

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  
PHYLLIS KLEIN  
KAREN MACK  
MICHAEL R. NEWHOUSE  
JACOB SAITMAN

# 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:** ENV-2023-7591-MND

**Project Location:** 16201, 16215, 16227, 16231, 16239, 16251, and 16275 West Raymer Street, Los Angeles, California, 91406

**Project Description:** The applicant is proposing the demolition of approximately 48,944 square feet of industrial space with associated surface parking and landscaping for the construction, use, and maintenance of an approximately 123,464 square foot single story with mezzanine, maximum 52 feet in height warehouse facility on three lots totaling 240,365 square feet. As proposed, the project includes 8,000 square feet of office space, 4,000 square feet of which is proposed as office mezzanine space. The applicant is proposing to provide 62 automobile parking spaces, 26 bicycle parking spaces (12 short-term and 14 long-term), 37,683 square feet of landscaping, and 80,809 square feet of hardscape. Additionally, the project proposes 14 dock high loading doors on the north facing facade. An approximately 8 foot in height screen wall with gates is located at the truck court. Three 24 inch in height retaining curbs are proposed. There are no native protected trees onsite. The proposed project would include the removal of 15 mature, significant non-native trees and 1,500 cubic yards of grading (11,819 cubic yards of cut, 13,319 cubic yards of fill, 1,500 cubic yards of import, no export). The project proposes a total of 97 replacement trees including 15 evergreen shade trees (14 Holly Oak and one Fruitless Olive) in the parking lot.

**Schedule:** The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning **Thursday, October 3, 2024** and ending **Wednesday, November 4, 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 Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents>.  
Submit

your comments by contacting Courtney Yellen at [courtney.yellen@lacity.org](mailto:courtney.yellen@lacity.org) or (818) 374-5059 or if you need to review the case file materials.

Signature: Courtney Yellen

Date: 9/26/2024