

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change for the property located at 14201 West Paxton Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-4835-MND, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no major revisions are required to the MND and no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the GPA to amend the Arleta - Pacoima Community Plan to change the site's land use designation from Low Residential to Neighborhood Commercial.
4. PRESENT and ADOPT the accompanying ORDINANCE dated August 23, 2018, effectuating a Vesting Zone Change from RA-1 to (T)(Q)C2-1VL-O for the construction, use and maintenance of a new self-storage facility consisting of a three-story, 45-foot tall, 92,700 square-foot main building (including 1,650 square-feet of office space and 1,000 square-feet of living quarters) and a one-story 7,300 square foot building, including 100 automobile parking spaces, for the property located at 14201 West Paxton Street, subject to Conditions of Approval.
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

7. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6,

the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: John H. Semcken III, Majestic Realty Co.

Representative: Mee Semcken, Lee Consulting Group, LLC

Case No. CPC-2016-4833-GPA-VZC-CU-SPR

Environmental No. ENV-2016-4835-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - DECEMBER 10, 2018

(LAST DAY FOR COUNCIL ACTION - DECEMBER 7, 2018)

Summary:

At a regular meeting held on November 6, 2018, the PLUM Committee considered a GPA and Vesting Zone Change for the property located at 14201 West Paxton Street. After an opportunity for public comment, the Committee recommended on consent to approve the GPA and Vesting Zone Change for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-