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(213) 978-1300

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

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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:** ENV-2021-9001-MND

**Project Location:** 12121 West Foothill Boulevard, Los Angeles, California, 91342

**Project Description:** Project would involve the demolition of an existing single-family dwelling and accessory structures including, a garage, carport, and barn, and the construction of a new three-story self-storage building having 130,094 square feet of floor area, equating to a floor area ratio (FAR) of 1.49:1. The proposed building would have a maximum height of 41 feet, 0 inches. The building will contain approximately 1,259 storage units, and 1,022 square feet of office space. The project proposes a surface parking lot that would contain 27 vehicular parking spaces, and would provide 28 bicycle parking stalls, including 14 short-term and 14 long-term parking stalls. The project proposes 18,036 square feet of landscaped area. The project would remove 14 on-site trees, two (2) of which are protected trees. All removed trees would be replaced in accordance with the City's tree replacement requirements. The planting of new street trees would be conducted in accordance with Bureau of Street Services, Urban Forestry Division. The project involves grading that will result in the export of approximately 11,100 cubic yards of soil from the site. It is anticipated that the soils will be exported to a landfill located at 14747 San Fernando Road in Sylmar, CA, which is approximately 8 miles away from the project site.

In order to facilitate the development of the proposed project, the applicant is requesting the following discretionary actions: a Vesting Zone Change from [T][Q]MR1-1VL-CUGU to (T)(Q)M1-1VL-CUGU; a Zone Variance to allow reduced vehicle parking of 27 parking stalls in lieu of 47 parking stalls otherwise required pursuant to LAMC Section 12.21 A.4; a Conditional Use Permit to allow a self-storage building in the proposed M1 Zone within 500 feet of an A or R Zone, and to allow a maximum building height of 41 feet, 0 inches, in lieu of 37 feet otherwise not permitted pursuant to LAMC Section 12.17.6 A.10; a Site Plan Review for a development project that results in an increase of 50,000 square feet of non-residential floor area; and any additional discretionary or ministerial actions from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, demolition, removal and replacement of

street trees, grading, foundation, temporary street closure permits, haul route building, and sign permits.

**Schedule:** The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration for 30 days beginning July 14, 2022 and ending August 15, 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 proposed Mitigated Negative Declaration and all documents referenced in the proposed Mitigated Negative Declaration are available for review at the following location by appointment only: Department of City Planning Records Management, 221 N. Figueroa Street, 14th Floor Los Angeles, California 90012 or online at <https://planning.lacity.org/development-services/environmental-review/published-documents>. You may contact Trevor Martin at [trevor.martin@lacity.org](mailto:trevor.martin@lacity.org) or (213)978-1341 to access case file materials

Signature: Trevor Martin Date: 7/7/2022