

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 13 – Soto-Martinez
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 956 North Seward Street	CASE NOS. ENV-2023-5533-MND and CPC-2023-5532-ZC-HD-CU-SPR-WDI	
PROJECT APPLICANT Baranof Holdings Land Development, LLC / Representative: Edgar Khalatian, Mayer Brown LLP		
PROJECT DESCRIPTION AND LOCATION Demolition of the existing approximately 40,000 square-foot film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage and 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet. The Project will have a height of 75 feet and a floor area ratio of 3:1. The Project proposes 47 automobile parking spaces provided on-site in a surface-level parking lot and 40 bicycle parking spaces would be provided on-site at ground level. Development of the Project would require the export of approximately 5,200 cubic yards of soil. The Project proposes the removal of three parkway trees and seven trees on-site. None of the existing trees on-site are protected tree species. The Project proposes a total of 47 trees (eight parkway and 35 on-site trees).		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Valentina Knox-Jones	STATE CLEARING HOUSE NUMBER 2024071258	TELEPHONE NUMBER 213-978-1741
This is to advise that on February 25, 2025, the City of Los Angeles has approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) <i>Valentina Knox Jones</i>	TITLE City Planner	DATE OF PREPARATION 2/25/2025
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE

DISTRIBUTION:

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Planning and Research (if applicable)

I hereby certify and attest this to be a true and correct
copy of the official record file in the office of the
Department of City Planning of the City of Los Angeles

designated as Valentina Knox-Jones, City Planner

Valentina Knox-Jones
Department Representative

Case Nos. : ENV-2023-5533-MND and
CPC-2023-5532-ZC-HD-CU-SPR-WD1