

MITIGATED NEGATIVE DECLARATION, ERRATUM, 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 18618 West Oxnard Street.

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-2021-9032-MND, the subsequent Erratum, 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 judgement 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 Amended FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated June 9, 2022, to effectuate a Vesting Zone Change from (Q)MR1-1 and M1- 1 to (T)(Q)M1-1, for the conversion and expansion of an existing two-story commercial office building, as well as the construction of a new three-story building, all for self-storage uses, at completion, the project will encompass approximately 97,000 square feet of building floor area, the project proposes to provide 23 vehicle parking spaces on-site in a surface parking lot for the property located at 18618 West Oxnard Street, subject to Modified Conditions of Approval.
4. 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.*

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: PAL Oxnard Storage, LLC

Representative: Edward J. Casey & Kathleen Hill, Alston & Bird

Case No.: CPC-2021-9031-VZC-CU-SPR

Environmental No.: ENV-2021-9032-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 regular meeting held on October 4, 2022, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Vesting Zone Change for the property located at 18618 West Oxnard Street. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone 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>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**