

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 7528 North Bellaire Avenue Mixed-Use Project

Lead Agency: City of Los Angeles Planning Department

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Project Location: Los Angeles

City

Los Angeles

County

Project Description (Proposed actions, location, and/or consequences).

Project proposes a 229,827 square foot self storage facility, office and apartment complex made up of 8 units with site hardscape and landscape improvements on a 170,684 square-foot lot that is zoned with RA-1, (T)R1-1 and R2-1. The requested entitlements will require a General Plan Amendment from Commercial Manufacturing, Parking Buffer, and Low Residential to Commercial Manufacturing for the entire site, a Zone Change from RA-1, R1-1, and R2-1 to CM-1 for the entire site, a Conditional Use Permit for storage of household goods within 500 feet of a residential use, and a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources:

Less Than Significant with mitigation incorporated. Mitigations: MM-CUL-1: Workers Environmental Awareness Program Training, MM-CUL-2: Retention of a Qualified Archaeologist, MM-CUL-3: Inadvertent Discovery Clause. Land Use and Planning: Cause a significant environmental.

Tribal Cultural Resources:

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Less Than Significant with mitigation incorporated. Mitigations: On site monitoring during ground disturbance, provisions for unanticipated discovery.

Utilities and Service Systems:

Less Than Significant with mitigation incorporated. The Project's environmental effects would be less than significant through compliance with the established regulatory framework and with mitigation incorporated (i.e., MM CUL-1, MM GEO-1, and MM TCR-1 through MM TCR-3). Therefore, with mitigation incorporated, the Project would result in less than significant environmental effects associated with the construction of the proposed water facilities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

City of Los Angeles Planning Department