

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, (MMP) PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION relative to a Zone Change and a Building Line Removal for the property located at 9110 North De Soto Avenue.

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

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2018-791-MND and all comments received with the imposition of Mitigation Measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, the MND reflects the independent judgment and analysis of the City; FIND, the Mitigation Measures have been enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated September 27, 2018, effectuating a Zone Change from MR2-1 and P-1 to (T)(Q)C2-1, for the demolition of an existing 9,361 square-foot restaurant building and the construction, use and maintenance of a 79,847 square-foot, four-story, self-storage building and a 2,500 square-foot convenience store and gas station, including a 20-foot in height pole sign and approximately 37 parking spaces, with proposed hours of operation for the self-storage being from 6:00 a.m. to 10:00 p.m. daily, and proposed hours of operation for the gas station and convenience store being 24 hours, daily, for the property located at 9110 North De Soto Avenue, subject to Conditions of Approval.
4. PRESENT and ADOPT the accompanying ORDINANCE dated September 27, 2018, for a Building Line Removal of a 25-foot Building Line along De Soto Avenue, established under Ordinance No. 108684.
5. ADVISE the applicant, pursuant to the 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.

6. 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.

7. 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: 9110 De Soto Holdings, LLC

Representative: Jonathan Riker, Ervin Cohen and Jessup, LLC

Case No. CPC-2018-790-ZC-BL-CU-CUB-SPR

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 - FEBRUARY 5, 2019

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 5, 2019)

Summary:

At a regular meeting held on January 15, 2019, the PLUM Committee considered a LACPC report regarding a Zone Change and Building Line Removal for the property at 9110 North De Soto Avenue. After an opportunity for public comment, the Committee recommended on consent to approve the Ordinances for a Zone Change and Building Line Removal. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HARRIS-DAWSON | YES |
| BLUMENFIELD | YES |
| PRICE | ABSENT |
| CEDILLO | YES |
| SMITH | YES |

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-