

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2021-10623-CU-ZAD-SPR Conditional Use, Zoning Administrator's Determination, Site Plan Review

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-10624-CE

PROJECT TITLE

Trojan Storage Sylmar

COUNCIL DISTRICT

7 - Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

13260-13282 West Maclay Street

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

new proposed 193,105 square-foot mixed use project including the storage of household goods. office, art space, and 25 residential dwelling units.

NAME OF APPLICANT / OWNER:

Brett Henry (A) / PI Properties LLC (O)

CONTACT PERSON (If different from Applicant/Owner above)

Nick Leathers (R)

(AREA CODE) TELEPHONE NUMBER

1(916)8385505

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Section 15332 (Class 32)

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

SEE ATTACHED.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Dang Nguyen *Dang Nguyen*

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Conditional Use Permit, Zoning Administrator's Determination, Site Plan Review.

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

Please return to OZA:
200 N. Spring Street, Room 763
Los Angeles, CA 90012

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as Office Planner

Meyra Garvanos 6/25/2024
Department Representative



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-10624-CE

TEMPLATE LANGUAGE FOR THE CLASS 32 CE JUSTIFICATION & EXCEPTIONS NARRATIVE FOR CATEGORICAL EXEMPTIONS

On February 20, 2024, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The proposed project includes the demolition of all existing improvements for the construction, use, and maintenance of new proposed 193,105 square-foot mixed use project including the storage of household goods, office, art space, and 25 residential dwelling units. As mixed-use project, and a project which is characterized as in-fill development, the project qualifies for Class 32 Categorical Exemption(s).

The site is zoned C2-1-CPIO and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Sylmar Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.84 acres. Lots adjacent to the subject site are developed with the following urban uses: The surrounding area is urbanized consisting of commercial and residential land uses. The properties to the north and west are zoned C2-1VL-CPIO and are improved with various one-story commercial buildings, one-story single-family dwellings, and a two-story multifamily building, a one-story restaurant, and a fraternal organization. The properties to the east and south are zoned RD6-1 and R1-1 and are improved with single-family dwellings, a duplex and an elementary school. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are zero protected trees on the site, as identified in the Tree Report prepared by PTS Tree Service on November 19, 2021. All 54 existing trees are proposed to be removed from the subject site, and will be replaced with a minimum 58 trees ([24]-inch box

trees; 13 Italian Cypresses, 11 Australian Willows, 26 Glossy Privets, and 8 Carolina Cherry Varieties), 72 shrubs, and 55 groundcover / vines. There are no street trees proposed for removal within the public right of way.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

Exceptions Narrative for Class 32 (and other, if applicable) Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the demolition of all existing improvements for the construction, use, and maintenance of new proposed 193,105 square-foot mixed use project including the storage of household goods, office, art space, and 25 residential dwelling units in an area zoned and designated for such development. Buildings for storage of household goods are a permitted use in the C2 Zone; however, when storage of household goods are proposed within 500 feet of a residential zone, the self-storage use is allowed conditionally and requires review and approval of a Conditional Use by the Zoning Administrator. The surrounding area is urbanized consisting of commercial and residential land uses. The properties to the north and west are zoned C2-1VL-CPIO and are improved with various one-story commercial buildings, one-story single-family dwellings, and a two-story multifamily building, a one-story restaurant, and a fraternal organization. The properties to the east and south are zoned RD6-1 and R1-1 and are improved with single-family dwellings, a duplex and an elementary school. The City boundary with the City of San Fernando is approximately 217 feet to the south west of the project site. The project proposes a Floor Area Ratio (FAR) of 2.72:1 on a site that is permitted to have a maximum FAR of 3:1.

Building A is three stories over subterranean parking with a maximum height of 33 feet and contains 25 residential dwelling units, 53,597 square feet of self-storage space, 4,062 square feet of office/art space for a total of 98,202 square feet. Building B is four stories with a maximum height of 44 feet along with a total of 86,533 square feet of self storage space is not unusual for the vicinity of the subject site, and is similar in scope to other existing Community Commercial Land Use designation in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject property is located approximately 10 miles away from this State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway.

Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity (within 5000 feet), is identified as a hazardous waste site.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource.

Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.