

NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, ORDINANCE FIRST CONSIDERATION relative to a Zone Change, Conditional Use and Site Plan Review and Appeal filed for the property located at 621-631 South Catalina Street.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-6525-ND, as circulated on March 12, 2020, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Negative Declaration.
2. ADOPT the FINDINGS of the LACPC as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated July 23, 2020, effectuating a Zone Change from CR-2 and P2 to (T)(Q)C2-2.
4. RESOLVE TO DENY THE APPEAL filed by Alicia Bartley, Gaines and Stacey, LLP on behalf of 611 Catalina Building, LLC and 616 Kenmore, LLC and THEREBY SUSTAIN the decision of the LACPC in approving a Conditional Use for a self-storage use for the storage of household goods within the C2 Zone and a Site Plan review for a for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area for the grading of an existing 24,877 square-foot surface parking lot and the construction, use, and maintenance of a 143,668 square foot, seven-story self-storage building (ExtraSpace Storage); the Project will include 925 square feet of ancillary office space at the ground floor, the Project is proposed at a height of 91-feet and three-inches and has a maximum FAR of 6:1., providing 33 vehicle parking spaces and 56 bicycle parking spaces with proposed hours of operation for the self-storage use from 9:00 a.m. to 7:00 p.m., daily, for the property located at 621 - 631 South Catalina Street, subject to Conditions of Approval.
5. 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.
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: Margo Conley, Banner SoCal Developer LLC

Representative: Stacey Brenner, BCG

Case No. CPC-2019-6524-ZC-CU-SPR-1A

Environmental No. ENV-2019-6525-ND

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.

Summary

At a regular meeting held on November 19, 2020, the PLUM Committee considered a draft Ordinance effectuating a Zone Change and an appeal relative to a Conditional Use, and a Site Plan Review for the property located at 621-631 South Catalina Street. Staff from the Department of City Planning provided an overview of the matter. A Representative from Council District 10 provided comments in support of denying the appeal of the Project. After an opportunity for public comment, presentations from Applicant and Appellant, the Committee recommended to deny the appeal and sustain the determination by the LACPC to approve a Zone Change, Conditional Use and Site Plan Review. 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, JR.:	YES
CEDILLO:	YES
LEE:	ABSENT

LC 11/19/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-