

**DEPARTMENT OF
CITY PLANNING**

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

March X, 2023,

CASE No.: ENV-2022-8821-EAF
Project Address: 20401 West Ventura
Boulevard, Woodland Hills, CA 91364
Community Plan: Canoga Park–
Winnetka-Woodland Hills-West Hills

Dear Tribal Representative:

This letter is to inform you that the Los Angeles Department of City Planning is reviewing the following proposed project:

The construction, use, and maintenance of a three (3)-story, 158,371 square feet mixed-use building containing 108,800 square feet of self-storage for household goods with two subterranean levels of storage, 1,400 square feet of retail space, 1,015 of office space with one 67 square-foot wall sign, one 49 square foot monument sign, and a one level surface parking lot. The self-storage building will be a maximum of 38 feet, as measured from grade to the top of the parapet with a maximum floor area ratio of 2.96 to 1. The project proposes landscaping, EV parking, and solar panels on the rooftop, and pedestrian seating along the frontage. The project will provide 22 automobile parking spaces, of which six (6) are compact automobile parking spaces, four (4) is EV ready spaces, and one (1) is an ADA-compliance automobile parking spaces, and 16 short-term and 24 long-term bicycle parking stalls. The project proposes the removal of 19 non-protected trees from the project site and will provide 13 trees on site and the right-of-way. The project proposes grading and export between 32,598 and 61,585 cubic yards of earth. The depths of recommended ground disturbance for the proposed Project site of a minimum of five (5) feet below existing ground surface across the proposed Project site including removal of fill soils, foundations and underground utilities. It should be noted that site grading is not expected to require significant cut or fill.

Per AB 52, you have the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. You have 30 calendar days from receipt of this letter to notify us in writing that you wish to consult on this project. Please provide your contact information and mail your request to:

Los Angeles Department of City Planning

Attn: Erin Nash
6262 Van Nuys Blvd., Room 430
Van Nuys, CA 91401
Email: erin.nash@lacity.org
Phone No.: 213.675.4167

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning

Erin Nash

Erin Nash
Valley Project Planning

**Native American Heritage Commission
Native American Contact List
Los Angeles County
3/2/2023**

Barbareno/Ventureno Band of Mission Indians

Dayna Barrios, Chairperson
Phone: (805) 890 - 6855
barrios_dayna@yahoo.com
Chumash

Barbareno/ Ventureno Band of Mission Indians

Annette Ayala, CRM Committee Chair
188 S. Santa Rosa Street
Ventura, CA, 93001
Phone: (805) 515 - 9844
annetteayala78@yahoo.com
Chumash

Chumash Council of Bakersfield

Julio Quair, Chairperson
729 Texas Street
Bakersfield, CA, 93307
Phone: (661) 322 - 0121
chumashtribe@sbcglobal.net
Chumash

Coastal Band of the Chumash Nation

Mia Lopez, Chairperson
P. O. Box 40653
Santa Barbara, CA, 93140
Phone: (805) 324 - 0135
cbcncntribalchair@gmail.com
Chumash

Coastal Band of the Chumash Nation

Gabe Frausto, Vice Chair
P.O. Box 40653
Santa Barbara, CA, 93140
Phone: (805) 324 - 0135
cbcn22vicechair@gmail.com
Chumash

Fernandeno Tataviam Band of Mission Indians

Rudy Ortega, Tribal President
1019 Second Street, Suite 1
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
thcp@tataviam-nsn.us
Tataviam

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org
Gabrieleno

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com
Gabrieleno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com
Gabrielino

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com
Gabrielino

Gabrielino Tongva Indians of California Tribal Council

Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu
Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com
Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 21101 West Ventura Boulevard Project, Los Angeles County.

Native American Heritage Commission
Native American Contact List
Los Angeles County
3/2/2023

**Northern Chumash Tribal
Council**

Violet Walker, Chairperson
P.O. Box 6533 Chumash
Los Osos, CA, 93412
Phone: (760) 549 - 3532
violetsagewalker@gmail.com

**San Luis Obispo County
Chumash Council**

Chumash

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

**Santa Ynez Band of Chumash
Indians**

Kenneth Kahn, Chairperson
P.O. Box 517 Chumash
Santa Ynez, CA, 93460
Phone: (805) 688 - 7997
Fax: (805) 686-9578
Chairman@chumash.gov

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 21101 West Ventura Boulevard Project, Los Angeles County.

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DEPUTY DIRECTOR

Fernandeño Tataviam Band of Mission Indians
Cultural Resources Management Division
Attn: Sarah Brunzell
1019 Second Street, Suite 1
San Fernando, California 91340

RE: AB 52 Consultation 20401 West Ventura Boulevard Project

Ms. Brunzell,

Thank you for your recent correspondence dated March 24, 2023, relative to the AB 52 project notification letter regarding the 20401 West Ventura Boulevard Project (Project) located at 20401 West Ventura Boulevard, Los Angeles, California 91364 (Case No. ENV-2022-8821-EAF). The City of Los Angeles (City) recognizes that the AB 52 consultation process requires on-going collaboration between the City and sovereign Tribal governments, including the Fernandeño Tataviam Band of Mission Indians (Tribe), and very much appreciates the Tribe's dedication to continued conversations and collaboration with the City regarding the AB 52 process.

As requested, Planning Staff attempted to complete the Tribe's online Project Intake Form and initiate formal consultation between the Tribe and City. As AB 52 does not provide for the charging of any fees associated with consultation, the City is unable to pay the requested fee associated with the Tribe's Project Intake Form and lacks any legal basis to require that the Project Applicant pay the fee. While not required, the City has informed the Applicant of the Tribe's fee request and the Applicant, in their discretion, may or may not elect to provide payment. Notwithstanding, the City is providing the same Project information below that would be included with a completed Project Intake Form and welcomes consultation pursuant to AB 52 with the Tribe.

Applicant Information

Margo Conley
20401 Ventura Boulevard, Inc.
570 Lake Cook Road 325
Deerfield, IL 60015
(864) 501-5450

Lead Agency

City of Los Angeles
Department of City of Planning
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
Erin Nash
erin.nash@lacity.org

Subject Property

- *Project Name:* 20401 West Ventura Boulevard
- *Assessor Parcel:* 2166033012
- *Addresses:* 20401 West Ventura Boulevard, Los Angeles, CA 91364
- *Township and Range:* Township 2 North, Range 16 West
- *Acreage:* 2.5-acre site
- *Project Proposed Uses:* *Self-Storage Building for Household Goods* (153,317 square feet) and *Retail/Office* (2,415 square feet)

Documentation

- *Sacred Lands File Availability:* A Sacred Lands File search is being prepared and will be part of the Project MND/ND.
- *Tribal Cultural Resources Report Availability:* A Tribal Cultural Resources Report will be prepared and will be part of the Project MND/ND.
- *Archaeological Study Availability:* An Archaeological and Ground Penetrating Radar Investigation was prepared and included in the draft Project Initial Study. Please refer to [Appendix E Archaeological Resources Assessment](#) of the draft Initial Study.
- *Geotechnical Study Availability:* A Geotechnical Investigation was prepared and included in the draft Project Initial Study. Please refer to [Appendix G Geotechnical Report](#) of the Initial Study.
- *Construction/Grading Plans Availability:* As the Project has not been approved, no construction/grading plans are available at this time; however, Project Plans are available for review.

Previous Activities

- *Has the site been previously developed?* The site was previously developed with a 10,850 square feet restaurant and surface parking.
- *Does the site currently contain fill?* According to the Project's Geotechnical Investigation on-site soils were identified as undocumented fill soils with a thickness of 3 to 7 feet.
- *What portion of the property has not been previously impacted and/or contains Native soil?* Zero percent.
- *Are there any oak trees on the subject property or within 100 feet of the property?* The Project's Tree Report determined there are no oak trees on the Project Site. Please refer to [Appendix A Arborist Report](#) of the draft Initial Study.

The City requests that the Tribe contact the Staff planner by email (erin.nash@lacity.org) or phone (213) 675-4167 by April 20, 2023, if you would like to continue consultation for the Project.

Respectfully,

Erin Nash

Erin Nash
City Planning Associate
Department of City Planning – Valley Project Planning



Erin Nash <erin.nash@lacity.org>

AB 52 Consultation 20401 West Ventura Boulevard, Woodland Hills, CA 91364

Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us>
To: Erin Nash <erin.nash@lacity.org>
Cc: THCP <thcp@tataviam-nsn.us>

Wed, Apr 26, 2023 at 2:42 PM

Good afternoon Erin,

Thank you for providing the geotechnical report and the SCCIC data. Although there are a number of Tribal Cultural Resources south of the proposed project site and the specified area is an archeologically understudied zone, the site itself has a low probability of inadvertent discovery due to past disturbance and the fact the site is underlain with artificial and bedrock soils.

Due to the conditions stated above, the Cultural Resources Management (CRM) Division of the Fernandeano Tataviam Band of Mission Indians (FTBMI) neither request consultation nor mitigation measures for the proposed undertaking.

If you have any questions regarding the determination, please don't hesitate to contact me.

Kind Regards,

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Sarah Brunzell*Manager**Cultural Resources Management Division*

Tribal Historic and Cultural Preservation Department

Fernandeano Tataviam Band of Mission Indians

1019 Second Street, Suite 1

San Fernando, California 91340

Office: (818) 837-0794

Cell: 310-913-4838

Website: <http://www.tataviam-nsn.us>



"[AcknowledgeRent.org](https://www.AcknowledgeRent.org)" is a tangible way for the residents of northern Los Angeles County to make meaningful land acknowledgements through contributions to the Fernandefio Tataviam Band of Mission Indians. Through AcknowledgeRent, people who reside or work on our homelands can help undo the harm caused by the theft of a land base that causes ongoing ramifications for this community. Visit the link to learn more!

From: Erin Nash <erin.nash@lacity.org>

Sent: Tuesday, April 25, 2023 10:42 AM

To: Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us>

Cc: THCP <thcp@tataviam-nsn.us>

Subject: Re: AB 52 Consultation 20401 West Ventura Boulevard, Woodland Hills, CA 91364

[CAUTION] EXTERNAL Email. Exercise caution.

Hi Sarah,

[Quoted text hidden]

[Quoted text hidden]

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

November 7, 2023

Sent via email and USPS

Fernandeño Tataviam Band of Mission Indians
1019 Second Street, Suite 1
San Fernando, California 91340

RE: AB 52 Completion of Consultation
CPC-2022-8820-VZC-CU-SPE-SPP-SPR
(Case No. ENV-2022-8821-MND)

Dear Sarah Brunzell,

On April 26, 2023, the Fernandeño Tataviam Band of Mission Indians and the City came to a mutual agreement that the proposed project may not result in any potential significant impact to a tribal cultural resource.

The City is expecting to release its Environmental Document for public review in the next couple of weeks. Please do not hesitate to contact me if you wish to share any additional information, comments, or concerns.

Respectfully,

Adrinh Melkonian

Adrinh Melkonian
City Planner
Department of City Planning – Valley Project Planning



Adrineh Melkonian <adrineh.melkonian@lacity.org>

Re: AB 52 Close of Consultation 20401H West Ventura Boulevard

1 message

Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us>
To: Adrineh Melkonian <adrineh.melkonian@lacity.org>

Tue, Nov 7, 2023 at 4:40 PM

Received Adrineh,

Thank you. The CRM Division of the FTBMI concurs.

Kind Regards,

Please submit all proposed Projects via our Mandatory Digital Project Intake Form:<https://www.tataviam-nsn.us/project-intake/>

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Sarah Brunzell*Manager**Cultural Resources Management Division*

Tribal Historic and Cultural Preservation Department

Fernandeño Tataviam Band of Mission Indians

1019 Second Street

San Fernando, California 91340

Office: (818) 837-0794

Website: <http://www.tataviam-nsn.us>

From: Adrineh Melkonian <adrineh.melkonian@lacity.org>**Sent:** Tuesday, November 7, 2023 1:09 PM**To:** Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us>**Subject:** AB 52 Close of Consultation [20401H West Ventura Boulevard](#)

[CAUTION] EXTERNAL Email. Exercise caution.

Hello Sarah,

Please see the attached AB 52 Close of Consultation memo for the [20401H West Ventura Boulevard](#) project.

Thank you,



Adrineh Melkonian

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org

