

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, 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 Zone and Height District Change for the property located at 956 North Seward Street (936 - 962 North Seward Street and 949 - 959 North Hudson Avenue).

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-2023-5533-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 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 11, 2024, to effectuate a Zone and Height District Change from MR1-1 and R3-1 to [T][Q]M1-2D, for the demolition of the existing approximately 40,000 square-foot film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage and 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet, the project will have a height of 75 feet and a floor area ratio of 3:1, the project proposes 47 automobile parking spaces provided on-site in a surface-level parking lot and 40 bicycle parking spaces would be provided on-site at ground level, development of the project would require the export of approximately 5,200 cubic yards of soil, the project proposes the removal of three parkway trees and seven trees on-site, none of the existing trees on-site are protected tree species, the project proposes a total of 47 trees (eight parkway and 35 on-site trees); for the property located at 956 North Seward Street (936 - 962 North Seward Street and 949 - 959 North Hudson Avenue), subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
5. 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.
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: Baranof Holdings Land Development, LLC

Representative: Mayer Brown LLP, Edgar Khalatian

Case No. CPC-2023-5532-ZC-HD-CU-SPR-WDI

Environmental No. ENV-2023-5533-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 – APRIL 14, 2025

(LAST DAY FOR COUNCIL ACTION – APRIL 11, 2025)

Summary:

At a regular meeting held on February 11, 2025, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Zone and Height District Change for the property located at 956 North Seward Street (936 - 962 North Seward Street and 949 - 959 North Hudson Avenue). DCP staff provided an overview of the matter. After an opportunity for public comment, the Committee recommended to approve the Zone and Height District Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-