

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

October 4, 2021

Simon Aftalion (A)(O)
Five-A Investments, LLC
1527 South Los Angeles Street
Los Angeles, CA 90015

Gary Benjamin (R)
Alchemy Planning + Land Use
4470 Sunset Boulevard
Los Angeles, CA 90027

CASE NO. ZA 2020-4277-CU-WDI
CONDITIONAL USE, WAIVER OF
DEDICATION

1521 – 1525 South Los Angeles Street,
117 -121 East 16th Street

Central City Community Plan Area

Zone : M2-2D

D. M. : 124-5A207

C. D. : 14

CEQA : ENV-2020-4278-CE

Legal Description: Lots FR 8, 9,10, Blk 1,
Miguel Subdivision Park of the Celis
Vineyard Tract

On August 10, 2021 the Zoning Administrator conditionally approved a Conditional Use pursuant to Section 12-24-W, 50 of the Los Angeles Municipal Code (LAMC) to permit the new construction of a storage building for household goods in the M2-2D Zone within 500 feet of an A or R-Zone, or residential use, as measured from the external lot line closest to the A or R Zone or residential use.

On August 27, 2021, the applicant submitted a request for a correction to Condition No. 7 of the Determination which incorrectly stated the square footage of the approved project. The applicant requested that Condition No. 7 be corrected to list the application and environmental clearance described 47,094 square feet of development instead of the listed and incorrect 47,014. The Zoning Administrator agrees with the request and hereby corrects the determination by correcting Condition No. 7 as follows:

7. Approved herein is a 5-story, 72-foot high, 47,014 **47,094** square foot self-storage facility for household goods containing management offices and 13 parking stalls on the first floor in the M2-1 Zone

All other conditions remain unchanged.

A handwritten signature in black ink, appearing to read "Charles J. Rausch, Jr.", with a long horizontal flourish extending to the right.

CHARLES J. RAUSCH, JR.
Associate Zoning Administrator

CJR:lmc

Cc: Council Member Kevin de Leon
Fourteenth District