

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, AND ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 12121 West Foothill Boulevard.

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-9001- 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 Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
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 November 17, 2022, effectuating a Vesting Zone Change from [T][Q]MR-1VL-CUGU to (T)(Q)M1-1VL-CUGU, for the proposed demolition and removal of an existing single-family dwelling and accessory structures, including a garage, carport, and barn, and the construction of a new three-story, 41 feet in height, self-storage building (ExtraSpace Storage) with a floor area of 130,094 square feet, equating to a floor area ratio (FAR) of approximately 1.49:1, the self-storage building will contain 1,259 storage units, and 1,022 square feet of ground floor ancillary storefront retail/office space, the Project proposes a surface parking lot that will contain 27 vehicle parking stalls and will provide 28 bicycle parking stalls, 14 short-term and 14 long-term parking stalls, with proposed hours of operation for the self-storage use are from 9:00 a.m. to 7:00 p.m., daily; for the property located at 12121 West Foothill Boulevard, subject to Conditions of Approval.

4. ADVISE the applicant, pursuant to LAMC 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.

5. 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.
6. 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, 12121 Foothill Boulevard, LLC

Representative: Stacey Brenner, Brenner Consulting Group

Case No. CPC-2021-9000-VZC-ZV-CU-SPR

Environmental No. ENV-2021-9001-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

Summary:

At a special meeting held on January 31, 2023, the PLUM Committee considered a report from the LACPC, and, a draft Ordinance effectuating a Vesting Zone Change from [T][Q]MR-1VL-CUGU to (T)(Q)M1-1VL-CUGU, for the property located at 12121 West Foothill Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the environmental clearance, the Mitigated Negative Declaration, Mitigation Monitoring Program and the Vesting Zone Change Ordinance, Findings and Conditions of Approval for the property located at 12121 West Foothill Boulevard. 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
RODRIGUEZ:	YES
YAROSLAVSY:	YES
LEE:	ABSENT
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-