

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**NOTICE OF INTENT TO ADOPT
A 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 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 to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2021-9032-MND

Project Location: 18618 West Oxnard Street; Encino – Tarzana

Project Description: The Project Site is located on the south side of Oxnard Street, just east of Yolanda Avenue and west of Baird Avenue. The Site consists of one tax parcel containing a net area of 65,495 square feet (1.50 acres) and is located in the Encino - Tarzana Community Plan Area of the City of Los Angeles. The Site is currently designated for Limited Manufacturing land uses. The Project Site is currently zoned M1-1 and (Q)MR1-1 and is currently developed with a two-story building used for a trade school and a surface parking lot. The Project proposes to demolish a small portion of the existing building, and remodel the interior, as well as expand the building footprint by enclosing the courtyard on the east side of the Site and constructing a three-story addition on the south side of the Site. At completion, the Project would result in the development of a self-storage facility totaling approximately 97,846 net square-feet in size, with three stories and measuring a maximum of 44.4-feet in height. Twenty three vehicle parking spaces will be provided on-site along with 60 bicycle parking spaces. Discretionary entitlements, reviews, permits and approvals required to implement the Project will include, but are not necessarily limited to, the following: 1. Vesting Zone Change: A vesting zone change to remove the Qualified "Q" Condition on the southerly portion of the Project Site and change the (Q)MR1-1 zoning on the Site to M1. 2. Conditional Use Permit: A self-storage building proposed in the M1 Zone within 500 feet or less from an A or R Zone or residential use requires approval of a CUP. Properties to the east of the Project Site are zoned M1 and developed with residential uses. 3. Conditional Use Permit: For the proposed 44.4 foot-high addition on the south side of the Site to exceed the 37 foot height limit for a self-storage building. Pursuant to LAMC Section 12.24 F, in granting a CUP the decision may state that the height regulations required by other provisions of the Code shall not apply to projects requesting approval of a CUP. 4. Conditional Use Permit: A reduction to the number of parking spaces not to exceed 20-percent (LAMC Section 12.24-S). The 20-percent parking reduction would be calculated prior to the parking reduction for bicycle parking credits. 5. Site Plan Review Approval: A Site Plan Review approval is required since the

Project proposes an overall increase of more than 50,000 gross square feet on non-residential floor area.

Schedule: The City of Los Angeles will receive comments on the negative declaration beginning March 17, 2022 for 20 days, ending April 6, 2022. 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 negative declaration and all documents referenced in the proposed 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 763, Los Angeles, CA 90012.

Signature: _____  _____ Date: March 10, 2022