

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** 956 Seward Project

Lead Agency: Department of City Planning, City of Los Angeles Contact Person: Valentina Knox-Jones  
 Mailing Address: 200 North Spring Street, Room 621 Phone: 213-978-1741  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Los Angeles  
 Cross Streets: Seward Street and Romaine Street Zip Code: 90038

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 16.62 " N / 118 ° 19 ' 59.556 " W Total Acres: 1.29

Assessor's Parcel No.: 5533-023-001, -002, -003, -017, -018, -026 Section: 00 Twp.: T01S Range: R14W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: N/A Waterways: N/A  
 Airports: N/A Railways: N/A Schools: Hubert Howe Bancroft Middle School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: dedication waiver

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 168,78 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Existing Film Storage building / MR1-1 and R3-1 / Limited Manufacturing

**Project Description:** (please use a separate page if necessary)

The Project proposes the demolition of the existing approximately 40,000 sf film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building (75 feet), which would consist of up to 168,478 sf that would include approximately 127,868 sf of self-storage, approximately 39,510 sf of temperature-controlled film and media storage, and up to 1,100 sf of leasing uses. It also includes a surface-level parking lot and bicycle parking spaces at ground-level, as well as landscaped areas throughout the Project area, including an outdoor landscaped walkway and entrance along Romaine Street and landscaping along Hudson Avenue and Seward Street. The Project would have a floor area ratio (FAR) of 2.99. The Project proposes 47 automobile parking spaces provided onsite in a surface-level parking lot and 40 bicycle parking spaces provided onsite at ground level. Development of the Project would require the export of approximately 5,200 cubic yards of soil. The cut quantity is 6,033 cy, with 141 cy of fill and 686 cy of clear and grub. The maximum excavation depth is 6.5 feet. As part of the overall development, the Project proposes to retain five trees and plant a total of 38 trees (eight parkway trees and 30 on-site trees).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date August 1, 2024 Ending Date August 21, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Mayer Brown LLP</u>	Applicant: <u>Baranof Holdings Land Development, LLC</u>
Address: <u>333 S. Grand Ave., 47th Floor</u>	Address: <u>2850 N Harwood Street, Suite 1000</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Dallas, TX 75201</u>
Contact: <u>Edgar Khalatian</u>	Phone: _____
Phone: <u>213-229-9548</u>	

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Signature of Lead Agency Representative: Valentina Knox-Jones Digitally signed by Valentina Knox-Jones  
Date: 2024.07.23 09:57:38 -0700 Date: 7/23/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.