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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
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**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: Playa Vista Public Storage Redevelopment Project (ENV-2024-116-MND)

Project Location: 12681 W. Jefferson Boulevard, Los Angeles, CA, 90066

Project Description: The Project Site is an approximately 141,627 square-foot lot (post dedication) that is partially developed with an existing four-story mini-warehouse building consisting of approximately 216,584 square feet of mini warehouse uses and a surface parking lot. The Project is proposing the construction of a new three-story plus basement mixed-use building with approximately 82,324 square feet of floor area including 3,959 square feet of retail uses and 78,365 square feet of mini warehouse uses with a proposed maximum building height of 44 feet, three inches. The Project would be located on the currently undeveloped, approximately 25,000 square foot (0.57-acre) western portion of the Project Site that has been vacant since 2000. The existing approximately 216,584 square foot mini-warehouse building would remain. Upon completion of the Project, the Project Site would be developed with approximately 298,908 square feet of floor area, including approximately 3,959 square feet of retail floor area and approximately 294,949 square feet of mini-warehouse floor area. The construction of the Project would result in approximately 13,541 cubic yards of grading and soil export from the Project Site to a landfill. The project involves a request for a General Plan Amendment and Height District Change from M2-1 to M2-2.

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning May 22, 2025 and ending June 23, 2025. 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/development-services/negative-declaration-public-notice>. Submit your comments by contacting Kenton Trinh at kenton.trinh@lacity.org or (213) 482-7092 or if you need to review the case file materials.

Signature: Kenton Trinh Date: 5-14-25