

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE

MARTINA DIAZ
KAREN MACK

MICHAEL R. NEWHOUSE

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**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: 956 Seward Project

Project Location: 936-962 North Seward Street and 949-959 North Hudson Avenue, Los Angeles, California, 90038

Project Description: 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.

There are eight parkway trees and seven on the Project Site. The Project proposes the retention and protection of five parkway trees; the removal/replacement (at a 2:1 ratio) of three parkway trees, and the removal/replacement (at a 1:1 ratio) of seven on-site trees. Six replacement trees will be planted in the adjacent parkway, and seven replacement trees will be planted on-site, a total of 13 replacement trees. 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) which is 25 more trees than is required for replacement trees (13 required replacement trees).

The applicant is requesting the following entitlements: a) a Zone Change and Height District Change pursuant to Los Angeles Municipal Code ("LAMC") Section 12.32-F to change the zoning of all parcels from MR1-1 and R3-1 to (Q)M1-2D; b) a Conditional Use Permit pursuant to LAMC Section 12.24-W.50 for a storage building for household goods in the M1 zone within 500 feet from an A or R Zone or residential use; c) a Site Plan Review pursuant to LAMC

Section 16.05 to permit the development of a project that creates or results in an increase of 50,000 gross square feet ("sf") or more of nonresidential floor area; and d) a Waiver of Dedication and/or Improvements pursuant to LAMC Section 12.37-1.3 to waive dedications and improvements along Seward Street, Romaine Street, and Hudson Avenue.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning September 5, 2024, for 20 days, ending September 25, 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 negative declaration and all documents referenced in the proposed negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 621, Los Angeles, CA 90012.

Signature:  Date: 8/27/24
Valentina Knox-Jones, City Planner