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October 17, 2022

MITIGATED NEGATIVE DECLARATION CHANGE SUMMARY – ENV-2021-8928-MND

On October 3, 2022, the project applicant clarified that there has been a change in the project description after the MND publication. The two new warehouse buildings square footage has changed from 595,147 square feet to 612,227 square feet by adding 17,080 square feet of mezzanine as a storage. The additional mezzanine square footage will not constitute warehouse and office space, nor would it be associated with any additional workers or vehicle trips. In addition, the total number of surface parking space has been reduced from 382 vehicle spaces to 341 vehicle spaces. The applicant is still providing more parking spaces than the required 218 parking spaces per LAMC. There is no change to the overall impact, nor the required mitigation measures for this project with the additional mezzanine square footage and reduction in parking spaces.

In addition, there were changes and edits made to the Tree Report and Biological Technical Report as a result of the incorporation of an updated site plan for the 15827 Roxford street Project (project) located in the Sylmar community Plan Area of the City of Los Angeles, California. The updated site plan for the project includes an update to the grading plan and landscape plan associated with the project (Tree Report and Biological Technical Report Figures 3a, and 3b). The site plan changes included the replacement of a planned parking lot in the south-eastern corner of the project known as “the panhandle” with a stormwater detention basin and bio-planter to treat stormwater flows onsite before they leave the project area.

As the stormwater basin and bio-planter areas of the panhandle will require substantial grading to create, impacts to protected trees (#339 and #335) in the area will not be avoidable (Tree Report: Appendix B, page 13 of 13). As these trees were also planned on being removed as a part of the previous site plan to place a parking lot in the panhandle, there is no change to total protected tree impacts (five coast live oak [*Quercus agrifolia*] or required mitigation (4:1 ratio, total of 20 planted coast live oak trees) as a part of the landscape plan.

The updated landscape plan has reduced the amount 24” box planters of coast live oaks to be planted as a part of the plan from 55 to 51 trees. While the updated landscape plan includes a reduction of four individual plants to be included as a part of the landscaping, the revised total (51) still substantially exceeds the required mitigation (20) for protected trees using container plants of this size (24” box planters).

A Mitigated Negative Declaration recirculation is not needed pursuant to CEQA Guidelines Section 15073.5 since the additional mezzanine square footage and the updates to the technical reports do not fall within the definition of “substantial revision” set forth in CEQA Guidelines, section 15073.5(b). This is because the changes to the Project do not result in new significant impacts and do not effect the ability of the Project’s current mitigation measures to reduce impacts to less than significant.



SOPHIA KIM
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