

December 16, 2025

Extra Space Storage
Attn: Stewart Handley
2795 E Cottonwood Parkway, Unit 400
Cottonwood Heights, UT 84121

PROJECT NO. PRJ2025-000415-(2)
NONCONFORMING REVIEW NO. RPPL2025000572
19106 NORMANDIE AVENUE (APN: 7351-030-005)

Dear Stewart Handley:

Hearing Officer Mark Herwick, by his action of **December 16, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on December 30, 2025. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Stewart Handley
December 16, 2025
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Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section on at (213) 204-9945, or MReyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Elsa Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, 13th Floor
Los Angeles, CA 90012**

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO

Name:

Mailing
Address:

City, State
Zip Code:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO

Name:

Mailing
Address:

City, State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE

RPPL2025000572



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2025-000415-(2)
NONCONFORMING REVIEW NO. RPPL2025000572
19106 NORMANDIE AVENUE, VICTORIA ZONED DISTRICT
APN: 7351-030-005

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$4,560.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-000415-(2)
NONCONFORMING REVIEW NO. RPPL2025000572

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review (“NCR”) No. **RPPL2025000572** (“CUP”) on December 16, 2025.
2. **HEARING PROCEEDINGS.** A duly-noticed hearing was held on December 16, 2025, before Hearing Officer Mark Herwick. Staff presented the Project and recommended approval. The Hearing Officer inquired about public attendance at the Project’s open house, and Staff confirmed that no members of the public attended. The Permittee’s agent, Justin Mahramas (“Agent”), was present in-person and provided a presentation summarizing the Project. The Agent clarified that the scope of work also includes the construction of a carport to meet parking requirements and the removal of industrial storage doors, which will be replaced by pedestrian-style doors. The Project does not propose any modifications to the adjacent retail spaces. The Agent confirmed that outdoor recreational vehicle and large vehicle storage will continue to be maintained on the perimeter of the Project Site. The Permittee will coordinate with existing tenants to accommodate storage needs if on-site space becomes unavailable. The Hearing Office requested Staff to verify the accuracy of the floor area ratio calculation. There being no public comments, the Hearing Officer closed the public hearing and approved the Project.
3. **ENTITLEMENT REQUESTED.** The Permittee, Extra Space Storage Inc. (“Permittee”), requests the NCR to authorize the continued operation and maintenance of a self-service storage facility (“Project”) on a property located at 19106 Normandie Avenue in the unincorporated community of West Carson (“Project Site”) in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.172.060.
4. **ENTITLEMENT REQUIRED.** The NCR is a request to authorize the continued operation and maintenance of a self-service storage facility in the M-2-IP Zone pursuant to County Code Section 22.172.060.
5. **LOCATION.** The Project is located at 19106 Normandie Avenue within the Victoria Zoned District and South Bay Planning Area.

6. PREVIOUS ENTITLEMENTS.

CASE NO.	REQUEST	DATE OF ACTION
RPPL2023000504	Conditional Use Permit for the sale of beer and wine for on-site consumption at existing restaurant (“Aunty Maile’s”)	May 27, 2025
RPPL2022008778	Business license referral for public eating	August 1, 2022
RPPL2019004966	Business license referral for public eating	August 21, 2019
RPPL2016004879	Site Plan Review for new signage “Life Storage”	January 17, 2017
RPPL2016001023	Site Plan Review for new signage “Life Storage”	April 5, 2016
RZCR-201501157	Zoning Conformance Review for façade improvement	September 29, 2015
RBUS-201100402	Business license referral for public eating	December 1, 2011
RPP-200801588	Site Plan Review for office	December 18, 2011
RBUS-200600790	Business license referral for public eating	September 28, 2006
RBUS-200600748	Business license referral for public eating	September 18, 2006
RPP-200601613	Site Plan Review for tenant improvement for restaurant	September 11, 2006
PP49311	Signage	November 18, 2003
PP15619	Plot Plan for a self-storage facility, restaurant, party rental shop and outdoor sitting	October 28, 1966 September 30, 2003

7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use category of the General Plan Land Use Policy Map.

8. **ZONING.** The Project Site is located in the Victoria Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required for the continued operation and maintenance of a legally established nonconforming self-service storage facility in the -IP Combining Zone.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN 2035 LAND USE POLICY	ZONING	EXISTING USES
NORTH	IH (Heavy Industrial), City of Los Angeles	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Service station, concrete mixing, truck storage
EAST	City of Los Angeles	City of Los Angeles	Warehouse
SOUTH	IH	M-2-IP	Manufacturing, warehouse, office building
WEST	City of Los Angeles	City of Los Angeles	Retail, warehouse, restaurant

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.13 gross acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with the subject self-service storage facility, a restaurant, and offices.

B. Site Access

The Project Site is accessible via Normandie Avenue to the west. Primary access to the Project Site is via an entrance/exit on Normandie Avenue.

C. Site Plan

The Project consists of a 180,190 square-foot-building, which houses the self-service storage, restaurant and offices. The self-service storage floor plan consists of retail space, offices, manager’s unit, wine storage room, storage units on the first floor and second floor, and recreational vehicle (“RV”) storage. Tenant improvements include converting the enclosed RV storage area into two floors of storage units. The proposed construction of the first and second floor self-storage units adds an additional 42,680 square-feet of floor area. No expansions to the building footprint are proposed. All work is a conversion of existing space.

D. Parking

A surface parking lot with 99 spaces will be shared by the tenants. Parking includes 50 standard parking spaces, two employee parking spaces, two covered manager parking spaces, 39 compact parking spaces, and six accessible to persons with disabilities in compliance with the Americans with Disabilities Act. A self-service storage facility requires two covered parking spaces for the manager’s residence, one parking space for use by each employee in addition to the manager, and one parking space is required for each 7,000 square feet of gross-floor area. Previous Plot Plan no. 15619 indicated that 88 parking spaces were provided. An additional 11 parking spaces are being proposed to meet the minimum parking requirement of 99 parking spaces. A total of 11 short-term and 22 long-term bicycle parking is

proposed. The following chart shows the parking requirements for all the tenants in the 222,870 square-foot-building:

PARKING REQUIRED SELF-STORAGE:		
RETAIL SPACE	5 SP	RETAIL = 1/250 (1,137/250)
OFFICE SPACE	28 SP	OFFICE = 1/400
RESTAURANT	33 SP	OCCUPANT LOAD = 99 (1 SPACE/3 OCCUPANTS)
1 SP FOR EACH EMPLOYEE	2 SP	2 EMPLOYEES
2 SP FOR APARTMENT:	2 SP	APARTMENT MANAGER PARKING
SELF-STORAGE: 1 SP/7,000 S.F.	30 SP	205,980/ 7,000 S.F.
	99 SP	TOTAL
PARKING PROVIDED:		
	50 SP	STANDARD PARKING
	6 SP	ACCESSIBLE PARKING
	2 SP	EMPLOYEE PARKING SPACE
	2 SP	APARTMENT MANAGER PARKING
	39 SP	EXISTING COMPACT 8'x16'
	99 SP	TOTAL
RV STORAGE PARKING	43 SP	REMAINING RV PARKING

11. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request includes a new carport and interior tenant improvements to convert the existing RV storage into two floors of individual storage units within the existing building envelope. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.
12. **COMMUNITY OUTREACH.** On May 12, 2025, prior to the Hearing Officer's public hearing on the Project, the Permittee mailed letters to neighbors within a 500-foot radius of the property to notify them of the proposed Project. The letter invited neighbors to an open house conducted by the Applicant to answer any questions related to the proposed Project. On May 21, 2025, an open house was conducted for two hours. The applicant reported they did not receive any comments from the public. At the time of report preparation, Staff did not receive any comments related to public outreach.
13. **PUBLIC COMMENTS.** Prior to publication of the Report to the Hearing Office, staff has not received any public comments.

14. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2025.
- B. County Fire Department: Did not require review of the project prior to the public hearing on March 25, 2025.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated July 9, 2025.

15. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, and newspaper [Daily Journal]. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 29, a total of 21 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as eight notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IH (Heavy Industrial) is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor- and capital-intensive industrial activities. The self-storage is not a heavy manufacturing or industrial use. However, it is located in a commercial and industrial building that includes warehouse, restaurant, and offices. Therefore, the use is compatible with adjacent industrial, office, and restaurant uses.

17. GOALS AND POLICIES – GENERAL PLAN. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project is consistent with Policy 5.2, which encourages a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs. The Project provides a service that is directly responsive to community needs, including secure storage for residents, small businesses, and local entrepreneurs.

- *Policy LU 7.2: Protect Industrial Parks and districts from incompatible uses.*

The Project is consistent with Policy 5.2, which protects Industrial Parks and district from incompatible uses. The Project Site is located in an area

surrounded by light industrial and commercial uses. The self-storage facility was legally established and has operated at this location for over 59 years.

- *Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.*

The Project is consistent with Policy ED 1.1, which encourages a diverse mix of industries in each Planning Area. The Project Site is located in an area surrounded by light industrial and commercial uses. The proposed use will not change the character of the existing site but will continue the diversity of uses within the area.

ZONING CODE CONSISTENCY FINDINGS

18. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is not consistent with the M-2-IP zoning classification because a self-storage facility is not permitted in the -IP Combining Zone. The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone “is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses” and “serves to expressively prohibit uses that do not align with the purpose of this zone.” Self-storage facilities are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses). Therefore, the self-storage facility became a nonconforming use when the zone change took effect on November 5, 2015.

Pursuant to County Code Section 22.172.050.B.1.e (Termination Conditions and Time Limits), when a nonconforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use nonconforming. However, pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), a nonconforming use can continue to operate if an NCR is approved.

19. REQUIRED YARDS. The Hearing Officer finds that there are no required yards in the M-2-IP Zone.

20. HEIGHT. The Hearing Officer finds that there is no height limit in the M-2-IP Zone.

21. FLOOR AREA RATIO. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.060.B (Development Standards for Industrial Zones). The M-2-IP Zone requires a maximum Floor Area Ratio (“FAR”) of 1.0 pursuant. The Project's FAR is 0.97, which is less than the maximum allowable FAR of 1.0.

22. PARKING. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.560.F (Self-Service Storage Facilities – Parking and Loading) and County Code Section 22.112.070-A (Required Parking

Spaces). Two covered parking spaces shall be provided adjacent to the manager's residence and two covered parking spaces are provided. One parking space shall be provided for use by each employee in addition to the manager and employee parking spaces shall be located adjacent to the manager's residence. A total of two employee parking spaces are provided. One standard parking space for each 7,000 square feet of gross-floor area shall be provided, made conveniently accessible and arranged so as not to obstruct any driveways or adversely affect vehicular ingress and egress to the facility. A total of 30 parking spaces are required for the self-service storage facility and 30 parking spaces are provided.

23. LOADING. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.560.F (Self-Service Storage Facilities – Parking and Loading.) Loading areas shall be provided in an amount sufficient to ensure that driveways remain unobstructed and conveniently accessible. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.120 (Loading Spaces). Four Type C loading spaces are required and four are existing.

24. SIGNS. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Signage). The allowed signage is three square feet of wall business signage for every linear foot of building frontage. The existing signage was previously authorized by ministerial site plan review no. RPPL2016004879. Signage includes one double-sided 320-square-foot freestanding sign, 159-square-foot wall sign, and one 59-square-foot wall sign.

25. COMMUNITY STANDARDS DISTRICT. The Hearing Officer finds that the Project is not located in a Community Standards District.

26. SELF-SERVICE STORAGE. The Hearing Officer finds that the Project is consistent with standards identified in County Code Section 22.140.560 (Self-Service Storage Facilities).

- **MINIMUM LOT AREA.** The Project Site meets the minimum lot size of one acre because the Project Site is 5.13 gross acres in size and consists of one lot.
- **RESIDENT MANAGER.** The Project Site meets the resident manager requirement, because one resident manager unit is provided.
- **ACCESS AND CIRCULATION.** The Project Site meets vehicular ingress and egress as two driveways are provided. Vehicular ingress and egress are existing, and no changes are proposed. Ingress and egress were reviewed when the Project Site was approved by Plot Plan no. PP15619.
- **SITE DESIGN.** The architecture of the self-service storage facility, including, but not limited to fences, walls, gates, buildings, and landscaping, shall, to the maximum extent possible, be compatible with the community. The Project Site provides a block wall along the north, east, and south property lines for

screening. The storage units are entirely within the existing building and not visible from adjacent streets.

- **BUILDING HEIGHT AND LOT COVERAGE.** The total lot coverage by buildings shall not exceed 50 percent. The existing building's lot coverage is 49% and the existing building's height is 33 feet.
- **SETBACKS.** All buildings and structures shall be set back a minimum of 10 feet from the front lot line. The existing front lot line setback is 92 feet and three inches.
- **FENCES AND WALLS.** All fences or walls shall be constructed of materials such as textured masonry, concrete block, wood, or other similar materials to assure an aesthetic visual effect to passers-by. The Project Site is developed with a solid block wall.

27. **LANDSCAPING AND SCREENING.** The Hearing Officer finds that the Project is not consistent with standards identified in County Code Section 22.140.560.J (Self-Service Storage Facilities – Landscaping and Screening). All areas between required fences or walls and the lot lines that are not used for driveways shall be fully landscaped with lawn, shrubbery, trees, or flowers. Landscaping is provided along the front lot line. In addition, for every 20 feet of street frontage of the subject property, a minimum of one 24-inch boxed tree shall be planted and continuously maintained. The Project Site maintains trees along the frontage of the property and provides 4,519 square feet of landscaping. The Project Site was approved by PP15619 and is legal nonconforming with respect to this standard.

28. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to standards identified in County Code Section 22.126.030 (Tree Requirements). Tree Planting is required when new principal use building is proposed, additions to buildings where the addition adds a cumulative floor area of at least 50 percent of the total existing building floor area, and existing uncovered surface parking lots expanded to have 15 or more parking spaces. The Project is not subject to tree planting requirements because the self-service storage use is existing, additional accumulative floor area is 36 percent, and an additional 11 parking spaces are proposed.

NONCONFORMING REVIEW FINDINGS

29. **The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.** The Project Site has been developed and continues to operate as a self-service storage facility. The self-service storage facility has operated without any known violations or documented complaints. The use does not interfere with the public's health, safety, or welfare and continues to serve a functional need for the surrounding community by providing secure and accessible storage options. Requiring the self-service storage facility to cease operations would cause a disproportionate burden to the Permittee. Given the

tenant's space history of self-service storage use, a no grant term is appropriate for this site.

30. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The self-service storage facility was legally established and is located within a commercial and industrial building that is compatible with adjacent industrial, office, and restaurant uses. There is sufficient parking and driveways to meet the current demand. The Permittee proposes to convert the existing enclosed Recreational Vehicle ("RV") storage area into two floors of storage units. This interior modification will allow for a more efficient use of the existing building footprint while maintaining the overall scale and appearance of the structure. No exterior expansions or exterior modifications are being proposed.
31. The Hearing Officer finds that a grant term is not necessary for this NCR given the tenant space's history of a self-service storage facility, its appropriate location, and the fact that the existing self-service storage facility is compatible with its surroundings.

ENVIRONMENTAL FINDINGS

32. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption) and Class 3 (New Construction or Conversion of Small Structures). The Permittee requests an NCR for the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request also includes a new carport and interior tenant improvements to convert the existing RV storage area into two floors of individual self-storage units within the existing building envelope. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment

ADMINISTRATIVE FINDINGS

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and 15303 (New Construction or Conversion of Small Structures); and
- 2. Approves **NONCONFORMING REVIEW NO. RPPL2025000572**, subject to the attached conditions.

ACTION DATE: December 16, 2025

EMR:MR

December 4, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-000415-(2)
NONCONFORMING REVIEW NO. RPPL2025000572

PROJECT DESCRIPTION

The project is a request for the continued operation and maintenance of an existing nonconforming self-service storage facility and to convert the enclosed recreational vehicles storage area into two stories of storage units within the existing building footprint subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This NCR does not have a grant term. However, this NCR may be revoked pursuant to Condition 11, below.**
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$4,560.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **ten (10)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County

Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather

permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **February 16, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning staff member. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS

20. **Comparable Retail Use.** The 209,786-square-foot tenant space may be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone pursuant to County Code Section 22.22.030.B, including any other comparable retail use that is otherwise prohibited in the -IP Overlay Zone, pursuant to County Code Section 22.60.030, provided that there is no expansion of retail floor area and the Director approves a Revised Exhibit "A" for the comparable retail use in compliance with Condition 17, above. Otherwise, entitlement to any other use in the 209,786-square-foot tenant space, and/or any expansion of the tenant space, shall be subject to the County Code regulations in effect at the time.
21. **Resident Manager.** A resident manager shall be required at the facility, currently housed on the second floor, in a structure with an architectural style and exterior finish compatible with the other buildings on the subject property. Failure to provide and maintain such a manager to ensure compliance shall constitute a public nuisance and grounds for revocation of an approved permit.
22. **Access and Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
23. **Fences and Walls.** No fencing or walls shall be permitted in the required front yard area unless specifically authorized by the Commission or Hearing Officer. Barbed wire/concertina wired fences, chain-link fences and electrified fencing are prohibited.

24. **Outdoor Storage.** Outdoor storage shall not be visible from any adjoining lot or from adjacent streets when viewed at ground level. Any vehicle or piece of equipment stored shall not be permitted to exceed 15 feet in height, as measured from grade. Areas proposed for outdoor storage within the facility shall be clearly indicated on the Exhibit "A" and approved prior to the use of any such area for outdoor storage. The following may be stored outside of an enclosed building, in an area designated and approved for such outdoor storage:
- a. Boats
 - b. Campers
 - c. Passenger vehicles, as defined in Section 465 of Title 15 (Vehicle and Traffic) of the County Code
 - d. Recreational vehicles
 - e. Travel trailers
25. **Outdoor Lighting.** Outdoor lighting shall be shielded to direct light and glare only onto the self-storage facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Such lighting should not exceed an intensity of one foot-candle of light throughout the facility.
26. **Public Restrooms.** A public restroom, as defined in Chapter 13.26 (Public Restrooms) Title 13 of the County Code, shall be installed and be conveniently located on the site for use by customers. Said public restroom shall include separate facilities for men and women, each with toilets and sinks suitable for use by persons with disabilities, in accordance with applicable State regulations.
27. **Trash Receptacles.** All such receptacles shall be placed within a masonry or decorative block wall enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate. Two receptacles shall be provided.
28. **Use Restrictions or Prohibition.** Rental or lease contracts to each individual lessee shall include clauses in conspicuous print and clear language indicating these prohibitions:
- a. Water, gas, or telephone service shall not be provided to any rental space.
 - b. The public sale of any item from a rental space or within a self-service storage facility such as, but not limited to, auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales, except as otherwise permitted by law shall not be permitted.
 - c. The storage of any caustic, hazardous, toxic or flammable or explosive matter, material, liquid, or object shall not be permitted.

- d. The storage of any matter, material, liquid, or object which creates or tends to create obnoxious or offensive dust, odor, or fumes shall not be permitted.
- e. The construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials shall not be permitted.
- f. No commercial, business, professional, industrial, or recreational use or activity shall be permitted
- g. The establishment of a transfer and storage business shall not be permitted.
- h. The use of parking and loading spaces required as rental storage space shall not be permitted
- i. No human habitation of any rental space shall be permitted
- j. No animal boarding in any rental space shall be permitted.
- k. Utilization of any cargo shipping container on the subject property, unless specifically authorized by the Commission or Hearing Officer shall not be permitted.