

MITIGATED NEGATIVE DECLARATION, ADDENDUM, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change, Height District Change and a Building Line Removal for the properties located at 6839 – 6845 North Woodley Avenue.

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

1. FIND, based on the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2018-4247-MND adopted on February 13, 2019; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated February 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project.
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 May 25, 2023, to effectuate a Zone Change from [Q]MR1-1 and [Q]P-1 to (Q)(T) M1-2D and a Height District Change from Height District 1 to Height District 2D.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated May 25, 2023, to remove a 15-foot Building Line along Woodley Avenue for portions of the subject property, established under Ordinance No. 105,718; for the demolition of existing non-conforming residential uses and the construction, use, and maintenance of a new three-story self-storage facility, the proposed building is 37 feet in height and 80,000 square feet, the building is set back approximately 70 feet from the Woodley Avenue right-of-way to allow for a surface parking lot as well as landscaping and trees, vehicle access is provided from one two-way driveway from Woodley Avenue, a total of 21 parking spaces will be provided (nine within the subject site and 12 on the abutting self-storage site to the north under the same ownership); for the properties located at 6839 – 6845 North Woodley Avenue, 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 California 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: Gregg Buskett

Representative: Johnathan Razbannia JMR Land Use Consultants

Case No. CPC-2022-4641-ZC-HD-CU-BL-SPR

Environmental No. ENV-2018-4247-MND-REC1

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 October 17, 2023, the PLUM Committee considered a report from the LACPC and draft Ordinances relative to a Zone Change, Height District Change and Building Line Removal for the properties located at 6839 – 6845 North Woodley Avenue. After an opportunity for public comment, the Committee recommended to approve the Zone Change, Height District 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

CR
23-0849_rpt_PLUM_10-17-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-