Neighborhood Council of Westchester Playa

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September 20, 2018

Re Support for CUP request by Cardiff Mason Development @ 7366 Osage Avenue (APN 4127001023)

Mr. More Song, Planning Assistant
Department of City Planning
Expedited Processing Section
T: (213) 978-1319 **E:** More.Song@lacity.org
200 N. Spring St., Room 763
   Los Angeles, CA 9001

On February 6, 2018, the Neighborhood Council of Westchester Playa voted to support CUP approval for the Cardiff Mason Development project at 7366 Osage Avenue for Storage of Household Goods use, on a C2 parcel within 500 feet of an R1 zone (as required by Code), including the following developer requests:

1. Retain the right to commercial parking in the R1 zoned portion of the site as granted in Case No. ZA 2001-2970(CU)(ZAD).
2. Extend the basement floors across the R1 zoned portion of the site to the property line.
3. Use the combined R1/C2 area of the property for the purpose of calculating the FAR, even though no FAR will be built in the R1 portion of the parcel (basement storage is not counted as FAR).
4. A minor increase in FAR to 1.53 vs. the 1.5 allowed.
5. Provide three residential units for Self Storage 1 staff.
6. Due to no truck rental or vehicle storage, and a separate loading area, reduce the required parking by 10 spaces, and provide 17 spaces.
7. Begin the Transitional Height calculation from the property line rather than the C2/R1 border, and in return for no above ground building mass in the 0' to 49' transitional height zone area, and limiting the height in the 100' to 199' transitional height zone area to approximately 45' rather than the allowable 61', reduce the 50' to 99' foot transitional height zone area to approximately 50' to 85'.

Sincerely,
/s/ Cyndi Hench
Cyndi Hench
President

Cc
Councilman Mike Bonin - CD11
Krista Klein - Director of Planning & Land Use - CD11
Len Nyugen - Planning & Land Use - CD11