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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: 918 North Soto Street

Project Location: 916, 918, 928, 930 North Soto Street and 2400 East Wabash Avenue, Los Angeles, California, 90033

Project Description: The construction, use, and maintenance of an automatic car wash in conjunction with an existing gasoline service station and the conversion of a 1,140 square-foot auto repair shop and a 550 square-foot snack shop into a 1,690 square-foot convenience store located in the C2-1-CUGU Zone. The project also includes a Conditional Use to allow for the continued sale of beer and wine for off-site consumption. Proposed hours of operation for the convenience store are from 5:00 a.m. to 11:00 p.m., daily and for the sale of beer and wine are from 8:00 a.m. to 10:00 p.m., daily, and for the automatic carwash from 7:00 a.m. to 9:00 p.m., daily.

The applicant is requesting the following approvals from the City: (1) an Exception from the Clean Up Green Up (CUGU) District regulations pursuant to 13.18 H.4 to allow an automatic carwash within 67 feet from residential zoned property in lieu of 500 feet from residential zoned property;

(2) a Conditional Use pursuant to 12.24 W.1 to allow for the continued sale of beer and wine for off-site consumption in conjunction with an existing gasoline service station and the expansion of an existing food store;

(3) Conditional Uses pursuant to 12.24 W.4 to allow for the continuation of an existing pole sign, hours of operation for the carwash Monday through Sunday from 7:00 a.m. to 9:00 p.m. in lieu of Monday through Friday from 7:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 8:00 p.m., and Sunday 11:00 a.m. to 8:00 p.m., less than 50 percent transparent windows to allow 13 percent of transparency fronting Soto Street and 28 percent fronting Wabash Avenue; a carwash opening that is 67 feet from residential zoned property in lieu of 100 feet from residential zoned property, maintenance of a 0-foot landscaped setback along Wabash Avenue and Soto Street in lieu of a 5-foot landscaped setback along street frontages, and the continued 24-hour operation of the existing gasoline sales;

(4) Conditional Uses pursuant to 12.24 W. 27 to allow an automatic carwash within an existing Commercial Corner Development, hours of operation for the new convenience store from 5:00 a.m. to 11:00 p.m. in lieu of 7:00 a.m. to 11:00 p.m., for the continuation of an existing pole sign, maintenance of a 0-foot landscaped setback along Wabash Avenue and Soto Street in lieu of a 5-foot landscaped setback along street frontages, less than 50 percent transparent windows and doors to allow 48 percent of transparency fronting Soto Street and 43 percent of transparency fronting Wabash Avenue; and

(5) a Waiver of Dedication and Improvement pursuant to 12.37 I for the south side of Wabash Avenue and for the easterly public alley, which adjoin the project site.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning June 24, 2021 for 30 days, ending July 26, 2021. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 621, Los Angeles, CA 90012.

Signature: Monique Acosta Date: June 15, 2021