

Neighborhood Council of Westchester/Playa - Planning & Land Use Committee

9000 Airport Boulevard

October 14, 2025



**Rexford
Industrial**



Meeting Objectives

- | Promote transparency and open dialogue
- | Introduce the Rexford project team
- | Share updates on the project & Draft Environmental Impact Report (DEIR)
- | Outline next steps



Project Team



Owner/Developer

Rexford Industrial

Architect

RGA

CEQA Consultant

Eyestone Environmental

Land Use Consultant

Craig Lawson & Co., LLC

Traffic Engineer

Gibson

Community Outreach

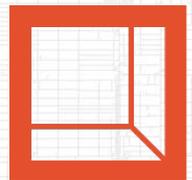
Eric Shabsis

About Rexford Industrial

Headquartered in the city
of Los Angeles (CD11)

260 local employees

Over 33,000 jobs hosted
in Rexford's portfolio



**Rexford
Industrial**

REXR

NYSE

51M

Square Feet

422

Industrial Properties



Repositioning & Redevelopment

Vertically integrated team delivers best-in-class product fueling substantial cash flow growth

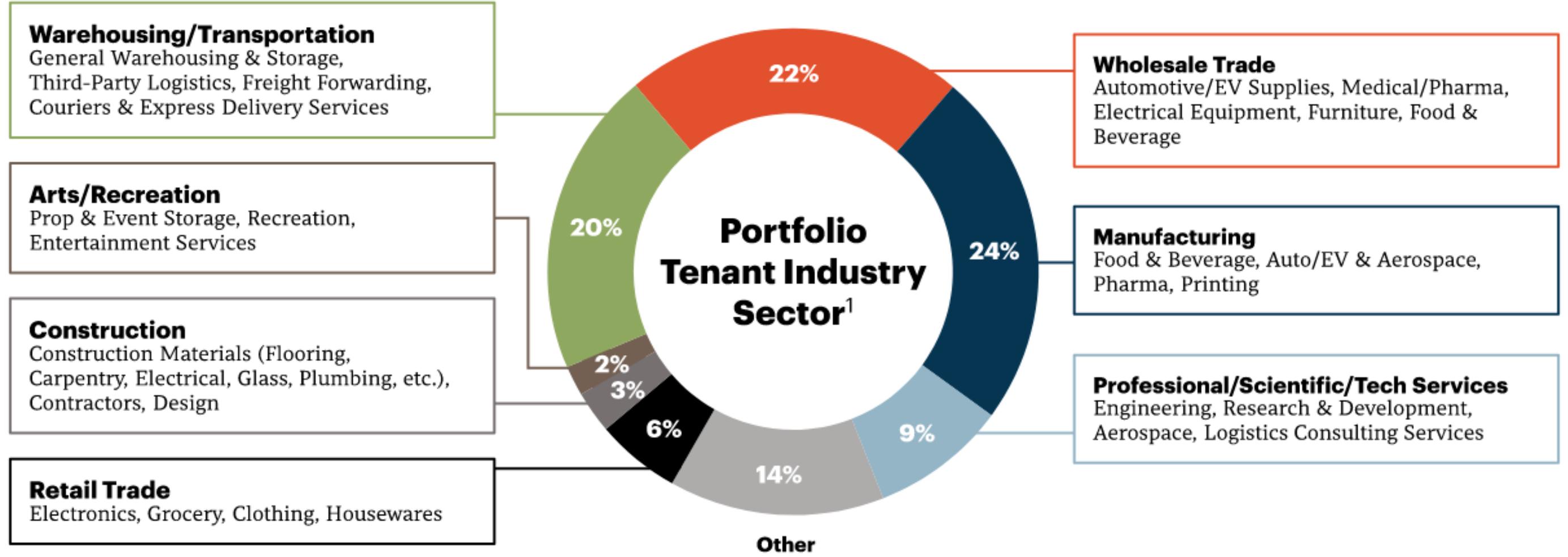
Leasing

Unparalleled, real-time market intelligence maximizes Rexford performance

Operational Excellence

Preeminent landlord brand offering high level of customer service driving operational efficiency

Rexford's Differentiated Portfolio Attracts Diverse & Strong Tenant Base

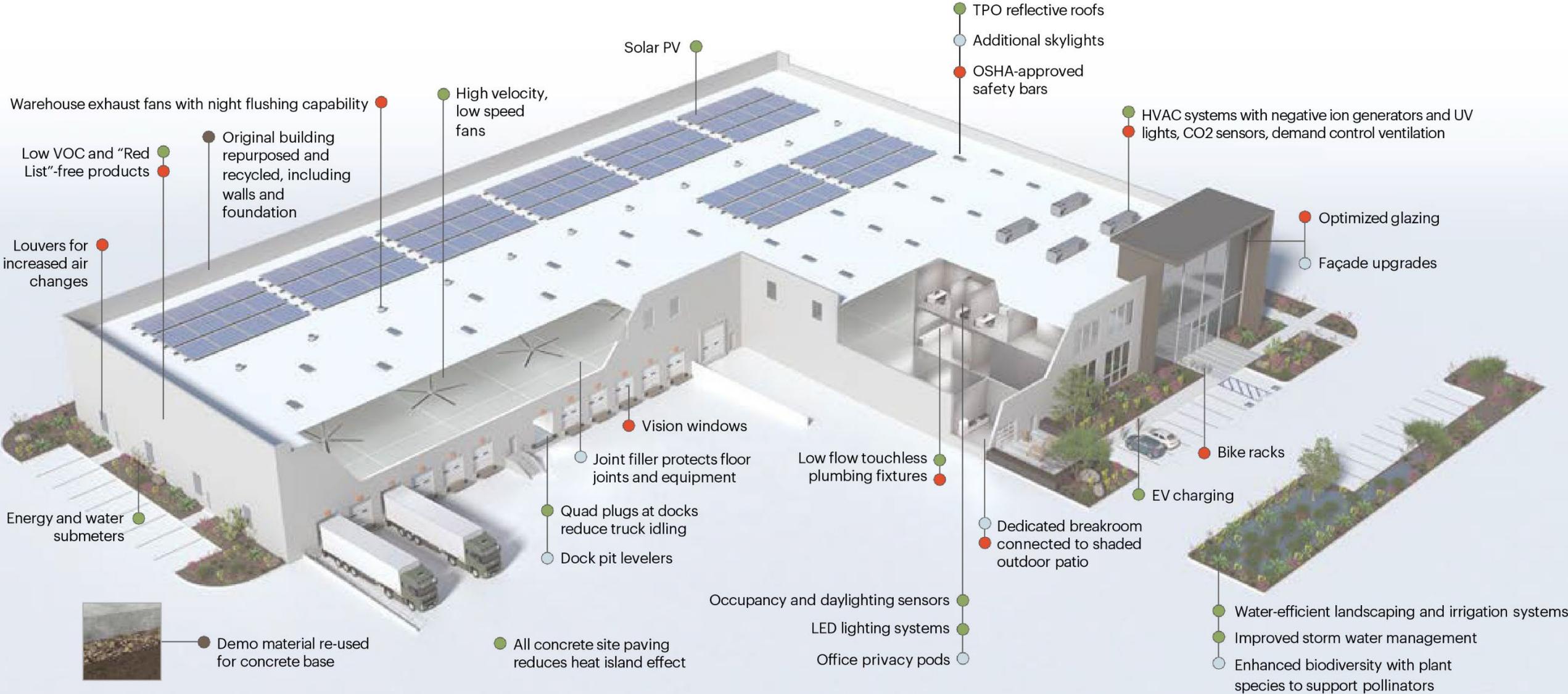


Developing Healthier Buildings

Rexford's redevelopment and repositioning building specifications include best practice strategies for creating healthy, sustainable and high-performance industrial properties.

Indicative Strategies

- Reduced Emissions
- Recycled Materials
- Enhanced Functionality and Quality
- Health, Wellness and Safety





Vehicle Charging Stations



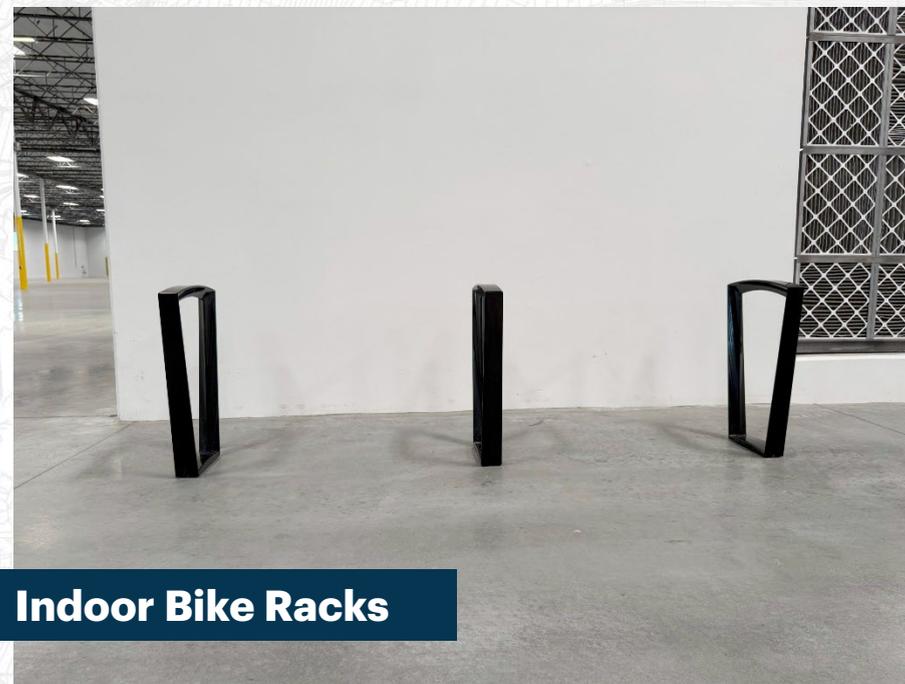
Rooftop Solar Panel Systems



High Volume Low Speed Fans



Porcelain Tiles Made of Recycled Materials



Indoor Bike Racks



Skylights Making Up 3% of Roof

Responsible Investment

Net zero commitment in alignment with purpose-driven business model

Commitment to Net Zero

Rexford's targets validated by Science Based Targets Initiative (SBTi)¹



42% Reduction Goal operations emissions
(scope 1 & 2)

99% Reduction Goal net zero for value chain
(scope 1, 2 & 3)

60MW Projected Solar Installed or Committed
generating over **90,000 MWh annually**

Strategies to Achieve Science-Based Targets

Collaboration with tenants
to implement sustainable, energy-efficient practices

High green building standards
including LEED and upgrading to high-efficiency systems

Lower embodied carbon emissions
implemented in construction materials

Renewable energy investments

Commitment to Our Communities

Making a difference through our community partnerships



Painting for Our Partner

Rexford volunteers repainted Covenant House facilities with supplies donated by a Rexford vendor. Annually we sponsor the Covenant House Sleep Out event to show solidarity with those facing homelessness.



College Boot Camp

Rexford hosted a College Boot Camp for members of the C5 Youth Foundation of Southern California to prepare participants for leadership roles in high school, college, work and their communities.



Packing Essential Resources

Rexford volunteers joined James Storehouse to pack 300 backpacks with essential school supplies for local children in the foster care system.



Investing in Students

We supported the City of Commerce Scholarship Program that awarded scholarships to deserving local students.





19900

Completed Rexford Property — LEED Gold

19900 Plummer Street, Chatsworth

| 79,539 SF

| 32' clear height

| 11 EV charging stalls

| HVLS fan & air exchange system

| 60% energy & 75% water savings from efficient building systems & landscaping

Completed Rexford Property — LEED Gold

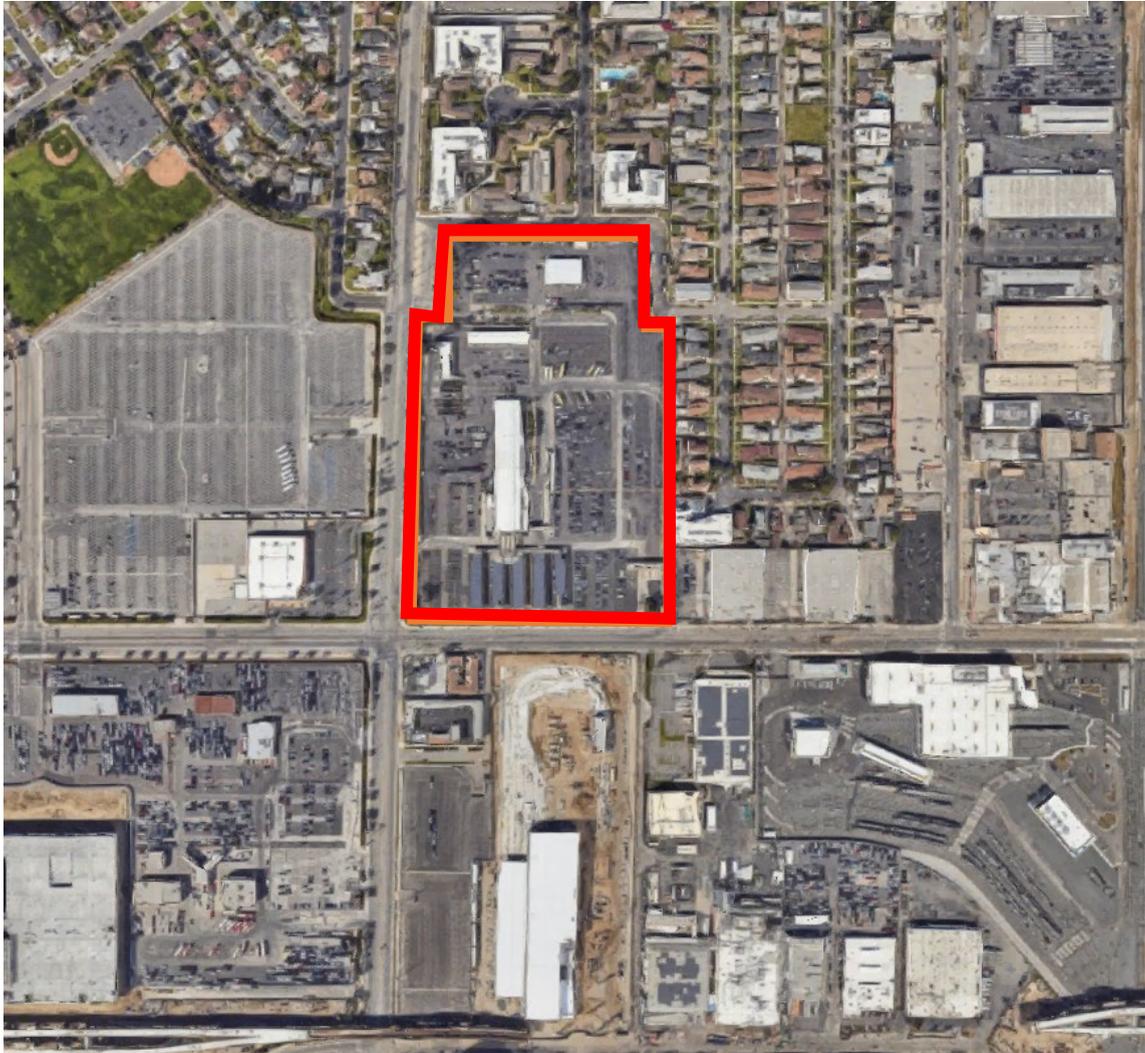
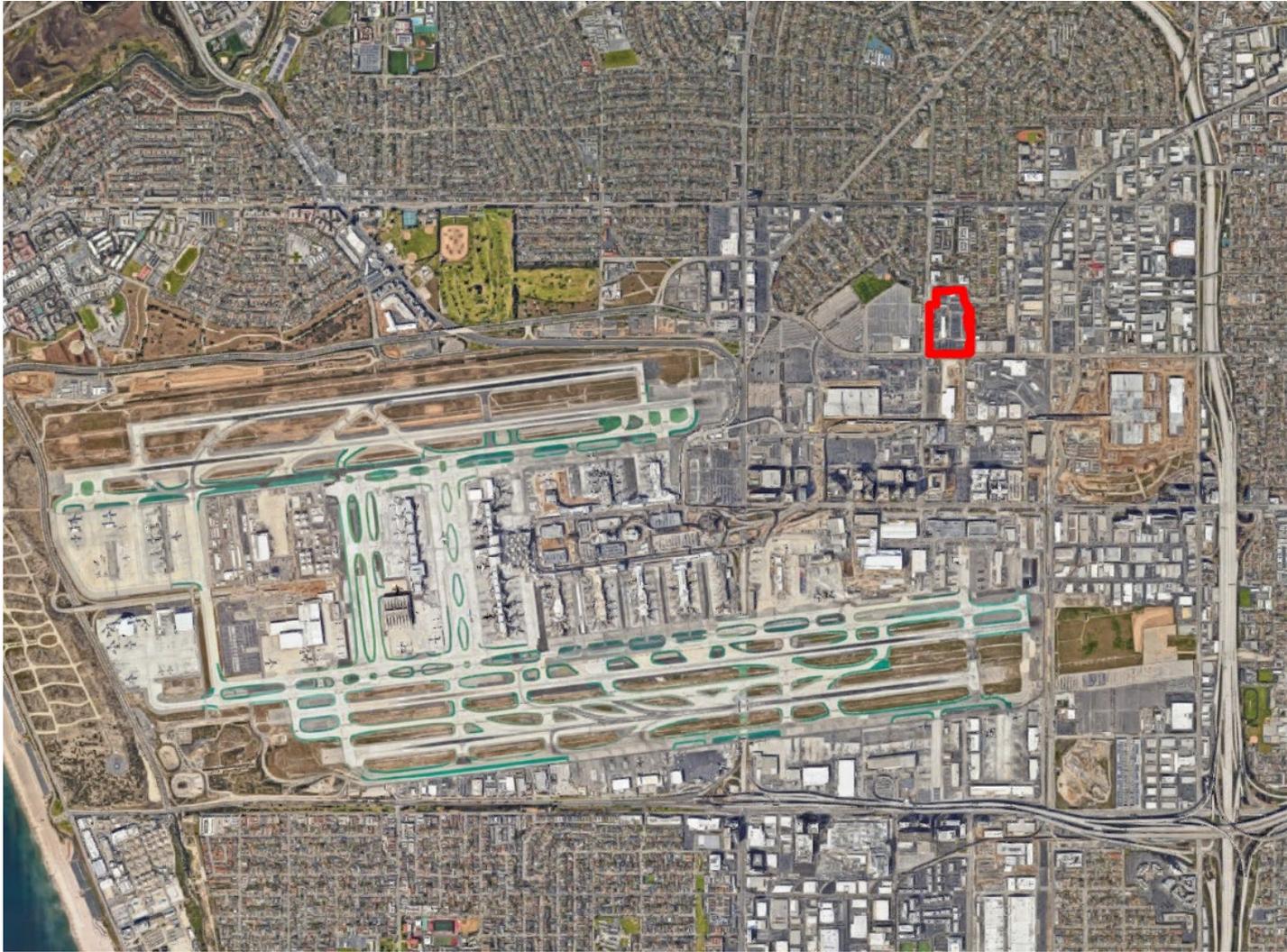
12772 San Fernando Road, Sylmar

- | 143,529 SF
- | 32' clear height
- | TPO reflective roof
- | 100% concrete site paving
- | HVLS fans & warehouse exhaust fans
- | Touchless & water efficient plumbing fixtures



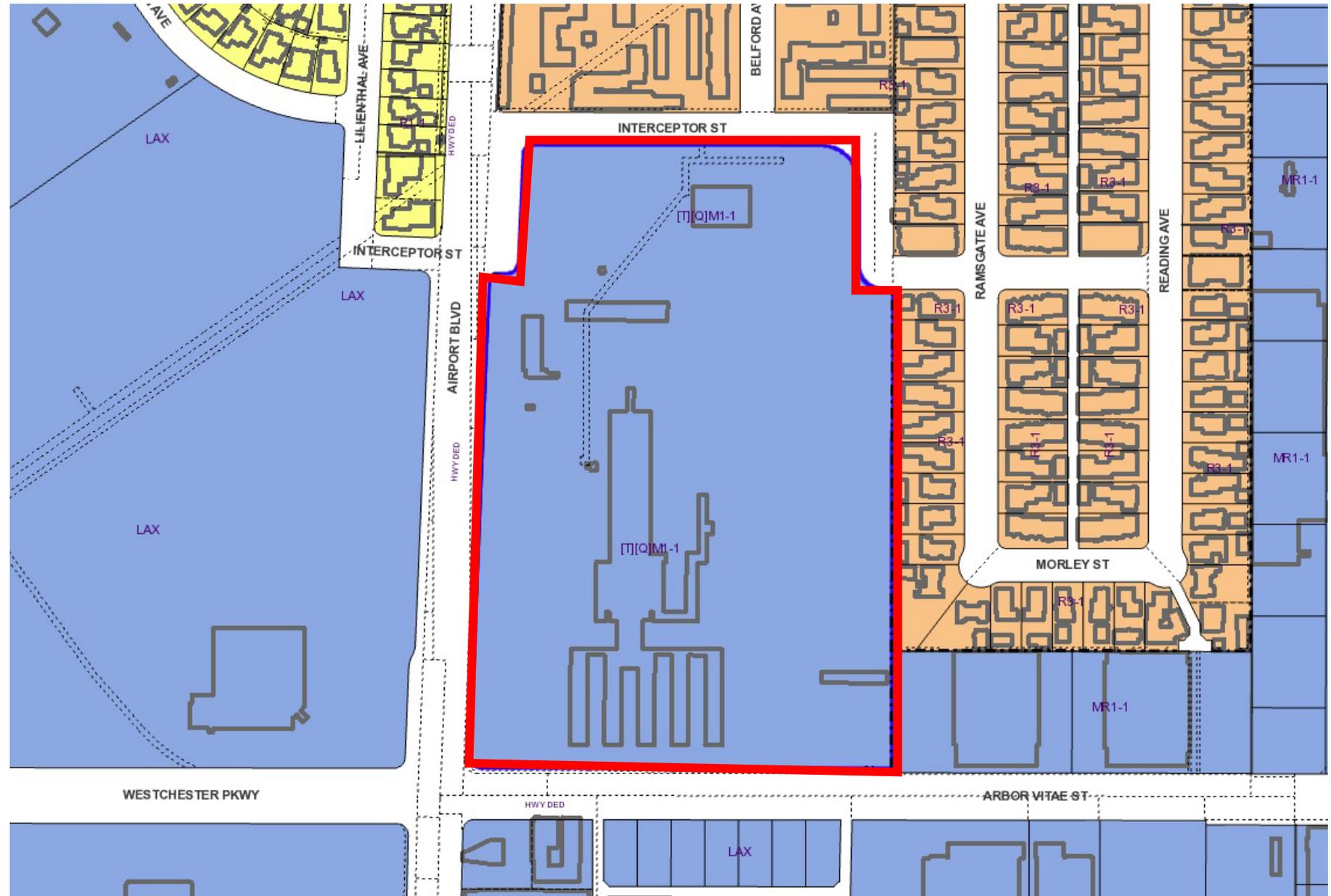
9000 Airport Boulevard Site

Approx 18 acres – Westchester/Playa del Rey Community Plan



Site Zoning: [T][Q]M1-1

Project proposal will comply with all [Q] conditions per Ordinance 167,642.



Entitlements

Two Project Options

- Option 1 - Single building plan
- Option 2 - Multi building plan

Entitlements

- Vesting Major Development Conditional Use Permit (for warehouse adding more than 250,000 sf)
- Project Review (adding more than 50,000 sf of non-residential floor area)

CEQA

Environmental Impact Report (EIR)

Opt. 1: Single Building

- LEED Gold-certified industrial warehouse
- 435,390 SF total area
- Maximum height: 50 FT
- Floor Area Ratio: 0.55
- 93,100 SF of landscaping
- Solar panel system designed to offset 85% of the facility's power needs
- 274 auto parking stalls (58 initial and 29 future charging stations)
- 96 bicycle parking spaces
- Loading dock facing the street, buffered from residential areas



Opt. 1: Rendering



Opt. 1: Rendering



Opt. 2: Multi-Building

- 3 LEED Gold-certified industrial warehouses
 - Building 1: 117,930 SF
 - Building 2: 154,083 SF
 - Building 3: 138,043 SF
 - Total: 410,056 SF
- Maximum height: 46 FT
- Floor Area Ratio: 0.52
- 120,400 SF of landscaping
- Solar panel system designed to offset 85% of the facility's power needs
- 369 auto parking stalls (74 initial and 37 future charging stations)
- 91 bicycle spaces
- Loading docks are oriented internally, buffered from residential areas



Opt. 2: Rendering



Opt. 2: Rendering



Opt. 2: Rendering



Application Timeline to Date

October 10, 2023

Entitlement Application submitted to LACP.

August 21, 2024

Notice of Preparation of Environmental Impact Report (EIR) publication.

October 30, 2025 (Projected)

Draft EIR publication (45-day review period).

November / December 2025 (?)

PLUC – DEIR Presentation.



Thank you