

PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, RESOLUTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Height District Change for the property located at 12681 West Jefferson Boulevard.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2024-116-MND, adopted on October 9, 2025; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum 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. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, for a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No. 1 of the Community Plan Map to allow Height District No. 2 for the project site.
4. PRESENT and ADOPT the accompanying ORDINANCE dated October 9, 2025, effectuating a Height District Change from Height District No. 1 to 2 to allow the proposed project to be developed with a Floor Area Ratio of 2.1:1 and approximately 298,908 square feet of floor area, resulting in a Height District Change from M2-1 to (T)(Q)M2-2D; for the construction of an 82,324 square-foot, 44-foot three-inch, three-story mixed-use building over a basement consisting of retail and self-storage uses, the Proposed Project will consist of 3,959 square feet of retail use and parking at ground floor and 78,365 square feet of self-storage use at the second and third floors and basement level, the Proposed Project will provide 70 automobile parking spaces and 64 bicycle parking spaces, the Proposed Project will require approximately 13,541 cubic yards of grading and export, the Proposed Project will be developed at the vacant portion of a site that is currently developed with an existing 216,584 square-foot self-storage building that will remain; for the property located at 12681 West Jefferson Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee on January 27, 2026, to include the following voluntary condition in the approval, attached to the Council file:

As a voluntary condition, the project applicant will deposit \$500,000 in the Council District Eleven Public Benefits Trust Fund (CD 07-0608) upon the following events: (1) the approval of a General Plan Amendment, Height District Change, Conditional Use Permit, Zoning Administrator Adjustment, and Site Plan Review approved under Case No. CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR (Project Entitlements) are final and no longer administratively appealable, and (2) the City has issued building permits to construct a building consistent with the Project Entitlements. Payment shall be made prior to Certificate of Occupancy is issued.

Applicant: Cherry Miao, Public Storage

Representative: Francis Park, Park & Velayos LLP

Case No. CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR

Environmental No. ENV-2024-116-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 – FEBRUARY 11, 2026**

**(LAST DAY FOR COUNCIL ACTION – FEBRUARY 11, 2026)**

Summary:

At a regular meeting held on January 27, 2026, the PLUM Committee considered reports from the LACPC and Mayor, a Resolution relative to a General Plan Amendment, and a draft Ordinance relative to a Height District Change for the property located at 12681 West Jefferson Boulevard. After an opportunity for public comment, the Committee recommended to approve a Resolution for a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan, Height District Change, draft Ordinance, Findings, Mitigated Negative Declaration, Mitigation Monitoring Program, and Conditions of Approval, as modified by the Committee to include a voluntary condition, as listed above. 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:	ABSENT
RAMAN:	ABSENT

CR/dl  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**