConnell & Katie Randazzo	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.