



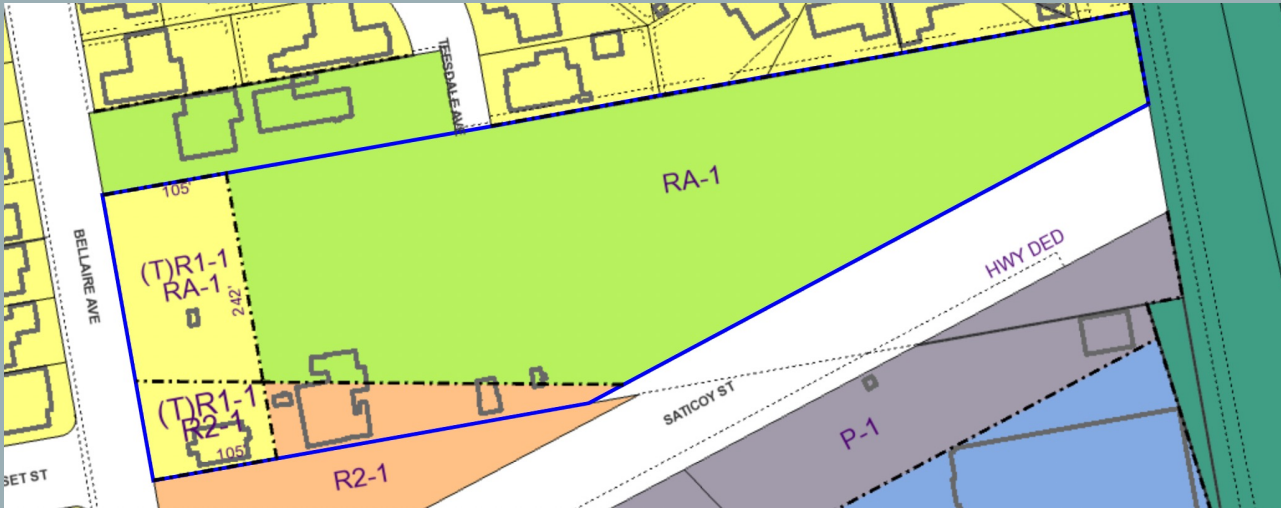
7528 BELLAIRE AVE  
NORTH HOLLYWOOD WEST NEIGHBORHOOD COUNCIL  
- JAN 11, 2024



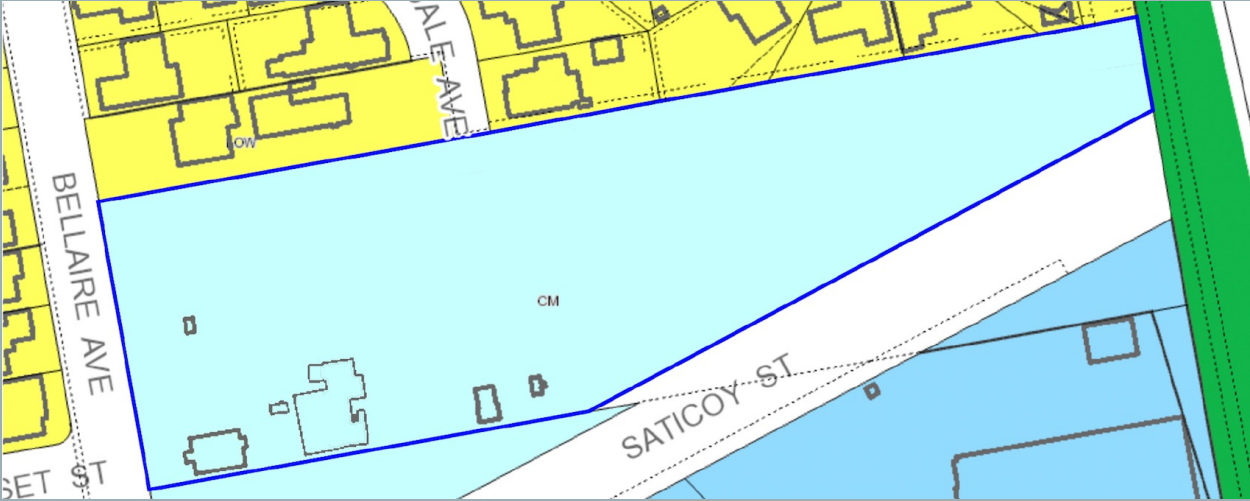
VICINITY MAP



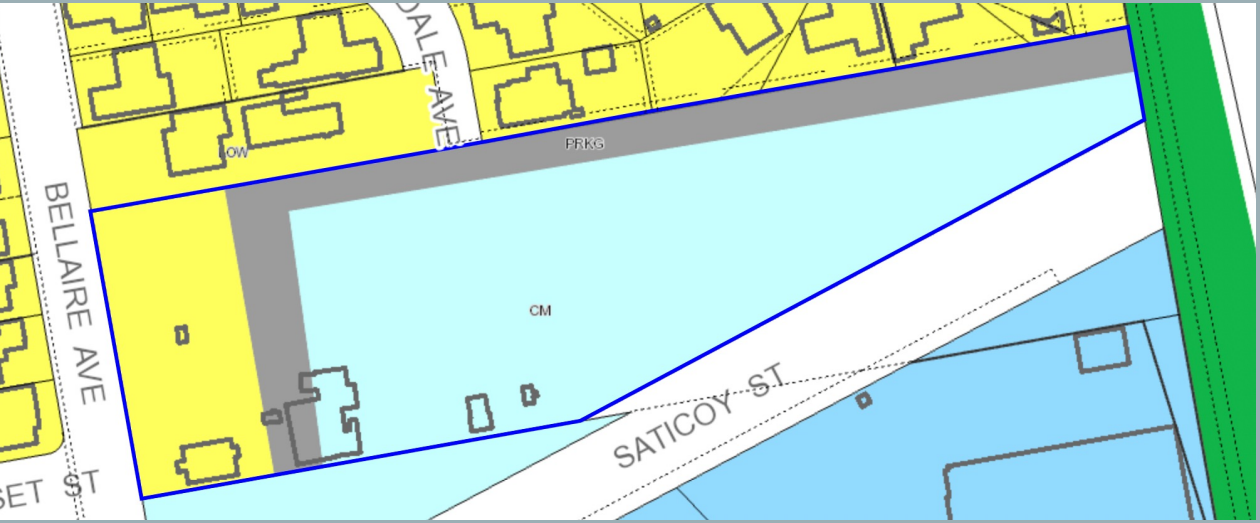
# ZONING AND GENERAL PLAN LAND USE



Existing Zoning and General Plan Land Use



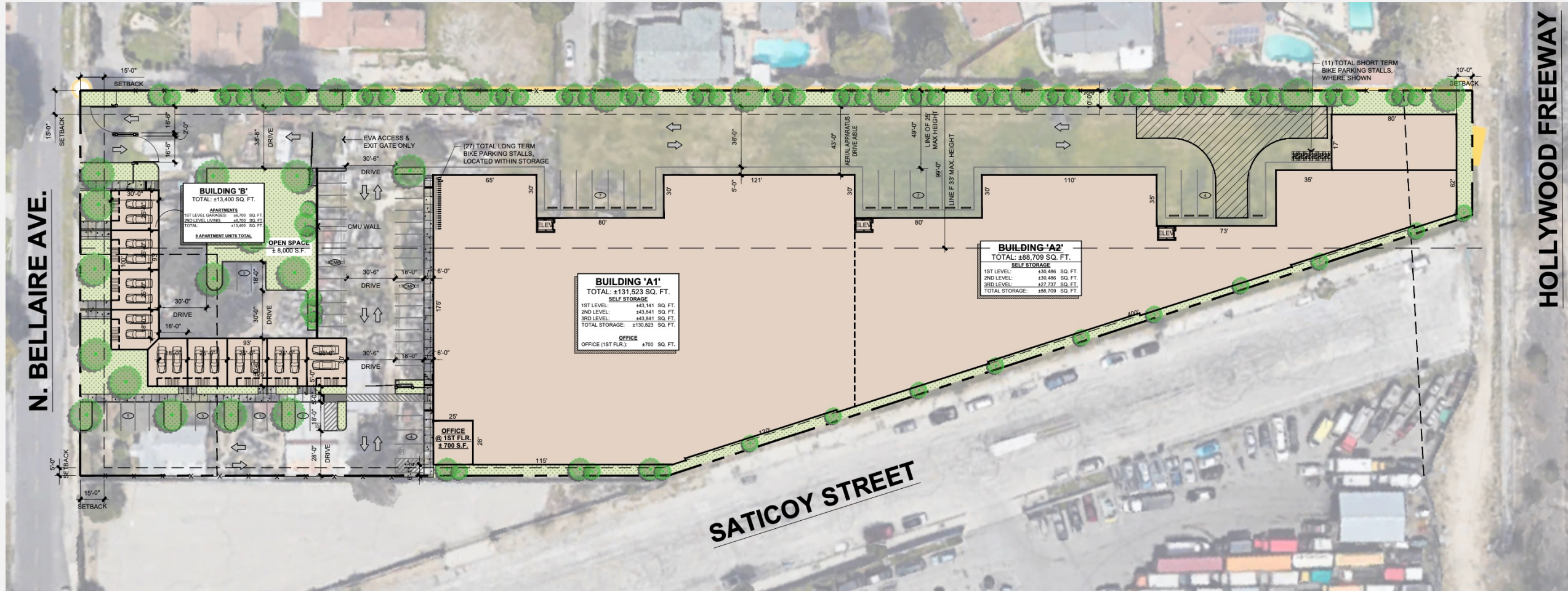
(Commercial Manufacturing Land Use – CM Zone Proposed Zoning and General Plan Land Use)



# ENTITLEMENTS REQUEST

- Pursuant to LAMC Section 11.5.6 of the LAMC, a **General Plan Amendment** from Commercial Manufacturing, Parking Buffer, and Low Residential to **Commercial Manufacturing** for the entire site;
- Pursuant to LAMC Section 12.32, a **Zone Change** from RA-1, R1-1, and R2-1 to **CM-1** for the entire site;
- Pursuant to LAMC Section 12.24-W,50, a **Conditional Use Permit** for storage of household goods within 500 feet of a residential use;
- Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project which results in an increase of 50,000 square feet or more of non-residential area;
- Pursuant to LAMC Section 12.32-P, a **minor change to parking requirements** incidental to legislative actions to allow up to a 20 percent reduction in the required parking.

# SITE PLAN



Location	Use	Size/Quantity
Front of the Site	Apartments & 8,000 sq. ft. of Open Space (park for residents)	9 Apartment Units 1 <sup>st</sup> Level Garages: 6,700 sq. ft. 2 <sup>nd</sup> Level Living: 6,700 square feet = 13,400 sq. ft. total

Location	Use	Size
Middle/Rear of the Site	Self-Storage	Building A1: 130,823 square feet Building A2: 88,709 square feet









**TROJAN**  
**STORAGE**  
CLIMATE CONTROLLED





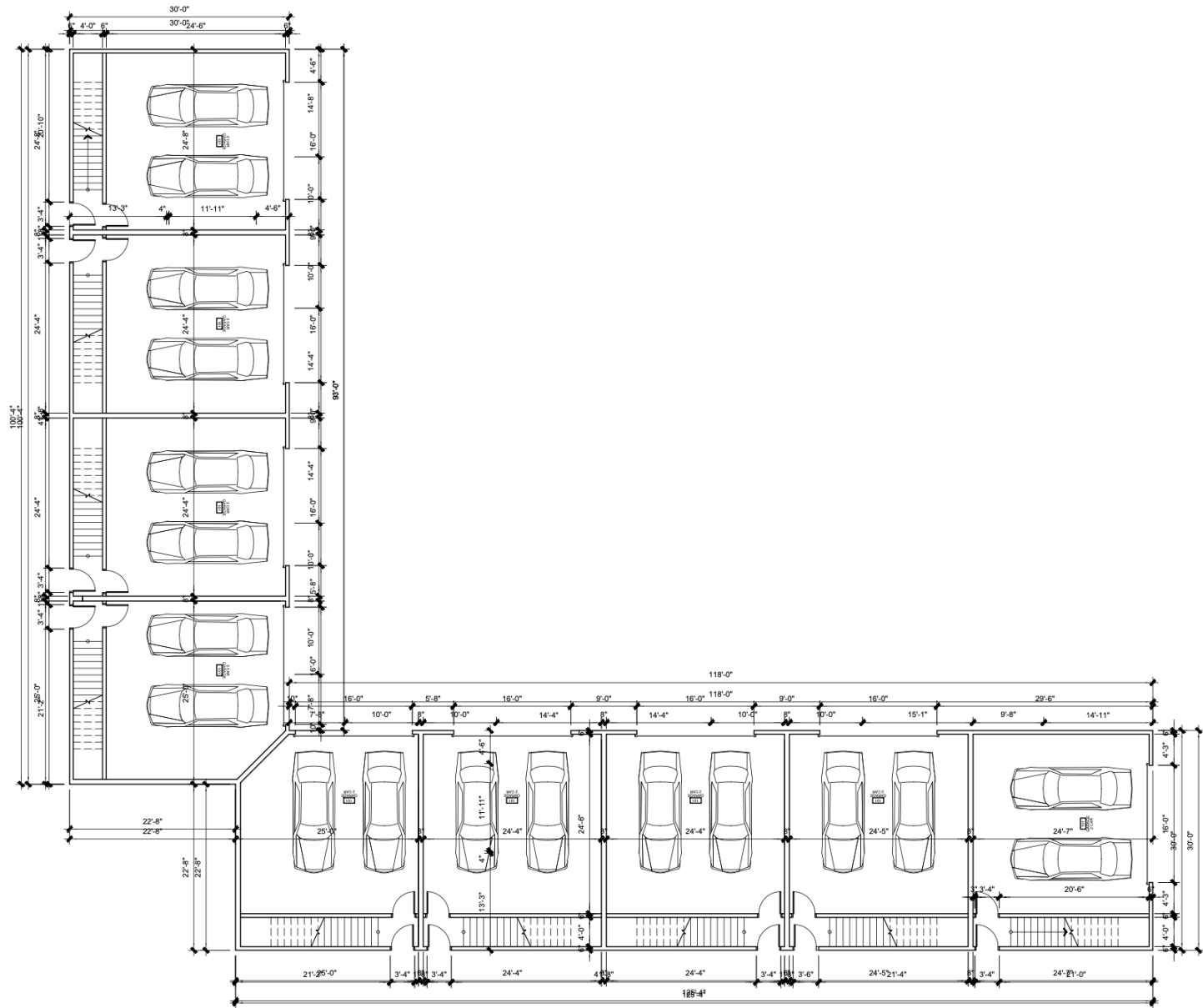




**TROJAN**  
**STORAGE**  
CLIMATE CONTROLLED

**TROJAN**  
**STORAGE**  
CLIMATE CONTROLLED

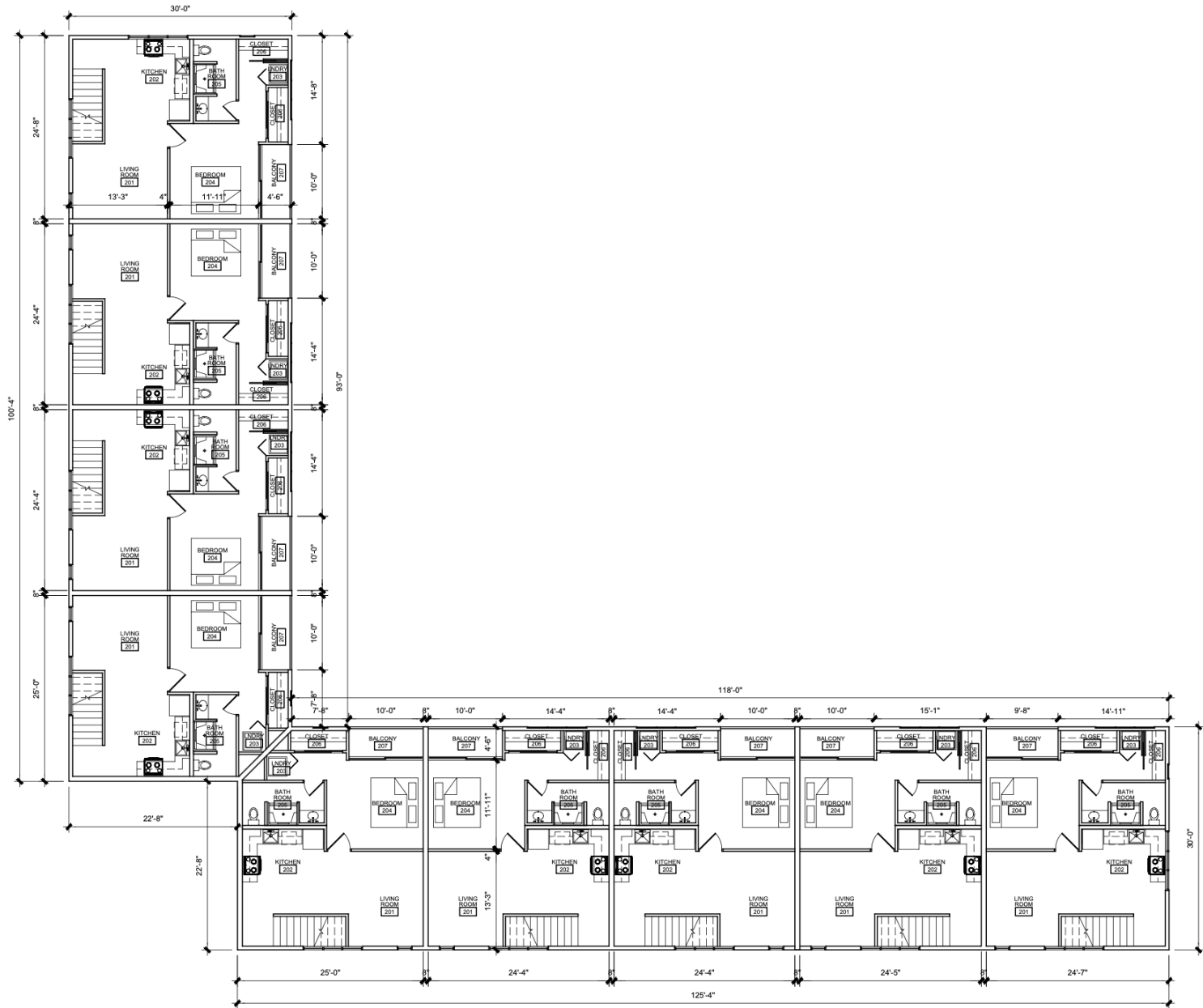
# RESIDENCES 1ST FLOOR PLAN



RESIDENCE - 1ST FLOOR PLAN ①

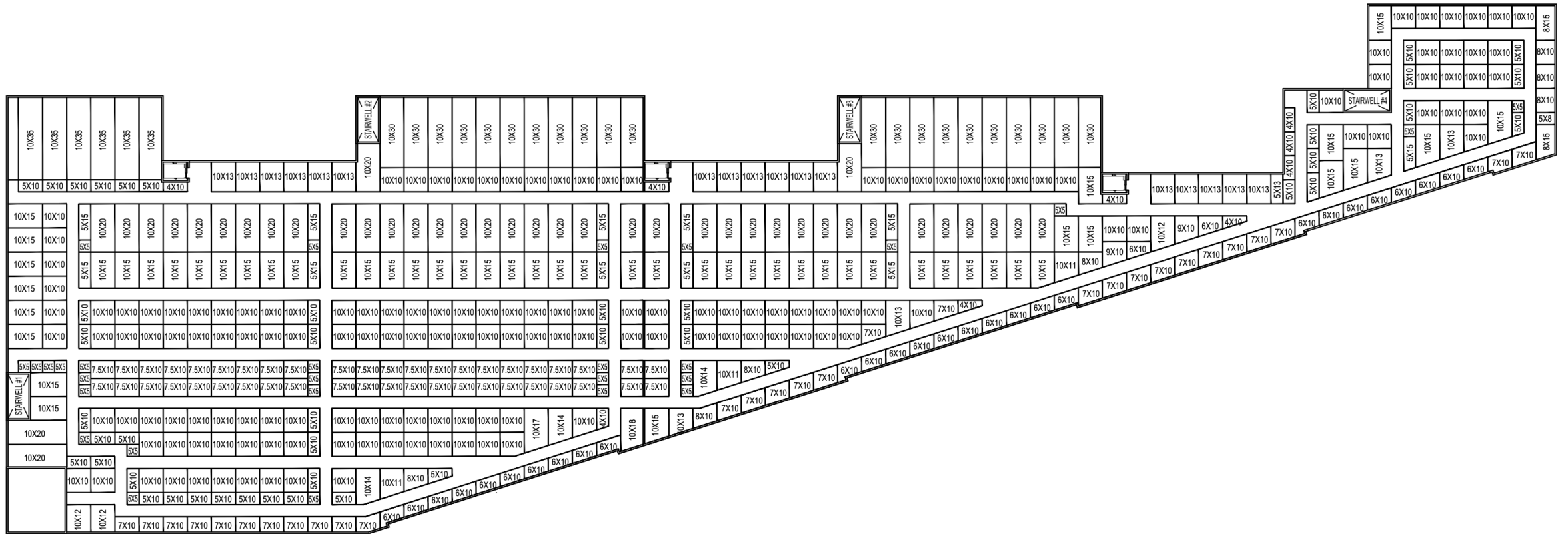
1/8"=1'-0"

# RESIDENCES 2ND FLOOR PLAN

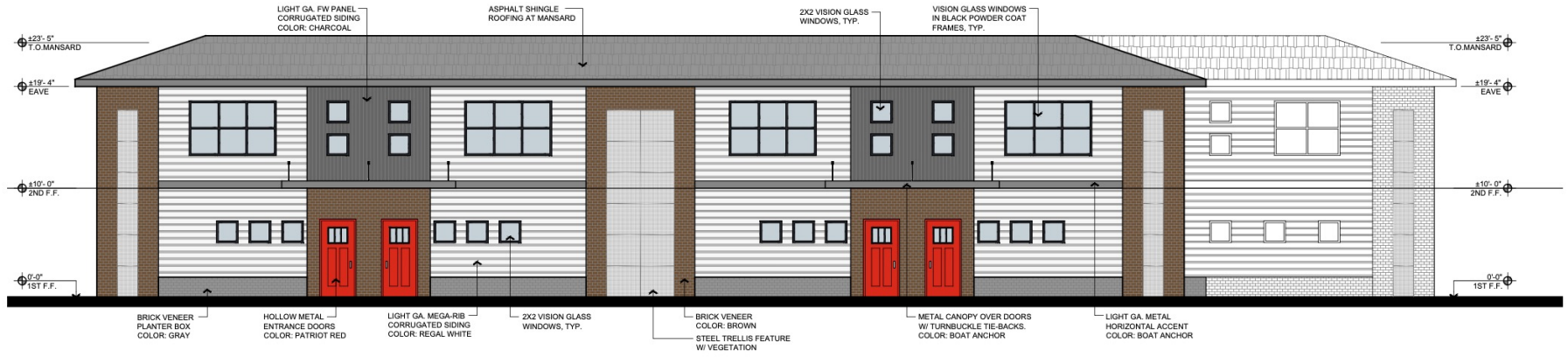


**RESIDENCE - 2ND FLOOR PLAN** ①  
1/8"=1'-0"

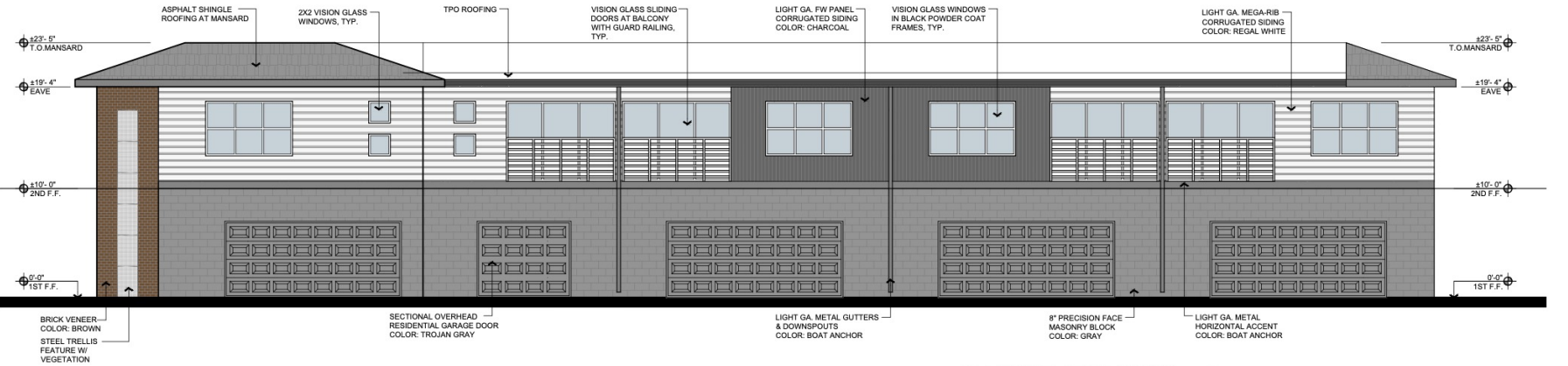
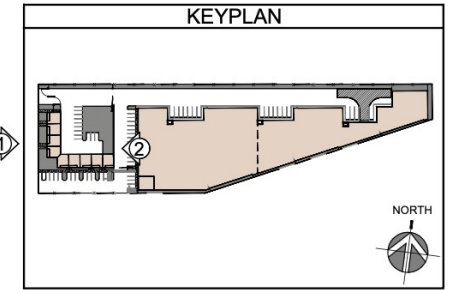
# SELF STORAGE TYPICAL UNIT MIX



# RESIDENCES ELEVATIONS



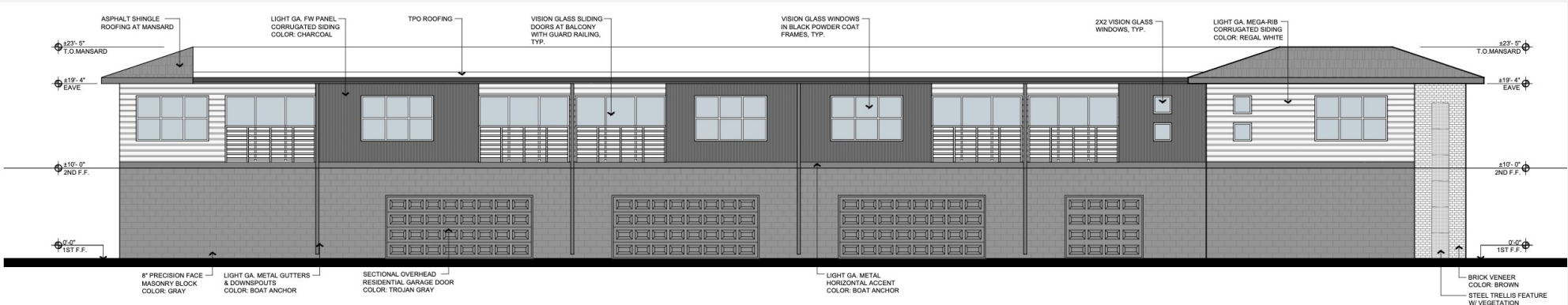
**WEST ELEVATION** ①  
3/16"=1'-0"



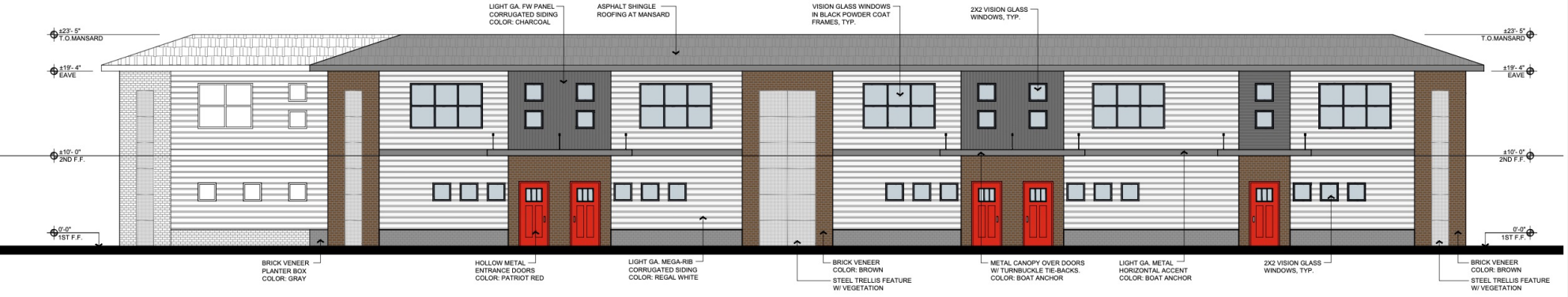
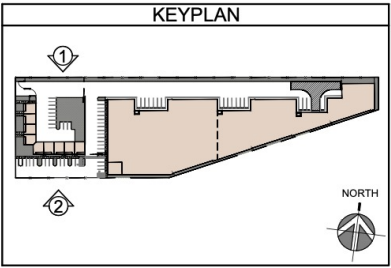
**EAST ELEVATION** ②  
3/16"=1'-0"



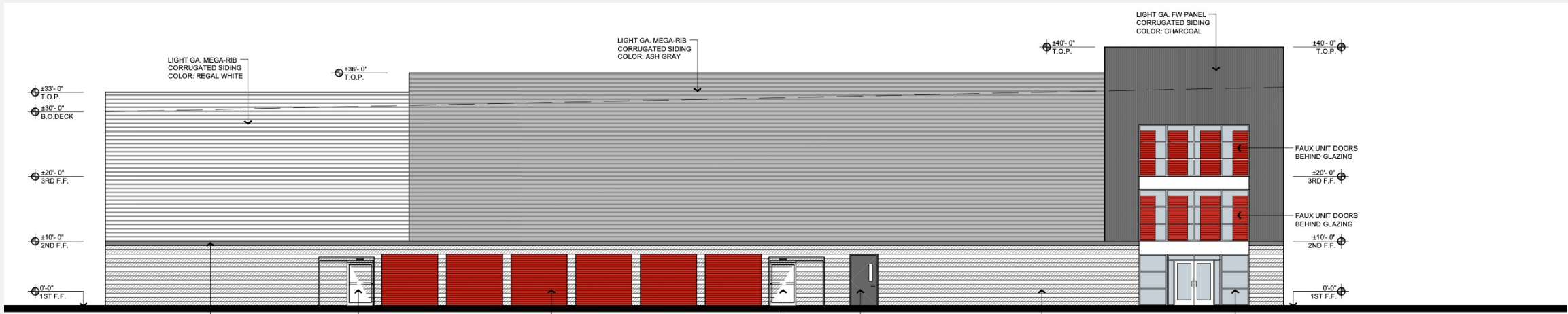
# RESIDENCES ELEVATIONS



**NORTH ELEVATION** ①  
3/16"=1'-0"



**SOUTH ELEVATION** ②  
3/16"=1'-0"



EPS HORIZONTAL ACCENT  
COLOR: BOAT ANCHOR

AUTOMATIC DOORS  
BY STANLEY OR  
APPROVED EQUAL

OVERHEAD ROLL  
DOOR BY JANUS INTL.  
COLOR: PATRIOT RED

AUTOMATIC DOORS  
BY STANLEY OR  
APPROVED EQUAL

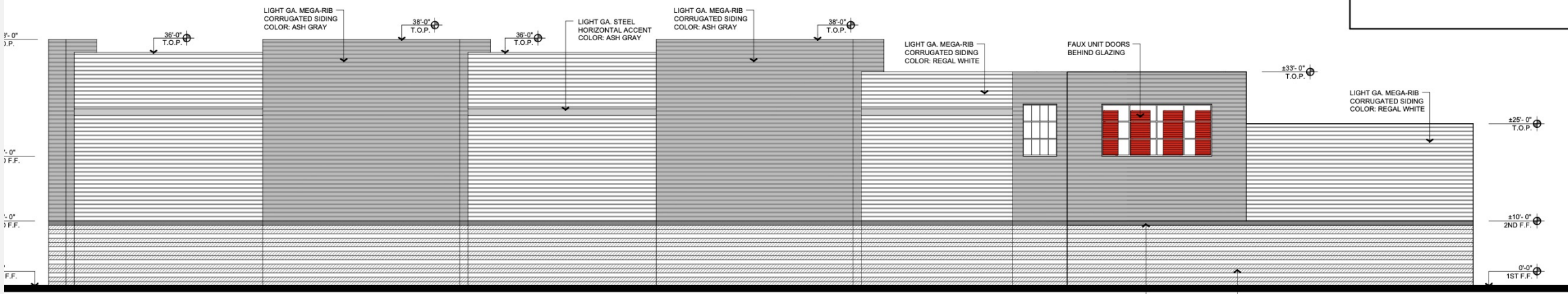
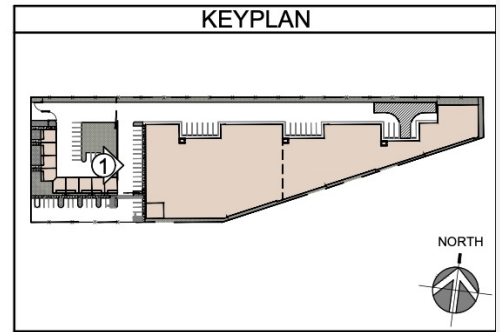
HOLLOW METAL MAN DOOR  
COLOR: BOAT ANCHOR

ALTERNATE BASALITE CMU BLOCK 580  
PRECISION (1) COURSE WITH BASALITE CMU  
BLOCK 380 SPLITFACE (2) COURSES, TYPICAL.

STOREFRONT  
GLAZING W/ BLACK  
ANODIZED FRAMES

## WEST ELEVATION ①

1/8"=1'-0"



EPS HORIZONTAL ACCENT  
COLOR: BOAT ANCHOR

ALTERNATE BASALITE CMU BLOCK 580  
PRECISION (1) COURSE WITH BASALITE CMU  
BLOCK 380 SPLITFACE (2) COURSES, TYPICAL.

# COMMITMENT TO NEIGHBORS

- Shared goals for safety, security, and quality of life
- Landscaping improvements and buffer to uses to the South
- Respectful construction hours and full notice of progress
- No resident and customer parking on neighborhood streets
- Low traffic as a self storage facility

THANK  
YOU!

