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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-2023-4891-MND

Project Location: 9201 North Winnetka Avenue (9201-9203 North Winnetka Avenue), Chatsworth, CA, 91311

Project Description: The Project proposes the adaptive reuse of an existing 118,784 square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center. The Project would involve tenant improvements and exterior renovations to the existing multiplex building and site improvements including, restriping of the existing surface parking lot and new landscaping. The proposed Tesla Delivery Hub and Service Center involves the sale, inventory, preparation, delivery, and service of Tesla electric vehicles. The Tesla Delivery Hub and Service Center will contain 24,376 square feet of Sales and Showroom floor area (inclusive of 7,461 square feet of covered outdoor area), 48,361 square feet of Service Area/Parts Storage floor area, and 46,047 square feet of Delivery Prep area. The Project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on-site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors. Any proposed on-site grading would result in the import/export of less than 1,000 cubic yards of soil.

Schedule: The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration beginning May 09, 2024 for 20 days, ending June 10, 2024. 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 or (213) 978-1341 to access case file materials.

Signature: *Trevor Martin* Date: May 3, 2024